

Duck River 38454

ZIP code · TN · Tennessee > Hickman County

SELLER'S MARKET

\$946K

MEDIAN SALE PRICE

+208.0%

1-YR CHANGE

16

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

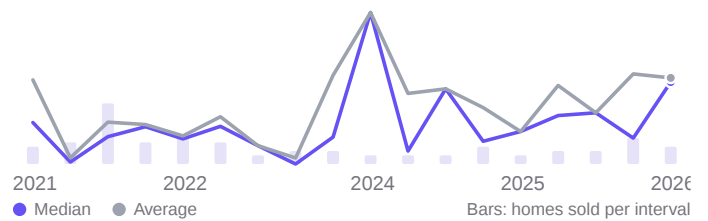
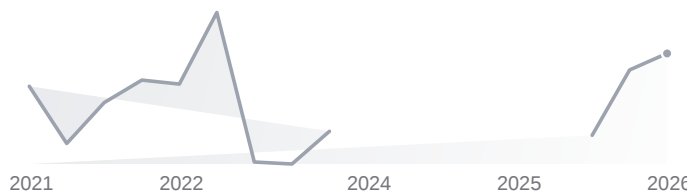
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$730K · Average \$766K

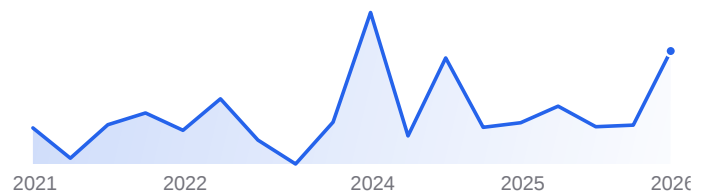
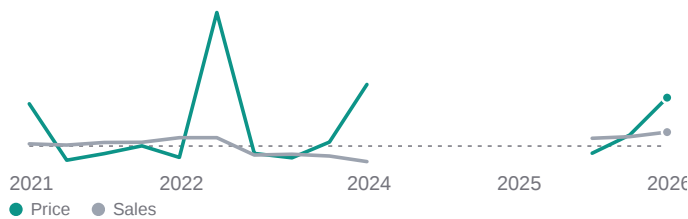


Growth (year over year)

Price +208.0% · Sales +60.0%

Price per square foot

\$443/ft²

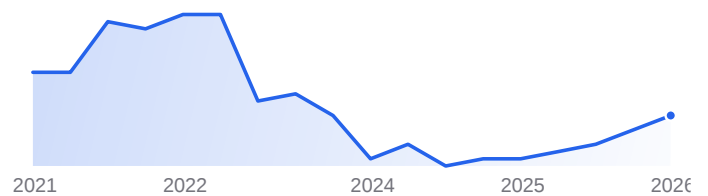


Sale premium vs estimated value

+115.7%

Annual turnover (share of homes sold)

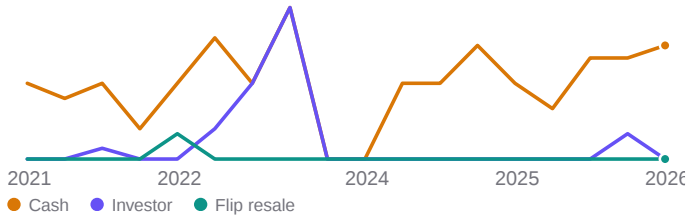
3.3%



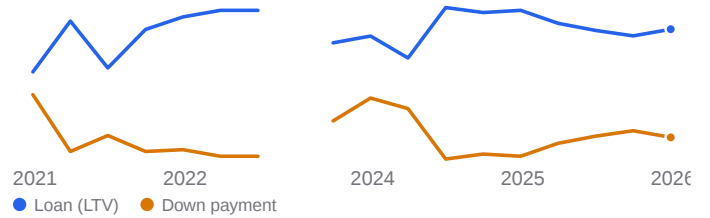
BUYERS & OUTCOMES

Buyer mix

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

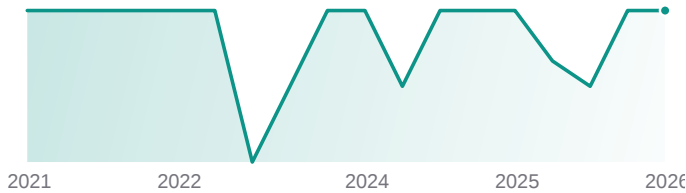


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



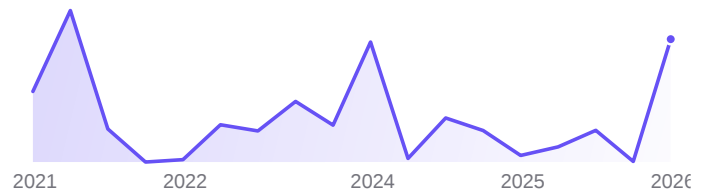
Sellers who sold at a gain

100%



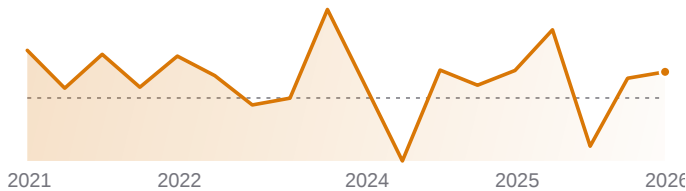
Typical hold before selling

15.8 yrs



Median annualized return at resale

+14.2%



HOUSING STOCK

Homes	479
Median value (AVM)	\$285K
Median size	1,592 ft²
Median year built	1989
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.7%
Owner occupied	70%
Company owned	5.0%
Median loan-to-value	14%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	1,841
Density	29 / mi²
Median household income	\$58K
Average household income	\$71K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	67
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	6.7%
Unemployment	1.0%
Average temp	58°F
Annual precip	56 in
Sunshine	64%

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