

Grandview 37337

ZIP code · TN · Tennessee > Cumberland County

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

18

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

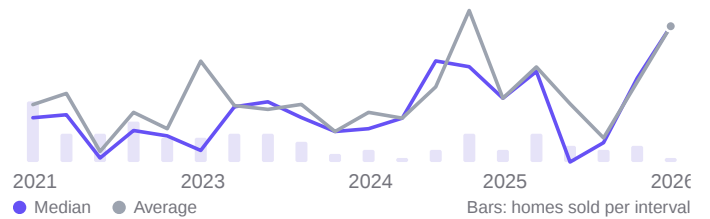
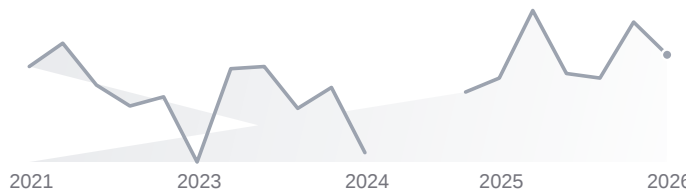
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$381K · Average \$381K

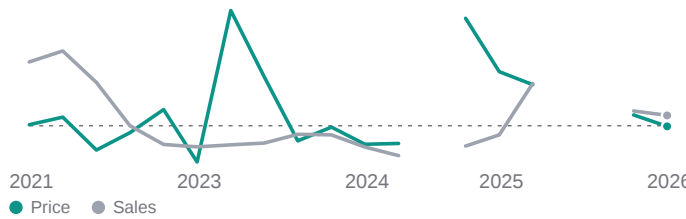


Growth (year over year)

Price -1.1% · Sales +20.0%

Price per square foot

\$372/ft²

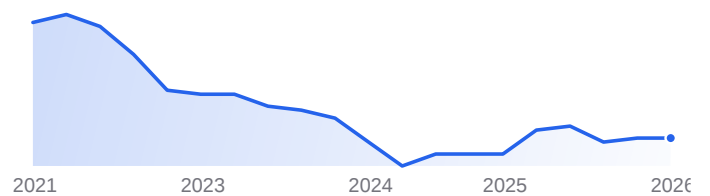


Sale premium vs estimated value

-0.3%

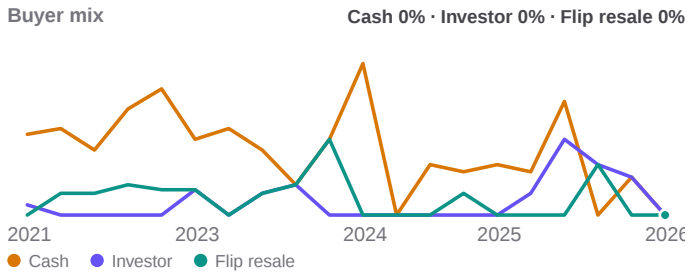
Annual turnover (share of homes sold)

2.5%

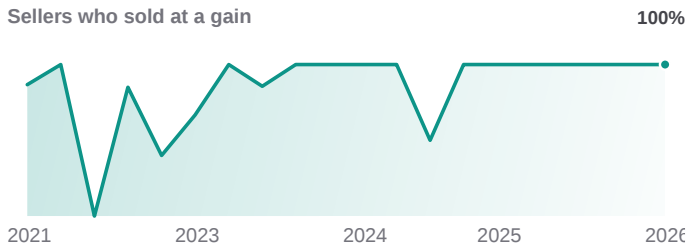


BUYERS & OUTCOMES

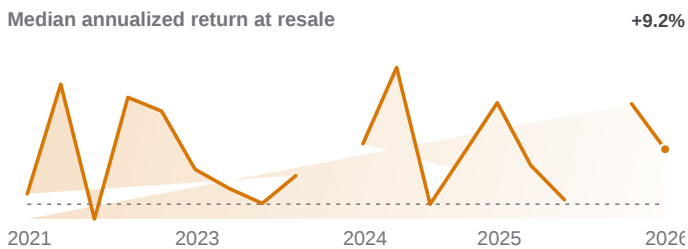
Buyer mix



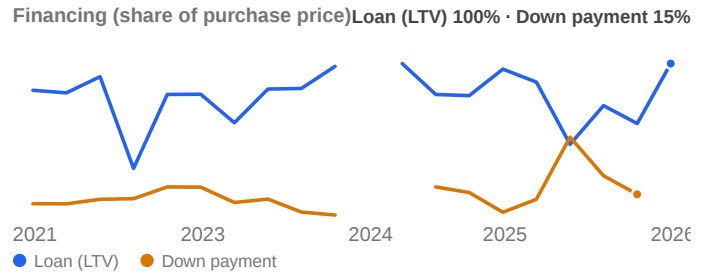
Sellers who sold at a gain



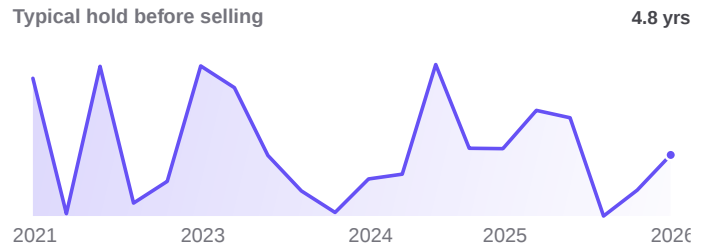
Median annualized return at resale



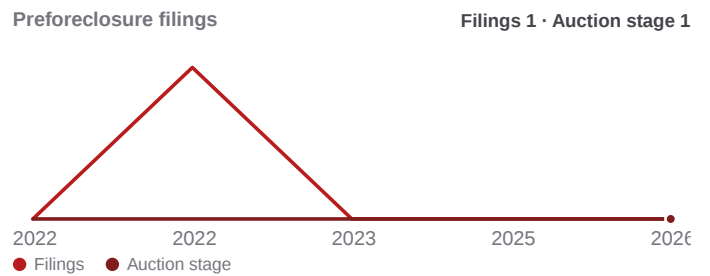
Financing (share of purchase price)



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	728
Median value (AVM)	\$211K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1990
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.6%
Owner occupied	73%
Company owned	5.9%
Median loan-to-value	0%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	2,615
Density	42 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	110
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	13.0%
Unemployment	1.1%
Average temp	56°F
Annual precip	61 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.