

Hancock County, TN

County · TN · Tennessee

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

-16.9%

1-YR CHANGE

107

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



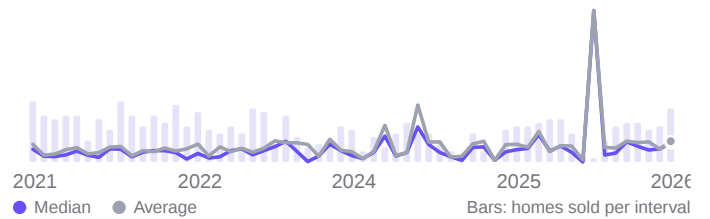
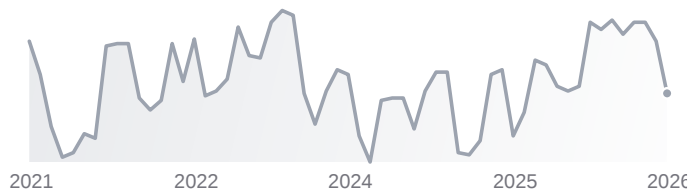
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$236K · Average \$260K

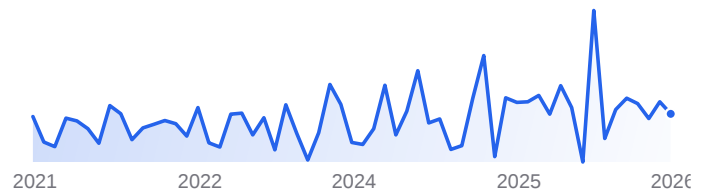
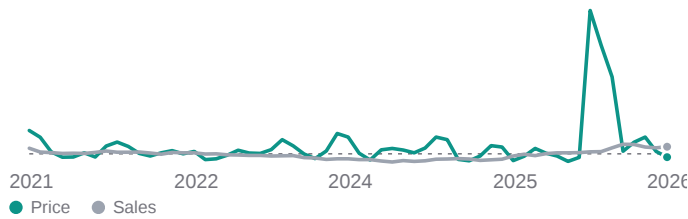


Growth (year over year)

Price -16.9% · Sales +35.4%

Price per square foot

\$139/ft²



Sale premium vs estimated value

-11.6%

Annual turnover (share of homes sold)

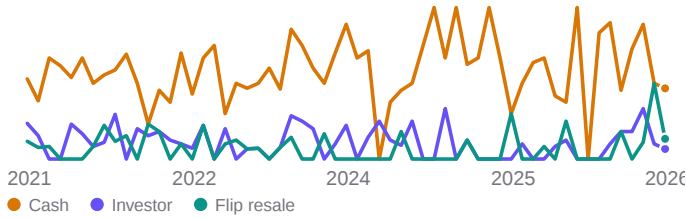
3.1%



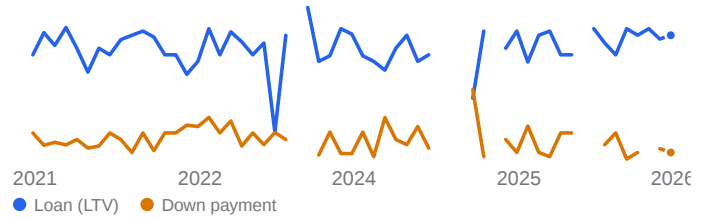
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 6.7% · Flip resale 13%

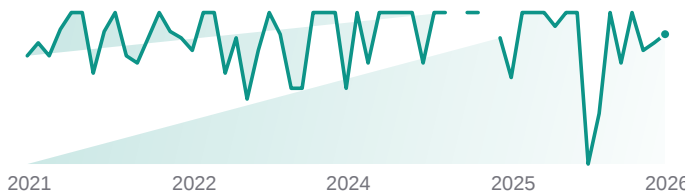


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



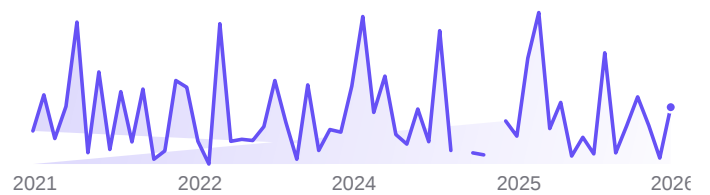
Sellers who sold at a gain

86%



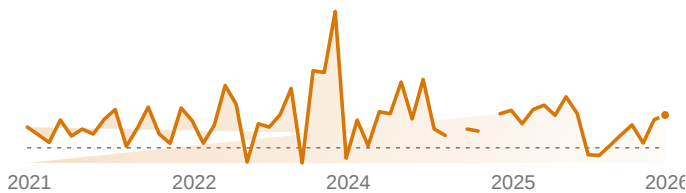
Typical hold before selling

5.5 yrs



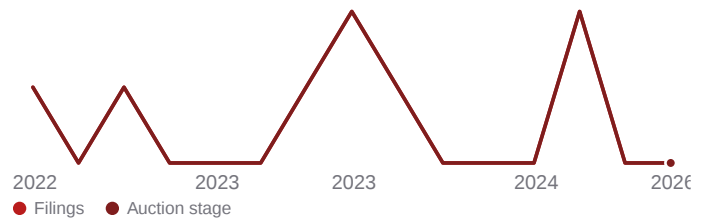
Median annualized return at resale

+11.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,448
Median value (AVM)	\$171K
Median size	1,152 ft²
Median bedrooms	2
Median year built	1984
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.3%
Owner occupied	72%
Company owned	3.3%
Median loan-to-value	0%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	7,111
Density	32 / mi²
Median household income	\$33K
Average household income	\$54K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	126
Homes occupied	76%
Bachelor's or higher	4%
Poverty rate	36.1%
Unemployment	0.9%
Average temp	56°F
Annual precip	49 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.