

Hickman County, TN

County · TN · Tennessee

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

-23.3%

1-YR CHANGE

414

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



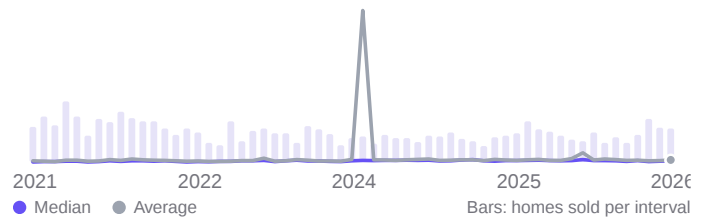
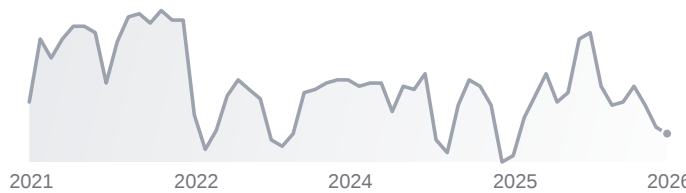
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$230K · Average \$299K

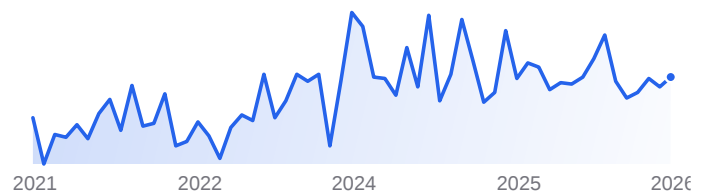
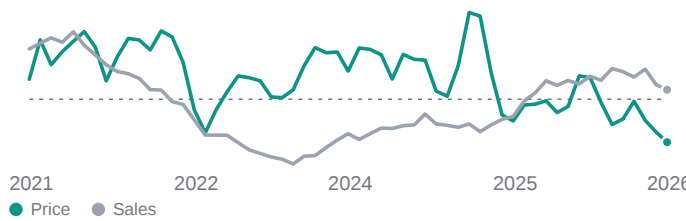


Growth (year over year)

Price -23.3% · Sales +5.1%

Price per square foot

\$164/ft²

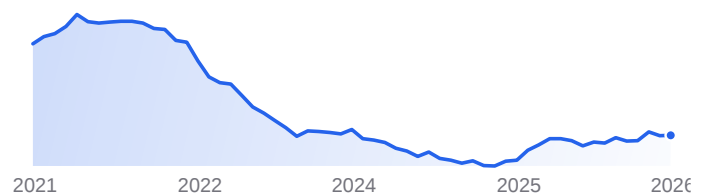
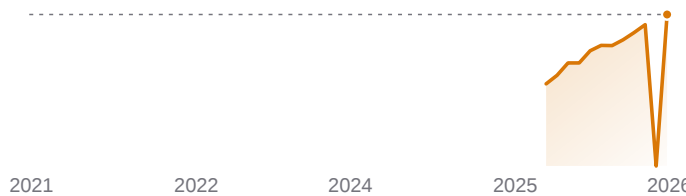


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

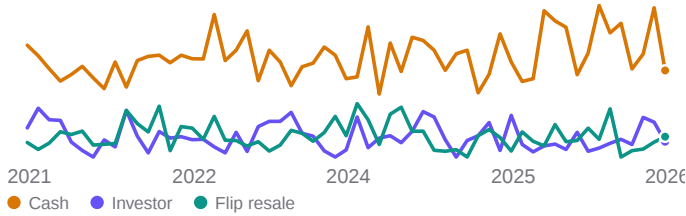
3.8%



BUYERS & OUTCOMES

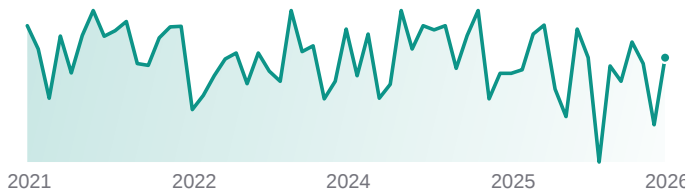
Buyer mix

Cash 40% · Investor 7.1% · Flip resale 9.5%



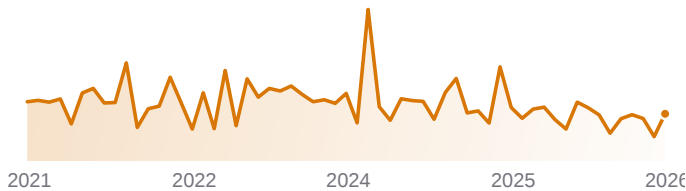
Sellers who sold at a gain

89%

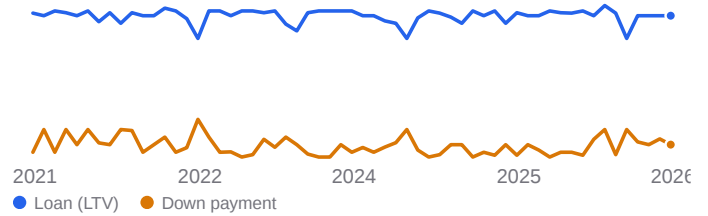


Median annualized return at resale

+8.2%

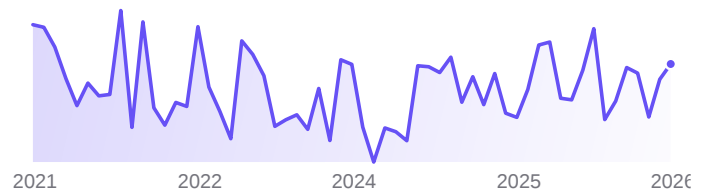


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,016
Median value (AVM)	\$265K
Median size	1,527 ft²
Median year built	1989
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	68%
Company owned	7.0%
Median loan-to-value	24%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	26,099
Density	43 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	71
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	15.2%
Unemployment	0.9%
Average temp	58°F
Annual precip	55 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.