

Grayson County, KY

County · KY · Kentucky

BUYER'S MARKET

\$153K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

496

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



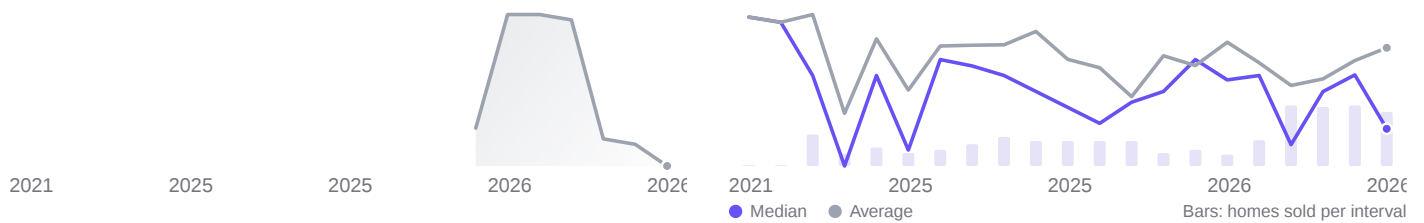
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$125K · Average \$201K

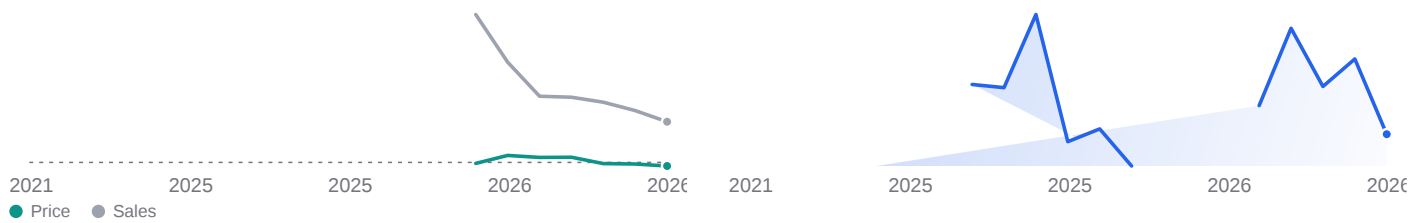


Growth (year over year)

Price -16.1% · Sales +181.8%

Price per square foot

\$36/ft²

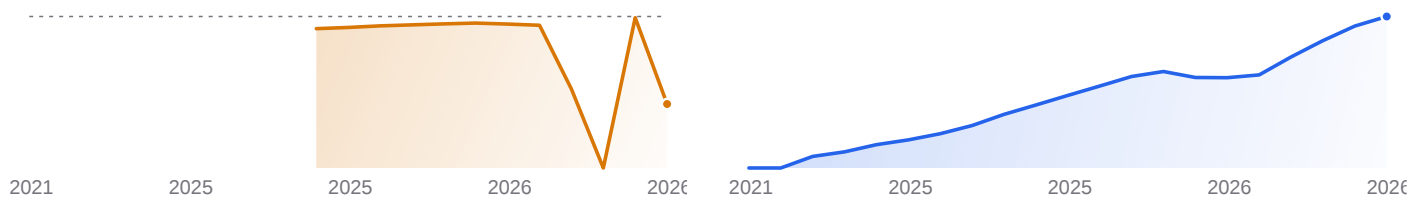


Sale premium vs estimated value

-9.2%

Annual turnover (share of homes sold)

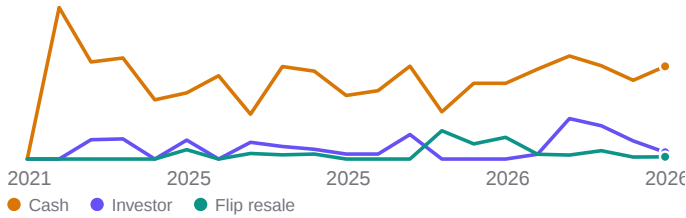
2.1%



BUYERS & OUTCOMES

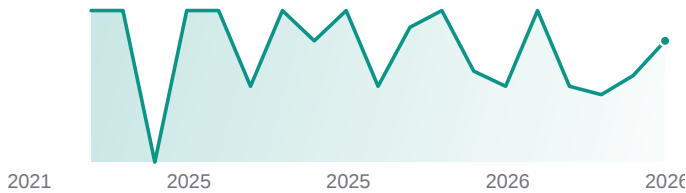
Buyer mix

Cash 61% · Investor 4.5% · Flip resale 1.5%



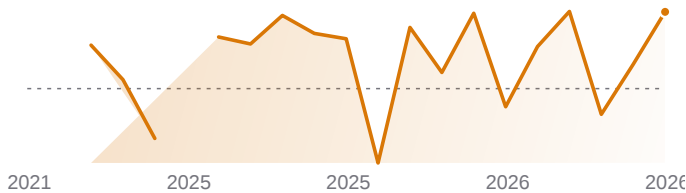
Sellers who sold at a gain

80%

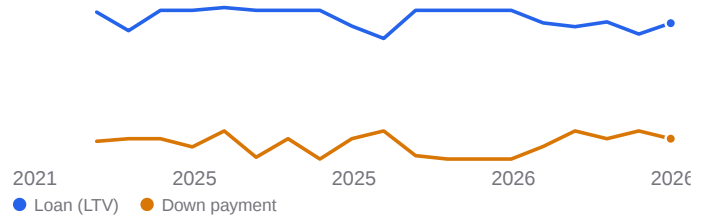


Median annualized return at resale

+7.7%

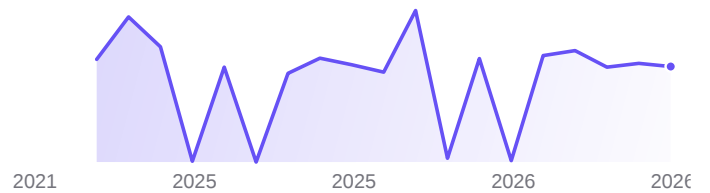


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



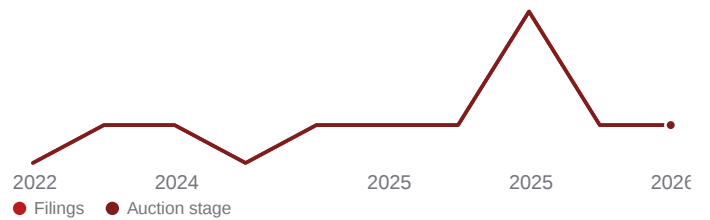
Typical hold before selling

12.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	24,046
Median value (AVM)	\$166K
Median size	1,200 ft²
Median year built	1997
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	3.0%
Owner occupied	45%
Company owned	8.0%
Median loan-to-value	0%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	27,276
Density	55 / mi²
Median household income	\$48K
Average household income	\$68K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	59
Homes occupied	81%
Bachelor's or higher	9%
Poverty rate	17.1%
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.