

New Home Sales 2013-2024

	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2013	2014	2015	2016	2017*	2018*	2019	2020	2021
Tennessee	9,615	8,961	12,332	14,728	17,328*	17,440*	18,754	5,933	23,375	21,972	20,136	20,701	\$239,000	\$256,200	\$264,500	\$274,900	\$289,000*	\$307,657*	\$309,990	\$329,500	\$349,431
	Number of Homes Sold												Median Sales Price								
Anderson	25	22	26	34	40	47	56	15	241	151	46	109	\$135,000	\$172,900	\$174,900	\$209,250	\$200,531	\$221,500	\$237,450	\$239,900	\$276,480
Bedford	11	36	51	73	124	137	174	33	257	215	246	227	\$109,900	\$122,200	\$138,200	\$147,000	\$179,900	\$191,900	\$215,063	\$232,000	\$250,925
Benton	0	3	0	1	2	3	1	1	4	7	6	5		\$191,000		\$110,000	\$61,500	\$140,000	\$143,500	\$129,900	\$187,000
Bledsoe	0	1	0	0	0	3	2	1	2	4	9	11		\$129,800				\$142,000	\$157,700	\$152,000	\$227,450
Blount	185	166	194	243	323	376	429	101	481	273	209	427	\$209,900	\$214,950	\$219,900	\$222,600	\$232,300	\$252,423	\$264,095	\$289,900	\$308,935
Bradley	102	89	126	178	183	184	213	60	325	342	296	367	\$169,250	\$192,900	\$189,900	\$196,108	\$214,700	\$234,900	\$240,600	\$254,950	\$271,465
Campbell	2	6	8	13	13	19	18	6	27	31	17	21	\$169,150	\$154,500	\$204,450	\$177,390	\$155,000	\$169,000	\$190,500	\$191,950	\$229,900
Cannon	5	7	7	15	24	22	27	9	40	30	22	27	\$157,900	\$154,000	\$156,900	\$175,000	\$164,900	\$182,950	\$192,900	\$169,900	\$269,250
Carroll	0	0	3	0	1	0	0			1	5	2			\$192,000		\$84,000				
Carter	7	9	9	13	27	15	17	4	35	24	14	35	\$148,000	\$144,900	\$144,000	\$143,000	\$143,600	\$151,990	\$169,000	\$214,703	\$259,900
Cheatham	10	30	39	41	91	160	197	95	131	147	111	123	\$194,121	\$196,450	\$200,000	\$240,850	\$236,700	\$239,900	\$249,500	\$254,440	\$345,000
Chester	17	9	10	15	24	17	11	6	12	11	19	7	\$122,900	\$128,500	\$136,700	\$134,900	\$136,900	\$136,000	\$184,900	\$201,950	\$179,900
Claiborne	8	7	12	15	9	15	15	6	23	16	11	13	\$132,500	\$154,900	\$145,400	\$166,150	\$157,300	\$167,000	\$168,466	\$179,250	\$235,000
Clay	0	0	0	0	0	0	0		1	1	3	3									\$146,000
Cocke	4	8	9	7	11	8	19	5	17	18	19	33	\$183,150	\$169,550	\$157,300	\$143,000	\$149,000	\$162,000	\$164,082	\$207,000	\$261,275
Coffee	32	45	71	103	115	184	192	51	187	159	153	171	\$130,963	\$145,000	\$138,000	\$132,900	\$159,900	\$172,950	\$209,450	\$215,000	\$276,000
Crockett	6	8	11	12	9	8	4	1	10	2	2	3	\$123,900	\$127,400	\$124,500	\$138,900	\$140,000	\$154,900	\$177,500	\$169,900	\$212,500
Cumberland	46	55	58	76	97	122	149	48	137	117	123	121	\$176,000	\$175,900	\$185,750	\$180,000	\$188,500	\$179,900	\$180,000	\$188,750	\$255,500
Davidson	1,176	1,493	2,597	2,889	3,271	2,939	3,097	850	3,418	3,091	2,853	2,535	\$257,775	\$290,300	\$331,825	\$340,000	\$345,000	\$365,700	\$379,900	\$408,950	\$422,175
Decatur	1	0	1	2	2	3	1	3	5	1		4	\$165,000		\$35,000	\$80,500	\$73,250	\$112,450	\$122,500	\$246,400	\$92,900
DeKalb	8	9	6	11	21	30	55	19	42	70	55	60	\$105,500	\$119,900	\$161,900	\$125,500	\$142,900	\$154,900	\$160,000	\$171,900	\$273,500
