

Boyle County, KY

County · KY · Kentucky

BALANCED MARKET

\$199K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

343

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



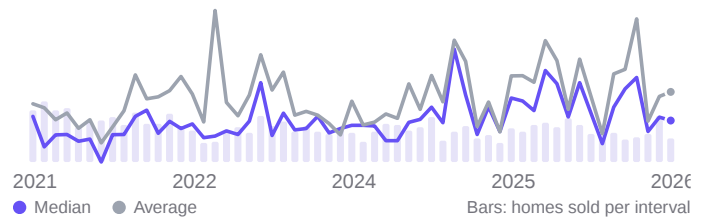
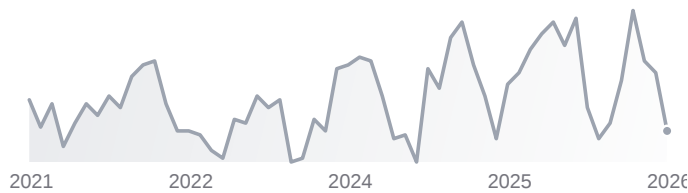
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$203K · Average \$250K

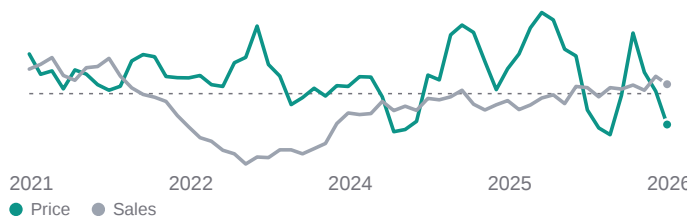


Growth (year over year)

Price -14.1% · Sales +4.3%

Price per square foot

\$155/ft²

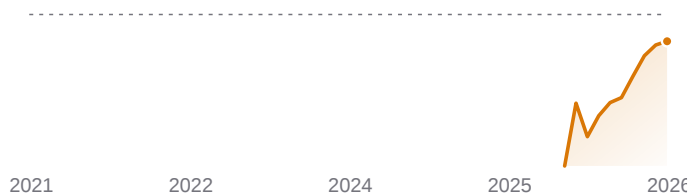


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

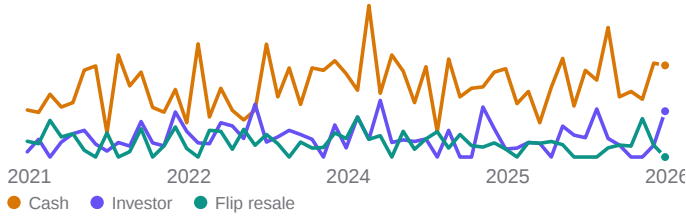
3.6%



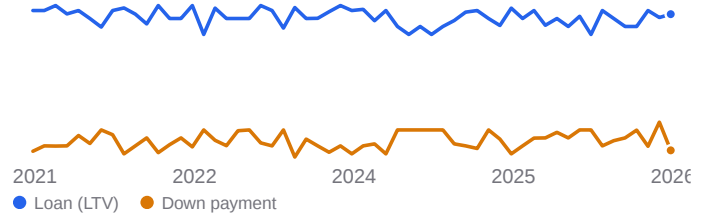
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 19% · Flip resale 0%

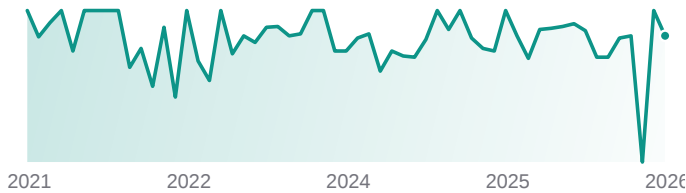


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.2%



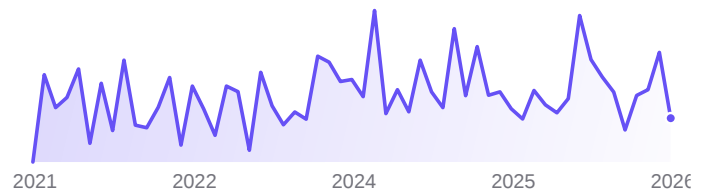
Sellers who sold at a gain

92%



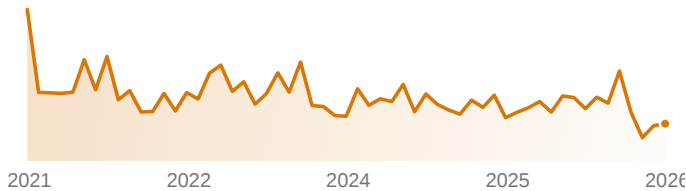
Typical hold before selling

2.8 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,414
Median value (AVM)	\$227K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1987
Single family	94%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	76%
Company owned	9.8%
Median loan-to-value	44%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	31,591
Density	175 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	14.1%
Unemployment	1.3%
Average temp	56°F
Annual precip	49 in
Sunshine	55%

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