

Housing

Housing Facts & Stats

	Nashville	Davidson County	Tennessee	USA
Median Estimated Home Value	\$499K	\$444K	\$372K	\$372K
Est. Home Value 12-Mo. Change	-0.4%	-1%	+0.1%	+0.1%
Median List Price	\$600K	\$545K	\$425K	–
List Price 1-Month Change	+0%	+0.9%	+0%	–
List Price 12-Month Change	-5.5%	-3.5%	+0.5%	–
Median Home Age	45	41	42	44
Own	52%	53%	67%	65%
Rent	48%	47%	33%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$1.34B	\$11.3B	\$384.62B
% Change in permits (for all buildings)	–	-17%	+4%	+6%
% Change in \$ value (for all buildings)	–	-37%	-2%	+5%



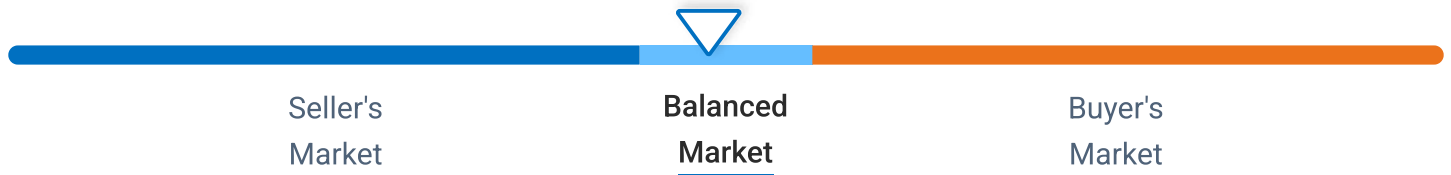
Nashville, Tennessee

Market Trends for Nashville, Tennessee

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.86	96.9%	66	\$544,000
↓ 4.25% MoM	↓ 0.56% MoM	↑ 3.13% MoM	↓ 4.56% MoM

September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

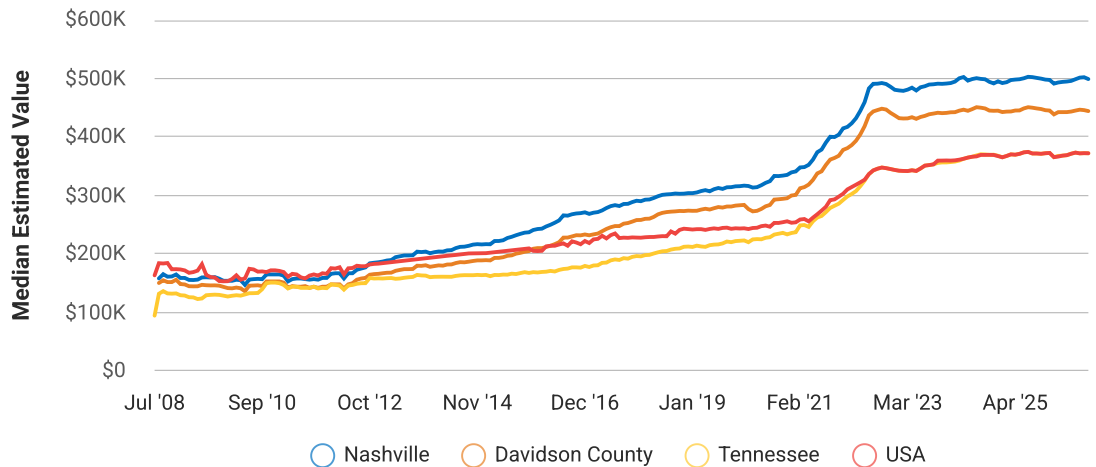
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value
\$499,110

Last Month Change
-0.6%

12 Month Change
-0.4%



Nashville, Tennessee

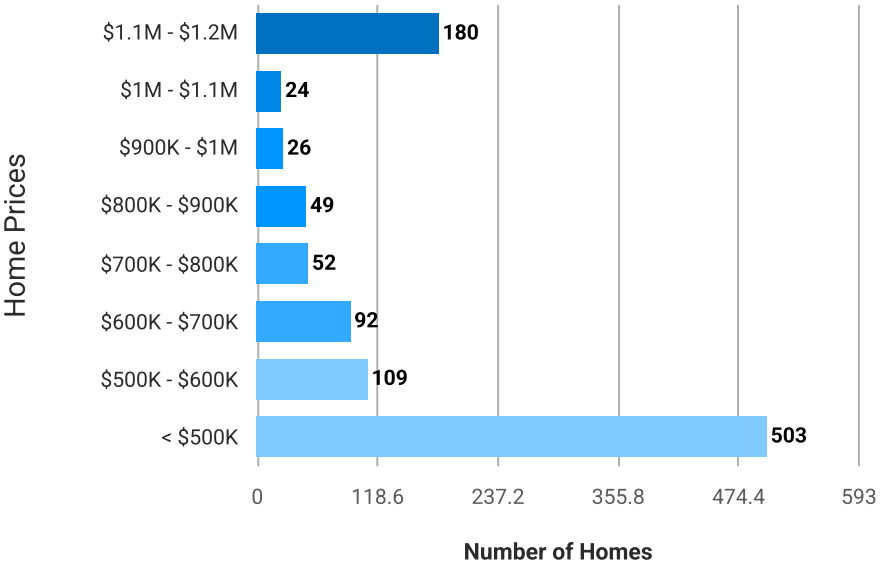
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

