

Birchwood 37308

ZIP code · TN · Tennessee > Hamilton County

BUYER'S MARKET

\$249K

MEDIAN SALE PRICE

-51.8%

1-YR CHANGE

44

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



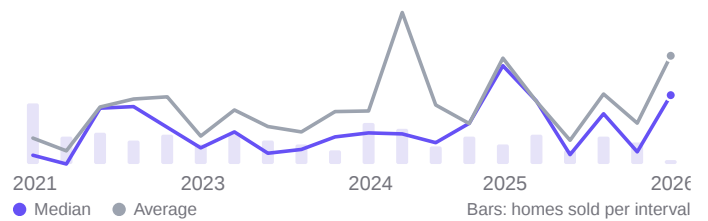
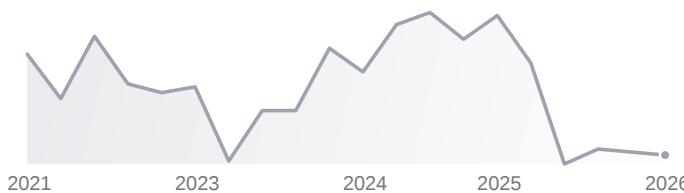
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$355K · Average \$472K

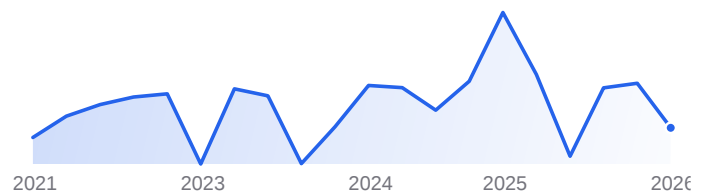
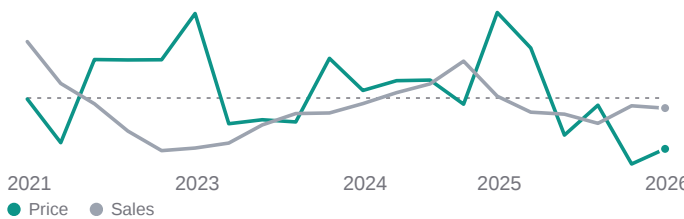


Growth (year over year)

Price -51.8% · Sales -10.2%

Price per square foot

\$130/ft²

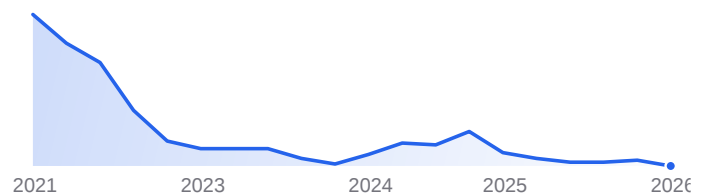
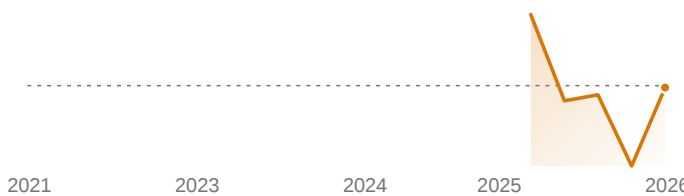


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

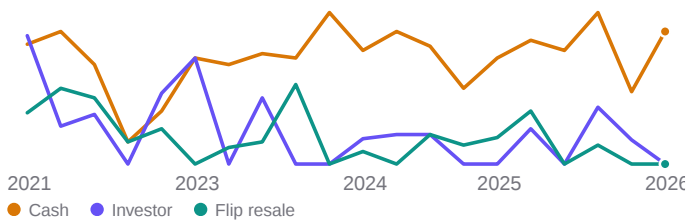
3.1%



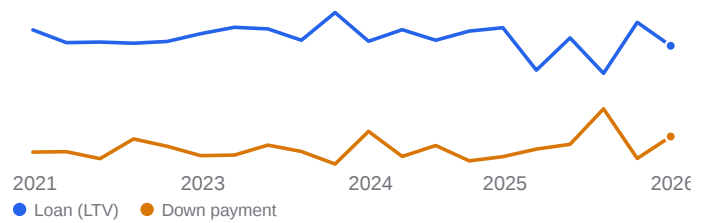
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

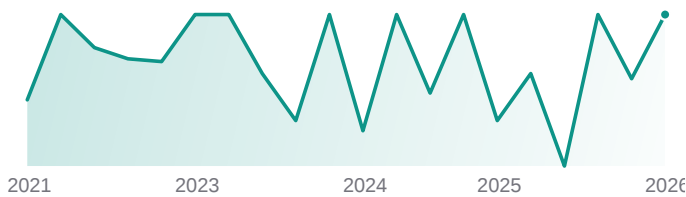


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



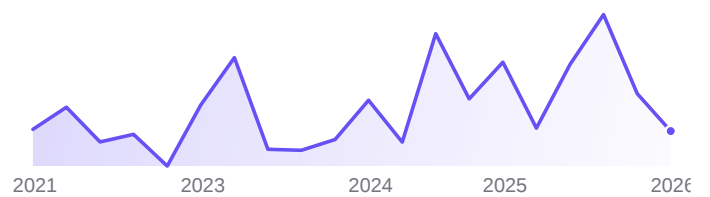
Sellers who sold at a gain

100%



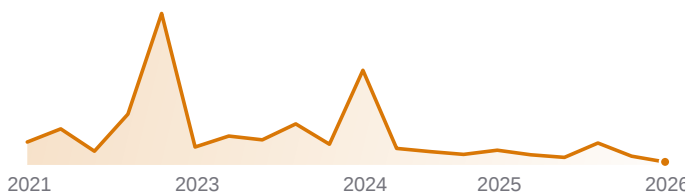
Typical hold before selling

3.7 yrs



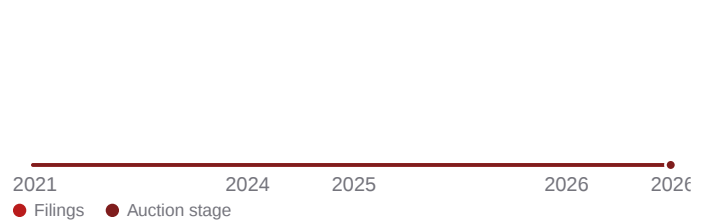
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,421
Median value (AVM)	\$339K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1997
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	8.5%
Median loan-to-value	33%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	2,751
Density	65 / mi²
Median household income	\$68K
Average household income	\$86K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	138
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	13.2%
Unemployment	1.2%
Average temp	59°F
Annual precip	57 in
Sunshine	57%

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