

Middleton 38052

ZIP code · TN · Tennessee > Hardeman County > Middleton

BUYER'S MARKET

\$137K

MEDIAN SALE PRICE

-29.0%

1-YR CHANGE

64

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



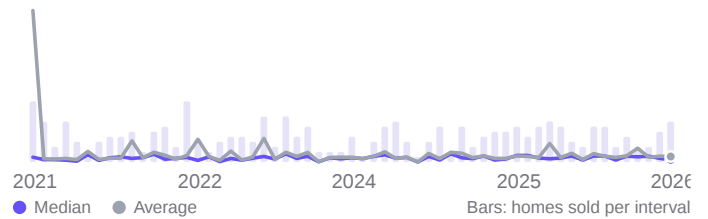
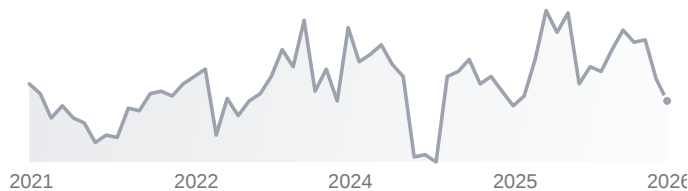
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$85K · Average \$189K

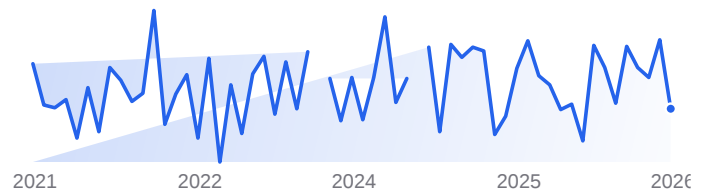
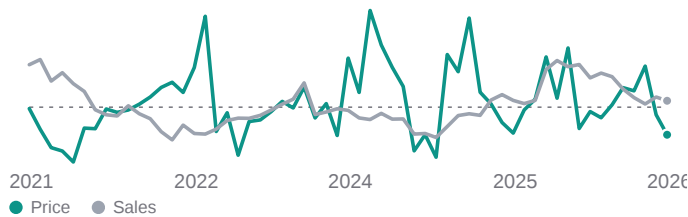


Growth (year over year)

Price -29.0% · Sales +6.7%

Price per square foot

\$73/ft²



Sale premium vs estimated value

-29.9%

Annual turnover (share of homes sold)

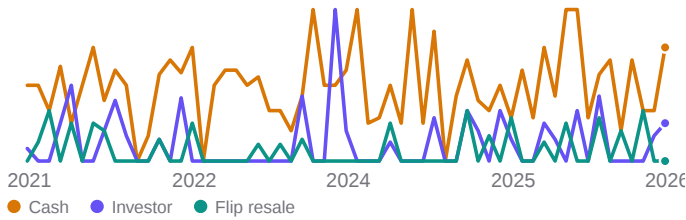
3.4%



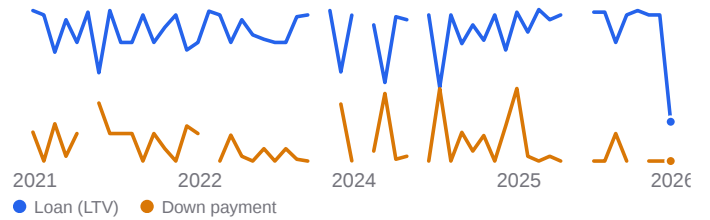
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

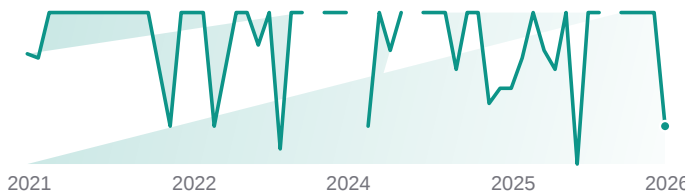


Financing (share of purchase price) Loan (LTV) 28% · Down payment 1.8%



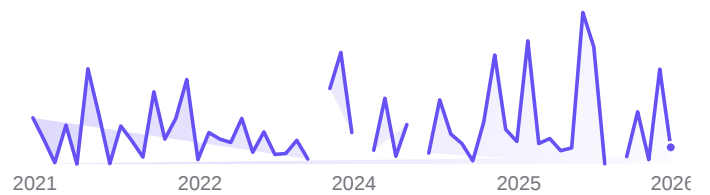
Sellers who sold at a gain

50%



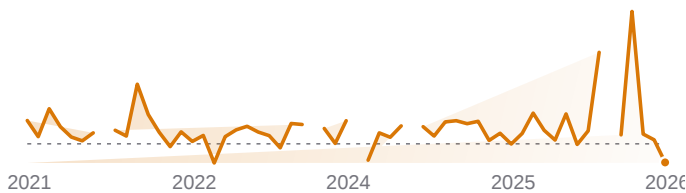
Typical hold before selling

3.0 yrs



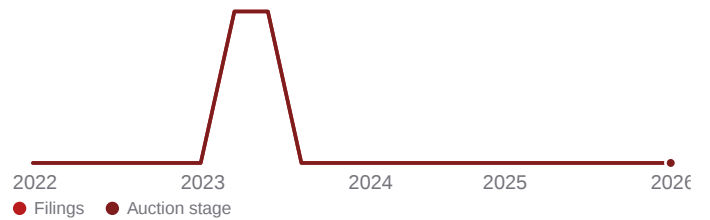
Median annualized return at resale

-8.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,860
Median value (AVM)	\$164K
Median size	1,440 ft²
Median year built	1985
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	7.3%
Median loan-to-value	7%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	3,981
Density	31 / mi²
Median household income	\$51K
Average household income	\$62K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	118
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	15.7%
Unemployment	1.2%
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.