

Henry County, KY

County · KY · Kentucky

SELLER'S MARKET

\$228K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

267

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

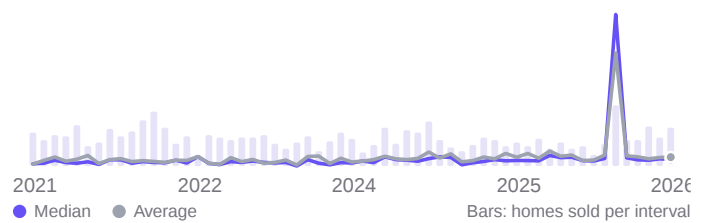
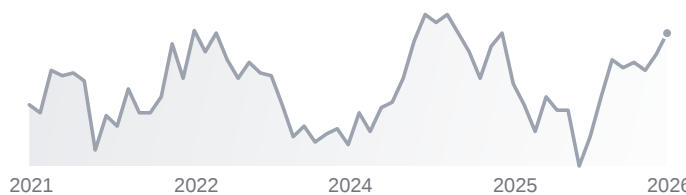
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$228K · Average \$270K

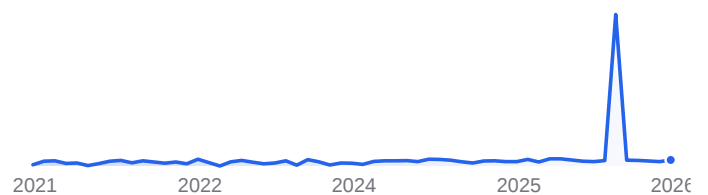
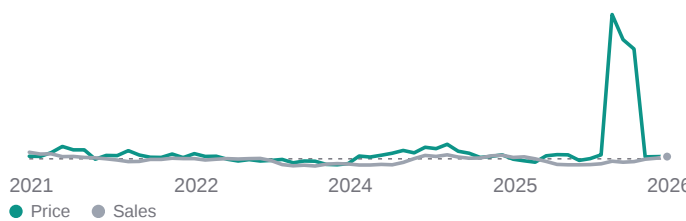


Growth (year over year)

Price +10.0% · Sales +9.0%

Price per square foot

\$176/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

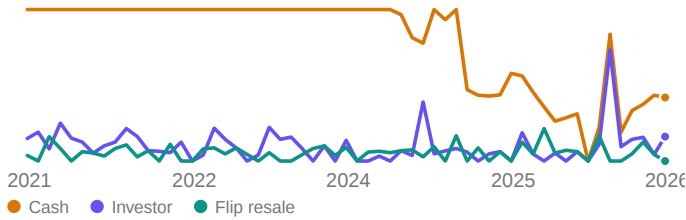
3.9%



BUYERS & OUTCOMES

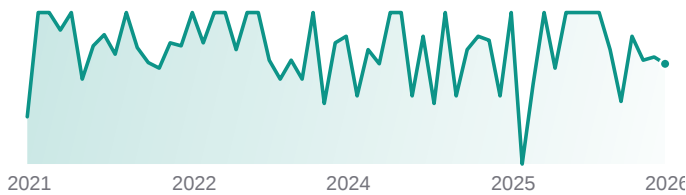
Buyer mix

Cash 42% · Investor 16% · Flip resale 0%



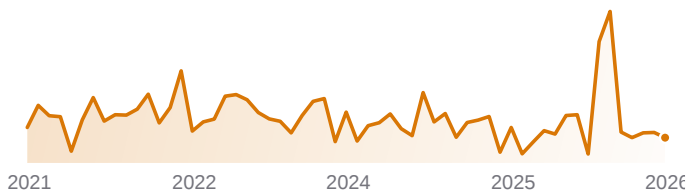
Sellers who sold at a gain

85%



Median annualized return at resale

+4.8%

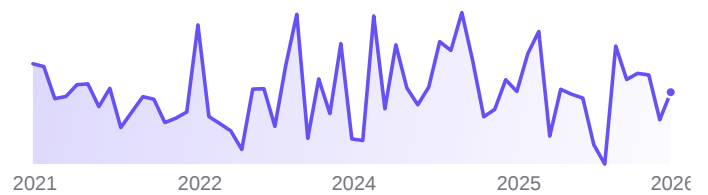


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



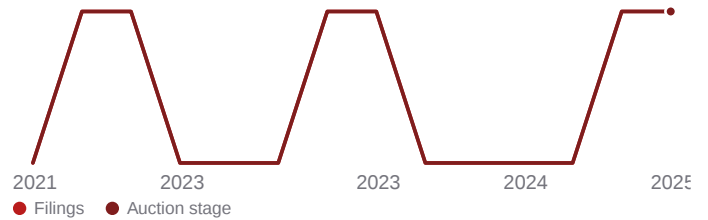
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,781
Median value (AVM)	\$220K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1990
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	16,338
Density	57 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	159
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	14.6%
Unemployment	1.6%
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.