

New Home Sales 2011-2022

	2011	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2011	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022
Tennessee	6,591	8,185	9,615	8,961	12,332	14,728	17,328*	17,440*	18,754	5,933	23,375	21,972	\$195,280	\$214,000	\$239,000	\$256,200	\$264,500	\$274,900	\$289,000*	\$307,657*	\$309,990	\$329,500	\$349,431	\$408,000
	Number of Homes Sold												Median Sales Price											
Anderson	19	3	25	22	26	34	40	47	56	15	241	151	\$149,900	\$171,020	\$135,000	\$172,900	\$174,900	\$209,250	\$200,531	\$221,500	\$237,450	\$239,900	\$276,480	\$320,335
Bedford	17	12	11	36	51	73	124	137	174	33	257	215	\$124,000	\$111,950	\$109,900	\$122,200	\$138,200	\$147,000	\$179,900	\$191,900	\$215,063	\$232,000	\$250,925	\$332,477
Benton	1	1	0	3	0	1	2	3	1	1	4	7	\$300,000	\$120,000		\$191,000		\$110,000	\$61,500	\$140,000	\$143,500	\$129,900	\$187,000	\$146,200
Bledsoe	0	1	0	1	0	0	0	3	2	1	2	4		\$195,000		\$129,800				\$142,000	\$157,700	\$152,000	\$227,450	\$294,000
Blount	53	114	185	166	194	243	323	376	429	101	481	273	\$174,000	\$180,400	\$209,900	\$214,950	\$219,900	\$222,600	\$232,300	\$252,423	\$264,095	\$289,900	\$308,935	\$400,000
Bradley	86	78	102	89	126	178	183	184	213	60	325	342	\$150,650	\$152,000	\$169,250	\$192,900	\$189,900	\$196,108	\$214,700	\$234,900	\$240,600	\$254,950	\$271,465	\$335,000
Campbell	9	2	2	6	8	13	13	19	18	6	27	31	\$150,600	\$310,000	\$169,150	\$154,500	\$204,450	\$177,390	\$155,000	\$169,000	\$190,500	\$191,950	\$229,900	\$305,000
Cannon	5	3	5	7	7	15	24	22	27	9	40	30	\$149,900	\$107,500	\$157,900	\$154,000	\$156,900	\$175,000	\$164,900	\$182,950	\$192,900	\$169,900	\$269,250	\$366,500
Carroll	0	0	0	0	3	0	1	0	0			1					\$192,000		\$84,000					\$405,000
Carter	7	5	7	9	9	13	27	15	17	4	35	24	\$140,000	\$99,000	\$148,000	\$144,900	\$144,000	\$143,000	\$143,600	\$151,990	\$169,000	\$214,703	\$259,900	\$282,400
Cheatham	21	13	10	30	39	41	91	160	197	95	131	147	\$150,000	\$207,000	\$194,121	\$196,450	\$200,000	\$240,850	\$236,700	\$239,900	\$249,500	\$254,440	\$345,000	\$380,000
Chester	21	14	17	9	10	15	24	17	11	6	12	11	\$124,500	\$125,950	\$122,900	\$128,500	\$136,700	\$134,900	\$136,900	\$136,000	\$184,900	\$201,950	\$179,900	\$215,000
Claiborne	9	5	8	7	12	15	9	15	15	6	23	16	\$123,000	\$150,000	\$132,500	\$154,900	\$145,400	\$166,150	\$157,300	\$167,000	\$168,466	\$179,250	\$235,000	\$246,950
Clay	0	1	0	0	0	0	0	0	0		1	1		\$107,000									\$146,000	\$199,900
Cocke	5	3	4	8	9	7	11	8	19	5	17	18	\$130,000	\$147,000	\$183,150	\$169,550	\$157,300	\$143,000	\$149,000	\$162,000	\$164,082	\$207,000	\$261,275	\$292,400
Coffee	22	26	32	45	71	103	115	184	192	51	187	159	\$190,000	\$228,450	\$130,963	\$145,000	\$138,000	\$132,900	\$159,900	\$172,950	\$209,450	\$215,000	\$276,000	\$359,900
Crockett	3	10	6	8	11	12	9	8	4	1	10	2	\$115,000	\$115,250	\$123,900	\$127,400	\$124,500	\$138,900	\$140,000	\$154,900	\$177,500	\$169,900	\$212,500	\$309,900