Dickson	37	49	72	100	125	128	207	119	269	224	223	103	\$159,900	\$168,275	\$197,450	\$192,500	\$215,000	\$239,900	\$238,365	\$245,500	\$294,900
Dyer	17	13	25	20	11	11	19	6	14	10	20	20	\$174,900	\$215,000	\$193,800	\$178,450	\$220,000	\$159,900	\$174,000	\$94,000	\$204,200
Fayette	125	110	147	147	164	146	170	33	343	335	262	245	\$229,000	\$231,450	\$249,900	\$243,000	\$266,250	\$283,949	\$312,808	\$398,900	\$334,000
Fentress	5	7	4	11	11	14	24	14	55	54	65	63	\$119,900	\$114,000	\$122,000	\$120,000	\$119,000	\$133,700	\$155,500	\$162,000	\$222,000
Franklin	22	26	22	27	34	62	59	45	169	177	107	133	\$120,950	\$129,000	\$162,653	\$152,500	\$172,450	\$195,079	\$206,500	\$310,190	\$325,215
Gibson	60	48	42	46	40	35	48	2	98	94	86	93	\$149,450	\$164,900	\$187,400	\$209,950	\$225,950	\$259,900	\$239,950	\$250,750	\$252,100
Giles	6	8	10	12	8	23	18	4	36	27	26	35	\$154,500	\$120,600	\$137,195	\$137,500	\$143,750	\$149,900	\$152,500	\$230,750	\$199,950
Grainger	3	4	9	9	15	8	6	8	23	24	35	42	\$161,000	\$136,000	\$160,000	\$154,100	\$170,000	\$169,900	\$176,250	\$182,400	\$235,700
Greene	15	13	16	22	31	36	56	20	69	76	121	134	\$169,000	\$147,000	\$165,000	\$193,250	\$155,000	\$202,450	\$221,500	\$238,500	\$260,000
Grundy	3	1	1	0	1	2	16	4	14	22	11	19	\$45,000	\$15,000	\$163,000		\$139,900	\$147,500	\$144,977	\$173,000	\$292,625
Hamblen	22	22	30	29	28	43	56	14	50	119	172	133	\$187,050	\$169,100	\$163,250	\$169,000	\$156,900	\$217,900	\$200,950	\$197,700	\$301,150
Hamilton	603	632	674	784	883	812	1,079	364	1,160	1,242	1,170	1,097	\$259,980	\$275,000	\$279,950	\$290,000	\$291,350	\$322,067	\$338,000	\$350,000	\$378,199
Hancock	0	0	0	0	0	0	0		4	0	1	1									\$77,500
Hardeman	1	5	1	3	5	1	3	0	0	7	2	1	\$78,000	\$119,000	\$154,000	\$169,100	\$154,000	\$174,500	\$194,440		
Hardin	9	6	6	21	17	25	33	10	21	33	43	36	\$118,600	\$142,450	\$268,500	\$133,000	\$174,000	\$173,250	\$165,000	\$191,250	\$249,000
Hawkins	16	7	5	9	14	19	15	8	34	50	50	27	\$167,500	\$140,000	\$171,600	\$168,000	\$275,400	\$235,000	\$197,000	\$200,000	\$200,000
Haywood	2	1	4	1	2	1	1		2	3	5	4	\$144,000	\$259,000	\$124,750	\$123,000	\$84,000	\$247,100	\$264,900		\$284,900
Henderson	3	3	7	5	10	6	7	4	10	7	7	9	\$149,900	\$149,000	\$151,500	\$169,900	\$212,250	\$214,500	\$229,900	\$239,175	\$244,000
Henry	6	10	20	14	18	5	18	3	18	17	15	22	\$130,000	\$125,150	\$149,000	\$134,975	\$142,700	\$137,700	\$179,200	\$160,000	\$272,400
Hickman	3	2	6	2	4	12	24	7	14	22	20	28	\$143,900	\$151,000	\$135,500	\$145,950	\$178,500	\$203,289	\$219,847	\$230,759	\$294,750
Houston	1	2	1	2	3	1	2		3	2	5	4	\$97,000	\$173,950	\$150,000	\$130,000	\$219,700	\$100,000	\$165,750		\$320,000
Humphreys	2	5	0	2	1	4	8	4	12	18	17	5	\$159,000	\$108,500		\$80,750	\$170,000	\$243,950	\$173,950	\$220,950	\$277,450
Jackson	1	1	0	1	1	1	3	5	2	6	7	10	\$45,000	\$97,900		\$155,200	\$116,000	\$30,500	\$162,500	\$180,000	\$248,000

