

Hickory Flat 38633

ZIP code · MS · Mississippi > Benton County > Hickory Flat

\$121K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,328
Median value (AVM)	\$135K
Median size	1,310 ft²
Median bedrooms	3
Median year built	1983
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	4.2%
Owner occupied	62%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	2,297
Density	22 / mi²
Median household income	\$43K
Average household income	\$60K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	91
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	20.1%
Unemployment	0.7%
Average temp	61°F
Annual precip	58 in
Sunshine	64%

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