

Anderson County, KY

County · KY · Kentucky

SELLER'S MARKET

\$282K

MEDIAN SALE PRICE

+22.6%

1-YR CHANGE

467

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

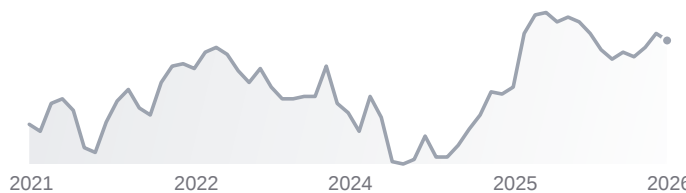
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

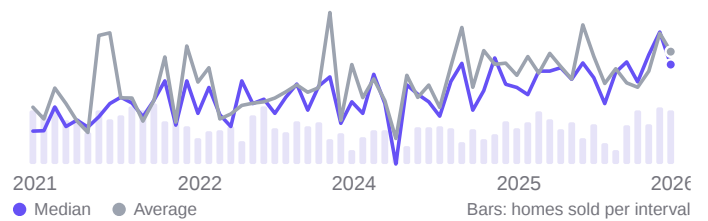
Market temperature (0–100)

76 / 100



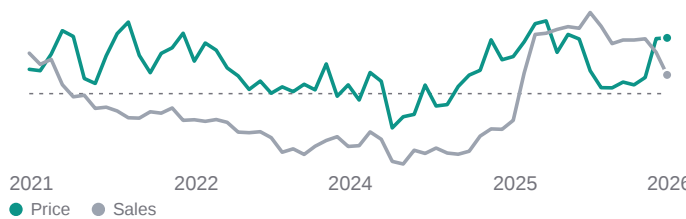
Sale prices

Median \$260K · Average \$280K



Growth (year over year)

Price +22.6% · Sales +7.6%



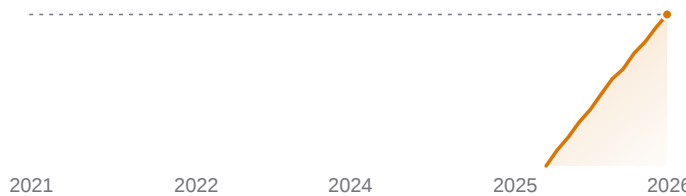
Price per square foot

\$188/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

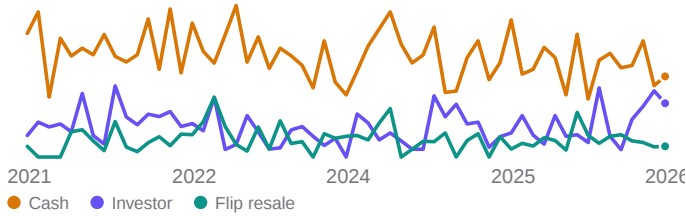
4.3%



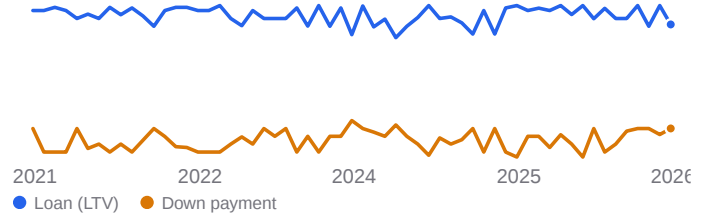
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 19% · Flip resale 3.7%

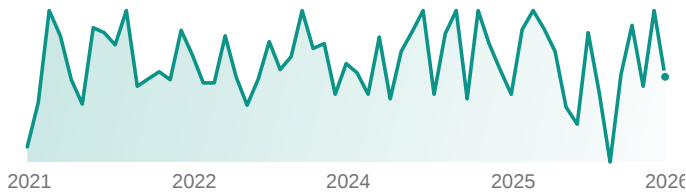


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



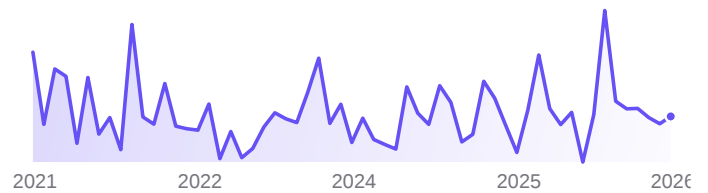
Sellers who sold at a gain

88%



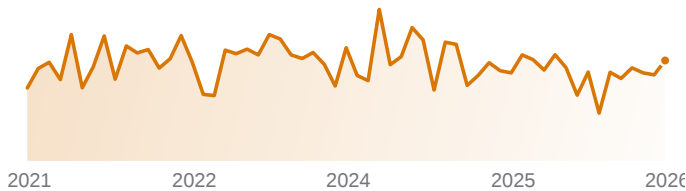
Typical hold before selling

5.0 yrs



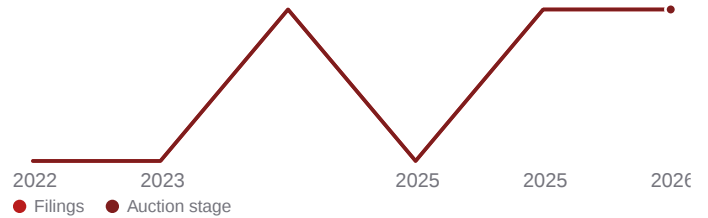
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,906
Median value (AVM)	\$235K
Median size	1,497 ft²
Median bedrooms	3
Median year built	1998
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.7%
Owner occupied	72%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	25,080
Density	124 / mi²
Median household income	\$71K
Average household income	\$90K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	165
Earthquake index (US avg 100)	45
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	10.8%
Unemployment	1.4%
Average temp	55°F
Annual precip	48 in
Sunshine	55%

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