

Tennessee Home Market Report

Spring 2026 Edition Updated:
April 28, 2026



2026 Home Prices, Loan Programs, and What You Need to Know

Average Home Prices in Middle Tennessee

As of April 2026, the median sale price for a single-family home in Tennessee is \$333,651.

Average home price:

- Nashville: \$434,338
- Murfreesboro: \$426,292
- Spring Hill: \$517,912
- Columbia: \$374,476
- Hendersonville: \$521,094
- Franklin: \$922,855
- Gallatin: \$435,264
- Goodlettsville: \$389,925

Source: Zillow Home Value Index

Down Payment Assistance Programs

- Great Choice Mortgage Loan Program
- Great Choice Plus Mortgage Program
- Homeownership for Heroes Plus Mortgage Loan Program
- National Homebuyers Fund FHA Program
- Lakeview National Community Lending Program

Home Appreciation in Tennessee

- Short-Term Appreciation Year-Over-Year for 2025: +3.1%
- Long-Term Appreciation for 2022-2025: +6-8% Per Year

Source: Federal Housing Finance Agency

Build equity with each monthly payment

Tennessee Listing Overview

- Median Price List: \$397,967
- Percent of Sales Over List Price: 13.4%
- Percent of Sales Under List Price: 66.9%
- New Listings: 8,214
- For Sale Inventory: 33,179
- Median Days to Pending: 42

This means you have more leverage

Source: Zillow Home Value Index

At a Glance

- Market Type: More balanced/ buyer-leaning
- Negotiation: Back on the table
- Inventory: More homes to choose from
- Affordability: More creative financing options available

How Do I Get Started?

- Discuss your options with a Home Loan Specialist
- Submit an application at www.churchillmortgage.com
- Prepare your important documents

