

Henderson County, KY

County · KY · Kentucky

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

659

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



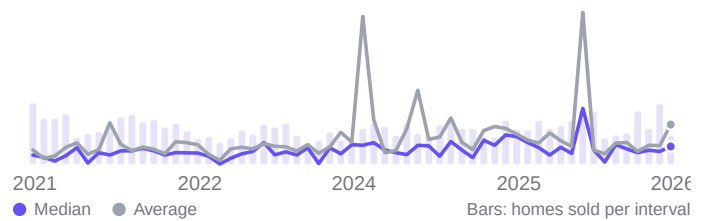
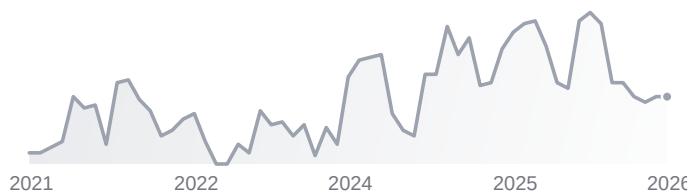
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$185K · Average \$274K

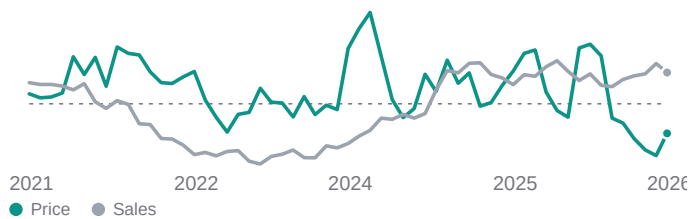


Growth (year over year)

Price -14.1% · Sales +14.8%

Price per square foot

\$115/ft²

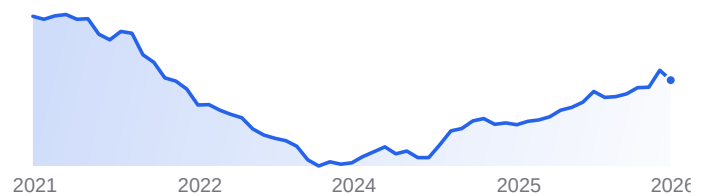


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

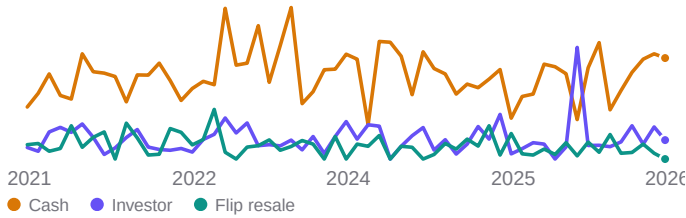
4.2%



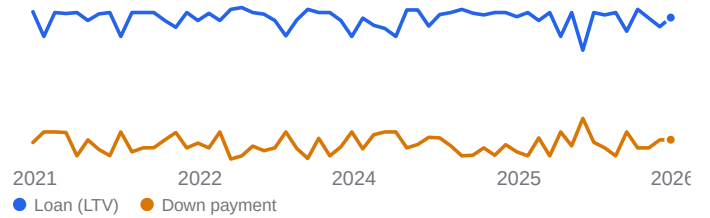
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 7.9% · Flip resale 0%

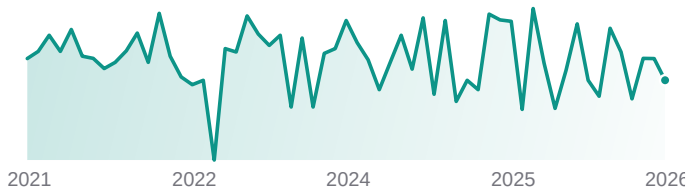


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



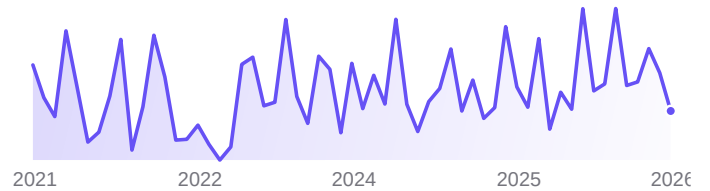
Sellers who sold at a gain

80%



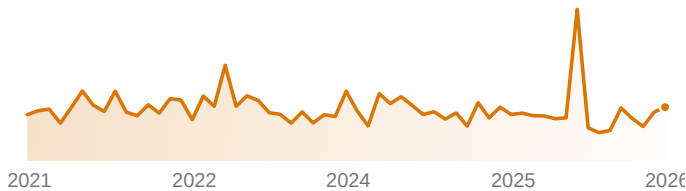
Typical hold before selling

4.4 yrs



Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,634
Median value (AVM)	\$181K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1976
Single family	82%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.2%
Owner occupied	79%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	44,390
Density	102 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	152
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	18.2%
Unemployment	1.4%
Average temp	57°F
Annual precip	45 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.