

New Home Sales, 2014-2025

Median Sales Price, \$

County	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2025
Tennessee	\$256,200	\$264,500	\$274,900	\$289,000*	\$307,657*	\$309,990	\$329,500	\$349,431	\$408,000	\$420,000	\$424,900	\$425,000
Anderson	\$172,900	\$174,900	\$209,250	\$200,531	\$221,500	\$237,450	\$239,900	\$276,480	\$320,335	\$357,450	\$394,635	\$365,765
Bedford	\$122,200	\$138,200	\$147,000	\$179,900	\$191,900	\$215,063	\$232,000	\$250,925	\$332,477	\$314,995	\$341,800	\$338,685
Benton	\$191,000	NA	\$110,000	\$61,500	\$140,000	\$143,500	\$129,900	\$187,000	\$146,200	\$167,500	\$210,000	\$211,800
Bledsoe	\$129,800	NA	NA	NA	\$142,000	\$157,700	\$152,000	\$227,450	\$294,000	\$265,000	\$320,000	\$344,950
Blount	\$214,950	\$219,900	\$222,600	\$232,300	\$252,423	\$264,095	\$289,900	\$308,935	\$400,000	\$479,900	\$389,000	\$400,300
Bradley	\$192,900	\$189,900	\$196,108	\$214,700	\$234,900	\$240,600	\$254,950	\$271,465	\$335,000	\$328,950	\$351,959	\$346,125
Campbell	\$154,500	\$204,450	\$177,390	\$155,000	\$169,000	\$190,500	\$191,950	\$229,900	\$305,000	\$350,000	\$545,000	\$465,000
Cannon	\$154,000	\$156,900	\$175,000	\$164,900	\$182,950	\$192,900	\$169,900	\$269,250	\$366,500	\$344,950	\$294,900	\$410,000
Carroll	NA	\$192,000	NA	\$84,000	NA	NA	NA	NA	\$405,000	\$181,000	\$311,000	\$459,620
Carter	\$144,900	\$144,000	\$143,000	\$143,600	\$151,990	\$169,000	\$214,703	\$259,900	\$282,400	\$330,000	\$365,000	\$323,500
Cheatham	\$196,450	\$200,000	\$240,850	\$236,700	\$239,900	\$249,500	\$254,440	\$345,000	\$380,000	\$398,900	\$399,990	\$419,990
Chester	\$128,500	\$136,700	\$134,900	\$136,900	\$136,000	\$184,900	\$201,950	\$179,900	\$215,000	\$224,855	\$322,000	\$279,900
Claiborne	\$154,900	\$145,400	\$166,150	\$157,300	\$167,000	\$168,466	\$179,250	\$235,000	\$246,950	\$279,500	\$294,000	\$304,200
Clay	NA	NA	NA	NA	NA	NA	NA	\$146,000	\$199,900	\$159,900	\$194,400	\$256,000
Cocke	\$169,550	\$157,300	\$143,000	\$149,000	\$162,000	\$164,082	\$207,000	\$261,275	\$292,400	\$338,250	\$318,000	\$330,000
Coffee	\$145,000	\$138,000	\$132,900	\$159,900	\$172,950	\$209,450	\$215,000	\$276,000	\$359,900	\$344,900	\$349,450	\$353,299
Crockett	\$127,400	\$124,500	\$138,900	\$140,000	\$154,900	\$177,500	\$169,900	\$212,500	\$309,900	\$384,450	\$365,000	\$287,000