New Home Sales 2013-2024

	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2013	2014	2015	2016	2017*	2018*	2019	2020	2021
Jefferson	25	40	56	46	65	57	80	70	150	258	292	147	\$134,900	\$135,580	\$140,648	\$139,950	\$138,055	\$170,000	\$159,900	\$156,000	\$249,950
Johnson	1	1	0	0	2	0	2	2		2		1	\$40,000	\$126,000			\$62,000		\$147,500	\$156,750	
Knox	354	694	912	974	1,236	876	1,140	215	1,746	1,458	1,409	1,583	\$234,900	\$235,066	\$243,460*	\$274,053*	\$274,733	\$304,950	\$301,631	\$345,000	\$330,012
Lake	0	0	1	0	0	0	0	0	0	0	1	0			\$132,150						
Lauderdale	0	1	0	1	1	4	3	0	0	4	2	9		\$149,500		\$37,500	\$122,000	\$157,450	\$145,000		
Lawrence	9	13	23	21	28	49	60	24	92	82	51	61	\$164,000	\$137,500	\$135,000	\$169,000	\$194,500	\$189,500	\$206,500	\$224,650	\$231,750
Lewis	0	1	0	1	3	5	9	1	24	17	24	27		\$124,407		\$75,000	\$110,000	\$133,500	\$134,900	\$124,900	\$192,854
Lincoln	23	25	24	20	53	52	43	13	29	29	33	19	\$139,900	\$149,900	\$143,250	\$130,500	\$139,900	\$149,162	\$164,450	\$205,000	\$202,000
Loudon	55	77	116	153	164	177	220	38	364	618	392	324	\$202,900	\$283,340	\$277,935	\$288,912	\$289,727	\$292,000	\$319,250	\$275,000	\$388,950
Macon	20	40	16	33	26	26	39	18	71	74	69	94	\$122,200	\$108,803	\$114,950	\$138,000	\$154,200	\$159,100	\$169,900	\$190,950	\$245,000
Madison	152	124	101	122	165	149	168	42	141	158	155	173	\$191,200	\$199,400	\$173,400	\$172,500	\$189,900	\$224,900	\$219,900	\$219,700	\$265,300
Marion	7	11	12	9	16	21	23	4	24	27	21	23	\$130,000	\$145,500	\$147,800	\$140,000	\$197,000	\$186,000	\$209,900	\$189,000	\$316,000
Marshall	23	53	77	127	174	130	96	69	195	314	227	162	\$108,900	\$127,650	\$153,900	\$169,000	\$197,425	\$219,900	\$189,999	\$229,000	\$285,000
Maury	178	238	406	525	746	835	825	191	1,324	1,289	1,008	1,009	\$180,000	\$204,202	\$208,105	\$232,753	\$260,500	\$289,900	\$299,990	\$280,000	\$329,995
McMinn	4	10	14	19	20	14	42	20	46	58	163	106	\$75,238	\$167,500	\$186,500	\$150,000	\$158,200	\$174,500	\$171,300	\$218,500	\$218,450
McNairy	8	4	5	2	7	3	5	2	3	5	2	4	\$152,500	\$121,750	\$142,000	\$149,000	\$150,500	\$75,000	\$138,020	\$160,500	\$210,000
Meigs	1	1	1	1	2	2	3	2	2	3	4	9	\$85,000	\$109,900	\$140,000	\$176,270	\$192,000	\$153,500	\$180,000	\$280,000	\$235,500
Monroe	3	2	1	10	19	17	39	5	53	74	45	54	\$140,000	\$216,944	\$141,000	\$166,950	\$166,000	\$189,900	\$200,000	\$194,900	\$245,000
Montgomery	958	458	782	1,013	964	1,198	1,347	281	1,799	1,409	995	1,202	\$189,900	\$185,700	\$207,500	\$212,000	\$221,000	\$241,850	\$250,000	\$272,900	\$306,000
Moore	0	0	3	2	2	1	5	3	2	7	3	10			\$139,000	\$192,250	\$123,750	\$325,000	\$173,000	\$187,000	\$487,500
Morgan	4	2	0	0	1	4	5		4	11	12	17	\$84,000	\$84,750			\$185,000	\$167,500	\$174,100		\$269,225
Obion	4	1	4	4	2	9	6	2	13	6	1	6	\$188,750	\$169,000	\$170,200	\$132,950	\$141,500	\$160,000	\$214,997	\$187,450	\$236,990
Overton	9	13	10	21	31	37	34	10	40	16	27	38	\$132,000	\$137,500	\$140,500	\$149,000	\$159,900	\$174,980	\$199,000	\$207,000	\$285,725
