

Cowan 37318

ZIP code · TN · Tennessee > Franklin County > Cowan

SELLER'S MARKET

\$149K

MEDIAN SALE PRICE

+122.7%

1-YR CHANGE

45

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



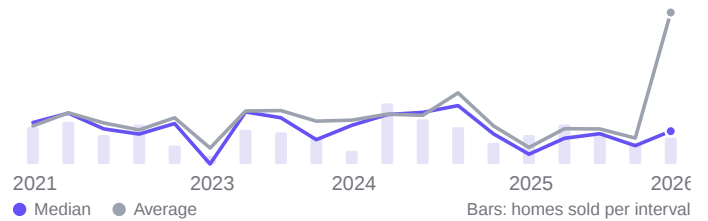
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$140K · Average \$489K

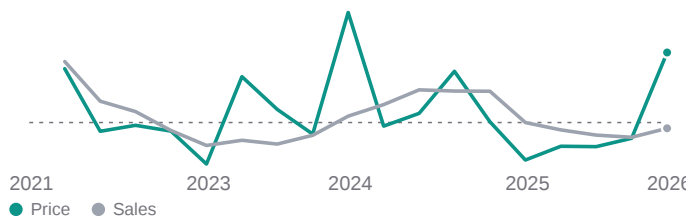


Growth (year over year)

Price +122.7% · Sales -10.0%

Price per square foot

\$140/ft²

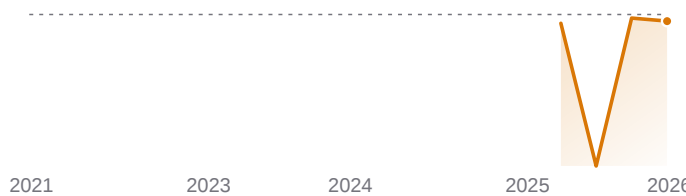


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

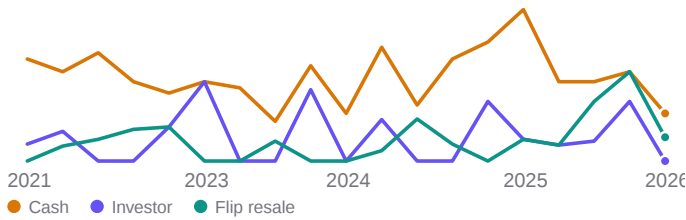
5.1%



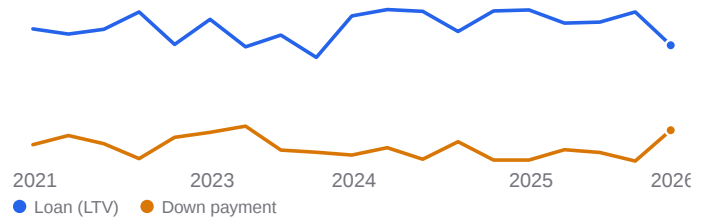
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 10%

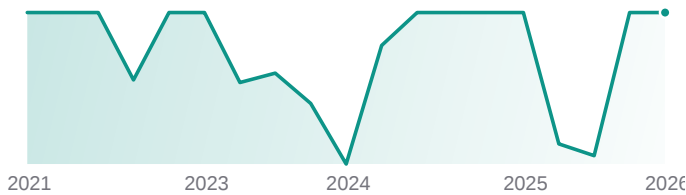


Financing (share of purchase price) Loan (LTV) 77% · Down payment 21%



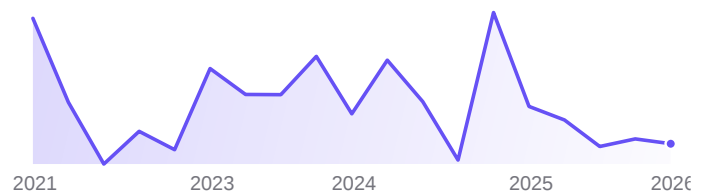
Sellers who sold at a gain

100%



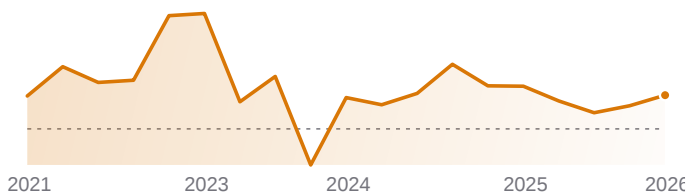
Typical hold before selling

3.5 yrs



Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	880
Median value (AVM)	\$181K
Median size	1,305 ft²
Median year built	1960
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	70%
Company owned	4.5%
Median loan-to-value	20%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	2,417
Density	132 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	82
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	18.8%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 in
Sunshine	57%

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