

Hornbeak 38232

ZIP code · TN · Tennessee > Obion County > Hornbeak

BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-21.6%

1-YR CHANGE

38

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



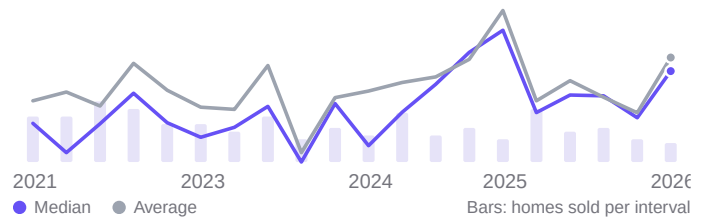
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$185K · Average \$206K

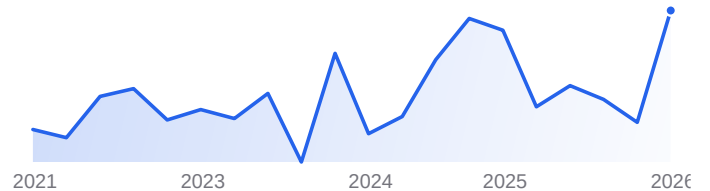
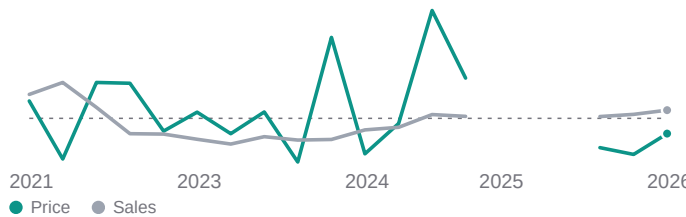


Growth (year over year)

Price -21.6% · Sales +11.8%

Price per square foot

\$195/ft²

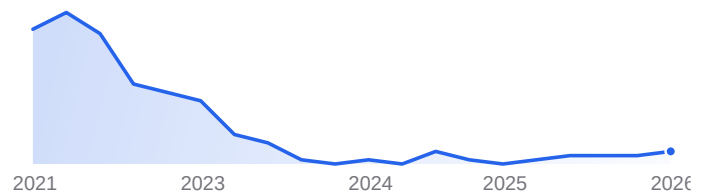


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

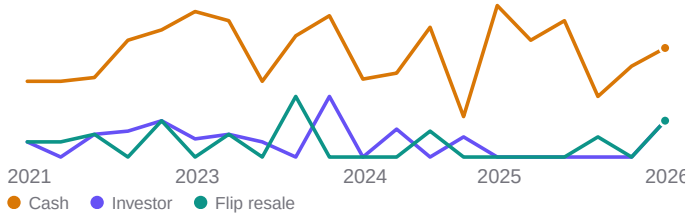
3.5%



BUYERS & OUTCOMES

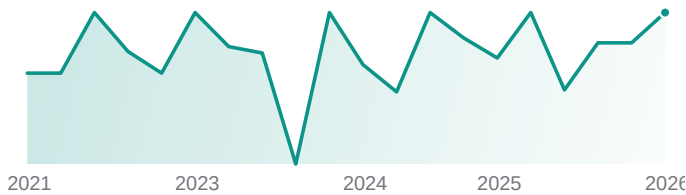
Buyer mix

Cash 60% · Investor 20% · Flip resale 20%



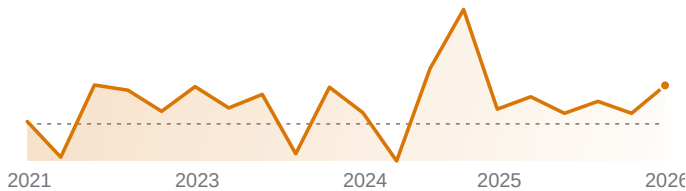
Sellers who sold at a gain

100%

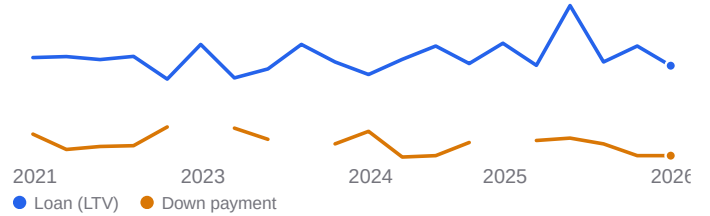


Median annualized return at resale

+8.1%

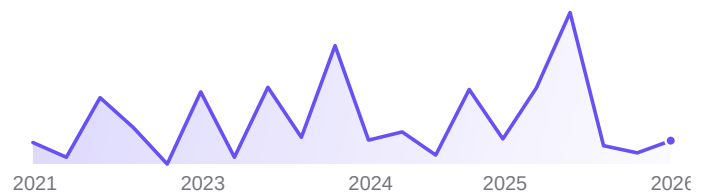


Financing (share of purchase price) Loan (LTV) 82% · Down payment 5.0%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,100
Median value (AVM)	\$149K
Median size	1,313 ft²
Median bedrooms	3
Median year built	1986
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	64%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	2,053
Density	37 / mi²
Median household income	\$51K
Average household income	\$56K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	612
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	7.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	52 in
Sunshine	64%

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