

New Home Sales 2012-2023

	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023
Tennessee	8,185	9,615	8,961	12,332	14,728	17,328*	17,440*	18,754	5,933	23,375	21,972	20,136	\$214,000	\$239,000	\$256,200	\$264,500	\$274,900	\$289,000*	\$307,657*	\$309,990	\$329,500	\$349,431	\$408,000	\$420,000
	Number of Homes Sold												Median Sales Price											
Anderson	3	25	22	26	34	40	47	56	15	241	151	46	\$171,020	\$135,000	\$172,900	\$174,900	\$209,250	\$200,531	\$221,500	\$237,450	\$239,900	\$276,480	\$320,335	\$357,450
Bedford	12	11	36	51	73	124	137	174	33	257	215	246	\$111,950	\$109,900	\$122,200	\$138,200	\$147,000	\$179,900	\$191,900	\$215,063	\$232,000	\$250,925	\$332,477	\$314,995
Benton	1	0	3	0	1	2	3	1	1	4	7	6	\$120,000		\$191,000		\$110,000	\$61,500	\$140,000	\$143,500	\$129,900	\$187,000	\$146,200	\$167,500
Bledsoe	1	0	1	0	0	0	3	2	1	2	4	9	\$195,000		\$129,800				\$142,000	\$157,700	\$152,000	\$227,450	\$294,000	\$265,000
Blount	114	185	166	194	243	323	376	429	101	481	273	209	\$180,400	\$209,900	\$214,950	\$219,900	\$222,600	\$232,300	\$252,423	\$264,095	\$289,900	\$308,935	\$400,000	\$479,900
Bradley	78	102	89	126	178	183	184	213	60	325	342	296	\$152,000	\$169,250	\$192,900	\$189,900	\$196,108	\$214,700	\$234,900	\$240,600	\$254,950	\$271,465	\$335,000	\$328,950
Campbell	2	2	6	8	13	13	19	18	6	27	31	17	\$310,000	\$169,150	\$154,500	\$204,450	\$177,390	\$155,000	\$169,000	\$190,500	\$191,950	\$229,900	\$305,000	\$350,000
Cannon	3	5	7	7	15	24	22	27	9	40	30	22	\$107,500	\$157,900	\$154,000	\$156,900	\$175,000	\$164,900	\$182,950	\$192,900	\$169,900	\$269,250	\$366,500	\$344,950
Carroll	0	0	0	3	0	1	0	0			1	5				\$192,000		\$84,000				\$405,000	\$181,000	
Carter	5	7	9	9	13	27	15	17	4	35	24	14	\$99,000	\$148,000	\$144,900	\$144,000	\$143,000	\$143,600	\$151,990	\$169,000	\$214,703	\$259,900	\$282,400	\$330,000
Cheatham	13	10	30	39	41	91	160	197	95	131	147	111	\$207,000	\$194,121	\$196,450	\$200,000	\$240,850	\$236,700	\$239,900	\$249,500	\$254,440	\$345,000	\$380,000	\$398,900
Chester	14	17	9	10	15	24	17	11	6	12	11	19	\$125,950	\$122,900	\$128,500	\$136,700	\$134,900	\$136,900	\$136,000	\$184,900	\$201,950	\$179,900	\$215,000	\$224,855
Claiborne	5	8	7	12	15	9	15	15	6	23	16	11	\$150,000	\$132,500	\$154,900	\$145,400	\$166,150	\$157,300	\$167,000	\$168,466	\$179,250	\$235,000	\$246,950	\$279,500
Clay	1	0	0	0	0	0	0	0		1	1	3	\$107,000									\$146,000	\$199,900	\$159,900
Cocke	3	4	8	9	7	11	8	19	5	17	18	19	\$147,000	\$183,150	\$169,550	\$157,300	\$143,000	\$149,000	\$162,000	\$164,082	\$207,000	\$261,275	\$292,400	\$338,250
Coffee	26	32	45	71	103	115	184	192	51	187	159	153	\$228,450	\$130,963	\$145,000	\$138,000	\$132,900	\$159,900	\$172,950	\$209,450	\$215,000	\$276,000	\$359,900	\$344,900
