

Edmonson County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

-33.7%

1-YR CHANGE

168

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



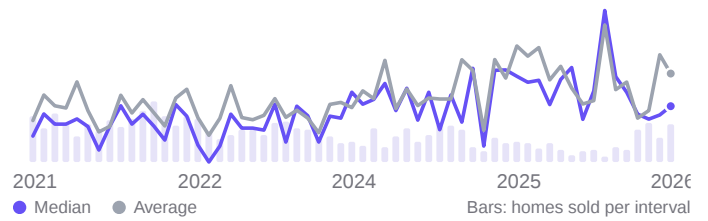
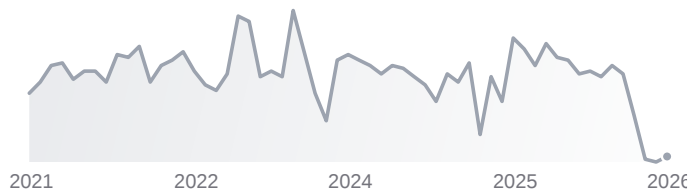
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$185K · Average \$267K

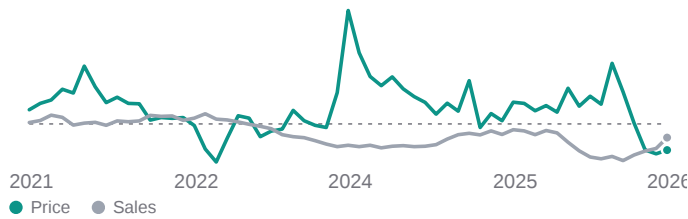


Growth (year over year)

Price -33.7% · Sales -17.6%

Price per square foot

\$143/ft²

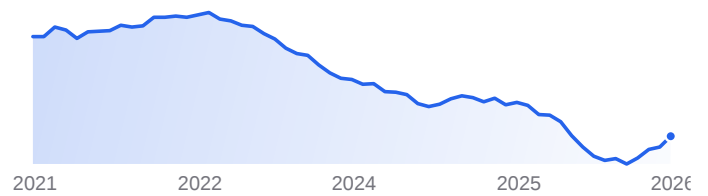
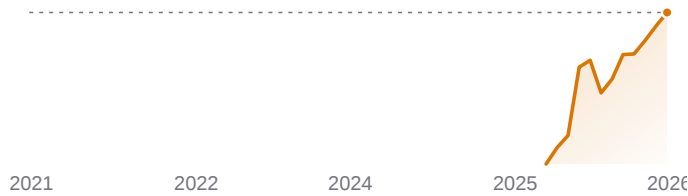


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

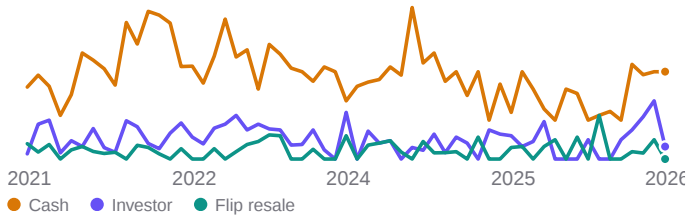
2.2%



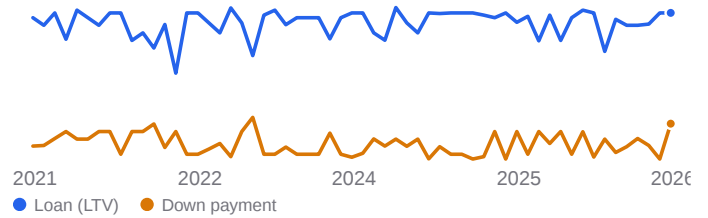
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 7.1% · Flip resale 0%

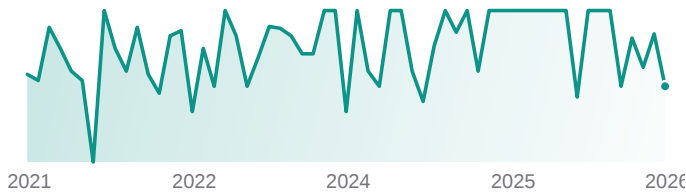


Financing (share of purchase price) Loan (LTV) 98% · Down payment 25%



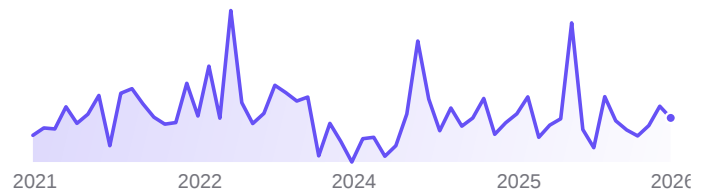
Sellers who sold at a gain

75%



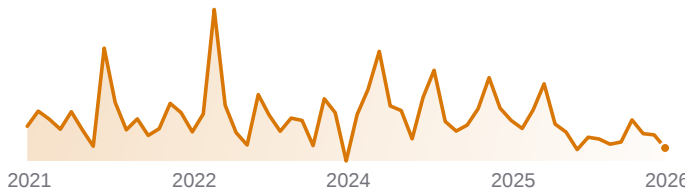
Typical hold before selling

4.0 yrs



Median annualized return at resale

+3.0%



HOUSING STOCK

Homes	7,536
Median value (AVM)	\$194K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1983
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.2%
Owner occupied	57%
Company owned	8.3%
Median loan-to-value	18%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	12,774
Density	42 / mi²
Median household income	\$53K
Average household income	\$64K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	54
Homes occupied	75%
Bachelor's or higher	6%
Poverty rate	15.6%
Unemployment	1.5%
Average temp	56°F
Annual precip	51 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.