

Culleoka 38451

ZIP code · TN · Tennessee > Maury County

SELLER'S MARKET

\$462K

MEDIAN SALE PRICE

+37.3%

1-YR CHANGE

87

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



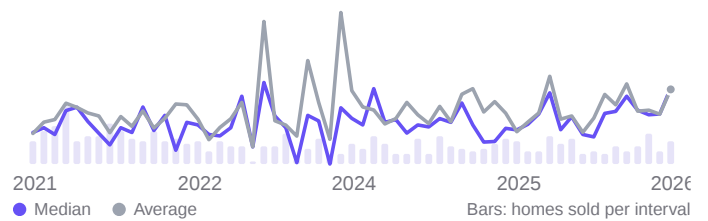
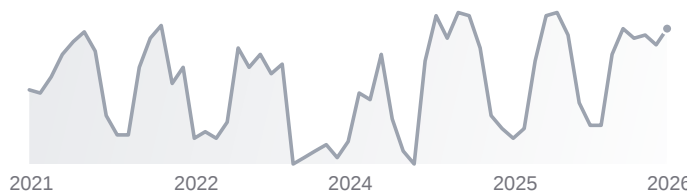
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$590K · Average \$580K

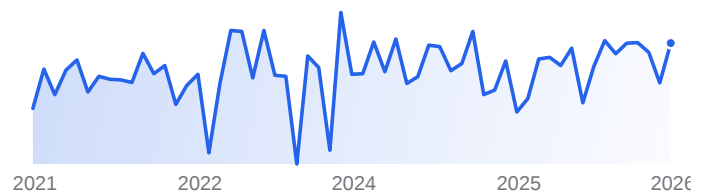
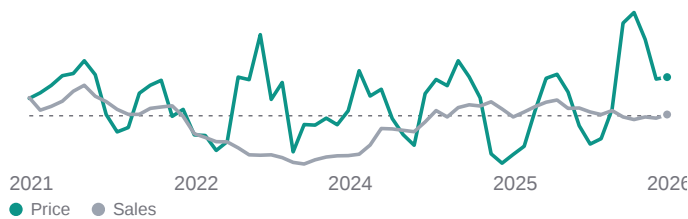


Growth (year over year)

Price +37.3% · Sales +1.2%

Price per square foot

\$258/ft²

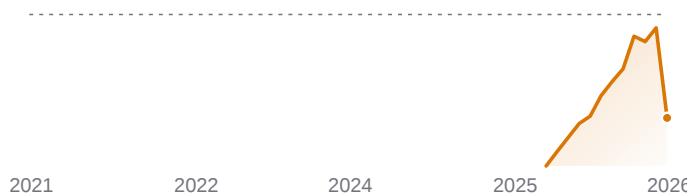


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

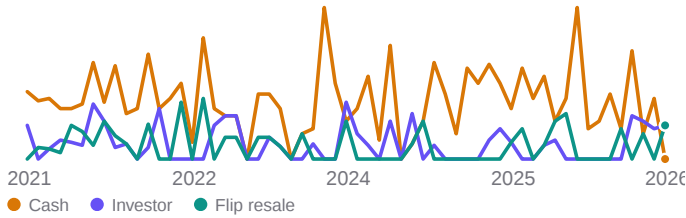
4.0%



BUYERS & OUTCOMES

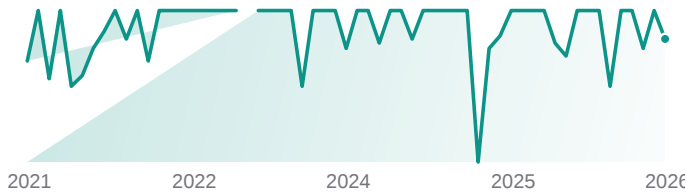
Buyer mix

Cash 0% · Investor 22% · Flip resale 22%



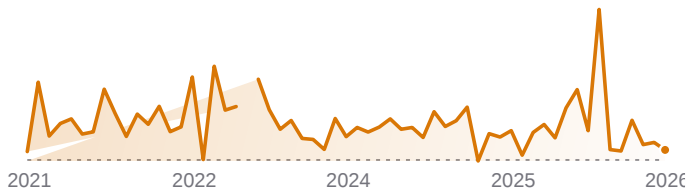
Sellers who sold at a gain

88%

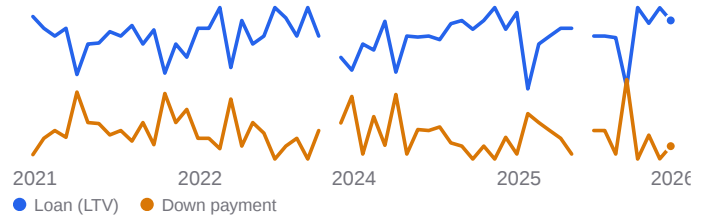


Median annualized return at resale

+3.0%

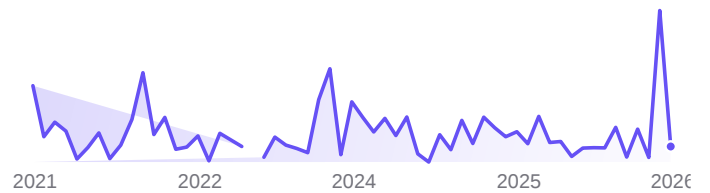


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,169
Median value (AVM)	\$373K
Median size	1,621 ft²
Median bedrooms	3
Median year built	1994
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	86%
Company owned	5.7%
Median loan-to-value	33%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	6,063
Density	75 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	7.1%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 in
Sunshine	63%

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.