Crockett	10	6	8	11	12	9	8	4	1	10	2	2	\$115,250	\$123,900	\$127,400	\$124,500	\$138,900	\$140,000	\$154,900	\$177,500	\$169,900	\$212,500	\$309,900	\$384,450
Cumberland	44	46	55	58	76	97	122	149	48	137	117	123	\$160,250	\$176,000	\$175,900	\$185,750	\$180,000	\$188,500	\$179,900	\$180,000	\$188,750	\$255,500	\$350,000	\$379,900
Davidson	912	1,176	1,493	2,597	2,889	3,271	2,939	3,097	850	3,418	3,091	2,853	\$198,965	\$257,775	\$290,300	\$331,825	\$340,000	\$345,000	\$365,700	\$379,900	\$408,950	\$422,175	\$467,525	\$483,300
Decatur	1	1	0	1	2	2	3	1	3	5	1		\$92,000	\$165,000		\$35,000	\$80,500	\$73,250	\$112,450	\$122,500	\$246,400	\$92,900	\$409,900	
DeKalb	4	8	9	6	11	21	30	55	19	42	70	55	\$114,500	\$105,500	\$119,900	\$161,900	\$125,500	\$142,900	\$154,900	\$160,000	\$171,900	\$273,500	\$328,950	\$315,000
Dickson	33	37	49	72	100	125	128	207	119	269	224	223	\$152,500	\$159,900	\$168,275	\$197,450	\$192,500	\$215,000	\$239,900	\$238,365	\$245,500	\$294,900	\$350,000	\$356,855
Dyer	6	17	13	25	20	11	11	19	6	14	10	20	\$145,950	\$174,900	\$215,000	\$193,800	\$178,450	\$220,000	\$159,900	\$174,000	\$94,000	\$204,200	\$303,700	\$331,750
Fayette	89	125	110	147	147	164	146	170	33	343	335	262	\$196,750	\$229,000	\$231,450	\$249,900	\$243,000	\$266,250	\$283,949	\$312,808	\$398,900	\$334,000	\$366,850	\$378,866
Fentress	10	5	7	4	11	11	14	24	14	55	54	65	\$108,250	\$119,900	\$114,000	\$122,000	\$120,000	\$119,000	\$133,700	\$155,500	\$162,000	\$222,000	\$307,500	\$320,000
Franklin	14	22	26	22	27	34	62	59	45	169	177	107	\$121,900	\$120,950	\$129,000	\$162,653	\$152,500	\$172,450	\$195,079	\$206,500	\$310,190	\$325,215	\$451,050	\$312,000
Gibson	53	60	48	42	46	40	35	48	2	98	94	86	\$148,000	\$149,450	\$164,900	\$187,400	\$209,950	\$225,950	\$259,900	\$239,950	\$250,750	\$252,100	\$329,900	\$341,750
Giles	3	6	8	10	12	8	23	18	4	36	27	26	\$99,000	\$154,500	\$120,600	\$137,195	\$137,500	\$143,750	\$149,900	\$152,500	\$230,750	\$199,950	\$298,000	\$279,900
Grainger	1	3	4	9	9	15	8	6	8	23	24	35	\$150,000	\$161,000	\$136,000	\$160,000	\$154,100	\$170,000	\$169,900	\$176,250	\$182,400	\$235,700	\$312,450	\$324,900
Greene	12	15	13	16	22	31	36	56	20	69	76	121	\$151,400	\$169,000	\$147,000	\$165,000	\$193,250	\$155,000	\$202,450	\$221,500	\$238,500	\$260,000	\$315,000	\$319,000
Grundy	1	3	1	1	0	1	2	16	4	14	22	11	\$120,000	\$45,000	\$15,000	\$163,000		\$139,900	\$147,500	\$144,977	\$173,000	\$292,625	\$400,000	\$399,000
Hamblen	15	22	22	30	29	28	43	56	14	50	119	172	\$154,900	\$187,050	\$169,100	\$163,250	\$169,000	\$156,900	\$217,900	\$200,950	\$197,700	\$301,150	\$318,865	\$303,770
Hamilton	580	603	632	674	784	883	812	1,079	364	1,160	1,242	1,170	\$245,510	\$259,980	\$275,000	\$279,950	\$290,000	\$291,350	\$322,067	\$338,000	\$350,000	\$378,199	\$432,893	\$450,050