Perry	0	0	0	0	0	1	1		1	1	2	5						\$235,000	\$135,000		\$305,000
Pickett	0	0	0	1	1	0	2		2	2	4	4				\$265,000	\$270,000		\$198,250		\$282,000
Polk	0	0	2	2	0	4	6	4	4	8	12	20			\$175,750	\$112,500		\$140,000	\$191,500	\$230,900	\$121,000
Putnam	65	75	64	108	136	156	158	66	97	168	129	251	\$175,000	\$189,000	\$170,450	\$188,950	\$202,400	\$218,950	\$242,950	\$270,450	\$305,000
Rhea	12	17	18	24	22	22	22	14	33	37	33	59	\$153,000	\$159,900	\$139,600	\$153,700	\$157,000	\$178,950	\$209,750	\$201,250	\$279,900
Roane	1	2	1	2	5	29	99	18	86	132	136	117	\$79,900	\$191,250	\$95,000	\$122,500	\$210,000	\$237,900	\$225,000	\$269,200	\$344,995
Robertson	36	77	88	126	168	177	181	51	541	530	468	608	\$159,975	\$198,000	\$209,752	\$244,950	\$248,610	\$249,900	\$270,000	\$274,900	\$328,485
Rutherford	1,090	565	1,627	1,822	2,266	2,212	2,338	1,011	3,133	2,204	2,382	2,350	\$214,900	\$234,900	\$236,000	\$260,970	\$281,938	\$305,158	\$310,000	\$329,000	\$365,000
Scott	3	2	9	4	8	5	12	2	10	10	10	7	\$100,000	\$154,435	\$132,000	\$169,250	\$162,500	\$179,900	\$160,250	\$108,500	\$227,500
Sequatchie	1	0	3	1	5	5	11	6	17	23	28	12	\$147,500		\$90,900	\$250,000	\$160,000	\$174,900	\$185,840	\$223,750	\$269,000
Sevier	80	124	111	172	181	169	260	35	201	149	140	173	\$146,388	\$142,323	\$158,500	\$187,450	\$200,000	\$210,910	\$232,260	\$251,000	\$325,000
Shelby	741	152	139	793	681	736	731	175	113	695	686	620	\$236,368	\$233,190	\$269,950	\$282,000	\$307,500	\$326,267	\$352,250	\$395,100	\$388,000
Smith	4	6	4	7	19	29	22	10	26	28	36	44	\$152,850	\$104,950	\$139,383	\$142,000	\$174,900	\$191,800	\$205,450	\$214,750	\$269,900
Stewart	5	3	1	1	4	8	3	1	5	5	13	8	\$135,000	\$194,500	\$146,000	\$149,000	\$179,950	\$138,100	\$120,000	\$274,950	\$265,000
Sullivan	90	111	80	75	90	109	120	90	213	200	320	259	\$189,900	\$225,000	\$219,450	\$260,000	\$239,405	\$254,900	\$274,225	\$265,553	\$270,000
Sumner	623	605	755	992	1,044	940	944	412	1,007	1,060	1,226	1,342	\$246,445	\$255,070	\$269,900	\$283,003	\$307,032	\$311,648	\$334,322	\$349,435	\$372,916
Tipton	52	57	49	75	90	100	121	21	173	138	117	90	\$260,000	\$259,900	\$248,200	\$262,300	\$276,210	\$284,000	\$278,000	\$259,900	\$281,990
Trousdale	4	6	13	21	35	30	36	5	50	42	54	51	\$200,750	\$135,900	\$163,858	\$151,100	\$180,000	\$199,450	\$229,655	\$249,900	\$284,993
Unicoi	0	1	4	3	3	2	0		3	1	10	16		\$113,900	\$162,000	\$139,900	\$205,000	\$138,000			\$239,900
Union	11	9	12	15	35	38	43	12	33	26	23	51	\$139,464	\$134,000	\$181,000	\$144,000	\$146,000	\$153,350	\$163,500	\$177,450	\$213,000
Van Buren	0	0	2	1	2	0	1		5	15	20	12			\$104,500	\$113,000	\$274,950		\$126,500		\$357,920
Warren	6	7	9	9	12	24	35	17	49	69	78	85	\$127,450	\$116,900	\$119,500	\$132,200	\$145,000	\$147,758	\$165,000	\$189,000	\$269,900
Washington	134	106	166	147	183	215	227	60	281	324	295	371	\$223,950	\$228,451	\$228,330	\$272,500	\$275,000	\$253,000	\$259,900	\$299,650	\$310,000

