

Carroll County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

128

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



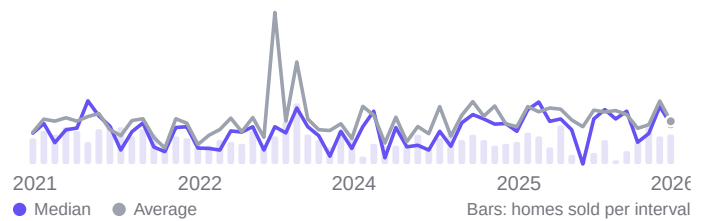
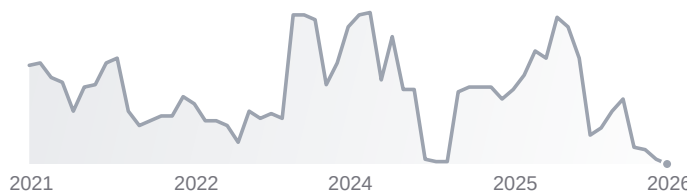
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$158K · Average \$167K

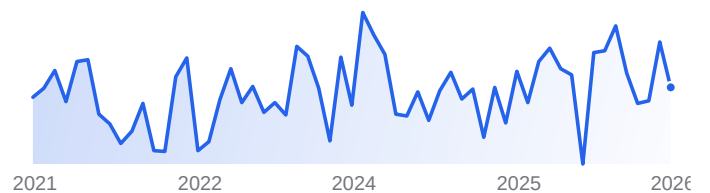
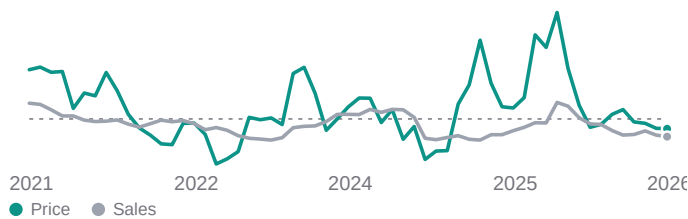


Growth (year over year)

Price -12.0% · Sales -21.5%

Price per square foot

\$101/ft²

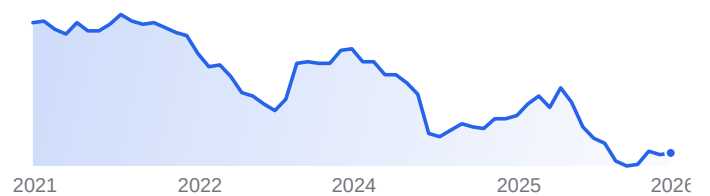
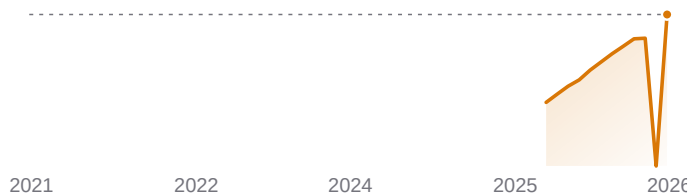


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

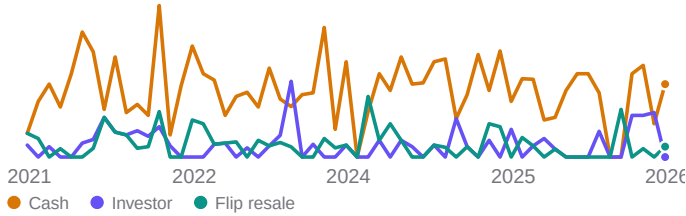
3.2%



BUYERS & OUTCOMES

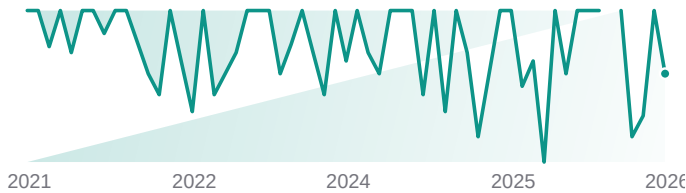
Buyer mix

Cash 44% · Investor 0% · Flip resale 6.3%



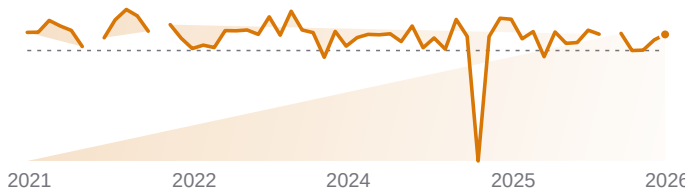
Sellers who sold at a gain

75%

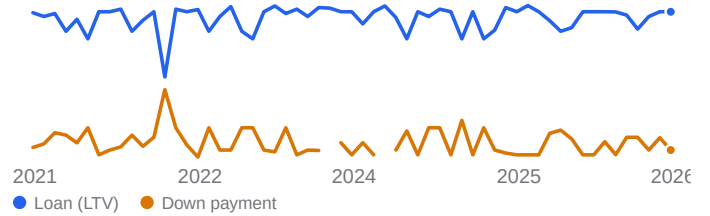


Median annualized return at resale

+8.1%

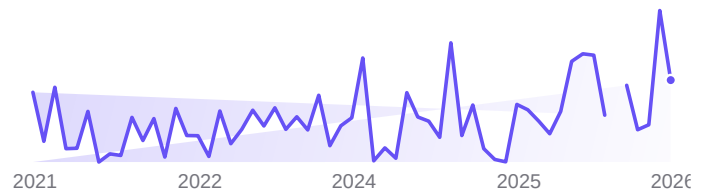


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,956
Median value (AVM)	\$168K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1993
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.6%
Owner occupied	69%
Company owned	12%
Median loan-to-value	26%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	11,188
Density	87 / mi²
Median household income	\$51K
Average household income	\$71K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	181
Earthquake index (US avg 100)	44
Homes occupied	86%
Bachelor's or higher	3%
Poverty rate	15.7%
Unemployment	1.3%
Average temp	55°F
Annual precip	46 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.