

Jessamine County, KY

County · KY · Kentucky

BALANCED MARKET

\$329K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

736

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



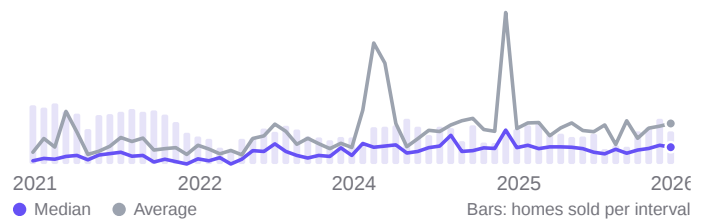
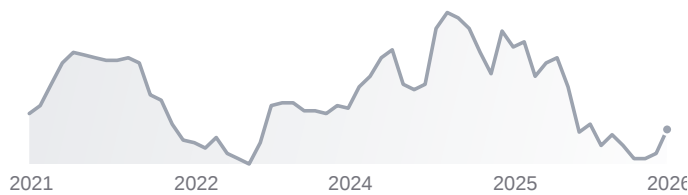
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$328K · Average \$482K

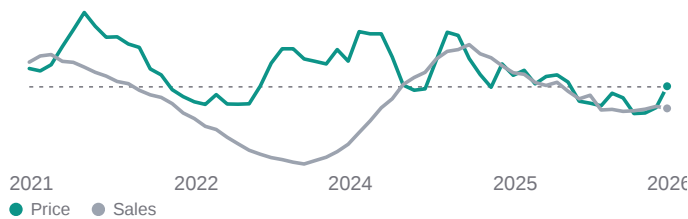


Growth (year over year)

Price +0.4% · Sales -12.5%

Price per square foot

\$200/ft²

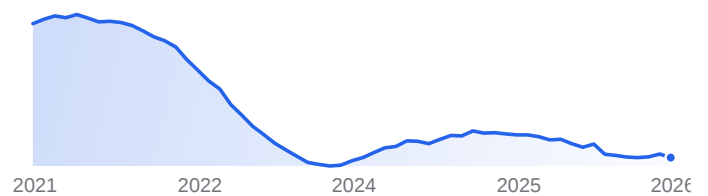
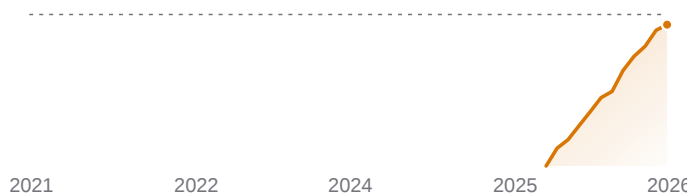


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

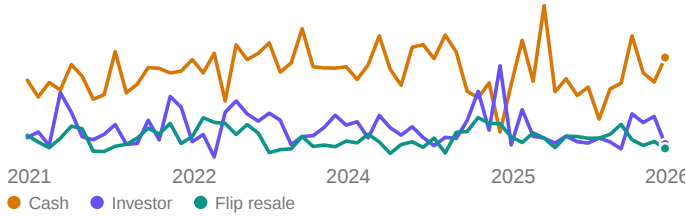
3.8%



BUYERS & OUTCOMES

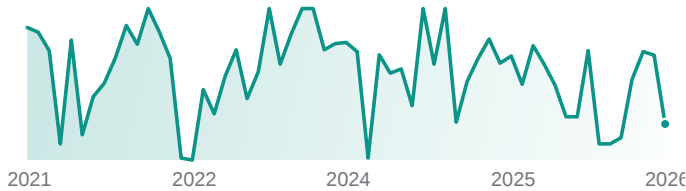
Buyer mix

Cash 33% · Investor 4.3% · Flip resale 2.9%



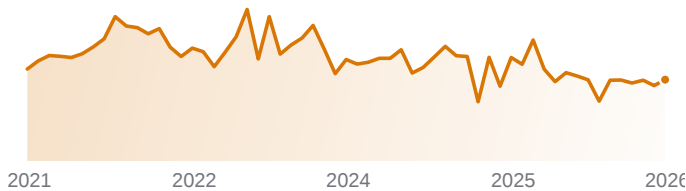
Sellers who sold at a gain

88%

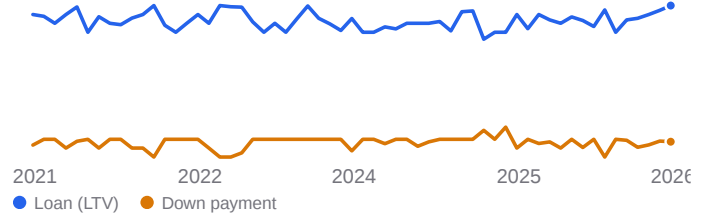


Median annualized return at resale

+7.2%

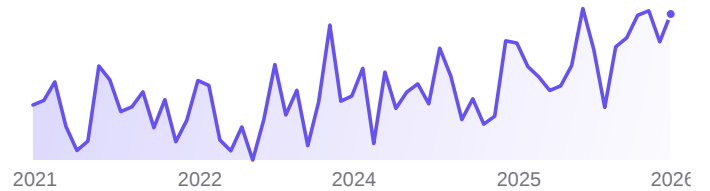


Financing (share of purchase price) Loan (LTV) 95% · Down payment 19%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,533
Median value (AVM)	\$307K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1999
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.3%
Owner occupied	75%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	56,817
Density	330 / mi²
Median household income	\$71K
Average household income	\$105K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	161
Earthquake index (US avg 100)	47
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	56°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.