

Greenup County, KY

County · KY · Kentucky

BALANCED MARKET

\$151K

MEDIAN SALE PRICE

+15.3%

1-YR CHANGE

445

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



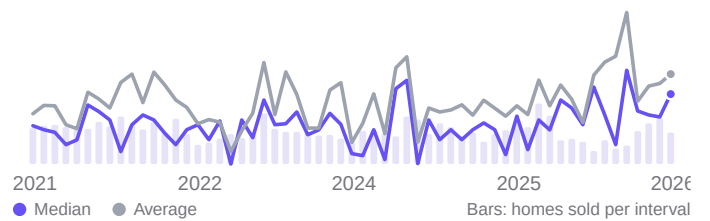
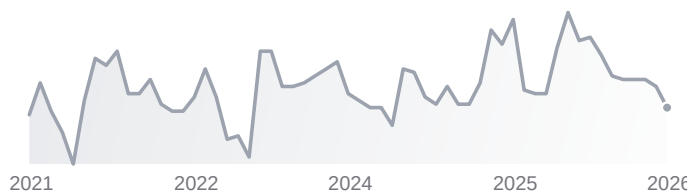
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$166K · Average \$186K

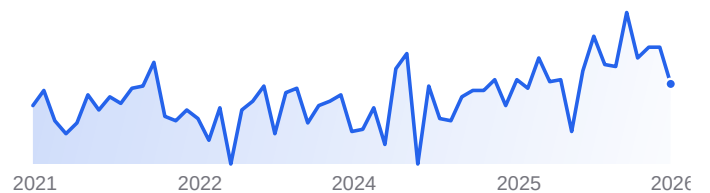
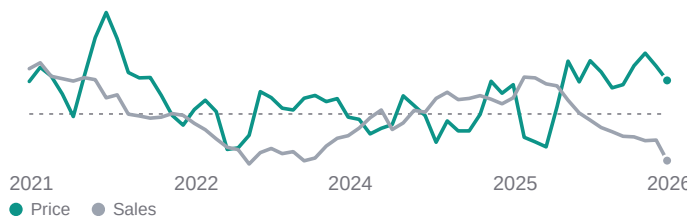


Growth (year over year)

Price +15.3% · Sales -21.4%

Price per square foot

\$102/ft²

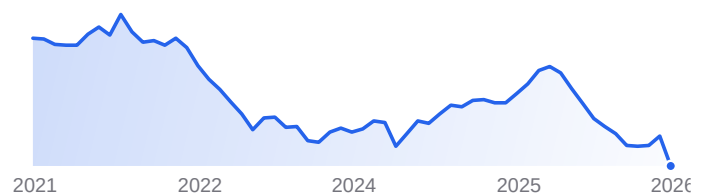
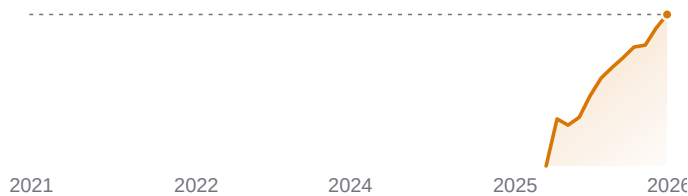


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

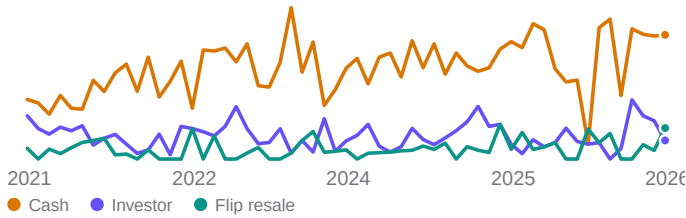
2.8%



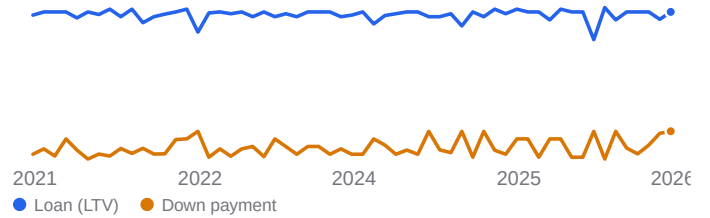
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 7.3% · Flip resale 12%

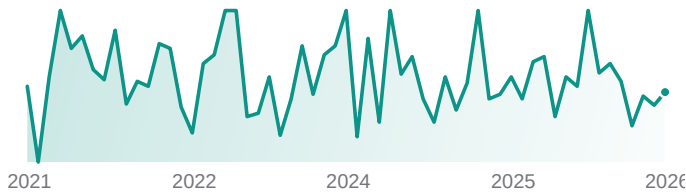


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



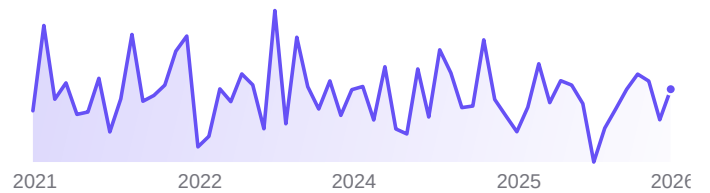
Sellers who sold at a gain

85%



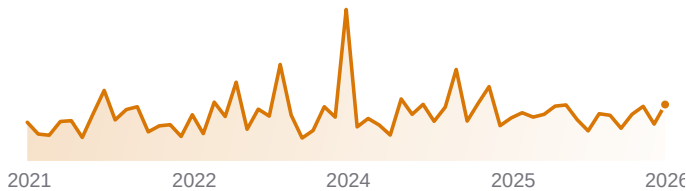
Typical hold before selling

4.4 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,952
Median value (AVM)	\$147K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1977
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.4%
Owner occupied	75%
Company owned	5.1%
Median loan-to-value	49%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	35,461
Density	103 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	158
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	15.3%
Unemployment	1.6%
Average temp	54°F
Annual precip	42 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.