Cumberland	\$175,900	\$185,750	\$180,000	\$188,500	\$179,900	\$180,000	\$188,750	\$255,500	\$350,000	\$379,900	\$380,000	\$435,000
Davidson	\$290,300	\$331,825	\$340,000	\$345,000	\$365,700	\$379,900	\$408,950	\$422,175	\$467,525	\$483,300	\$512,529	\$525,000
Decatur	NA	\$35,000	\$80,500	\$73,250	\$112,450	\$122,500	\$246,400	\$92,900	\$409,900	NA	\$346,950	\$380,000
DeKalb	\$119,900	\$161,900	\$125,500	\$142,900	\$154,900	\$160,000	\$171,900	\$273,500	\$328,950	\$315,000	\$339,900	\$325,950
Dickson	\$168,275	\$197,450	\$192,500	\$215,000	\$239,900	\$238,365	\$245,500	\$294,900	\$350,000	\$356,855	\$369,900	\$365,000
Dyer	\$215,000	\$193,800	\$178,450	\$220,000	\$159,900	\$174,000	\$94,000	\$204,200	\$303,700	\$331,750	\$300,000	\$349,900
Fayette	\$231,450	\$249,900	\$243,000	\$266,250	\$283,949	\$312,808	\$398,900	\$334,000	\$366,850	\$378,866	\$378,900	\$384,445
Fentress	\$114,000	\$122,000	\$120,000	\$119,000	\$133,700	\$155,500	\$162,000	\$222,000	\$307,500	\$320,000	\$315,000	\$339,900
Franklin	\$129,000	\$162,653	\$152,500	\$172,450	\$195,079	\$206,500	\$310,190	\$325,215	\$451,050	\$312,000	\$280,000	\$339,000
Gibson	\$164,900	\$187,400	\$209,950	\$225,950	\$259,900	\$239,950	\$250,750	\$252,100	\$329,900	\$341,750	\$342,000	\$363,750
Giles	\$120,600	\$137,195	\$137,500	\$143,750	\$149,900	\$152,500	\$230,750	\$199,950	\$298,000	\$279,900	\$283,147	\$274,500
Grainger	\$136,000	\$160,000	\$154,100	\$170,000	\$169,900	\$176,250	\$182,400	\$235,700	\$312,450	\$324,900	\$307,900	\$351,950
Greene	\$147,000	\$165,000	\$193,250	\$155,000	\$202,450	\$221,500	\$238,500	\$260,000	\$315,000	\$319,000	\$304,495	\$296,580
Grundy	\$15,000	\$163,000	NA	\$139,900	\$147,500	\$144,977	\$173,000	\$292,625	\$400,000	\$399,000	\$305,000	\$272,000
Hamblen	\$169,100	\$163,250	\$169,000	\$156,900	\$217,900	\$200,950	\$197,700	\$301,150	\$318,865	\$303,770	\$300,200	\$328,750
Hamilton	\$275,000	\$279,950	\$290,000	\$291,350	\$322,067	\$338,000	\$350,000	\$378,199	\$432,893	\$450,050	\$465,000	\$440,318
Hancock	NA	NA	NA	NA	NA	NA	NA	\$77,500	NA	\$215,000	\$255,000	NA
Hardeman	\$119,000	\$154,000	\$169,100	\$154,000	\$174,500	\$194,440	NA	NA	\$212,900	\$270,258	\$230,000	\$225,450

