

Centerville 37033

ZIP code · TN · Tennessee > Hickman County > Centerville

BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-45.1%

1-YR CHANGE

122

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



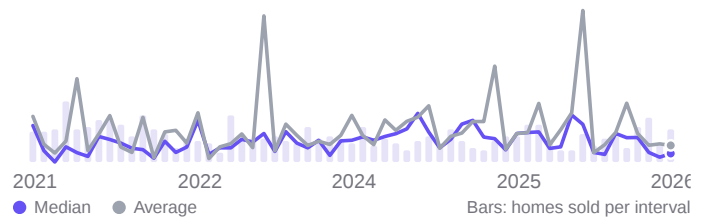
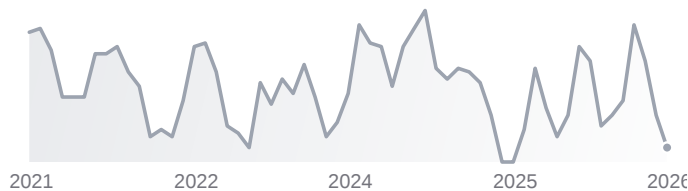
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$145K · Average \$188K

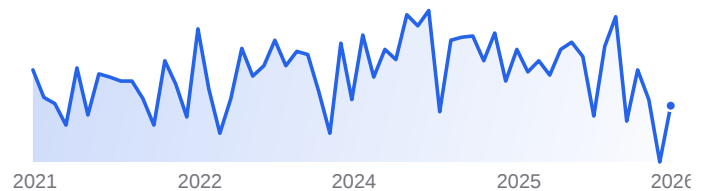
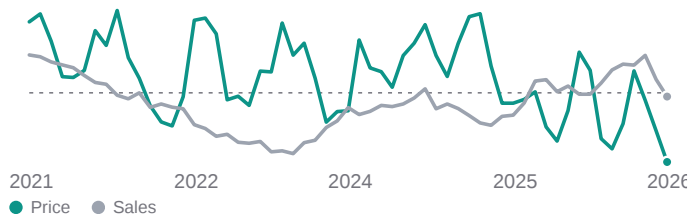


Growth (year over year)

Price -45.1% · Sales -2.4%

Price per square foot

\$102/ft²

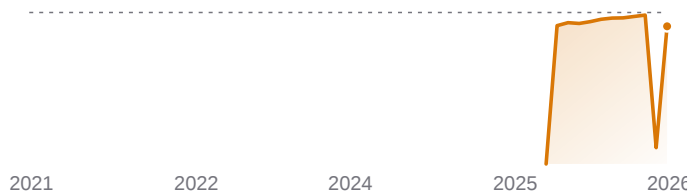


Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

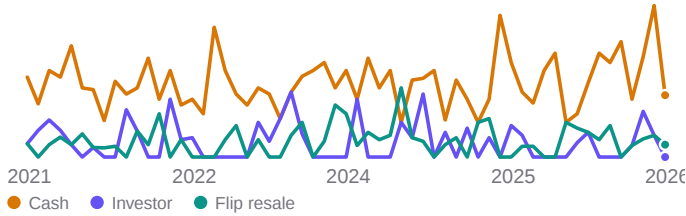
3.7%



BUYERS & OUTCOMES

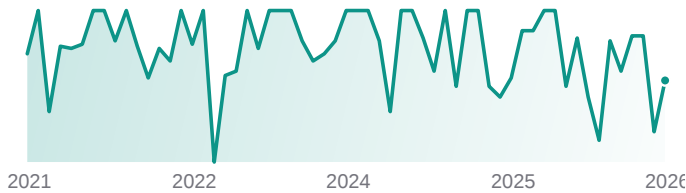
Buyer mix

Cash 36% · Investor 0% · Flip resale 7.1%



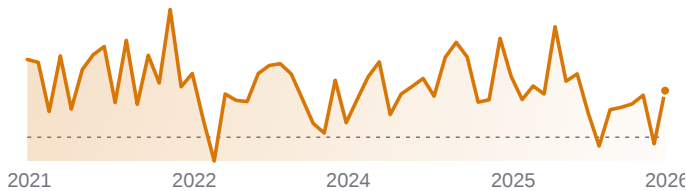
Sellers who sold at a gain

77%

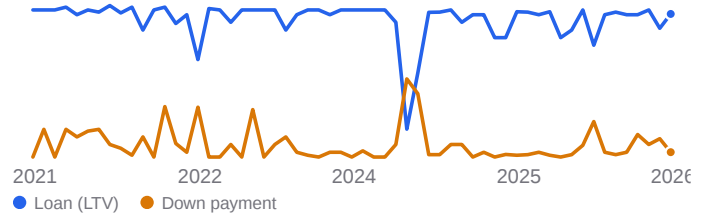


Median annualized return at resale

+8.2%

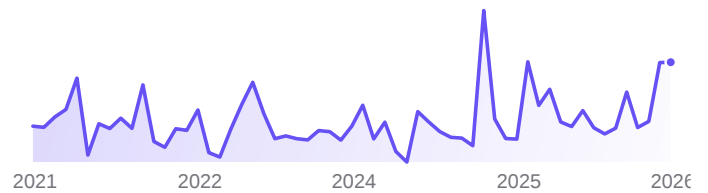


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,318
Median value (AVM)	\$262K
Median size	1,584 ft²
Median year built	1978
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	6.7%
Median loan-to-value	28%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	7,528
Density	30 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	71
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	17.5%
Unemployment	0.9%
Average temp	58°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.