

Winchester 37398

ZIP code · TN · Tennessee > Franklin County > Winchester

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+13.8%

1-YR CHANGE

348

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

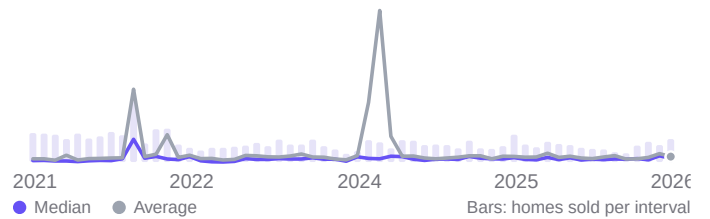
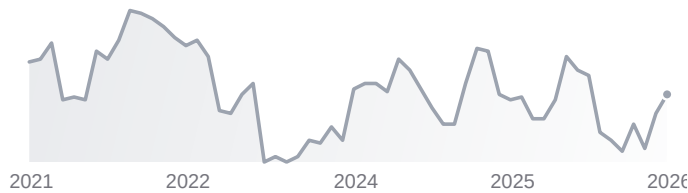
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$342K · Average \$427K

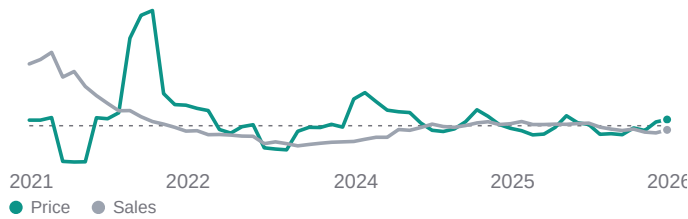


Growth (year over year)

Price +13.8% · Sales -9.4%

Price per square foot

\$200/ft²

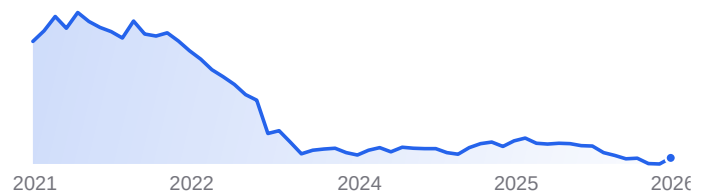
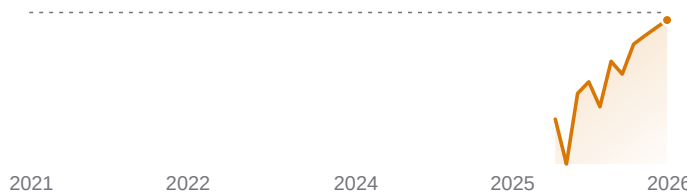


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

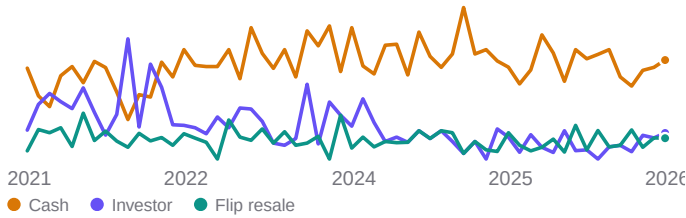
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 12% · Flip resale 9.5%



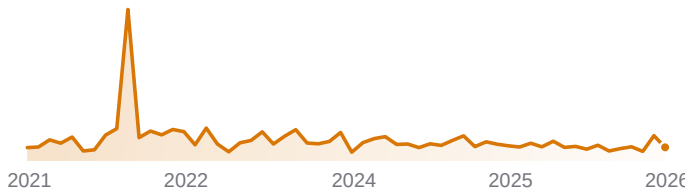
Sellers who sold at a gain

90%

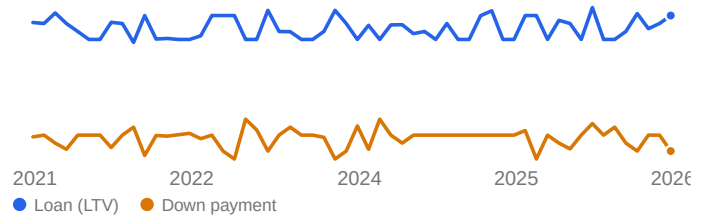


Median annualized return at resale

+7.0%

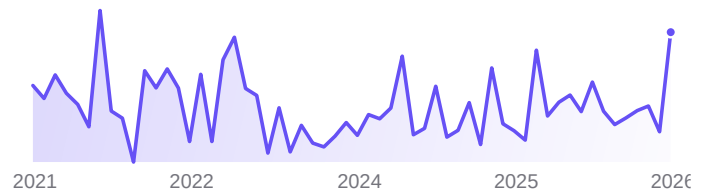


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



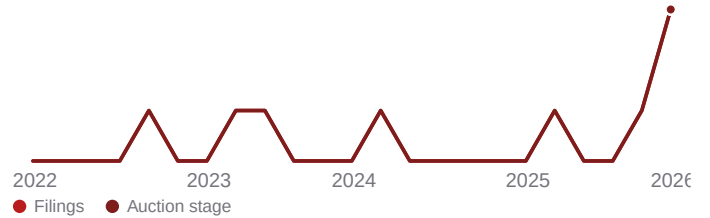
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,648
Median value (AVM)	\$337K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1990
Single family	85%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.7%
Owner occupied	67%
Company owned	9.2%
Median loan-to-value	27%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	16,861
Density	141 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	73
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	13.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	58 in
Sunshine	57%

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