Hancock	0	0	0	0	0	0																		

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Lawrence	7	9	13	23	21	28	49	60	24	92	82	51	\$127,000	\$164,000	\$137,500	\$135,000	\$169,000	\$194,500	\$189,500	\$206,500	\$224,650	\$231,750	\$299,000	\$315,000
Lewis	0	0	1	0	1	3	5	9	1	24	17	24			\$124,407		\$75,000	\$110,000	\$133,500	\$134,900	\$124,900	\$192,854	\$210,000	\$263,500
Lincoln	19	23	25	24	20	53	52	43	13	29	29	33	\$120,000	\$139,900	\$149,900	\$143,250	\$130,500	\$139,900	\$149,162	\$164,450	\$205,000	\$202,000	\$271,935	\$323,000
Loudon	46	55	77	116	153	164	177	220	38	364	618	392	\$234,990	\$202,900	\$283,340	\$277,935	\$288,912	\$289,727	\$292,000	\$319,250	\$275,000	\$388,950	\$392,464	\$545,000
Macon	22	20	40	16	33	26	26	39	18	71	74	69	\$96,000	\$122,200	\$108,803	\$114,950	\$138,000	\$154,200	\$159,100	\$169,900	\$190,950	\$245,000	\$285,000	\$306,900
Madison	119	152	124	101	122	165	149	168	42	141	158	155	\$194,500	\$191,200	\$199,400	\$173,400	\$172,500	\$189,900	\$224,900	\$219,900	\$219,700	\$265,300	\$334,700	\$315,900
Marion	6	7	11	12	9	16	21	23	4	24	27	21	\$159,550	\$130,000	\$145,500	\$147,800	\$140,000	\$197,000	\$186,000	\$209,900	\$189,000	\$316,000	\$323,900	\$310,000
Marshall	10	23	53	77	127	174	130	96	69	195	314	227	\$96,250	\$108,900	\$127,650	\$153,900	\$169,000	\$197,425	\$219,900	\$189,999	\$229,000	\$285,000	\$346,707	\$320,000
Maury	132	178	238	406	525	746	835	825	191	1,324	1,289	1,008	\$172,350	\$180,000	\$204,202	\$208,105	\$232,753	\$260,500	\$289,900	\$299,990	\$280,000	\$329,995	\$414,990	\$412,283
McMinn	7	4	10	14	19	20	14	42	20	46	58	163	\$146,000	\$75,238	\$167,500	\$186,500	\$150,000	\$158,200	\$174,500	\$171,300	\$218,500	\$218,450	\$300,205	\$289,900
McNairy	8	8	4	5	2	7	3	5	2	3	5	2	\$134,000	\$152,500	\$121,750	\$142,000	\$149,000	\$150,500	\$75,000	\$138,020	\$160,500	\$210,000	\$265,000	\$283,250
Meigs	2	1	1	1	1	2	2	3	2	2	3	4	\$190,250	\$85,000	\$109,900	\$140,000	\$176,270	\$192,000	\$153,500	\$180,000	\$280,000	\$235,500	\$315,000	\$347,500
Monroe	1	3	2	1	10	19	17	39	5	53	74	45	\$103,000	\$140,000	\$216,944	\$141,000	\$166,950	\$166,000	\$189,900	\$200,000	\$194,900	\$245,000	\$299,230	\$345,000
Montgomery	1,147	958	458	782	1,013	964	1,198	1,347	281	1,799	1,409	995	\$187,700	\$189,900	\$185,700	\$207,500	\$212,000	\$221,000	\$241,850	\$250,000	\$272,900	\$306,000	\$365,000	\$364,900
Moore	0	0	0	3	2	2	1	5	3	2	7	3				\$139,000	\$192,250	\$123,750	\$325,000	\$173,000	\$187,000	\$487,500	\$312,000	\$355,000
Morgan	3	4	2	0	0	1	4	5		4	11	12	\$88,000	\$84,000	\$84,750			\$185,000	\$167,500	\$174,100		\$269,225	\$295,000	\$247,500
Obion	5	4	1	4	4	2	9	6	2	13	6	1	\$163,000	\$188,750	\$169,000	\$170,200	\$132,950	\$141,500	\$160,000	\$214,997	\$187,450	\$236,990	\$262,500	\$285,000
