

Calloway County, KY

County · KY · Kentucky

BUYER'S MARKET

\$211K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

559

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



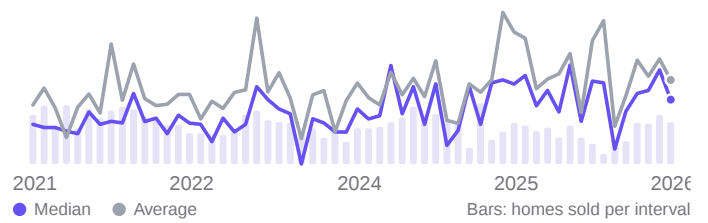
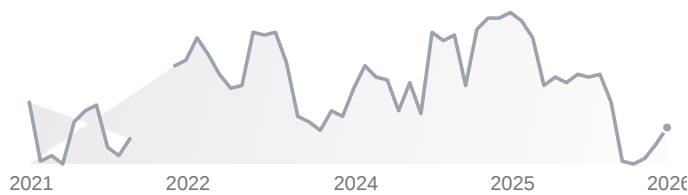
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$190K · Average \$222K

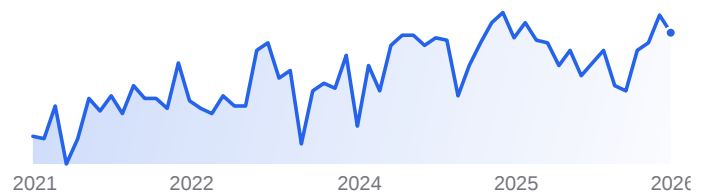
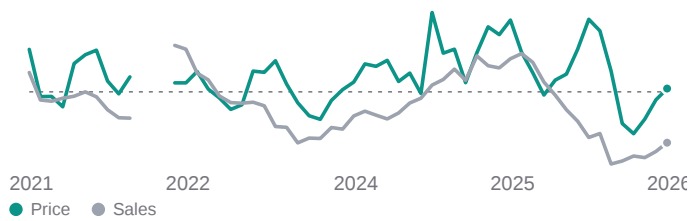


Growth (year over year)

Price +1.4% · Sales -22.3%

Price per square foot

\$138/ft²

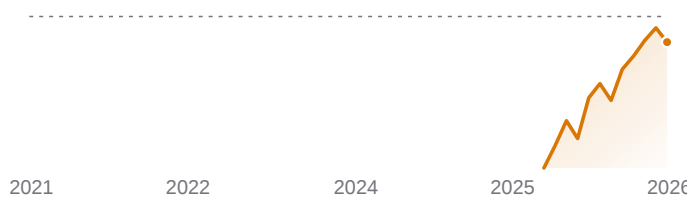


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

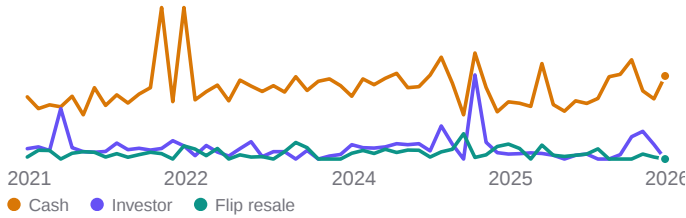
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 0% · Flip resale 0%



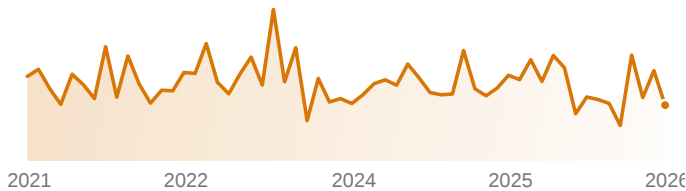
Sellers who sold at a gain

80%

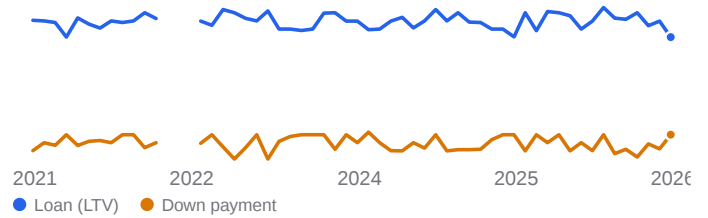


Median annualized return at resale

+4.6%

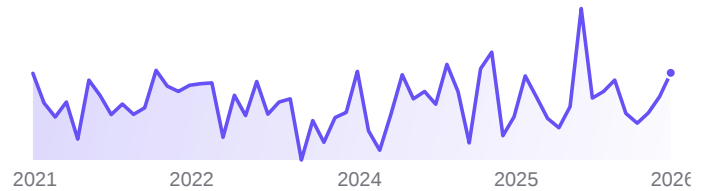


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



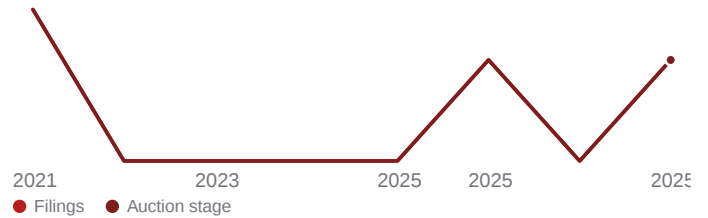
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	32,184
Median value (AVM)	\$145K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1994
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.5%
Owner occupied	32%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	39,211
Density	102 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	234
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	17.4%
Unemployment	1.5%
Average temp	58°F
Annual precip	54 in
Sunshine	56%

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.