Cumberland	57	44	46	55	58	76	97	122	149	48	137	117	\$154,000	\$160,250	\$176,000	\$175,900	\$185,750	\$180,000	\$188,500	\$179,900	\$180,000	\$188,750	\$255,500	\$350,000
Davidson	821	912	1,176	1,493	2,597	2,889	3,271	2,939	3,097	850	3,418	3,091	\$185,652	\$198,965	\$257,775	\$290,300	\$331,825	\$340,000	\$345,000	\$365,700	\$379,900	\$408,950	\$422,175	\$467,525
Decatur	0	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	10	4	8	9	6	11	21	30	55	19	42	70	\$160,000	\$114,500	\$105,500	\$119,900	\$161,900	\$125,500	\$142,900	\$154,900	\$160,000	\$171,900	\$273,500	\$328,950
Dickson	33	33	37	49	72	100	125	128	207	119	269	224	\$152,500	\$152,500	\$159,900	\$168,275	\$197,450	\$192,500	\$215,000	\$239,900	\$238,365	\$245,500	\$294,900	\$350,000
Dyer	14	6	17	13	25	20	11	11	19	6	14	10	\$177,000	\$145,950	\$174,900	\$215,000	\$193,800	\$178,450	\$220,000	\$159,900	\$174,000	\$94,000	\$204,200	\$303,700
Fayette	65	89	125	110	147	147	164	146	170	33	343	335	\$190,400	\$196,750	\$229,000	\$231,450	\$249,900	\$243,000	\$266,250	\$283,949	\$312,808	\$398,900	\$334,000	\$366,850
Fentress	12	10	5	7	4	11	11	14	24	14	55	54	\$112,000	\$108,250	\$119,900	\$114,000	\$122,000	\$120,000	\$119,000	\$133,700	\$155,500	\$162,000	\$222,000	\$307,500
Franklin	7	14	22	26	22	27	34	62	59	45	169	177	\$172,000	\$121,900	\$120,950	\$129,000	\$162,653	\$152,500	\$172,450	\$195,079	\$206,500	\$310,190	\$325,215	\$451,050
Gibson	69	53	60	48	42	46	40	35	48	2	98	94	\$139,900	\$148,000	\$149,450	\$164,900	\$187,400	\$209,950	\$225,950	\$259,900	\$239,950	\$250,750	\$252,100	\$329,900
Giles	8	3	6	8	10	12	8	23	18	4	36	27	\$108,000	\$99,000	\$154,500	\$120,600	\$137,195	\$137,500	\$143,750	\$149,900	\$152,500	\$230,750	\$199,950	\$298,000
Grainger	2	1	3	4	9	9	15	8	6	8	23	24	\$171,000	\$150,000	\$161,000	\$136,000	\$160,000	\$154,100	\$170,000	\$169,900	\$176,250	\$182,400	\$235,700	\$312,450
Greene	22	12	15	13	16	22	31	36	56	20	69	76	\$146,264	\$151,400	\$169,000	\$147,000	\$165,000	\$193,250	\$155,000	\$202,450	\$221,500	\$238,500	\$260,000	\$315,000
Grundy	1	1	3	1	1	0	1	2	16	4	14	22	\$280,000	\$120,000	\$45,000	\$15,000	\$163,000		\$139,900	\$147,500	\$144,977	\$173,000	\$292,625	\$400,000
Hamblen	8	15	22	22	30	29	28	43	56	14	50	119	\$123,900	\$154,900	\$187,050	\$169,100	\$163,250	\$169,000	\$156,900	\$217,900	\$200,950	\$197,700	\$301,150	\$318,865
Hamilton	292	580	603	632	674	784	883	812	1,079	364	1,160	1,242	\$212,000	\$245,510	\$259,980	\$275,000	\$279,950	\$290,000	\$291,350	\$322,067	\$338,000	\$350,000	\$378,199	\$432,893
Hancock	1	0	0	0	0	0	0	0	0		4		\$67,500										\$77,500	
Hardeman	1	2	1	5	1	3	5	1	3			7	\$75,000	\$124,025	\$78,000	\$119,000	\$154,000	\$169,100	\$154,000	\$174,500	\$194,440			\$212,900
Hardin	17	10	9	6	6	21	17	25	33	10	21	33	\$154,500	\$145,359	\$118,600	\$142,450	\$268,500	\$133,000	\$174,000	\$173,250	\$165,000	\$191,250	\$249,000	\$311,800
