

Jackson County, KY

County · KY · Kentucky

BUYER'S MARKET

\$79K

MEDIAN SALE PRICE

-36.7%

1-YR CHANGE

72

SALES (12 MO)

\$68K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



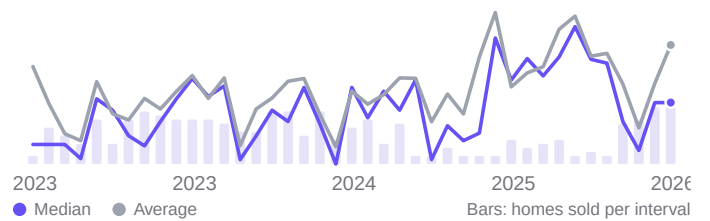
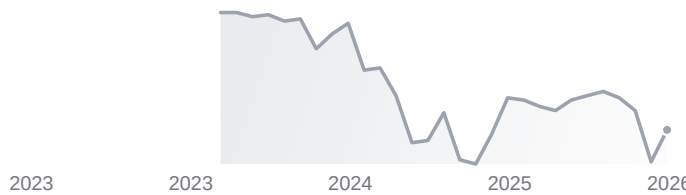
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$100K · Average \$176K

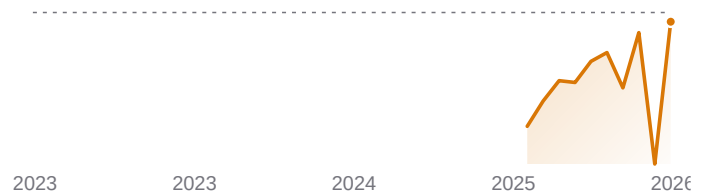
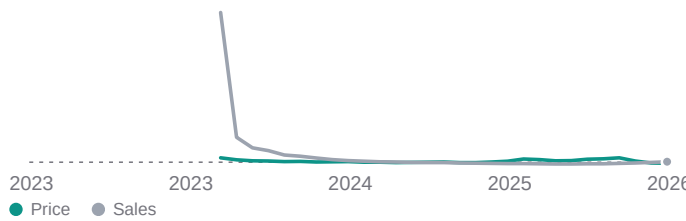


Growth (year over year)

Price -36.7% · Sales +18.0%

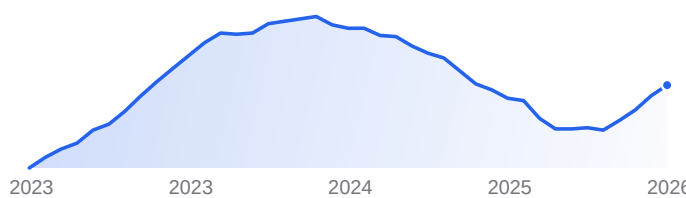
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

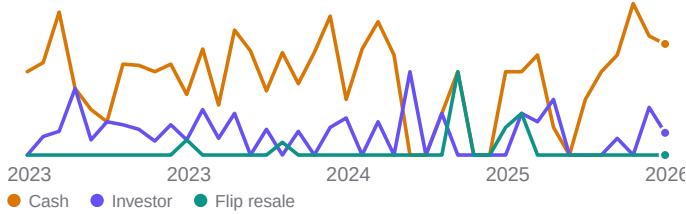
1.3%



BUYERS & OUTCOMES

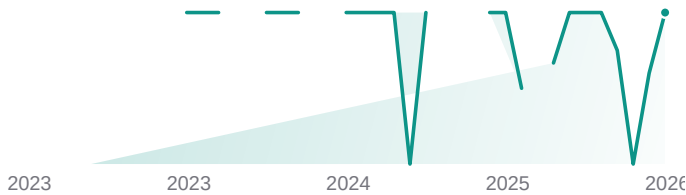
Buyer mix

Cash 67% · Investor 13% · Flip resale 0%



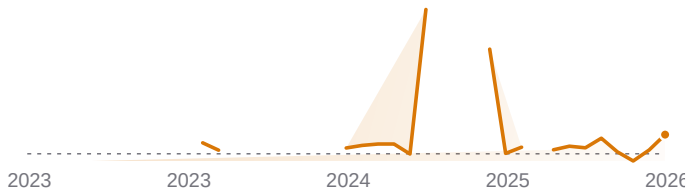
Sellers who sold at a gain

100%

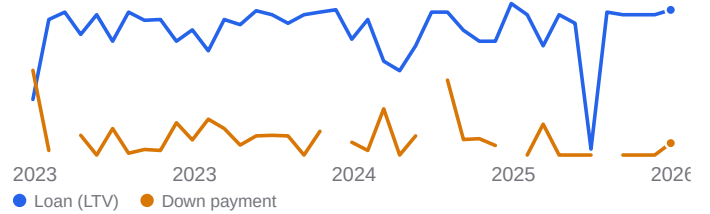


Median annualized return at resale

+26.9%

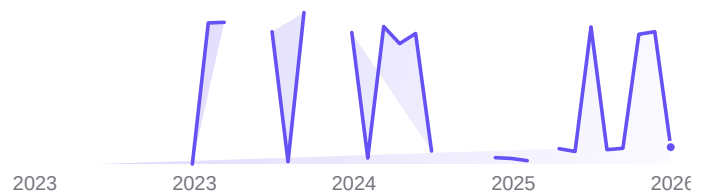


Financing (share of purchase price) Loan (LTV) 102% · Down payment 10%



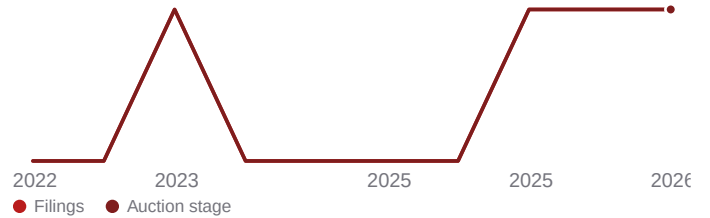
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,467
Median value (AVM)	\$68K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1992
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	5.3%
Owner occupied	41%
Company owned	4.5%
Median loan-to-value	0%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	13,458
Density	39 / mi²
Median household income	\$45K
Average household income	\$54K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	147
Earthquake index (US avg 100)	62
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	16.9%
Unemployment	1.9%
Average temp	54°F
Annual precip	50 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.