New Home Sales 2013-2024

	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2013	2014	2015	2016	2017*	2018*	2019	2020	2021
Wayne	0	0	1	0	0	0	1				2	1	\$70,000				\$183,000				
Weakley	12	10	10	6	7	3	6	5	6	12	15	15	\$132,500	\$135,400	\$137,250	\$180,700	\$185,000	\$158,000	\$236,000	\$223,000	\$194,500
White	27	14	10	14	24	38	24	15	50	67	85	74	\$139,000	\$131,000	\$154,850	\$162,000	\$163,730	\$154,250	\$190,025	\$190,000	\$264,900
Williamson	1,440	1,497	1,720	1,784	1,794	1,956	1,604	588	1,621	1,116	1,277	1,302	\$398,413	\$412,185	\$414,707	\$454,903	\$490,124	\$525,847	\$569,732	\$615,000	\$700,626
Wilson	733	728	530	411	973	1,079	1,003	315	1,678	1,711	910	1,108	\$265,300	\$304,952	\$309,900	\$304,172	\$339,900	\$369,900	\$378,500	\$281,100	\$420,531

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%.

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

New Home Sales 2013-2024

2022	2023	2024
\$408,000	\$420,000	\$424,900
\$320,335	\$357,450	\$394,635
\$332,477	\$314,995	\$341,800
\$146,200	\$167,500	\$210,000
\$294,000	\$265,000	\$320,000
\$400,000	\$479,900	\$389,000
\$335,000	\$328,950	\$351,959
\$305,000	\$350,000	\$545,000
\$366,500	\$344,950	\$294,900
\$405,000	\$181,000	\$311,000
\$282,400	\$330,000	\$365,000
\$380,000	\$398,900	\$399,990
\$215,000	\$224,855	\$322,000
\$246,950	\$279,500	\$294,000
\$199,900	\$159,900	\$194,400
\$292,400	\$338,250	\$318,000
\$359,900	\$344,900	\$349,450
\$309,900	\$384,450	\$365,000
\$350,000	\$379,900	\$380,000
\$467,525	\$483,300	\$512,529
\$409,900		\$346,950
\$328,950	\$315,000	\$339,900
\$350,000	\$356,855	\$369,900
\$303,700	\$331,750	\$300,000
\$366,850	\$378,866	\$378,900
\$307,500	\$320,000	\$315,000
\$451,050	\$312,000	\$280,000
\$329,900	\$341,750	\$342,000
\$298,000	\$279,900	\$283,147
\$312,450	\$324,900	\$307,900
\$315,000	\$319,000	\$304,495
\$400,000	\$399,000	\$305,000
\$318,865	\$303,770	\$300,200