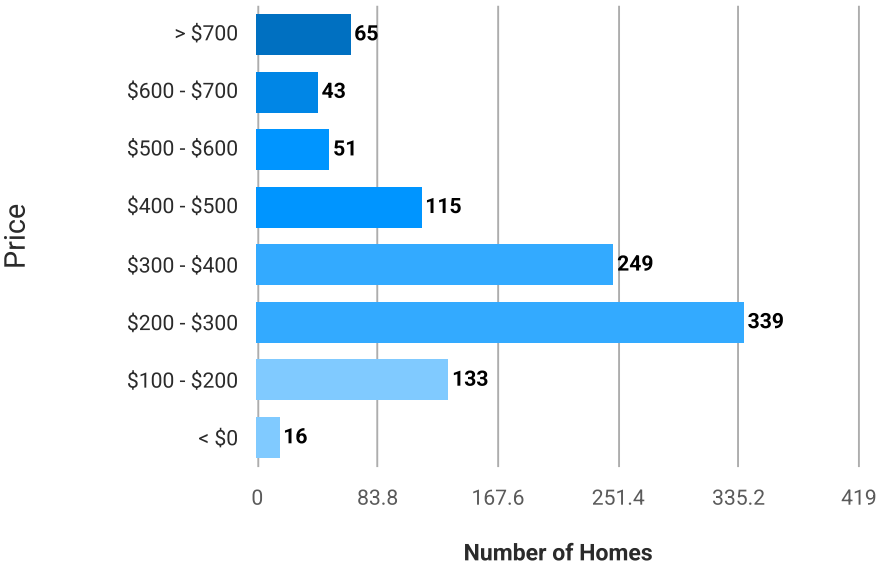


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



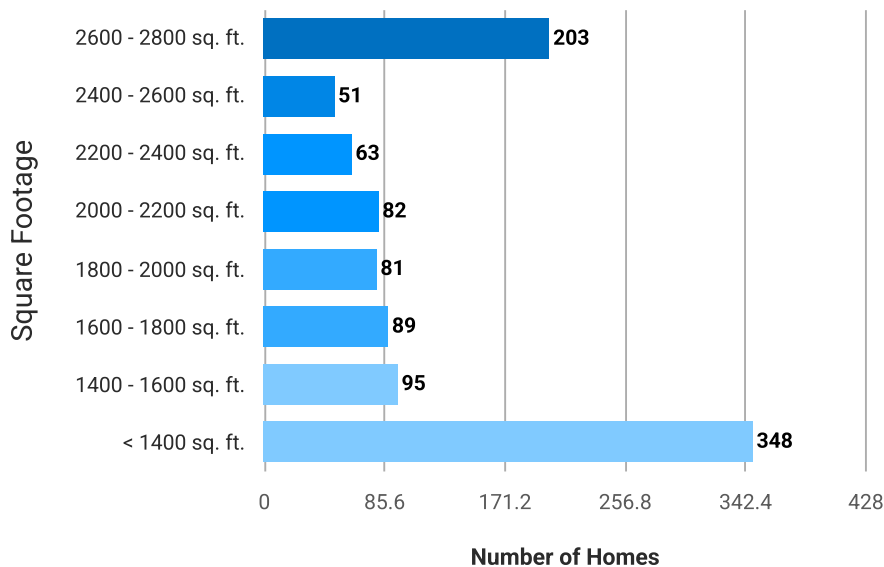
Nashville, Tennessee

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

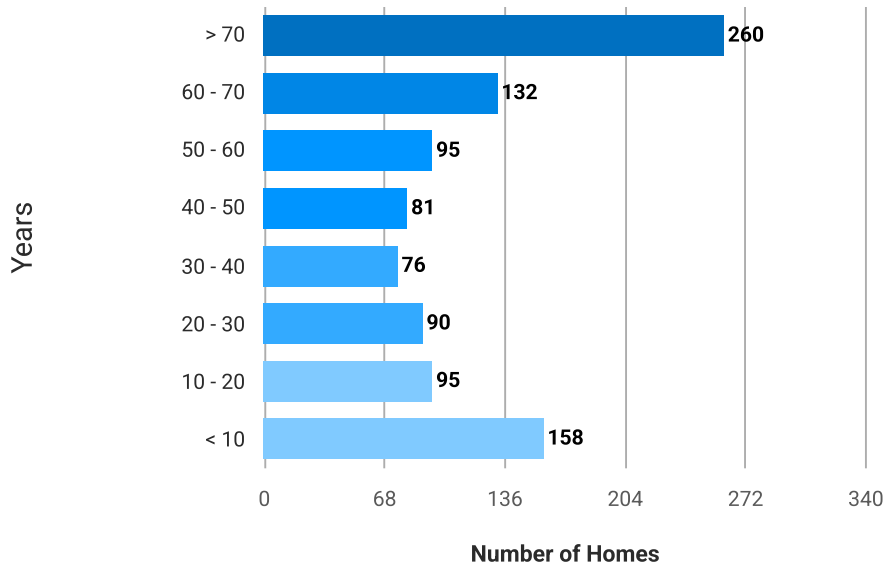


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

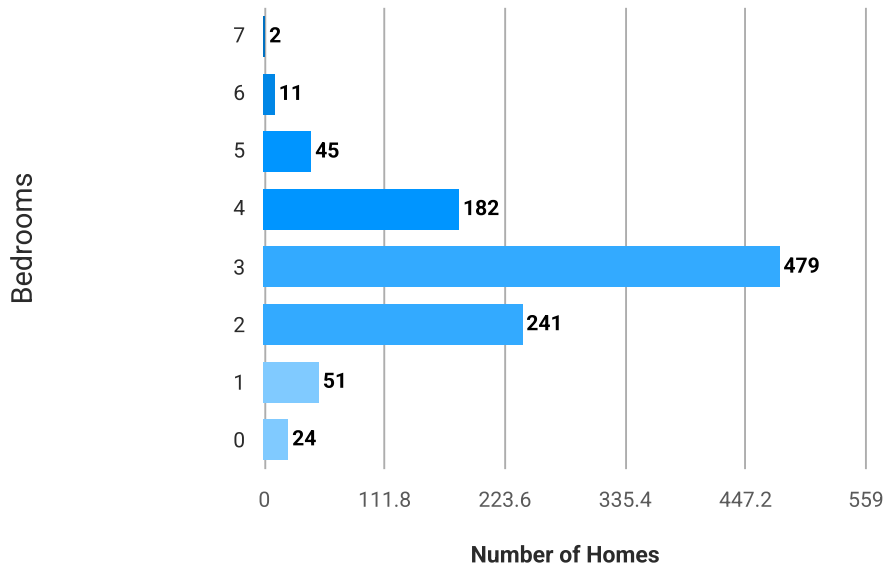


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Nashville	Davidson County	Tennessee	USA
