

Nashville 37217

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

296

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

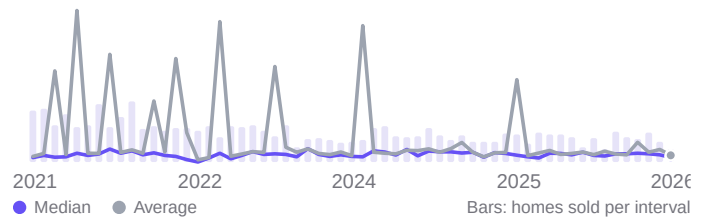
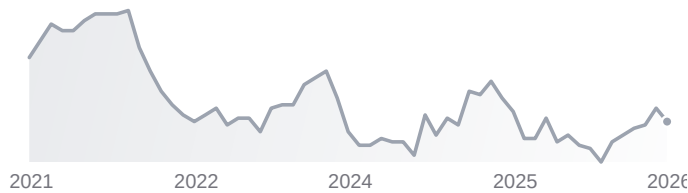
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$275K · Average \$296K

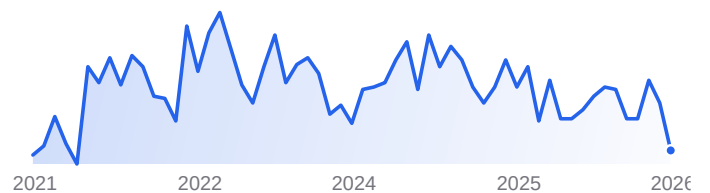
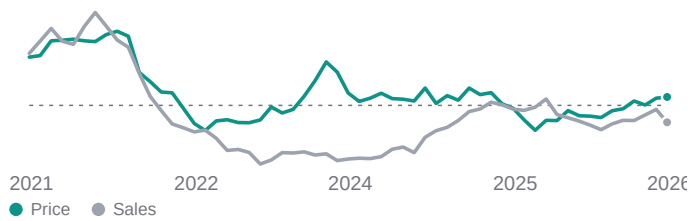


Growth (year over year)

Price +4.6% · Sales -9.2%

Price per square foot

\$171/ft²

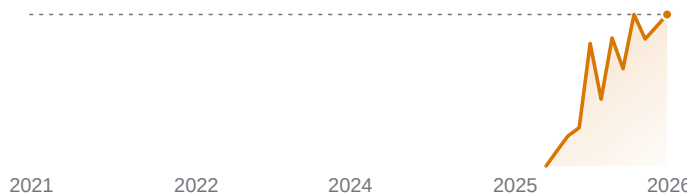


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

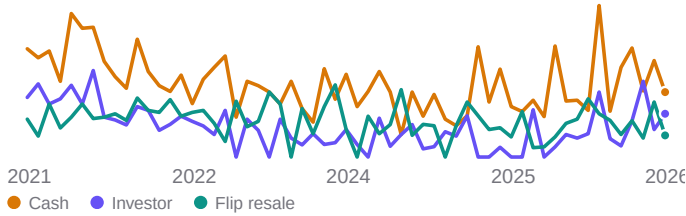
3.9%



BUYERS & OUTCOMES

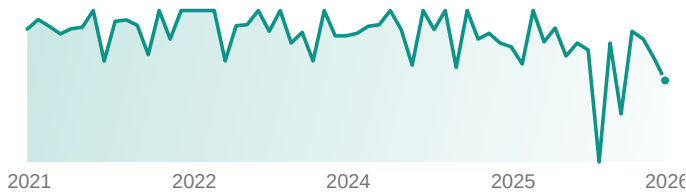
Buyer mix

Cash 21% · Investor 14% · Flip resale 7.1%



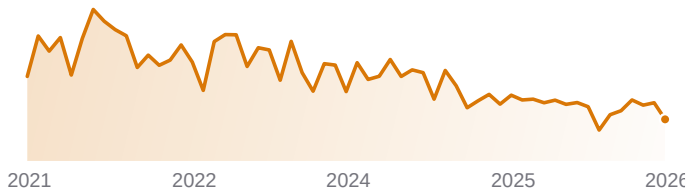
Sellers who sold at a gain

85%

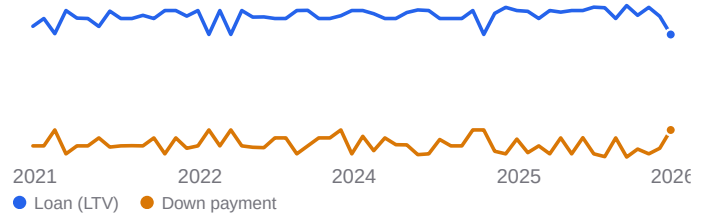


Median annualized return at resale

+3.9%

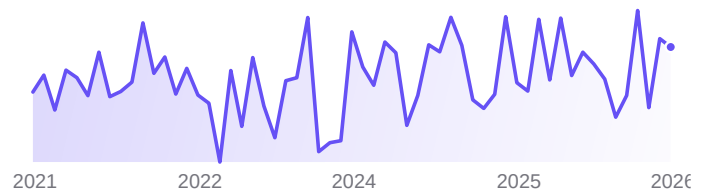


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



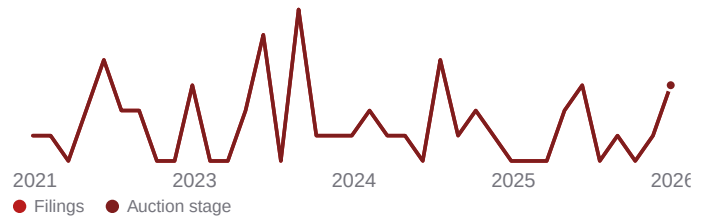
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,504
Median value (AVM)	\$327K
Median size	1,593 ft²
Median bedrooms	3
Median year built	1976
Single family	65%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	35,417
Density	1,580 / mi²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	56
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	17.1%
Unemployment	1.1%
Average temp	59°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.