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County	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2025
Hardin	\$142,450	\$268,500	\$133,000	\$174,000	\$173,250	\$165,000	\$191,250	\$249,000	\$311,800	\$315,000	\$337,550	\$293,950
Hawkins	\$140,000	\$171,600	\$168,000	\$275,400	\$235,000	\$197,000	\$200,000	\$200,000	\$272,778	\$301,113	\$275,000	\$290,000
Haywood	\$259,000	\$124,750	\$123,000	\$84,000	\$247,100	\$264,900	NA	\$284,900	\$188,400	\$200,000	\$195,000	\$210,000
Henderson	\$149,000	\$151,500	\$169,900	\$212,250	\$214,500	\$229,900	\$239,175	\$244,000	\$295,000	\$265,000	\$325,000	\$285,000
Henry	\$125,150	\$149,000	\$134,975	\$142,700	\$137,700	\$179,200	\$160,000	\$272,400	\$289,900	\$199,000	\$394,750	\$450,000
Hickman	\$151,000	\$135,500	\$145,950	\$178,500	\$203,289	\$219,847	\$230,759	\$294,750	\$306,500	\$309,900	\$352,000	\$390,000
Houston	\$173,950	\$150,000	\$130,000	\$219,700	\$100,000	\$165,750	NA	\$320,000	\$209,000	\$294,900	\$285,000	\$326,000
Humphreys	\$108,500	NA	\$80,750	\$170,000	\$243,950	\$173,950	\$220,950	\$277,450	\$254,000	\$255,000	\$255,000	\$325,000
Jackson	\$97,900	NA	\$155,200	\$116,000	\$30,500	\$162,500	\$180,000	\$248,000	\$302,250	\$297,000	\$269,950	\$236,950
Jefferson	\$135,580	\$140,648	\$139,950	\$138,055	\$170,000	\$159,900	\$156,000	\$249,950	\$291,700	\$295,585	\$300,619	\$314,215
Johnson	\$126,000	NA	NA	\$62,000	NA	\$147,500	\$156,750	NA	\$197,500	NA	\$48,000	\$275,000
Knox	\$235,066	\$243,460*	\$274,053*	\$274,733	\$304,950	\$301,631	\$345,000	\$330,012	\$395,702	\$421,120	\$421,750	\$442,767
Lake	NA	\$132,150	NA	NA	NA	NA	NA	NA	NA	\$100,000	NA	NA
Lauderdale	\$149,500	NA	\$37,500	\$122,000	\$157,450	\$145,000	NA	NA	\$160,500	\$453,605	\$310,000	\$250,000
Lawrence	\$137,500	\$135,000	\$169,000	\$194,500	\$189,500	\$206,500	\$224,650	\$231,750	\$299,000	\$315,000	\$320,000	\$324,900
Lewis	\$124,407	NA	\$75,000	\$110,000	\$133,500	\$134,900	\$124,900	\$192,854	\$210,000	\$263,500	\$277,800	\$355,250
Lincoln	\$149,900	\$143,250	\$130,500	\$139,900	\$149,162	\$164,450	\$205,000	\$202,000	\$271,935	\$323,000	\$300,000	\$326,650
Loudon	\$283,340	\$277,935	\$288,912	\$289,727	\$292,000	\$319,250	\$275,000	\$388,950	\$392,464	\$545,000	\$618,263	\$649,950
Macon	\$108,803	\$114,950	\$138,000	\$154,200	\$159,100	\$169,900	\$190,950	\$245,000	\$285,000	\$306,900	\$296,700	\$320,000
Madison	\$199,400	\$173,400	\$172,500	\$189,900	\$224,900	\$219,900	\$219,700	\$265,300	\$334,700	\$315,900	\$304,900	\$316,200
Marion	\$145,500	\$147,800	\$140,000	\$197,000	\$186,000	\$209,900	\$189,000	\$316,000	\$323,900	\$310,000	\$375,000	\$362,500
Marshall	\$127,650	\$153,900	\$169,000	\$197,425	\$219,900	\$189,999	\$229,000	\$285,000	\$346,707	\$320,000	\$264,450	\$299,900
Maury	\$204,202	\$208,105	\$232,753	\$260,500	\$289,900	\$299,990	\$280,000	\$329,995	\$414,990	\$412,283	\$424,990	\$449,990
McMinn	\$167,500	\$186,500	\$150,000	\$158,200	\$174,500	\$171,300	\$218,500	\$218,450	\$300,205	\$289,900	\$279,668	\$278,001
McNairy	\$121,750	\$142,000	\$149,000	\$150,500	\$75,000	\$138,020	\$160,500	\$210,000	\$265,000	\$283,250	\$276,675	\$252,500
Meigs	\$109,900	\$140,000	\$176,270	\$192,000	\$153,500	\$180,000	\$280,000	\$235,500	\$315,000	\$347,500	\$389,900	\$315,900
Monroe	\$216,944	\$141,000	\$166,950	\$166,000	\$189,900	\$200,000	\$194,900	\$245,000	\$299,230	\$345,000	\$394,525	\$410,000
Montgomery	\$185,700	\$207,500	\$212,000	\$221,000	\$241,850	\$250,000	\$272,900	\$306,000	\$365,000	\$364,900	\$362,519	\$364,900
Moore	NA	\$139,000	\$192,250	\$123,750	\$325,000	\$173,000	\$187,000	\$487,500	\$312,000	\$355,000	\$329,450	\$385,000
Morgan	\$84,750	NA	NA	\$185,000	\$167,500	\$174,100	NA	\$269,225	\$295,000	\$247,500	\$339,000	\$345,000
Obion	\$169,000	\$170,200	\$132,950	\$141,500	\$160,000	\$214,997	\$187,450	\$236,990	\$262,500	\$285,000	\$255,000	\$280,750
Overton	\$137,500	\$140,500	\$149,000	\$159,900	\$174,980	\$199,000	\$207,000	\$285,725	\$329,450	\$309,000	\$345,000	\$365,000
Perry	NA	NA	NA	NA	\$235,000	\$135,000	NA	\$305,000	\$225,000	\$207,500	\$260,000	\$260,000
Pickett	NA	NA	\$265,000	\$270,000	NA	\$198,250	NA	\$282,000	\$347,400	\$425,000	\$374,500	\$399,750
Polk	NA	\$175,750	\$112,500	NA	\$140,000	\$191,500	\$230,900	\$121,000	\$370,000	\$307,450	\$365,000	\$402,450
Putnam	\$189,000	\$170,450	\$188,950	\$202,400	\$218,950	\$242,950	\$270,450	\$305,000	\$362,450	\$412,500	\$370,000	\$356,995

