

Campbell County, KY

County · KY · Kentucky

BALANCED MARKET

\$281K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

1,497

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

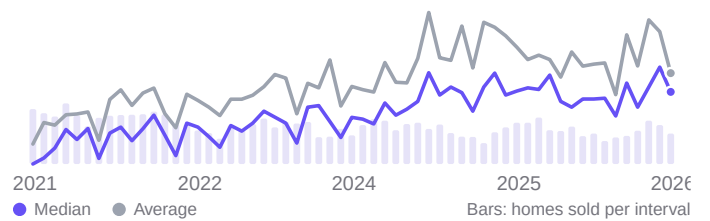
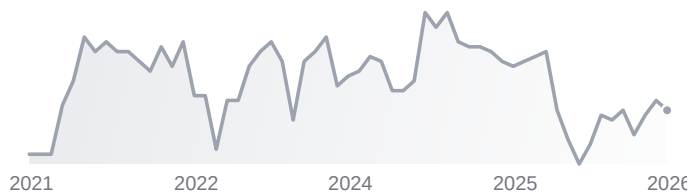
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$269K · Average \$292K

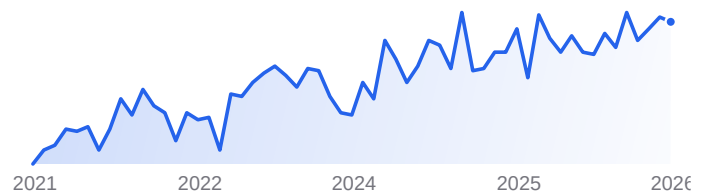
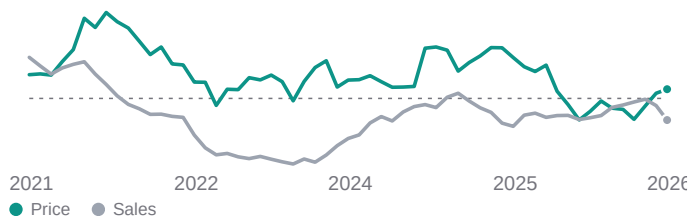


Growth (year over year)

Price +3.4% · Sales -7.9%

Price per square foot

\$189/ft²

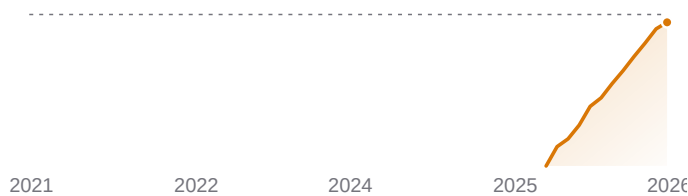


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

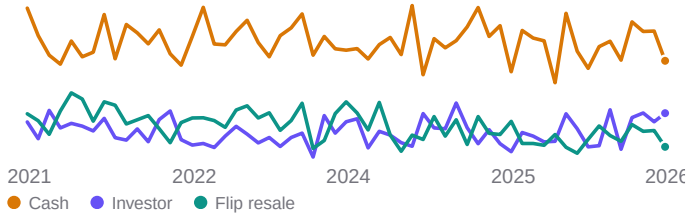
4.6%



BUYERS & OUTCOMES

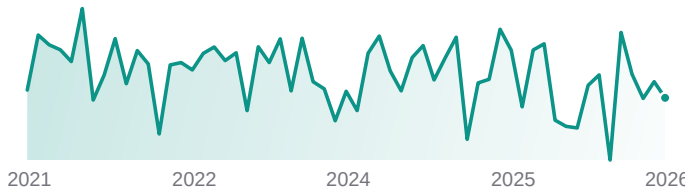
Buyer mix

Cash 24% · Investor 12% · Flip resale 4.2%



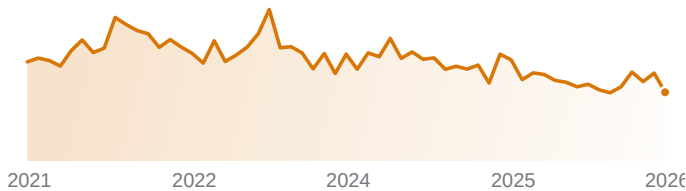
Sellers who sold at a gain

92%

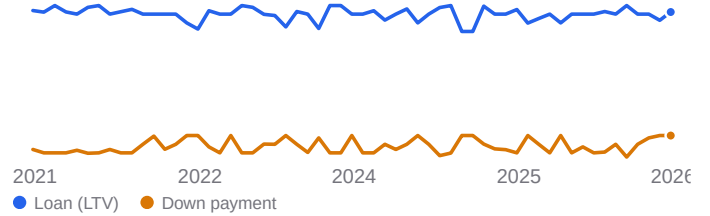


Median annualized return at resale

+5.3%

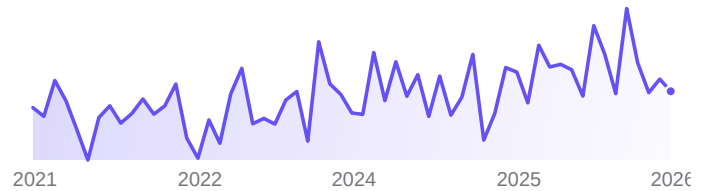


Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	32,375
Median value (AVM)	\$275K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1960
Single family	86%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.3%
Owner occupied	83%
Company owned	12%
Median loan-to-value	52%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	94,447
Density	624 / mi²
Median household income	\$74K
Average household income	\$103K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	211
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	10.1%
Unemployment	1.5%
Average temp	54°F
Annual precip	43 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.