

Jefferson County, KY

County · KY · Kentucky

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

11,565

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



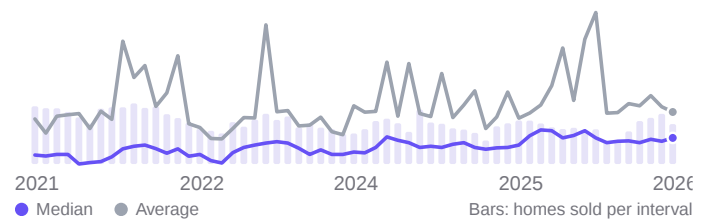
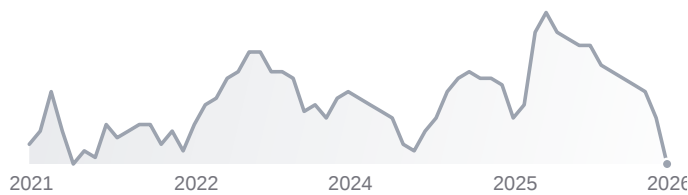
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$260K · Average \$315K

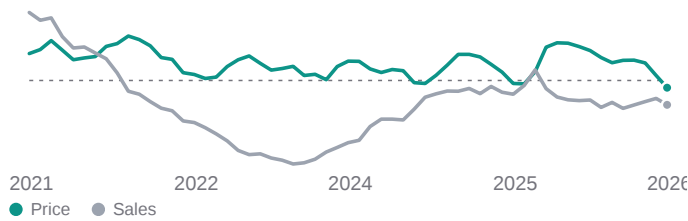


Growth (year over year)

Price -2.1% · Sales -7.0%

Price per square foot

\$194/ft²

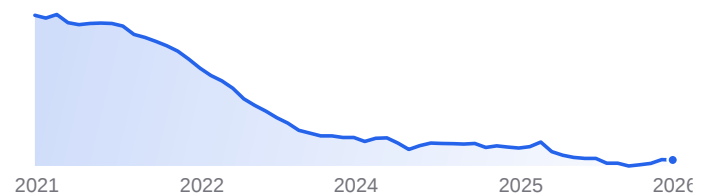
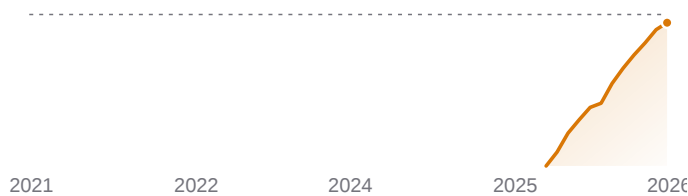


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

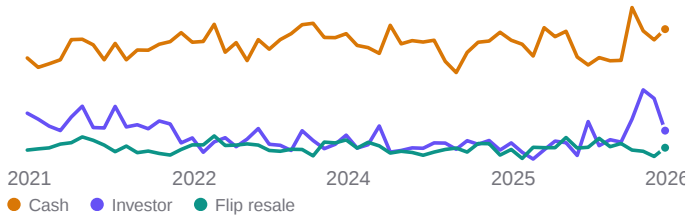
4.4%



BUYERS & OUTCOMES

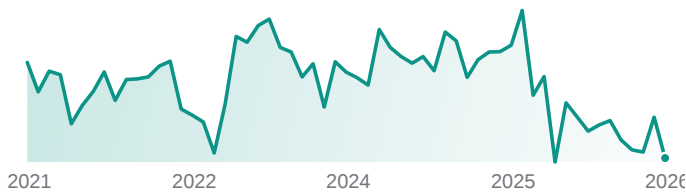
Buyer mix

Cash 29% · Investor 10% · Flip resale 7.0%



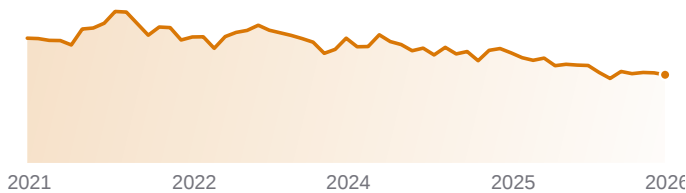
Sellers who sold at a gain

89%

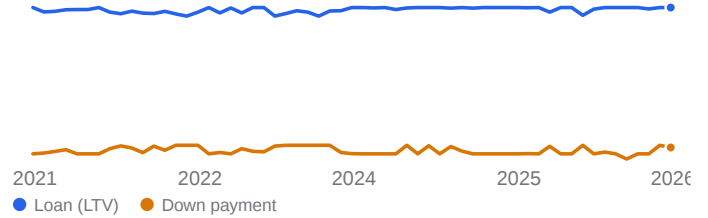


Median annualized return at resale

+5.2%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



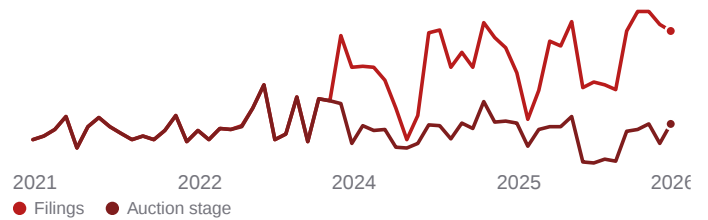
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 148 · Auction stage 48



HOUSING STOCK

Homes	264,456
Median value (AVM)	\$260K
Median size	1,334 ft²
Median bedrooms	2
Median year built	1964
Single family	87%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	15%
Median loan-to-value	53%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	791,724
Density	2,079 / mi²
Median household income	\$69K
Average household income	\$96K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	14.8%
Unemployment	1.5%
Average temp	56°F
Annual precip	46 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.