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Median Sales Price, \$

County	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2023	2024	2025
Rhea	\$159,900	\$139,600	\$153,700	\$157,000	\$178,950	\$209,750	\$201,250	\$279,900	\$349,999	\$349,000	\$350,000	\$342,478
Roane	\$191,250	\$95,000	\$122,500	\$210,000	\$237,900	\$225,000	\$269,200	\$344,995	\$317,840	\$372,508	\$397,445	\$395,000
Robertson	\$198,000	\$209,752	\$244,950	\$248,610	\$249,900	\$270,000	\$274,900	\$328,485	\$389,945	\$374,945	\$364,450	\$377,200
Rutherford	\$234,900	\$236,000	\$260,970	\$281,938	\$305,158	\$310,000	\$329,000	\$365,000	\$474,078	\$445,223	\$473,006	\$480,000
Scott	\$154,435	\$132,000	\$169,250	\$162,500	\$179,900	\$160,250	\$108,500	\$227,500	\$292,500	\$351,423	\$375,000	\$375,000
Sequatchie	NA	\$90,900	\$250,000	\$160,000	\$174,900	\$185,840	\$223,750	\$269,000	\$292,000	\$332,000	\$326,500	\$325,000
Sevier	\$142,323	\$158,500	\$187,450	\$200,000	\$210,910	\$232,260	\$251,000	\$325,000	\$380,380	\$402,150	\$395,000	\$396,200
Shelby	\$233,190	\$269,950	\$282,000	\$307,500	\$326,267	\$352,250	\$395,100	\$388,000	\$504,450	\$475,000	\$492,970	\$482,425
Smith	\$104,950	\$139,383	\$142,000	\$174,900	\$191,800	\$205,450	\$214,750	\$269,900	\$315,000	\$328,950	\$367,235	\$377,587
Stewart	\$194,500	\$146,000	\$149,000	\$179,950	\$138,100	\$120,000	\$274,950	\$265,000	\$330,000	\$362,000	\$245,040	\$306,500
Sullivan	\$225,000	\$219,450	\$260,000	\$239,405	\$254,900	\$274,225	\$265,553	\$270,000	\$316,890	\$346,100	\$324,725	\$340,105
Sumner	\$255,070	\$269,900	\$283,003	\$307,032	\$311,648	\$334,322	\$349,435	\$372,916	\$429,747	\$449,895	\$420,995	\$429,900
Tipton	\$259,900	\$248,200	\$262,300	\$276,210	\$284,000	\$278,000	\$259,900	\$281,990	\$350,000	\$377,966	\$372,990	\$410,000
Trousdale	\$135,900	\$163,858	\$151,100	\$180,000	\$199,450	\$229,655	\$249,900	\$284,993	\$337,400	\$376,500	\$425,000	\$424,900
Unicoi	\$113,900	\$162,000	\$139,900	\$205,000	\$138,000	NA	NA	\$239,900	\$54,900	\$392,000	\$382,950	\$325,000
Union	\$134,000	\$181,000	\$144,000	\$146,000	\$153,350	\$163,500	\$177,450	\$213,000	\$286,500	\$320,000	\$303,500	\$305,050
Van Buren	NA	\$104,500	\$113,000	\$274,950	NA	\$126,500	NA	\$357,920	\$336,664	\$404,842	\$264,950	\$240,000
Warren	\$116,900	\$119,500	\$132,200	\$145,000	\$147,758	\$165,000	\$189,000	\$269,900	\$279,900	\$275,000	\$299,900	\$320,000
Washington	\$228,451	\$228,330	\$272,500	\$275,000	\$253,000	\$259,900	\$299,650	\$310,000	\$395,000	\$408,000	\$380,500	\$395,000
Wayne	NA	\$70,000	NA	NA	NA	\$183,000	NA	NA	NA	\$170,000	\$300,000	\$240,238
Weakley	\$135,400	\$137,250	\$180,700	\$185,000	\$158,000	\$236,000	\$223,000	\$194,500	\$285,000	\$167,500	\$215,000	\$191,250
White	\$131,000	\$154,850	\$162,000	\$163,730	\$154,250	\$190,025	\$190,000	\$264,900	\$292,500	\$284,900	\$297,400	\$300,000
Williamson	\$412,185	\$414,707	\$454,903	\$490,124	\$525,847	\$569,732	\$615,000	\$700,626	\$924,450	\$1,033,211	\$1,061,013	\$1,127,480
Wilson	\$304,952	\$309,900	\$304,172	\$339,900	\$369,900	\$378,500	\$281,100	\$420,531	\$412,500	\$482,000	\$440,715	\$489,900

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 starting with 2019.

To be comparable, 2017 and 2018 data were revised using the same methodology.

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), 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%.

Data were not available to make the retroactive adjustments for Montgomery County in years prior.