

Rickman 38580

ZIP code · TN · Tennessee > Overton County

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+63.1%

1-YR CHANGE

37

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

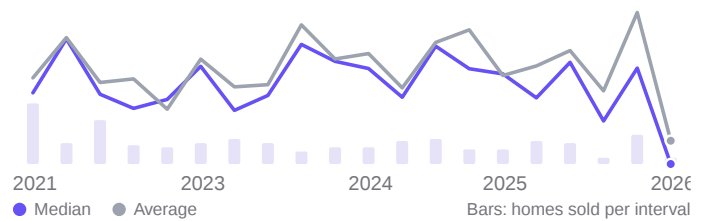
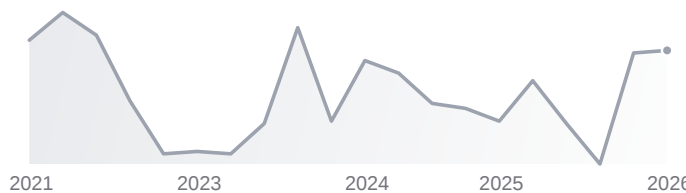
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$22K · Average \$85K

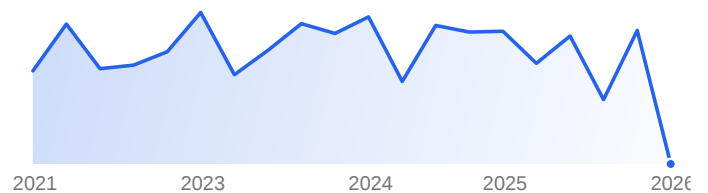
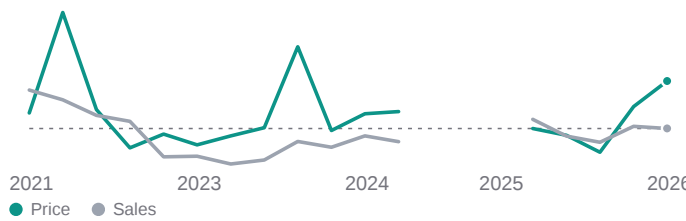


Growth (year over year)

Price +63.1% · Sales +0.0%

Price per square foot

\$17/ft²

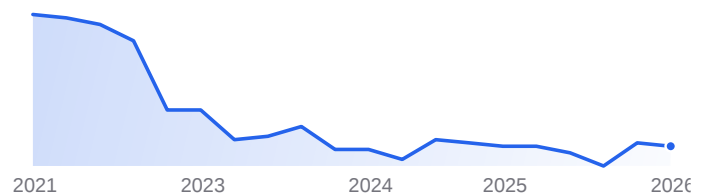


Sale premium vs estimated value

-96.3%

Annual turnover (share of homes sold)

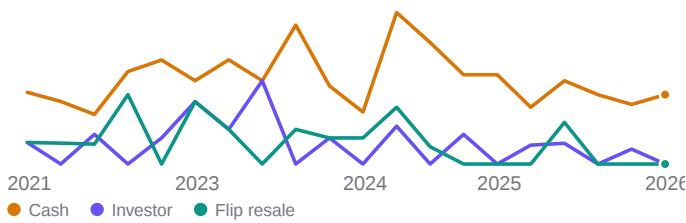
4.1%



BUYERS & OUTCOMES

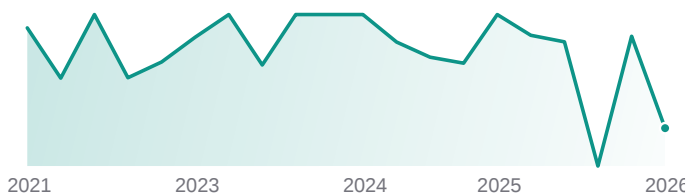
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



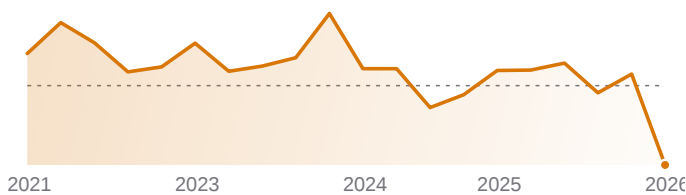
Sellers who sold at a gain

50%

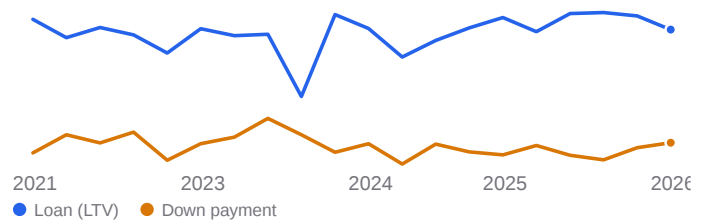


Median annualized return at resale

-40.6%

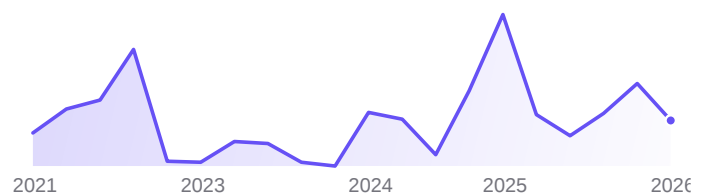


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



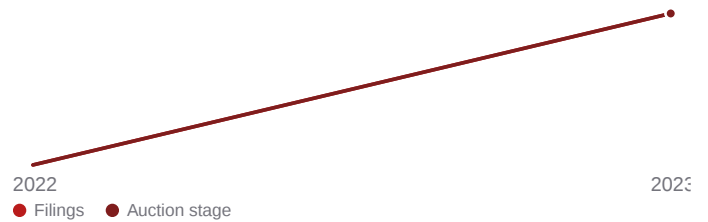
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	894
Median value (AVM)	\$276K
Median size	1,510 ft²
Median year built	1999
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	81%
Company owned	7.2%
Median loan-to-value	36%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	2,146
Density	63 / mi²
Median household income	\$64K
Average household income	\$76K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	54
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	16.0%
Unemployment	1.2%
Average temp	56°F
Annual precip	57 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.