

Hickman 38567

ZIP code · TN · Tennessee > Smith County > Hickman

BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

12

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



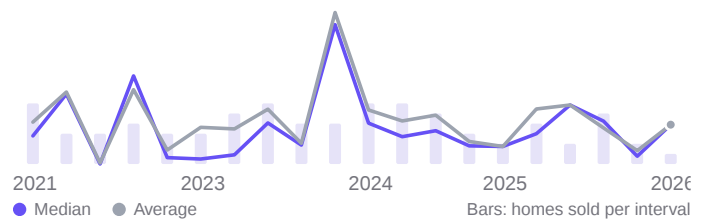
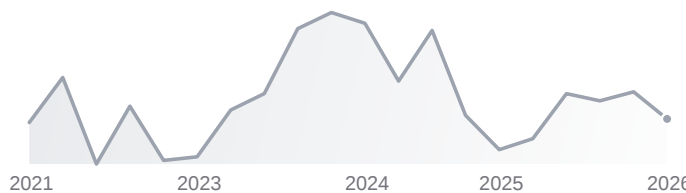
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$249K · Average \$249K

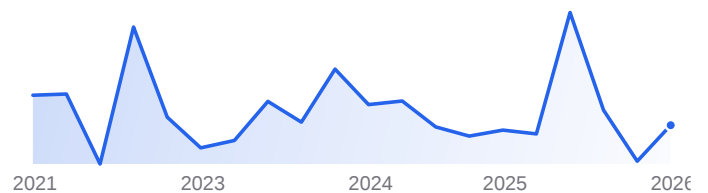
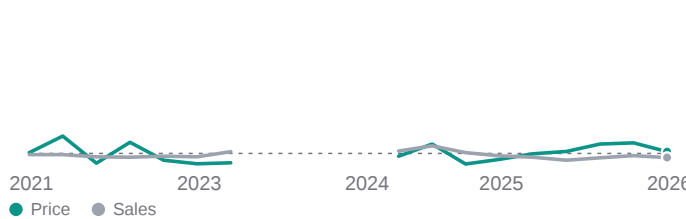


Growth (year over year)

Price +13.4% · Sales -33.3%

Price per square foot

\$121/ft²

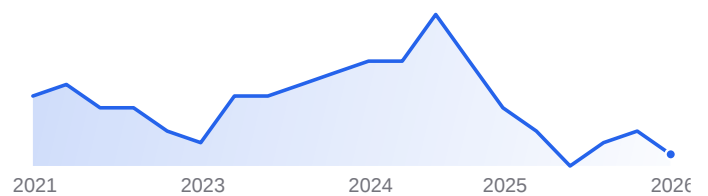


Sale premium vs estimated value

-43.2%

Annual turnover (share of homes sold)

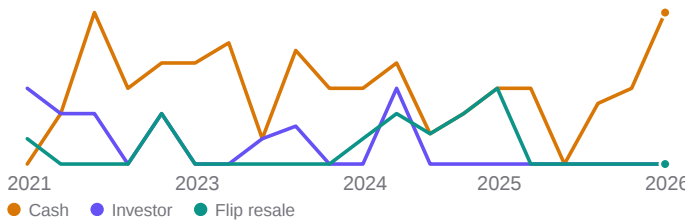
3.0%



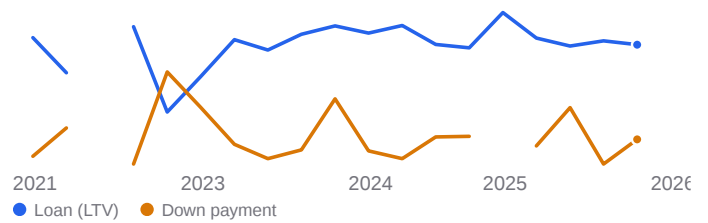
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

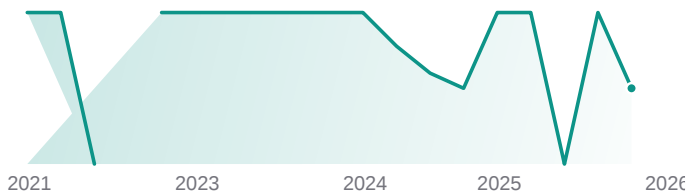


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



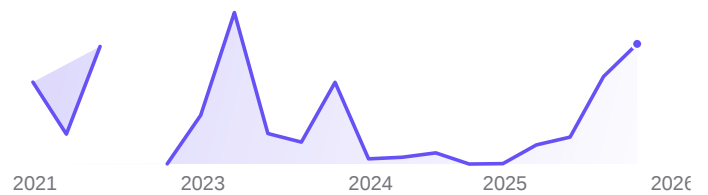
Sellers who sold at a gain

50%



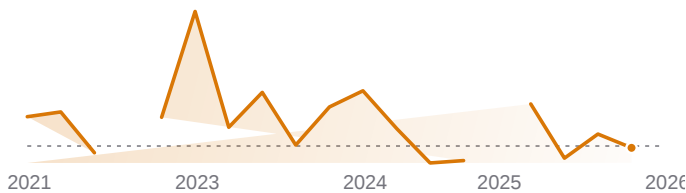
Typical hold before selling

19.2 yrs



Median annualized return at resale

-0.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	405
Median value (AVM)	\$280K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1985
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.5%
Owner occupied	78%
Company owned	3.2%
Median loan-to-value	26%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	1,455
Density	67 / mi²
Median household income	\$68K
Average household income	\$80K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	48
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	58°F
Annual precip	55 in
Sunshine	57%

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.