Hawkins	23	17	16	7	5	9	14	19	15	8	34	50	\$140,000	\$129,000	\$167,500	\$140,000	\$171,600	\$168,000	\$275,400	\$235,000	\$197,000	\$200,000	\$200,000	\$272,778
Haywood	0	3	2	1	4	1	2	1	1		2	3		\$260,000	\$144,000	\$259,000	\$124,750	\$123,000	\$84,000	\$247,100	\$264,900		\$284,900	\$188,400
Henderson	6	7	3	3	7	5	10	6	7	4	10	7	\$150,750	\$115,750	\$149,900	\$149,000	\$151,500	\$169,900	\$212,250	\$214,500	\$229,900	\$239,175	\$244,000	\$295,000
Henry	9	9	6	10	20	14	18	5	18	3	18	17	\$131,000	\$127,150	\$130,000	\$125,150	\$149,000	\$134,975	\$142,700	\$137,700	\$179,200	\$160,000	\$272,400	\$289,900
Hickman	1	0	3	2	6	2	4	12	24	7	14	22	\$130,000		\$143,900	\$151,000	\$135,500	\$145,950	\$178,500	\$203,289	\$219,847	\$230,759	\$294,750	\$306,500
Houston	0	1	1	2	1	2	3	1	2		3	2		\$108,000	\$97,000	\$173,950	\$150,000	\$130,000	\$219,700	\$100,000	\$165,750		\$320,000	\$209,000
Humphreys	3	0	2	5	0	2	1	4	8	4	12	18	\$143,400		\$159,000	\$108,500		\$80,750	\$170,000	\$243,950	\$173,950	\$220,950	\$277,450	\$254,000
Jackson	1	2	1	1	0	1	1	1	3	5	2	6	\$162,000	\$104,450	\$45,000	\$97,900		\$155,200	\$116,000	\$30,500	\$162,500	\$180,000	\$248,000	\$302,250
Jefferson	12	10	25	40	56	46	65	57	80	70	150	258	\$136,450	\$160,000	\$134,900	\$135,580	\$140,648	\$139,950	\$138,055	\$170,000	\$159,900	\$156,000	\$249,950	\$291,700
Johnson	1	0	1	1	0	0	2	0	2	2		2	\$365,000		\$40,									

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	2011	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022	2011	2012	2013	2014	2015	2016	2017*	2018*	2019	2020	2021	2022
Lewis	1	0	0	1	0	1	3	5	9	1	24	17	\$89,000			\$124,407		\$75,000	\$110,000	\$133,500	\$134,900	\$124,900	\$192,854	\$210,000
Lincoln	26	19	23	25	24	20	53	52	43	13	29	29	\$106,450	\$120,000	\$139,900	\$149,900	\$143,250	\$130,500	\$139,900	\$149,162	\$164,450	\$205,000	\$202,000	\$271,935
Loudon	33	46	55	77	116	153	164	177	220	38	364	618	\$210,900	\$234,990	\$202,900	\$283,340	\$277,935	\$288,912	\$289,727	\$292,000	\$319,250	\$275,000	\$388,950	\$392,464
Macon	20	22	20	40	16	33	26	26	39	18	71	74	\$106,900	\$96,000	\$122,200	\$108,803	\$114,950	\$138,000	\$154,200	\$159,100	\$169,900	\$190,950	\$245,000	\$285,000
Madison	106	119	152	124	101	122	165	149	168	42	141	158	\$179,450	\$194,500	\$191,200	\$199,400	\$173,400	\$172,500	\$189,900	\$224,900	\$219,900	\$219,700	\$265,300	\$334,700
Marion	7	6	7	11	12	9	16	21	23	4	24	27	\$129,900	\$159,550	\$130,000	\$145,500	\$147,800	\$140,000	\$197,000	\$186,000	\$209,900	\$189,000	\$316,000	\$323,900
Marshall	28	10	23	53	77	127	174	130	96	69	195	314	\$100,750	\$96,250	\$108,900	\$127,650	\$153,900	\$169,000	\$197,425	\$219,900	\$189,999	\$229,000	\$285,000	\$346,707
Maury	99	132	178	238	406	525	746	835	825	191	1,324	1,289	\$164,990	\$172,350	\$180,000	\$204,202	\$208,105	\$232,753	\$260,500	\$289,900	\$299,990	\$280,000	\$329,995	\$414,990
