

Combs

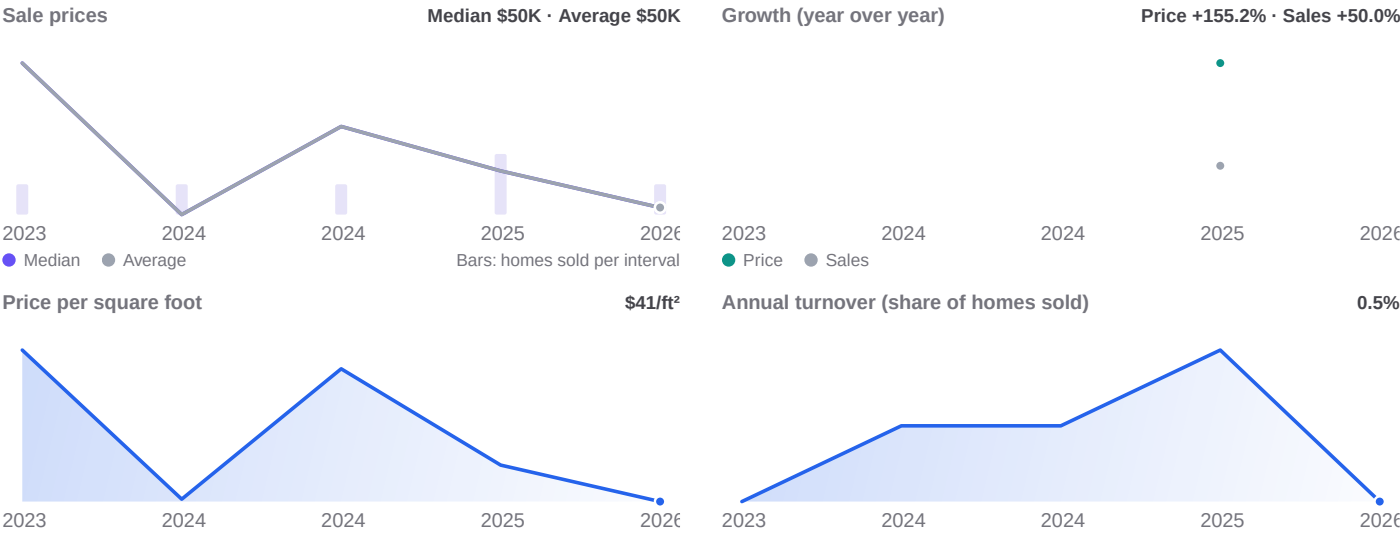
Community · KY · Kentucky > Perry County

\$50K
MEDIAN SALE PRICE

1
SALES (12 MO)

\$174K
MEDIAN VALUE (AVM)

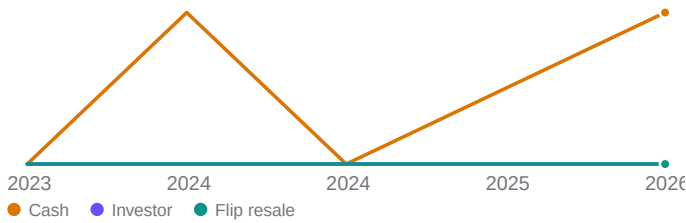
MARKET TRENDS (5 YEARS)



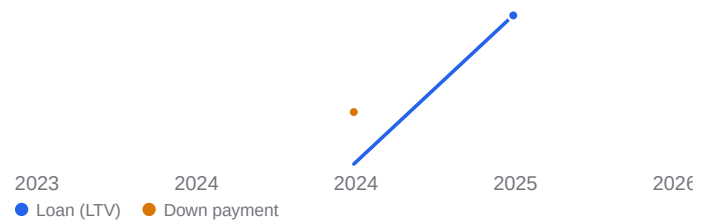
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 100% · Down payment 61%



HOUSING STOCK

Homes	189
Median value (AVM)	\$174K
Median size	1,024 ft²
Median bedrooms	3
Median year built	1963
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	1.4%
Owner occupied	60%
Company owned	4.8%
Median loan-to-value	0%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	313
Density	974 / mi²
Median household income	\$95K
Average household income	\$237K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	144
Earthquake index (US avg 100)	70
Homes occupied	85%
Bachelor's or higher	4%

Poverty rate	44.7%
Unemployment	1.4%
Average temp	55°F
Annual precip	48 in
Sunshine	55%

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.