

Kyles Ford 37765

ZIP code · TN · Tennessee > Hancock County

STRONG SELLER'S MARKET

\$91K

MEDIAN SALE PRICE

+354.2%

1-YR CHANGE

13

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

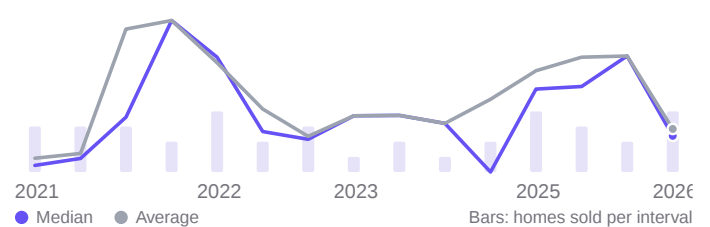
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$100K · Average \$116K

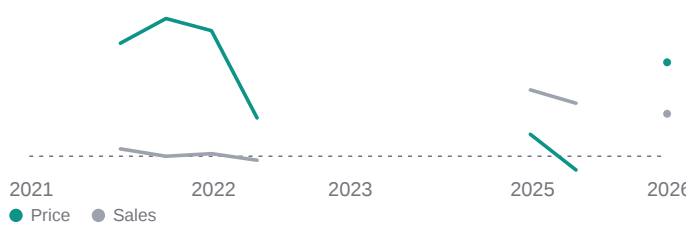


Growth (year over year)

Price +354.2% · Sales +160.0%

Price per square foot

\$123/ft²



Sale premium vs estimated value

-30.7%

Annual turnover (share of homes sold)

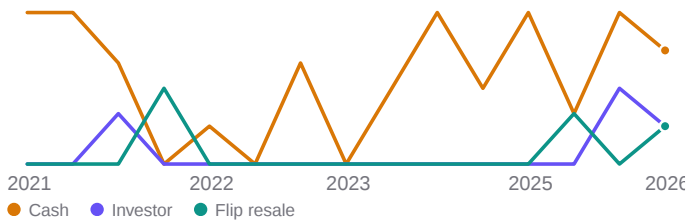
4.4%



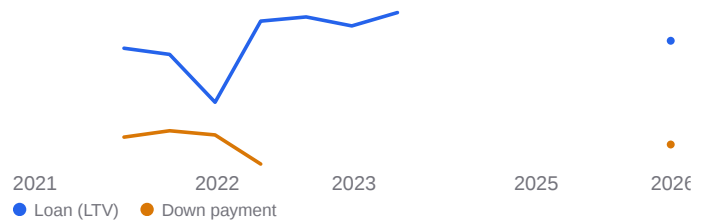
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 25%

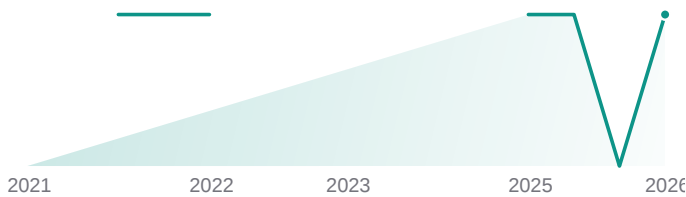


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Sellers who sold at a gain

100%



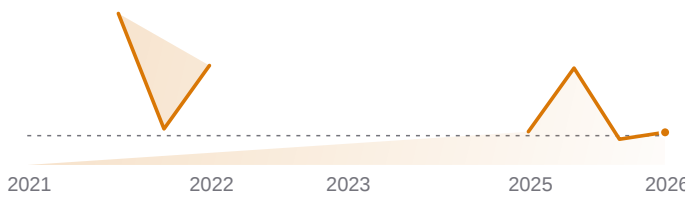
Typical hold before selling

7.0 yrs



Median annualized return at resale

+7.4%



HOUSING STOCK

Homes	295
Median value (AVM)	\$151K
Median size	1,064 ft²
Median year built	1980
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	3.4%
Median loan-to-value	0%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	365
Density	17 / mi²
Median household income	\$41K
Average household income	\$58K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	117
Homes occupied	64%
Bachelor's or higher	4%
Poverty rate	30.7%
Unemployment	1.1%
Average temp	56°F
Annual precip	48 in
Sunshine	53%

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