McMinn	6	7	4	10	14	19	20	14	42	20	46	58	\$115,250	\$146,000	\$75,238	\$167,500	\$186,500	\$150,000	\$158,200	\$174,500	\$171,300	\$218,500	\$218,450	\$300,205
McNairy	6	8	8	4	5	2	7	3	5	2	3	5	\$147,715	\$134,000	\$152,500	\$121,750	\$142,000	\$149,000	\$150,500	\$75,000	\$138,020	\$160,500	\$210,000	\$265,000
Meigs	0	2	1	1	1	1	2	2	3	2	2	3		\$190,250	\$85,000	\$109,900	\$140,000	\$176,270	\$192,000	\$153,500	\$180,000	\$280,000	\$235,500	\$315,000
Monroe	4	1	3	2	1	10	19	17	39	5	53	74	\$129,950	\$103,000	\$140,000	\$216,944	\$141,000	\$166,950	\$166,000	\$189,900	\$200,000	\$194,900	\$245,000	\$299,230
Montgomery	1,018	1,147	958	458	782	1,013	964	1,198	1,347	281	1,799	1,409	\$185,900	\$187,700	\$189,900	\$185,700	\$207,500	\$212,000	\$221,000	\$241,850	\$250,000	\$272,900	\$306,000	\$365,000
Moore	0	0	0	0	3	2	2	1	5	3	2	7					\$139,000	\$192,250	\$123,750	\$325,000	\$173,000	\$187,000	\$487,500	\$312,000
Morgan	3	3	4	2	0	0	1	4	5		4	11	\$79,000	\$88,000	\$84,000	\$84,750			\$185,000	\$167,500	\$174,100		\$269,225	\$295,000
Obion	0	5	4	1	4	4	2	9	6	2	13	6		\$163,000	\$188,750	\$169,000	\$170,200	\$132,950	\$141,500	\$160,000	\$214,997	\$187,450	\$236,990	\$262,500
Overton	3	8	9	13	10	21	31	37	34	10	40	16	\$114,000	\$123,500	\$132,000	\$137,500	\$140,500	\$149,000	\$159,900	\$174,980	\$199,000	\$207,000	\$285,725	\$329,450
Perry	1	0	0	0	0	0	0	1	1		1	1	\$190,000							\$235,000	\$135,000		\$305,000	\$225,000
Pickett	1	1	0	0	0	1	1	0	2		2	2	\$145,000	\$155,000				\$265,000	\$270,000		\$198,250		\$282,000	\$347,400
Polk	0	1	0	0	2	2	0	4	6	4	4	8		\$342,900			\$175,750	\$112,500		\$140,000	\$191,500	\$230,900	\$121,000	\$370,000
Putnam	55	57	65	75	64	108	136	156	158	66	97	168	\$151,500	\$170,000	\$175,000	\$189,000	\$170,450	\$188,950	\$202,400	\$218,950	\$242,950	\$270,450	\$305,000	\$362,450
Rhea	10	7	12	17	18	24	22	22	22	14	33	37	\$185,950	\$168,000	\$153,000	\$159,900	\$139,600	\$153,700	\$157,000	\$178,950	\$209,750	\$201,250	\$279,900	\$349,999
Roane	6	2	1	2	1	2	5	29	99	18	86	132	\$220,000	\$94,250	\$79,900	\$191,250	\$95,000	\$122,500	\$210,000	\$237,900	\$225,000	\$269,200	\$344,995	\$317,840
Robertson	16	46	36	77	88	126	168	177	181	51	541	530	\$143,373	\$152,795	\$159,975	\$198,000	\$209,752	\$244,950	\$248,610	\$249,900	\$270,000	\$274,900	\$328,485	\$389,945
Rutherford	628	826	1,090	565	1,627	1,822	2,266	2,212	2,338	1,011	3,133	2,204	\$188,000	\$195,000	\$214,900	\$234,900	\$236,000	\$260,970	\$281,938	\$305,158	\$310,000	\$329,000	\$365,000	\$474,078
Scott	3	2	3	2	9	4	8	5	12	2	10	10	\$80,000	\$128,750	\$100,000	\$154,435	\$132,000	\$169,250	\$162,500	\$179,900	\$160,250	\$108,500	\$227,500	\$292,500
Sequatchie	1	2	1	0	3	1	5	5	11	6	17	23	\$132,000	\$114,750	\$147,500		\$90,900	\$250,000	\$160,000	\$174,900	\$185,840	\$223,750	\$269,000	\$292,000