\$432,893	\$450,050	\$465,000
	\$215,000	\$255,000
\$212,900	\$270,258	\$230,000
\$311,800	\$315,000	\$337,550
\$272,778	\$301,113	\$275,000
\$188,400	\$200,000	\$195,000
\$295,000	\$265,000	\$325,000
\$289,900	\$199,000	\$394,750
\$306,500	\$309,900	\$352,000
\$209,000	\$294,900	\$285,000
\$254,000	\$255,000	\$255,000
\$302,250	\$297,000	\$269,950

New Home Sales 2013-2024

2022	2023	2024
\$291,700	\$295,585	\$300,619
\$197,500		\$48,000
\$395,702	\$421,120	\$421,750
	\$100,000	
\$160,500	\$453,605	\$310,000
\$299,000	\$315,000	\$320,000
\$210,000	\$263,500	\$277,800
\$271,935	\$323,000	\$300,000
\$392,464	\$545,000	\$618,263
\$285,000	\$306,900	\$296,700
\$334,700	\$315,900	\$304,900
\$323,900	\$310,000	\$375,000
\$346,707	\$320,000	\$264,450
\$414,990	\$412,283	\$424,990
\$300,205	\$289,900	\$279,668
\$265,000	\$283,250	\$276,675
\$315,000	\$347,500	\$389,900
\$299,230	\$345,000	\$394,525
\$365,000	\$364,900	\$362,519
\$312,000	\$355,000	\$329,450
\$295,000	\$247,500	\$339,000
\$262,500	\$285,000	\$255,000
\$329,450	\$309,000	\$345,000
\$225,000	\$207,500	\$260,000
\$347,400	\$425,000	\$374,500
\$370,000	\$307,450	\$365,000
\$362,450	\$412,500	\$370,000
\$349,999	\$349,000	\$350,000
\$317,840	\$372,508	\$397,445
\$389,945	\$374,945	\$364,450
\$474,078	\$445,223	\$473,006
\$292,500	\$351,423	\$375,000
\$292,000	\$332,000	\$326,500
\$380,380	\$402,150	\$395,000
\$504,450	\$475,000	\$492,970
\$315,000	\$328,950	\$367,235
\$330,000	\$362,000	\$245,040
\$316,890	\$346,100	\$324,725
\$429,747	\$449,895	\$420,995
\$350,000	\$377,966	\$372,990
\$337,400	\$376,500	\$425,000
\$54,900	\$392,000	\$382,950
\$286,500	\$320,000	\$303,500
\$336,664	\$404,842	\$264,950
\$279,900	\$275,000	\$299,900
\$395,000	\$408,000	\$380,500

New Home Sales 2013-2024

2022	2023	2024
	\$170,000	\$300,000
\$285,000	\$167,500	\$215,000
\$292,500	\$284,900	\$297,400
\$924,450	\$1,033,211	\$1,061,013
\$412,500	\$482,000	\$440,715