

Hardeman County, TN

County · TN · Tennessee

BUYER'S MARKET

\$152K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

302

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



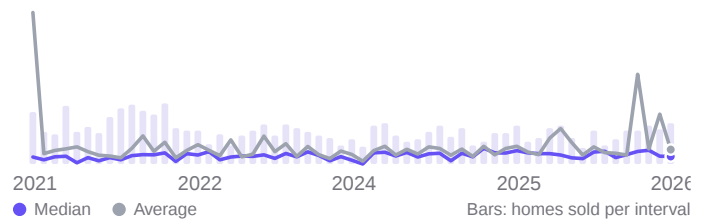
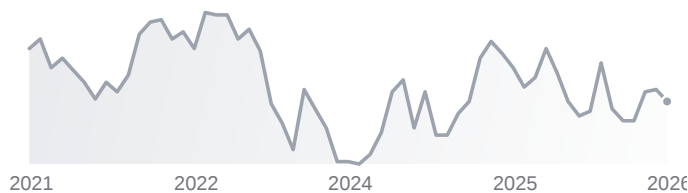
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$131K · Average \$196K

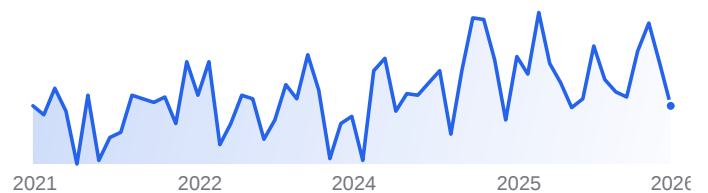
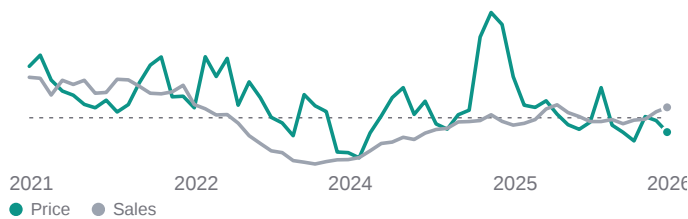


Growth (year over year)

Price -10.5% · Sales +7.5%

Price per square foot

\$87/ft²

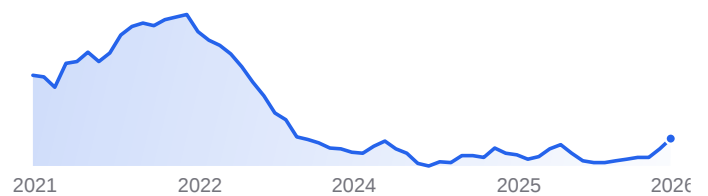
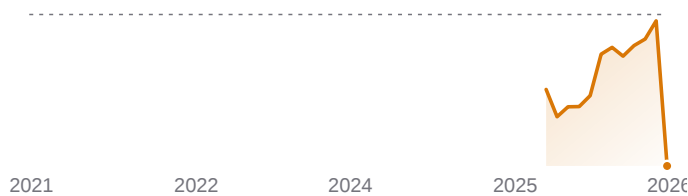


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

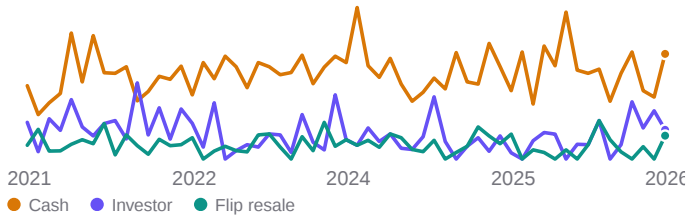
2.9%



BUYERS & OUTCOMES

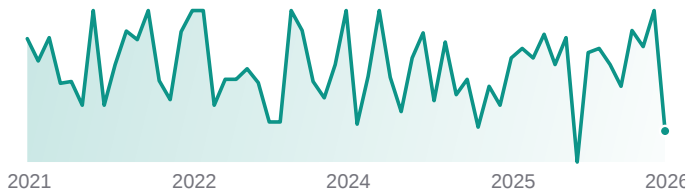
Buyer mix

Cash 55% · Investor 15% · Flip resale 12%



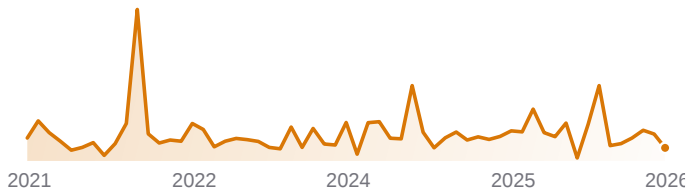
Sellers who sold at a gain

68%

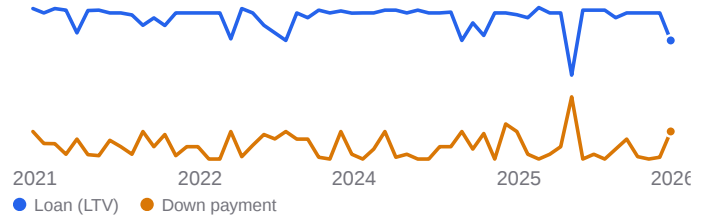


Median annualized return at resale

+3.6%

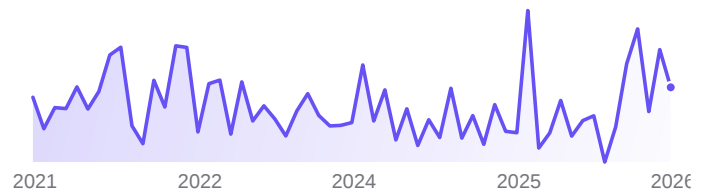


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	10,348
Median value (AVM)	\$145K
Median size	1,395 ft²
Median year built	1980
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.0%
Owner occupied	67%
Company owned	8.0%
Median loan-to-value	22%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	25,631
Density	38 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	143
Homes occupied	83%
Bachelor's or higher	7%
Poverty rate	14.3%
Unemployment	1.1%
Average temp	60°F
Annual precip	56 in
Sunshine	64%

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.