Population	690K	715K	7.07M	334.92M
Population Density per Sq Mi	1.45K	1.42K	171	95
Pop Change since 2020	+5.9%	+5.9%	+4.8%	+2.5%
Median Age	35	35	39	39
Male / Female Ratio	48%	48%	49%	50%

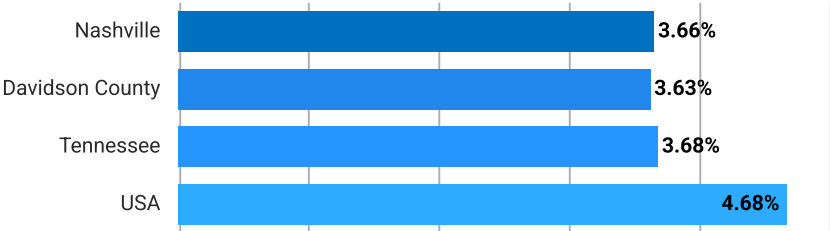
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

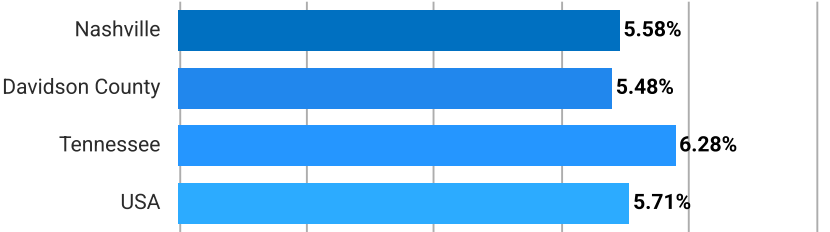
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