Overton	8	9	13	10	21	31	37	34	10	40	16	27	\$123,500	\$132,000	\$137,500	\$140,500	\$149,000	\$159,900	\$174,980	\$199,000	\$207,000	\$285,725	\$329,450	\$309,000
Perry	0	0	0	0	0	0	1	1		1	1	2							\$235,000	\$135,000		\$305,000	\$225,000	\$207,500
Pickett	1	0	0	0	1	1	0	2		2	2	4	\$155,000				\$265,000	\$270,000		\$198,250		\$282,000	\$347,400	\$425,000
Polk	1	0	0	2	2	0	4	6	4	4	8	12	\$342,900			\$175,750	\$112,500		\$140,000	\$191,500	\$230,900	\$121,000	\$370,000	\$307,450
Putnam	57	65	75	64	108	136	156	158	66	97	168	129	\$170,000	\$175,000	\$189,000	\$170,450	\$188,950	\$202,400	\$218,950	\$242,950	\$270,450	\$305,000	\$362,450	\$412,500
Rhea	7	12	17	18	24	22	22	22	14	33	37	33	\$168,000	\$153,000	\$159,900	\$139,600	\$153,700	\$157,000	\$178,950	\$209,750	\$201,250	\$279,900	\$349,999	\$349,000
Roane	2	1	2	1	2	5	29	99	18	86	132	136	\$94,250	\$79,900	\$191,250	\$95,000	\$122,500	\$210,000	\$237,900	\$225,000	\$269,200	\$344,995	\$317,840	\$372,508
Robertson	46	36	77	88	126	168	177	181	51	541	530	468	\$152,795	\$159,975	\$198,000	\$209,752	\$244,950	\$248,610	\$249,900	\$270,000	\$274,900	\$328,485	\$389,945	\$374,945
Rutherford	826	1,090	565	1,627	1,822	2,266	2,212	2,338	1,011	3,133	2,204	2,382	\$195,000	\$214,900	\$234,900	\$236,000	\$260,970	\$281,938	\$305,158	\$310,000	\$329,000	\$365,000	\$474,078	\$445,223
Scott	2	3	2	9	4	8	5	12	2	10	10	10	\$128,750	\$100,000	\$154,435	\$132,000	\$169,250	\$162,500	\$179,900	\$160,250	\$108,500	\$227,500	\$292,500	\$351,423
Sequatchie	2	1	0	3	1	5	5	11	6	17	23	28	\$114,750	\$147,500		\$90,900	\$250,000	\$160,000	\$174,900	\$185,840	\$223,750	\$269,000	\$292,000	\$332,000
Sevier	49	80	124	111	172	181	169	260	35	201	149	140	\$154,900	\$146,388	\$142,323	\$158,500	\$187,450	\$200,000	\$210,910	\$232,260	\$251,000	\$325,000	\$380,380	\$402,150
Shelby	639	741	152	139	793	681	736	731	175	113	695	686	\$231,615	\$236,368	\$233,190	\$269,950	\$282,000	\$307,500	\$326,267	\$352,250	\$395,100	\$388,000	\$504,450	\$475,000
Smith	6	4	6	4	7	19	29	22	10	26	28	36	\$129,400	\$152,850	\$104,950	\$139,383	\$142,000	\$174,900	\$191,800	\$205,450	\$214,750	\$269,900	\$315,000	\$328,950
Stewart	0	5	3	1	1	4	8	3	1	5	5	13		\$135,000	\$194,500	\$146,000	\$149,000	\$179,950	\$138,100	\$120,000	\$274,950	\$265,000	\$330,000	\$362,000
Sullivan	84	90	111	80	75	90	109	120	90	213	200	320	\$187,400	\$189,900	\$225,000	\$219,450	\$260,000	\$239,405	\$254,900	\$274,225	\$265,553	\$270,000	\$316,890	\$346,100
Sumner	403	623	605	755	992	1,044	940	944	412	1,007	1,060	1,226	\$221,500	\$246,445	\$255,070	\$269,900	\$283,003	\$307,032	\$311,648	\$334,322	\$349,435	\$372,916	\$429,747	\$449,895
