

Cordova 38018

ZIP code · TN · Tennessee > Shelby County

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

533

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

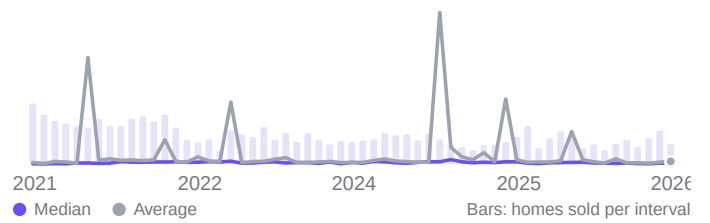
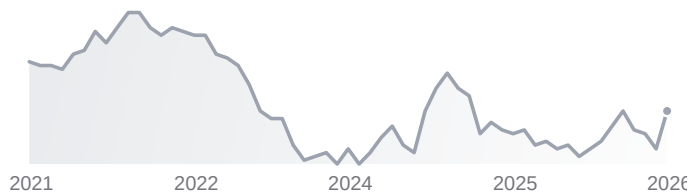
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$275K · Average \$324K

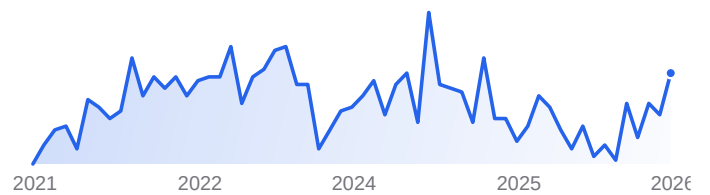
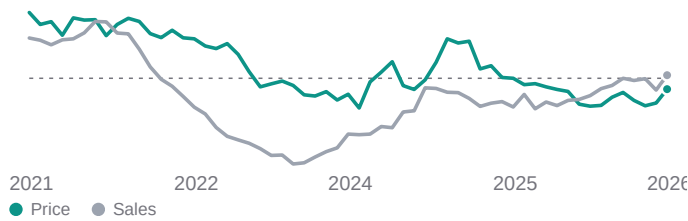


Growth (year over year)

Price -4.6% · Sales +1.3%

Price per square foot

\$145/ft²

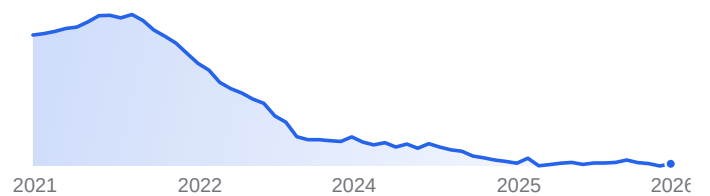
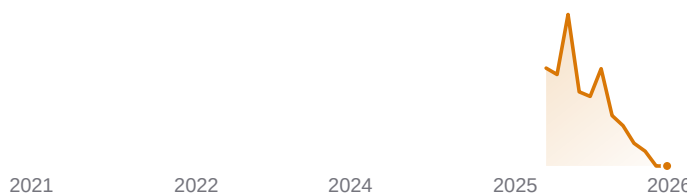


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

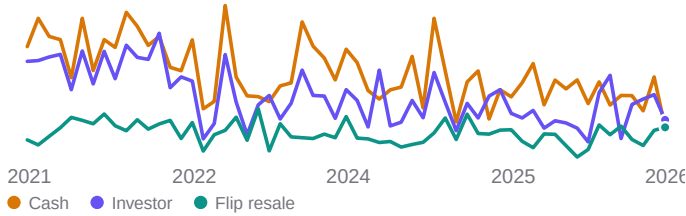
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 13% · Flip resale 10%



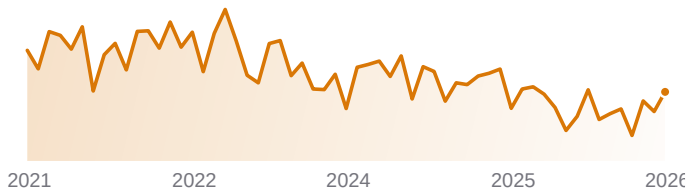
Sellers who sold at a gain

89%

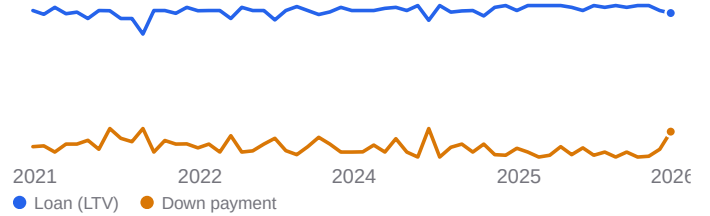


Median annualized return at resale

+4.6%

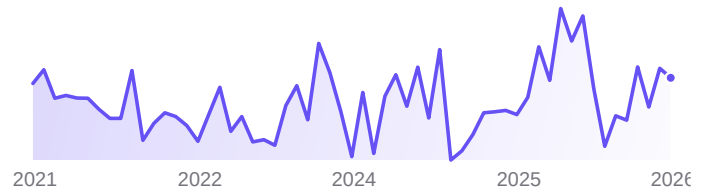


Financing (share of purchase price) Loan (LTV) 93% · Down payment 18%



Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	12,802
Median value (AVM)	\$284K
Median size	2,179 ft²
Median bedrooms	3
Median year built	1997
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	23%
Median loan-to-value	54%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	35,151
Density	1,776 / mi²
Median household income	\$89K
Average household income	\$112K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	228
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	61°F
Annual precip	54 in
Sunshine	64%

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.