

Breathitt County, KY

County · KY · Kentucky

BALANCED MARKET

\$74K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

96

SALES (12 MO)

\$72K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



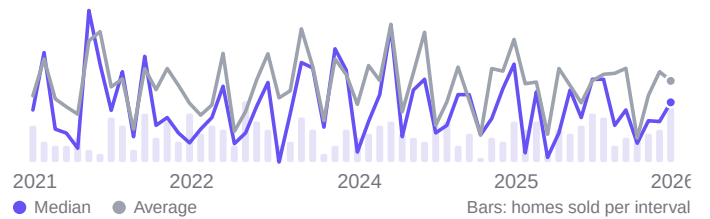
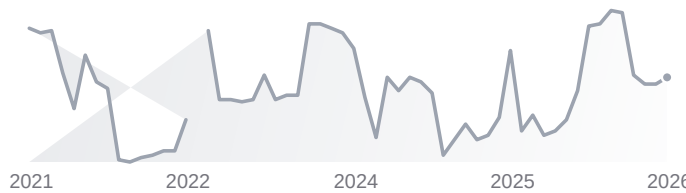
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$90K · Average \$118K

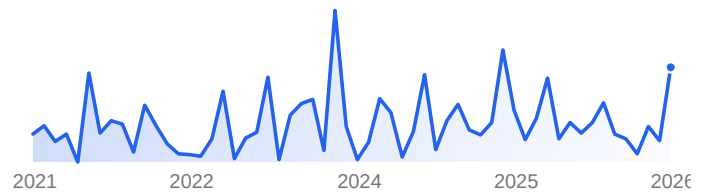
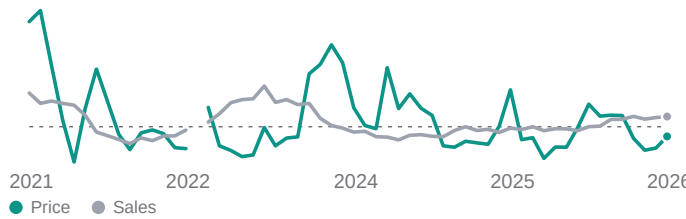


Growth (year over year)

Price -17.5% · Sales +18.5%

Price per square foot

\$132/ft²



Sale premium vs estimated value

+33.6%

Annual turnover (share of homes sold)

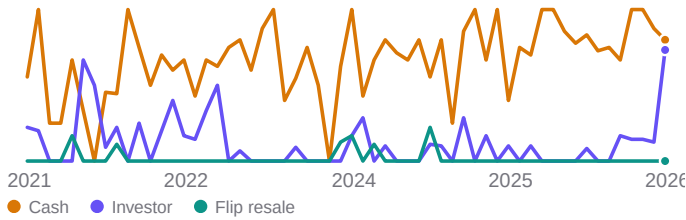
1.4%



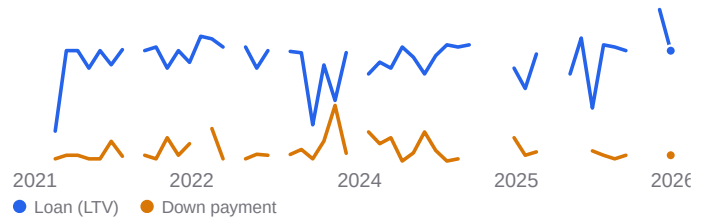
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 73% · Flip resale 0%

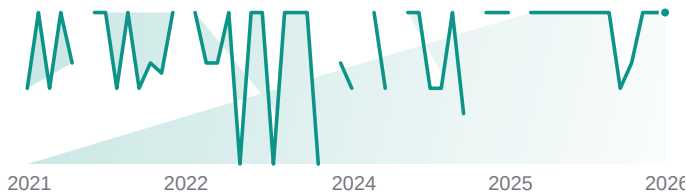


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



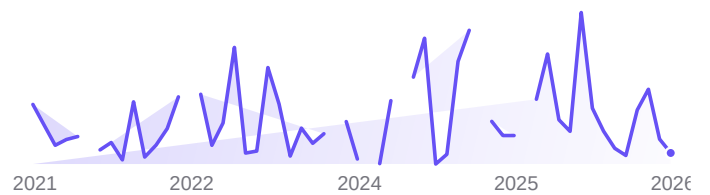
Sellers who sold at a gain

100%



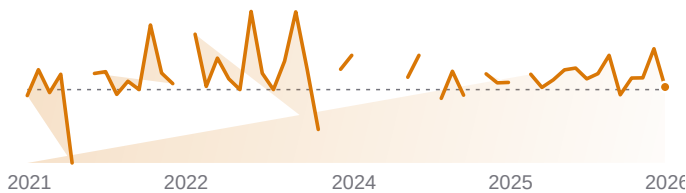
Typical hold before selling

1.7 yrs



Median annualized return at resale

+0.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,093
Median value (AVM)	\$72K
Median size	1,178 ft²
Median bedrooms	3
Median year built	1982
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	4.3%
Owner occupied	61%
Company owned	5.9%
Median loan-to-value	0%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	12,789
Density	26 / mi ²
Median household income	\$42K
Average household income	\$56K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	63
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	23.3%
Unemployment	1.9%
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.