Sevier	57	49	80	124	111	172	181	169	260	35	201	149	\$153,900	\$154,900	\$146,388	\$142,323	\$158,500	\$187,450	\$200,000	\$210,910	\$232,260	\$251,000	\$325,000	\$380,380
Shelby	563	639	741	152	139	793	681	736	731	175	113	695	\$200,710	\$231,615	\$236,368	\$233,190	\$269,950	\$282,000	\$307,500	\$326,267	\$352,250	\$395,100	\$388,000	\$504,450
Smith	10	6	4	6	4	7	19	29	22	10	26	28	\$153,404	\$129,400	\$152,850	\$104,950	\$139,383	\$142,000	\$174,900	\$191,800	\$205,450	\$214,750	\$269,900	\$315,000
Stewart	3	0	5	3	1	1	4	8	3	1	5	5	\$130,000		\$135,000	\$194,500	\$146,000	\$149,000	\$179,950	\$138,100	\$120,000	\$274,950	\$265,000	\$330,000
Sullivan	79	84	90	111	80	75	90	109	120	90	213	200	\$185,900	\$187,400	\$189,900	\$225,000	\$219,450	\$260,000	\$239,405	\$254,900	\$274,225	\$265,553	\$270,000	\$316,890
Sumner	348	403	623	605	755	992	1,044	940	944	412	1,007	1,060	\$209,995	\$221,500	\$246,445	\$255,070	\$269,900	\$283,003	\$307,032	\$311,648	\$334,322	\$349,435	\$372,916	\$429,747
Tipton	32	44	52	57	49	75	90	100	121	21	173	138	\$239,000	\$219,250	\$260,000	\$259,900	\$248,200	\$262,300	\$276,210	\$284,000	\$278,000	\$259,900	\$281,990	\$350,000
Trousdale	4	3	4	6	13	21	35	30	36	5	50	42	\$113,331	\$146,400	\$200,750	\$135,900	\$163,858	\$151,100	\$180,000	\$199,450	\$229,655	\$249,900	\$284,993	\$337,400
Unicoi	2	2	0	1	4	3	3	2	0		3	1	\$186,000	\$187,000		\$113,900	\$162,000	\$139,900	\$205,000	\$138,000			\$239,900	\$54,900
Union	0	6	11	9	12	15	35	38	43	12	33	26		\$153,450	\$139,464	\$134,000	\$181,000	\$144,000	\$146,000	\$153,350	\$163,500	\$177,450	\$213,000	\$286,500
Van Buren	2	1	0	0	2	1	2	0	1		5	15	\$142,500	\$279,900			\$104,500	\$113,000	\$274,950		\$126,500		\$357,920	\$336,664
Warren	8	9	6	7	9	9	12	24	35	17	49	69	\$121,075	\$97,500	\$127,450	\$116,900	\$119,500	\$132,200	\$145,000	\$147,758	\$165,000	\$189,000	\$269,900	\$279,900
Washington	111	124	134	106	166	147	183	215	227	60	281	324	\$199,000	\$196,962	\$223,950	\$228,451	\$228,330	\$272,500	\$275,000	\$253,000	\$259,900	\$299,650	\$310,000	\$395,000
Wayne	0	0	0	0	1	0	0	0	1								\$70,000				\$183,000			
Weakley	7	8	12	10	10	6	7	3	6	5	6	12	\$129,900	\$126,500	\$132,500	\$135,400	\$137,250	\$180,700	\$185,000	\$158,000	\$236,000	\$223,000	\$194,500	\$285,000
White	28	27	27	14	10	14	24	38	24	15	50	67	\$117,000	\$119,000	\$139,000	\$131,000	\$154,850	\$162,000	\$163,730	\$154,250	\$190,025	\$190,000	\$264,900	\$292,500
Williamson	699	1,115	1,440	1,497	1,720	1,784	1,794	1,956	1,604	588	1,621	1,116	\$407,182	\$389,900	\$398,413	\$412,185	\$414,707	\$454,903	\$490,124	\$525,847	\$569,732	\$615,000	\$700,626	\$924,450
Wilson	441	542	733	728	530	411	973	1,079	1,003	315	1,678	1,711	\$229,990	\$227,298	\$265,300	\$304,952	\$309,900	\$304,172	\$339,900	\$369,900	\$378,500	\$281,100	\$420,531	\$412,500

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 available to make the retroactive adjustments for Montgomery County in years prior.