Tipton	44	52	57	49	75	90	100	121	21	173	138	117	\$219,250	\$260,000	\$259,900	\$248,200	\$262,300	\$276,210	\$284,000	\$278,000	\$259,900	\$281,990	\$350,000	\$377,966
Trousdale	3	4	6	13	21	35	30	36	5	50	42	54	\$146,400	\$200,750	\$135,900	\$163,858	\$151,100	\$180,000	\$199,450	\$229,655	\$249,900	\$284,993	\$337,400	\$376,500
Unicoi	2	0	1	4	3	3	2	0		3	1	10	\$187,000		\$113,900	\$162,000	\$139,900	\$205,000	\$138,000			\$239,900	\$54,900	\$392,000
Union	6	11	9	12	15	35	38	43	12	33	26	23	\$153,450	\$139,464	\$134,000	\$181,000	\$144,000	\$146,000	\$153,350	\$163,500	\$177,450	\$213,000	\$286,500	\$320,000
Van Buren	1	0	0	2	1	2	0	1		5	15	20	\$279,900			\$104,500	\$113,000	\$274,950		\$126,500		\$357,920	\$336,664	\$404,842
Warren	9	6	7	9	9	12	24	35	17	49	69	78	\$97,500	\$127,450	\$116,900	\$119,500	\$132,200	\$145,000	\$147,758	\$165,000	\$189,000	\$269,900	\$279,900	\$275,000
Washington	124	134	106	166	147	183	215	227	60	281	324	295	\$196,962	\$223,950	\$228,451	\$228,330	\$272,500	\$275,000	\$253,000	\$259,900	\$299,650	\$310,000	\$395,000	\$408,000
Wayne	0	0	0	1	0	0	0	1				2				\$70,000				\$183,000				\$170,000
Weakley	8	12	10	10	6	7	3	6	5	6	12	15	\$126,500	\$132,500	\$135,400	\$137,250	\$180,700	\$185,000	\$158,000	\$236,000	\$223,000	\$194,500	\$285,000	\$167,500
White	27	27	14	10	14	24	38	24	15	50	67	85	\$119,000	\$139,000	\$131,000	\$154,850	\$162,000	\$163,730	\$154,250	\$190,025	\$190,000	\$264,900	\$292,500	\$284,900
Williamson	1,115	1,440	1,497	1,720	1,784	1,794	1,956	1,604	588	1,621	1,116	1,277	\$389,900	\$398,413	\$412,185	\$414,707	\$454,903	\$490,124	\$525,847	\$569,732	\$615,000	\$700,626	\$924,450	\$1,033,211
Wilson	542	733	728	530	411	973	1,079	1,003	315	1,678	1,711	910	\$227,298	\$265,300	\$304,952	\$309,900	\$304,172	\$339,900	\$369,900	\$378,500	\$281,100	\$420,531	\$412,500	\$482,000

Source: THDA tabulations of home sales data obtained from the Property Assessment Division, Comptroller's Office, State of TN.

*A number of methodological improvements have been made for 2019 data, and have also been made to the numbers for 2017 and 2018 for the sake of continuity.

These improvements reflect the inclusion of a) a handful of high-value transactions scattered across the state, b) additional modular home sales (built on a solid foundation, but not consistently included in prior years), also scattered across the state, and c) additional single family home transactions in Davidson, Hamilton, and Montgomery Counties.

These additional transactions increased the sales totals in Hamilton County by 0.2%, in Davidson County by 1.2% and in Montgomery County by 3.2%.

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However, data were not availableto make the retroactive adjustments for Montgomery County in years prior.