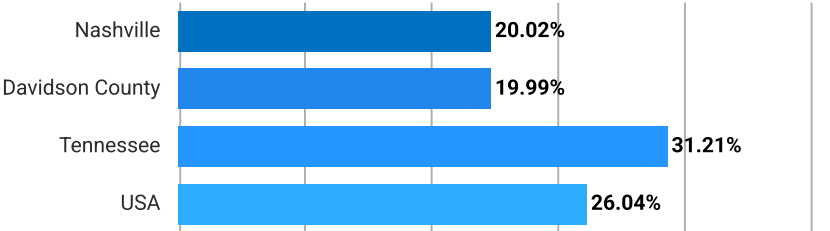
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

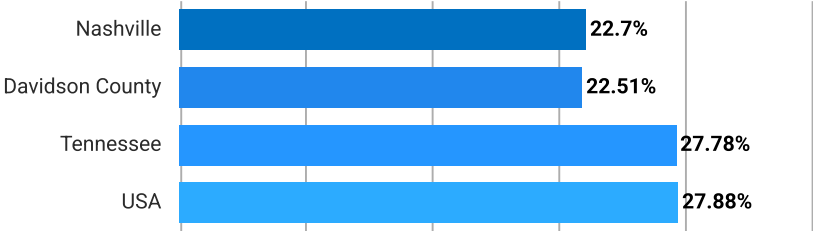
This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Nashville, Tennessee

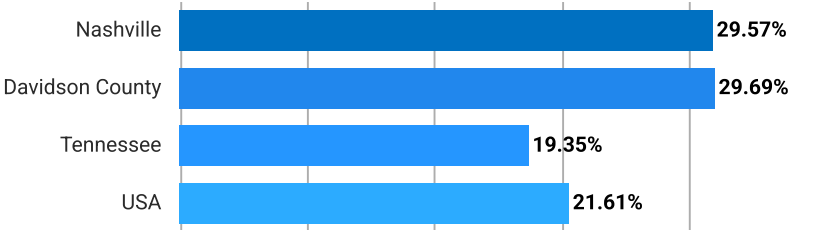
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



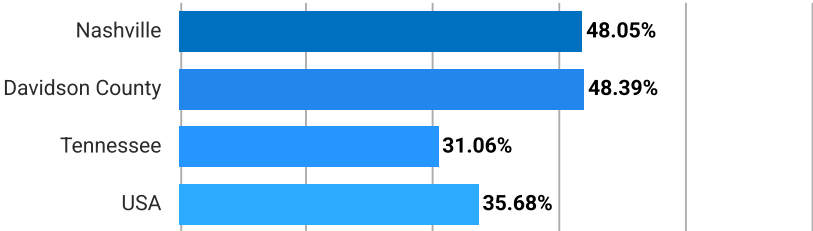
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



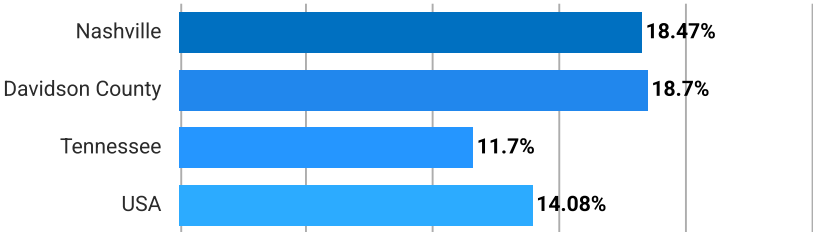
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



