

Hilham 38568

ZIP code · TN · Tennessee > Overton County > Hilham

BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

-22.4%

1-YR CHANGE

37

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



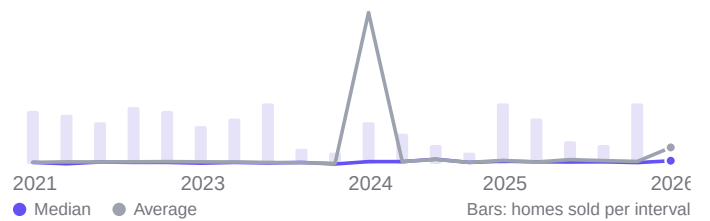
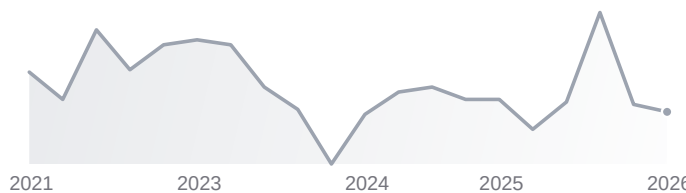
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$271K · Average \$1.2M

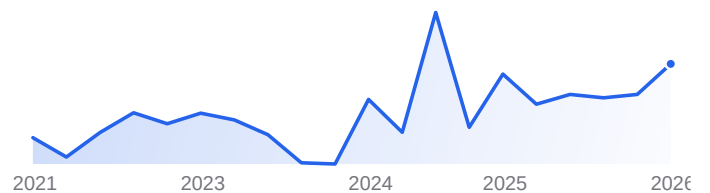
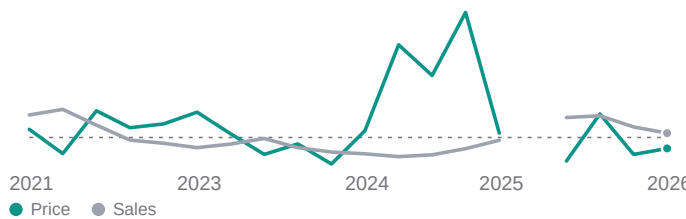


Growth (year over year)

Price -22.4% · Sales +8.8%

Price per square foot

\$236/ft²

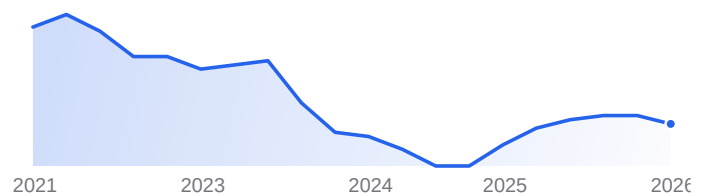


Sale premium vs estimated value

+72.4%

Annual turnover (share of homes sold)

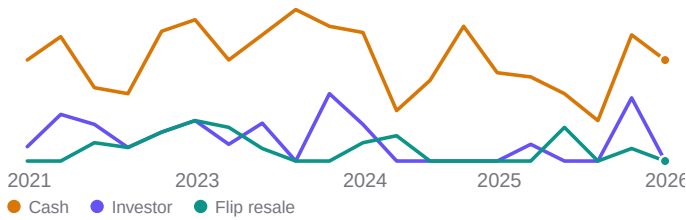
3.6%



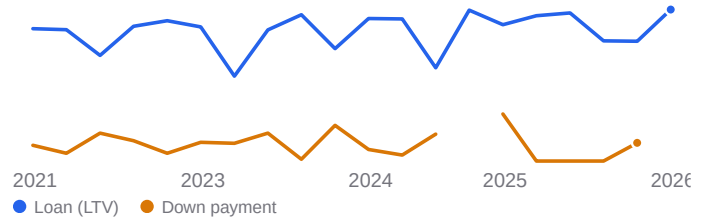
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

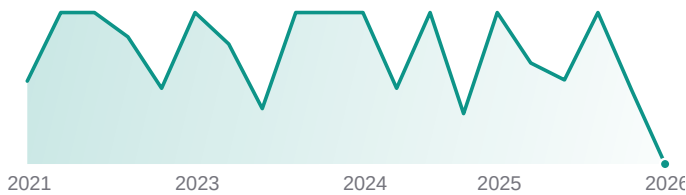


Financing (share of purchase price) Loan (LTV) 100% · Down payment 14%



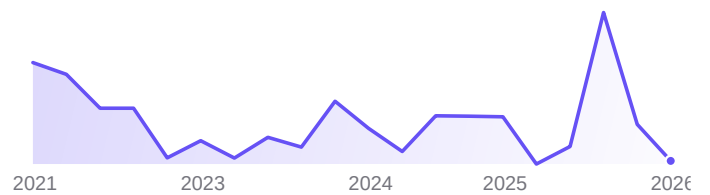
Sellers who sold at a gain

50%



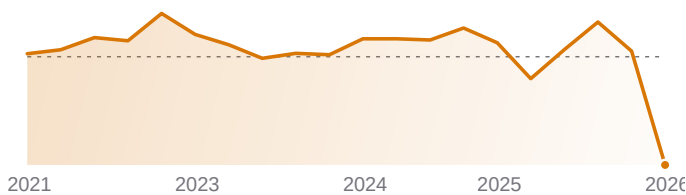
Typical hold before selling

2.1 yrs



Median annualized return at resale

-85.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,036
Median value (AVM)	\$241K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1993
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.3%
Owner occupied	73%
Company owned	5.0%
Median loan-to-value	10%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,422
Density	38 / mi²
Median household income	\$51K
Average household income	\$60K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	49
Homes occupied	85%
Bachelor's or higher	6%
Poverty rate	21.6%
Unemployment	1.1%
Average temp	57°F
Annual precip	54 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.