

Nashville 37221

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$516K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

747

SALES (12 MO)

\$515K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



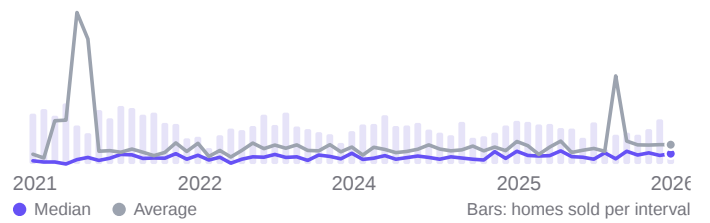
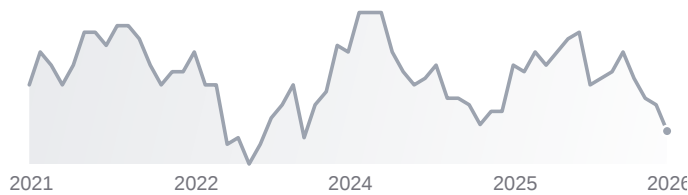
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$520K · Average \$633K

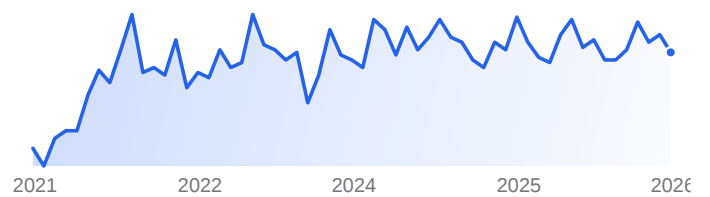
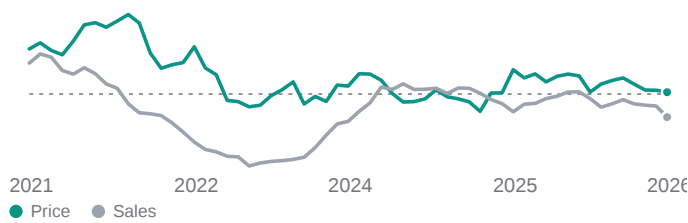


Growth (year over year)

Price +0.8% · Sales -10.0%

Price per square foot

\$245/ft²

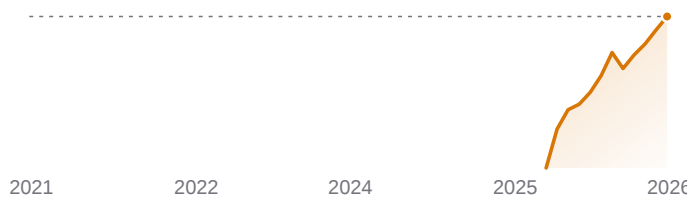


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

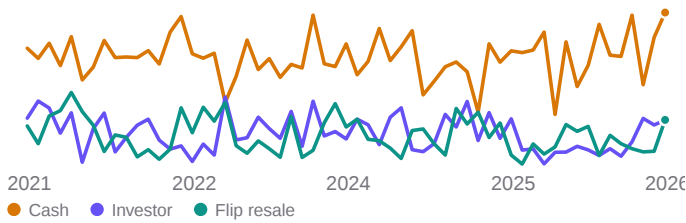
4.8%



BUYERS & OUTCOMES

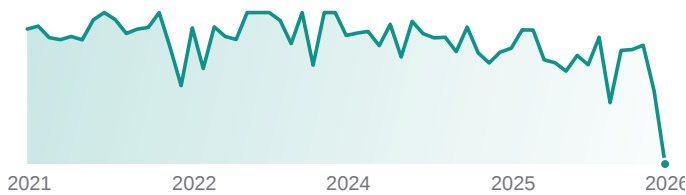
Buyer mix

Cash 41% · Investor 13% · Flip resale 13%



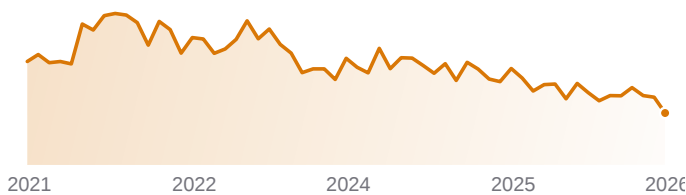
Sellers who sold at a gain

76%

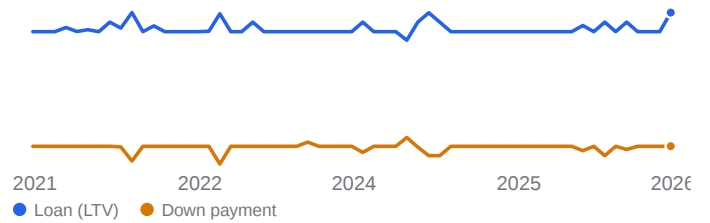


Median annualized return at resale

+3.8%

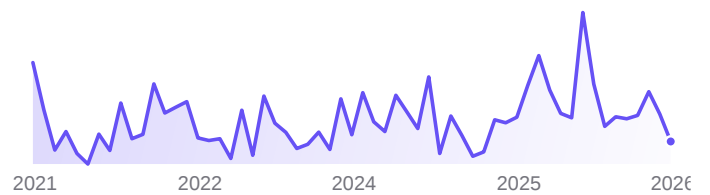


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,620
Median value (AVM)	\$515K
Median size	2,016 ft²
Median bedrooms	3
Median year built	1992
Single family	67%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	42,720
Density	824 / mi²
Median household income	\$100K
Average household income	\$129K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	63
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	5.9%
Unemployment	1.0%
Average temp	58°F
Annual precip	53 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.