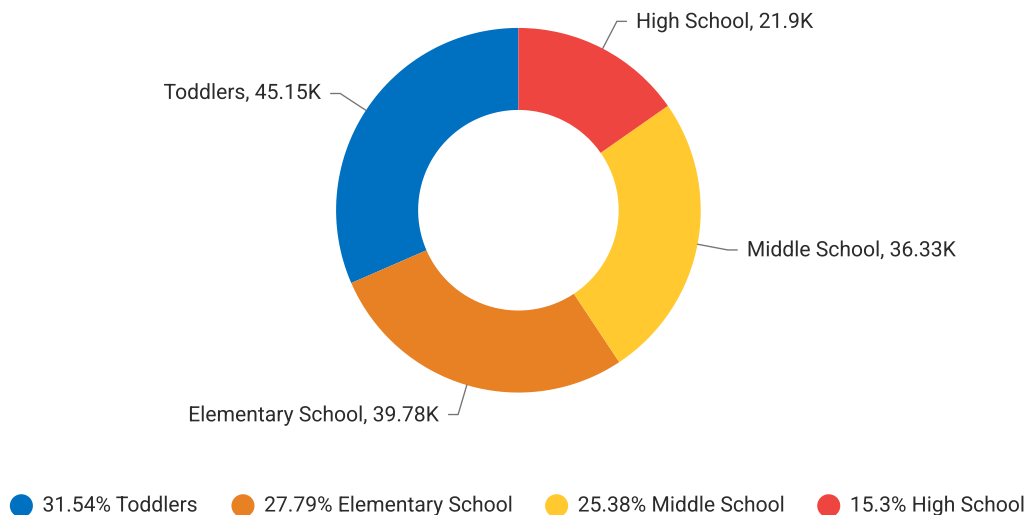
Nashville, Tennessee

Population of Children by Age Group in Nashville

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

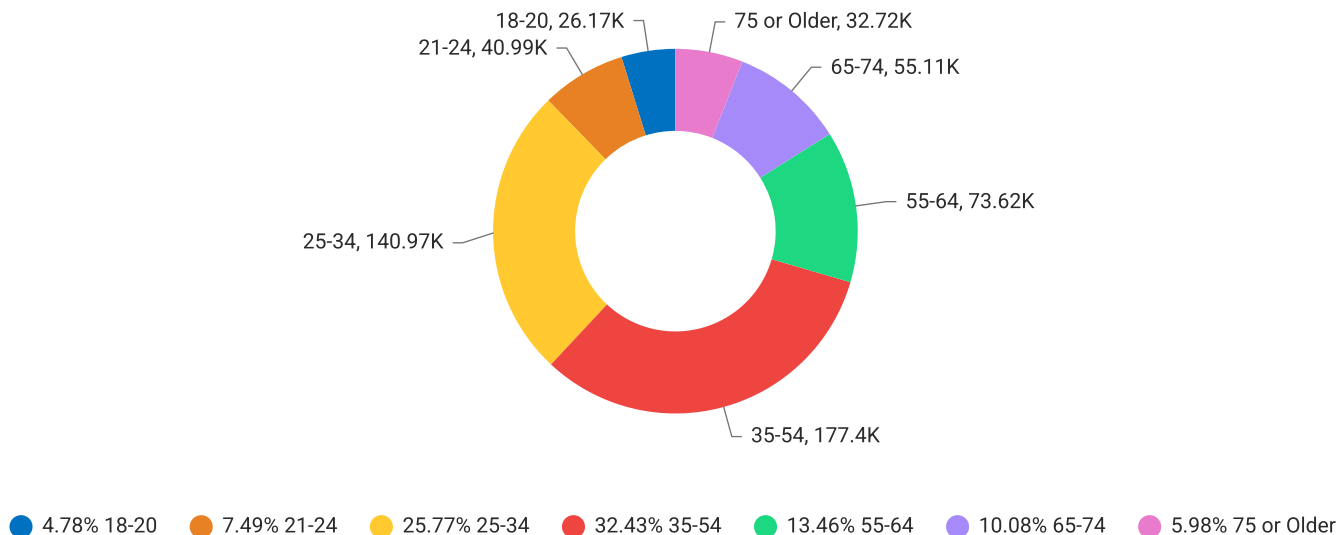


Population of Adults by Age Group in Nashville

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



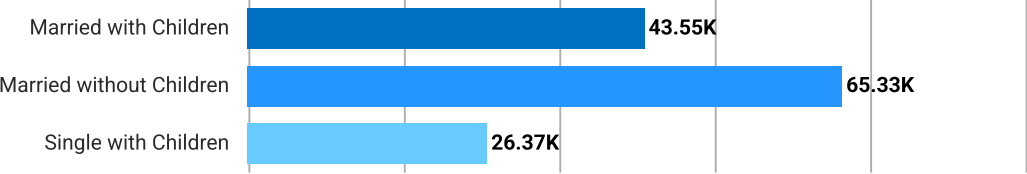
Nashville, Tennessee

Households With Children in Nashville

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

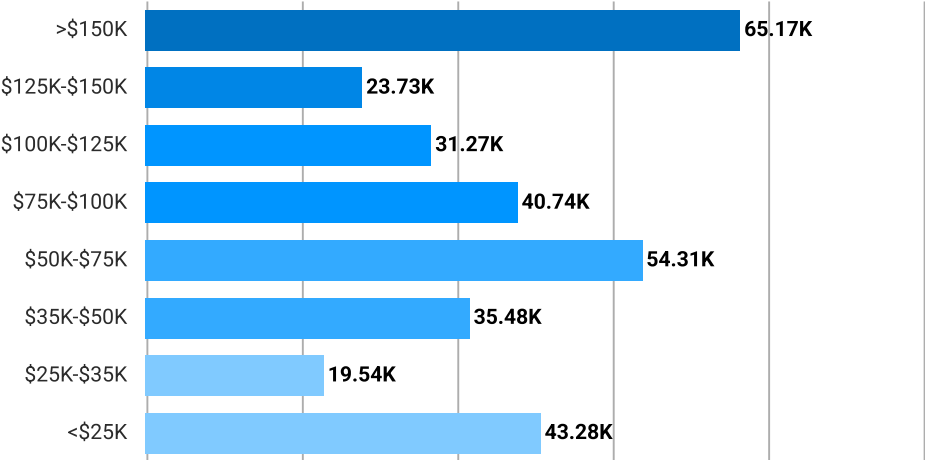


Household Income Brackets in Nashville

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



