

Clinton County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$111K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

63

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



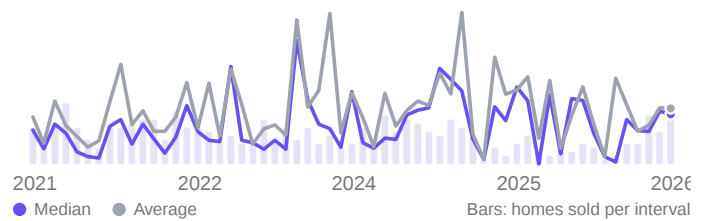
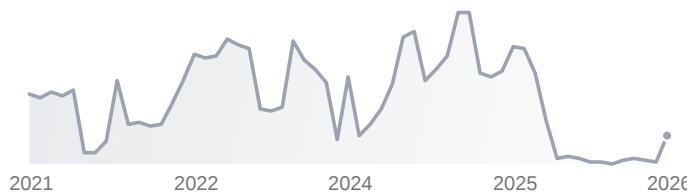
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$121K · Average \$134K

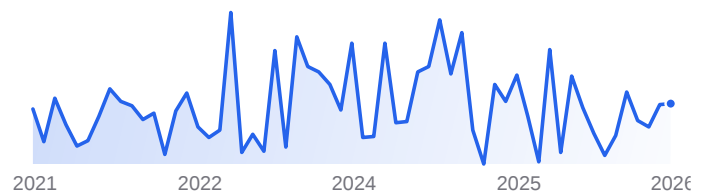
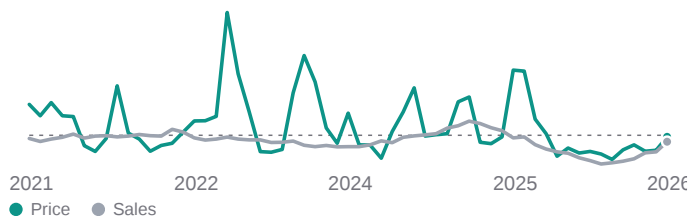


Growth (year over year)

Price -3.2% · Sales -13.7%

Price per square foot

\$76/ft²

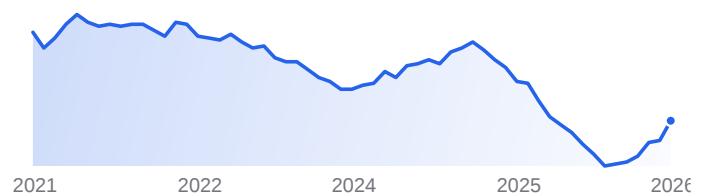


Sale premium vs estimated value

-28.0%

Annual turnover (share of homes sold)

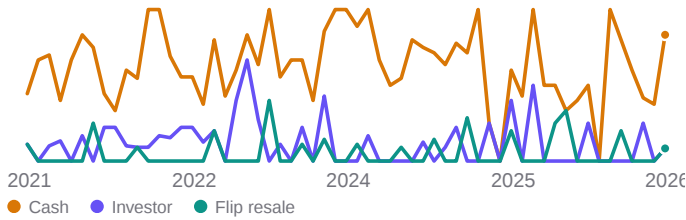
1.7%



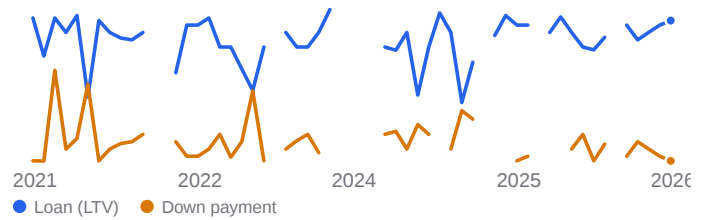
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 8.3% · Flip resale 8.3%

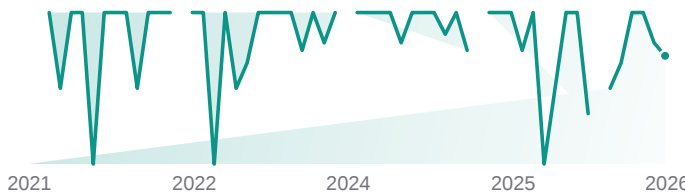


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



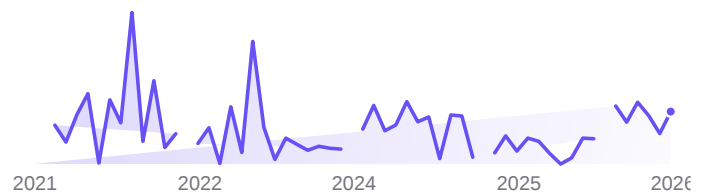
Sellers who sold at a gain

71%



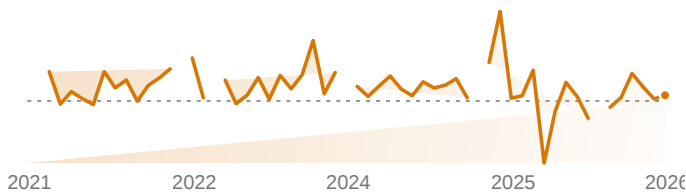
Typical hold before selling

6.0 yrs



Median annualized return at resale

+4.1%



HOUSING STOCK

Homes	3,649
Median value (AVM)	\$124K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1980
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	5.3%
Owner occupied	64%
Company owned	4.1%
Median loan-to-value	0%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	9,225
Density	47 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	46
Homes occupied	79%
Bachelor's or higher	9%
Poverty rate	16.4%
Unemployment	1.8%
Average temp	56°F
Annual precip	54 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.