

Estill County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$150K

MEDIAN SALE PRICE

-19.3%

1-YR CHANGE

159

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



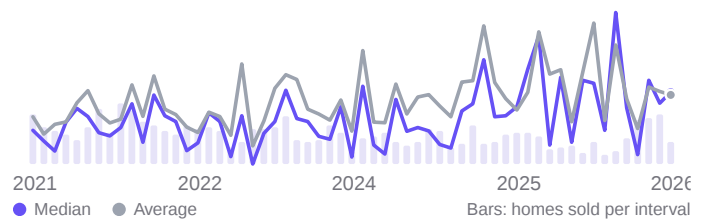
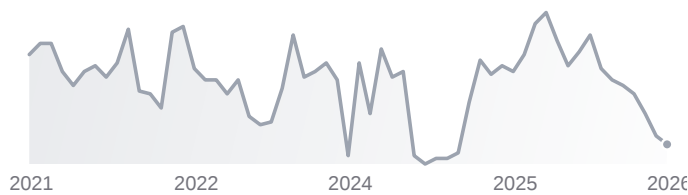
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$150K · Average \$145K

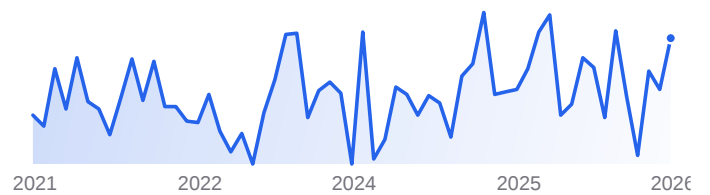
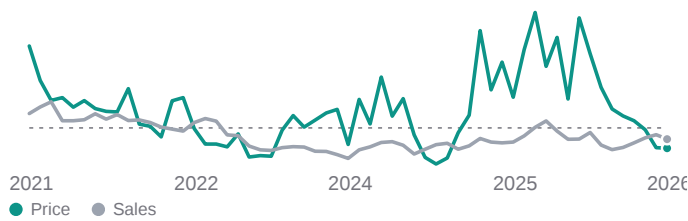


Growth (year over year)

Price -19.3% · Sales -10.7%

Price per square foot

\$128/ft²

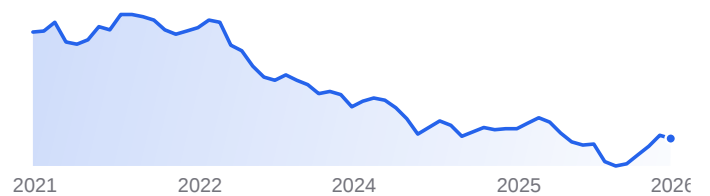


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

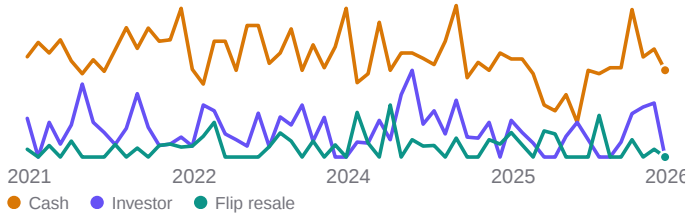
2.0%



BUYERS & OUTCOMES

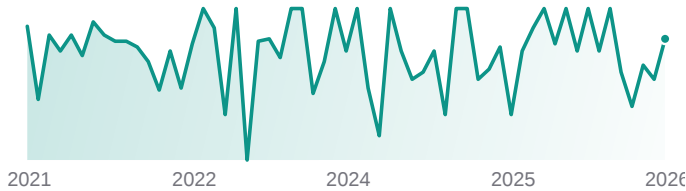
Buyer mix

Cash 42% · Investor 0% · Flip resale 0%



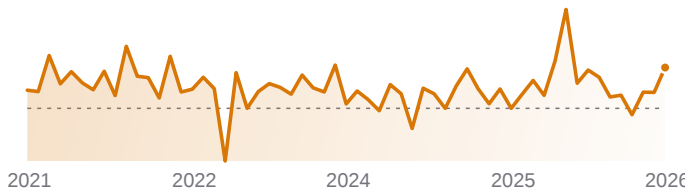
Sellers who sold at a gain

86%



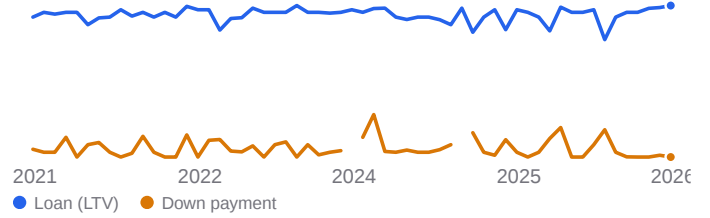
Median annualized return at resale

+12.9%



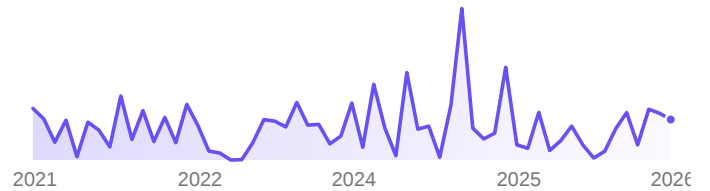
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 1.8%



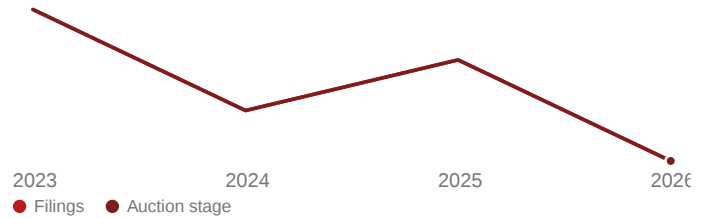
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,099
Median value (AVM)	\$147K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1976
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.4%
Owner occupied	63%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	14,079
Density	56 / mi²
Median household income	\$42K
Average household income	\$56K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	158
Earthquake index (US avg 100)	58
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	21.2%
Unemployment	1.3%
Average temp	55°F
Annual precip	47 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.