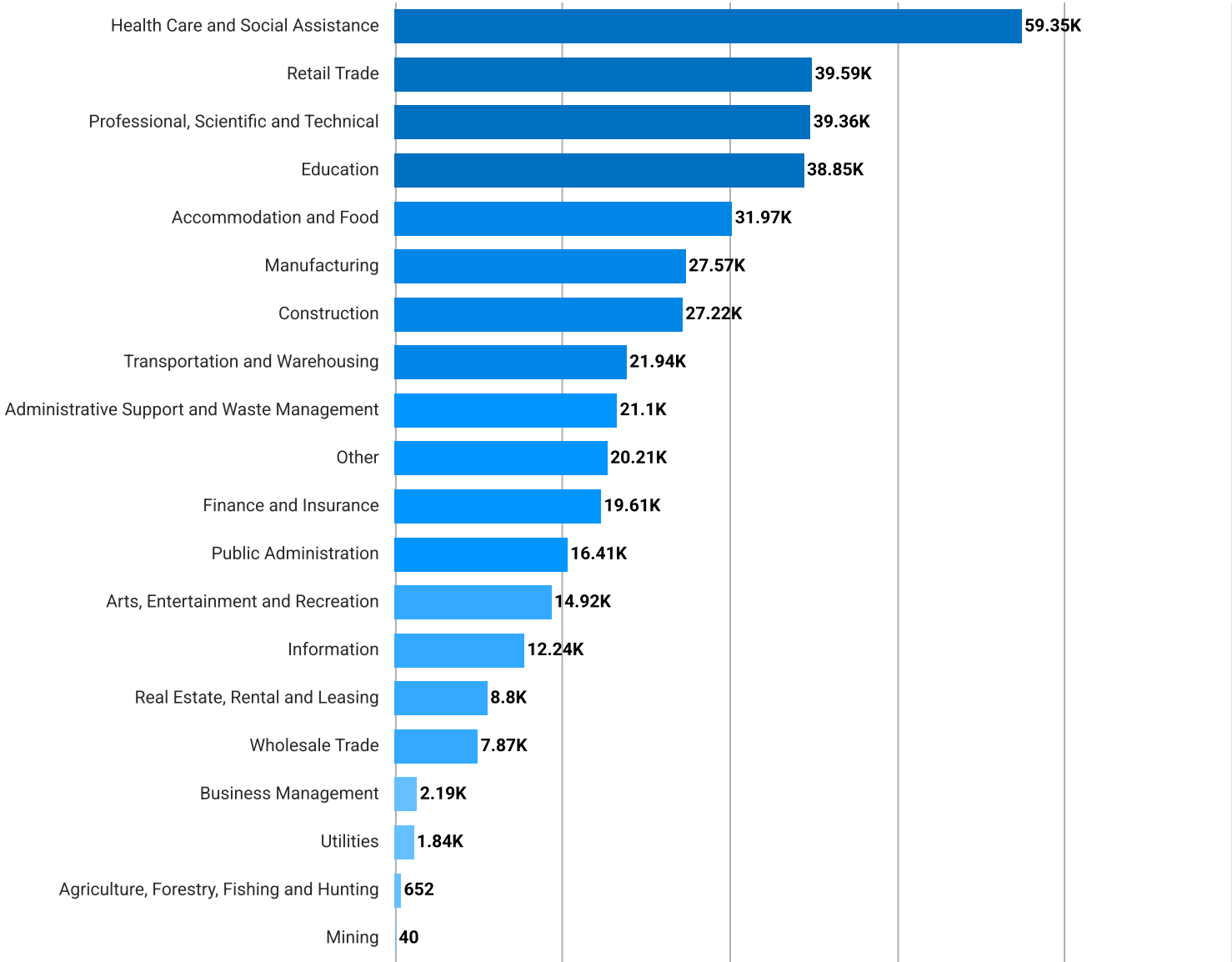
Nashville, Tennessee

Occupational Categories in Nashville

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

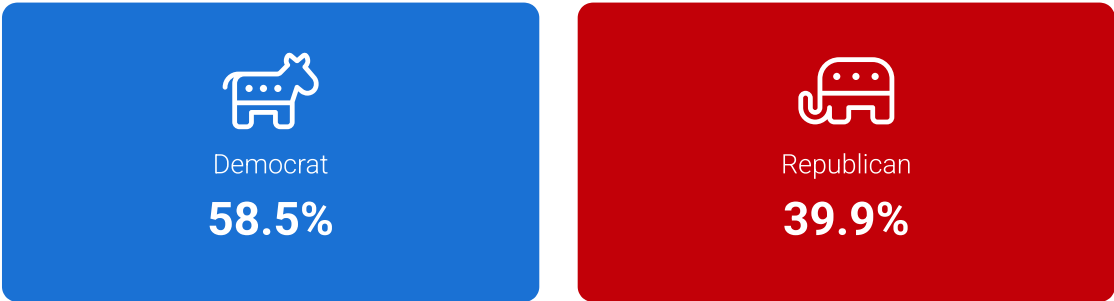


Presidential Voting Pattern in Nashville

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Nashville, Tennessee

Economy

Economic Facts & Stats

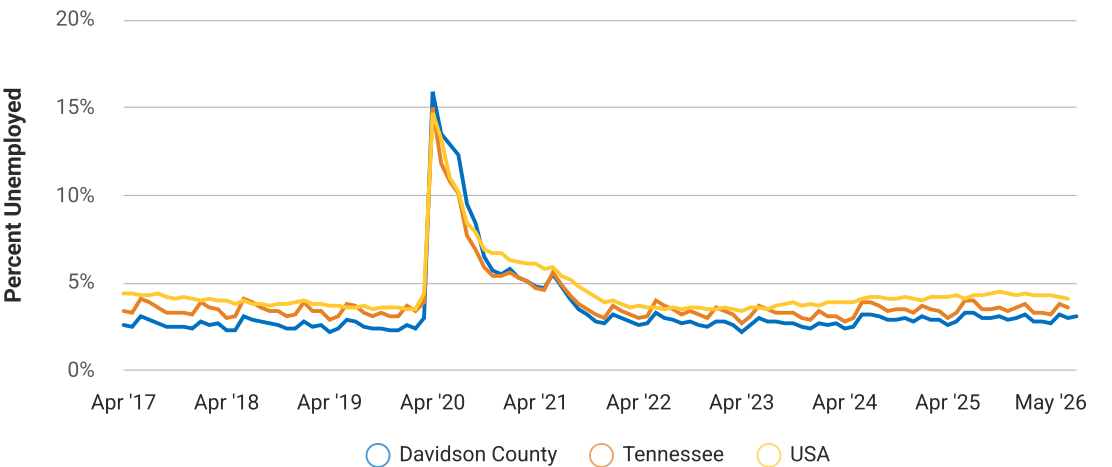
	Nashville	Davidson County	Tennessee	USA
Income Per Capita	\$49,061	\$50,640	\$39,437	\$44,673
Median Household Income	\$77,371	\$77,853	\$69,595	\$80,734
Unemployment Rate	–	3%	3.6%	4.1%
Number Unemployed	–	13K	126K	6.92M
Number Employed	–	418K	3.37M	162.18M
Number in Labor Force	–	431K	3.5M	169.09M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



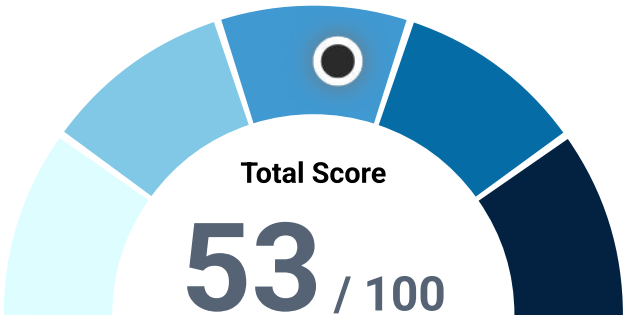
Quality of Life

Quality of Life Facts & Stats

	Nashville	Davidson County	Tennessee	USA
Elevation (in feet)	937	938	–	–
Annual Rainfall (in inches)	49.02	49.09	58.09	–
Annual Snowfall (in inches)	9.52	9.5	10.25	–
Days of Full Sun (per year)	98	98	99	–
Travel Time to Work (in minutes)	25	25	26	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	–	31	2,466
Brownfield Sites	Yes	Yes	Yes	No

Nashville, Tennessee

AARP Livability™ Index for 37201



A score over 50 is above average

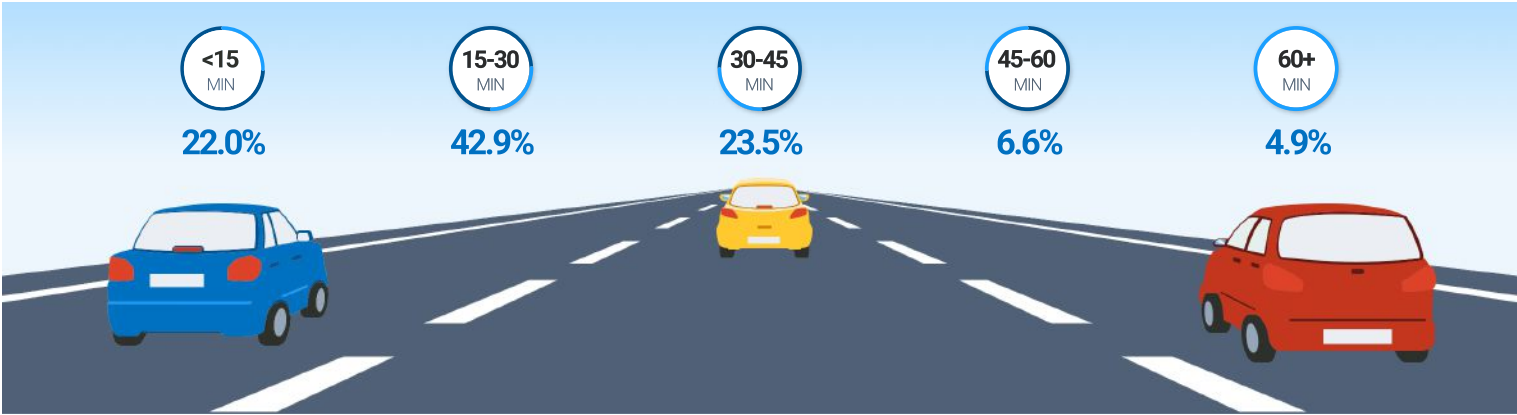
Housing	50
Affordability & Access	
Neighborhood	65
Access to Life, Work & Play	
Transportation	65
Safe & Convenient Options	
Environment	54
Clean Air & Water	
Health	50
Prevention, Access & Quality	
Engagement	60
Civic & Social Involvement	
Opportunity	26
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



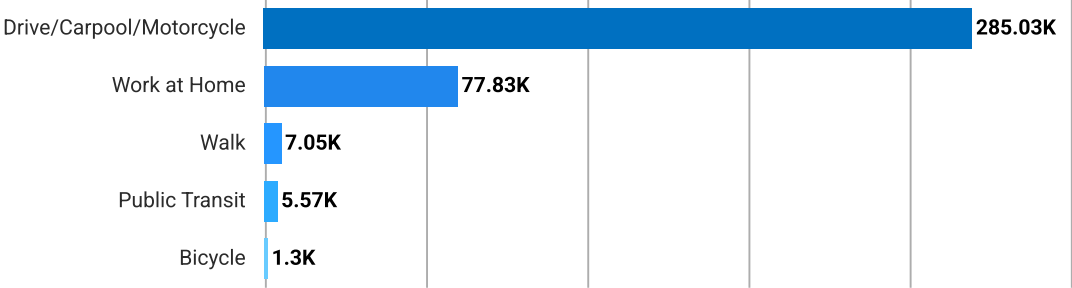
Nashville, Tennessee

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



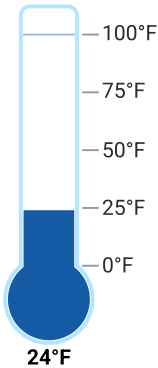
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

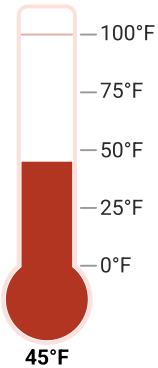
Source: NOAA

Update Frequency: Annually

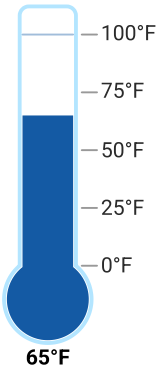
Avg. January Min. Temp



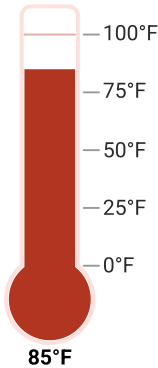
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Nashville, Tennessee

Berry Hill, Tennessee

Median Estimate Home Value	—
Number of Homes	—
Total Population	1,980

Belle Meade, Tennessee

Median Estimate Home Value	—
Number of Homes	—
Total Population	2,708

Oak Hill, Tennessee

Median Estimate Home Value	—
Number of Homes	—
Total Population	4,617

Forest Hills, Tennessee

Median Estimate Home Value	—
Number of Homes	—
Total Population	4,683

Goodlettsville, Tennessee

Median Estimate Home Value	\$425,840
Number of Homes	9,353
Total Population	17,597

Green Hill, Tennessee

Median Estimate Home Value	—
Number of Homes	—
Total Population	6,866



Nashville, Tennessee

About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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