

Kenton County, KY

County · KY · Kentucky

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

2,503

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



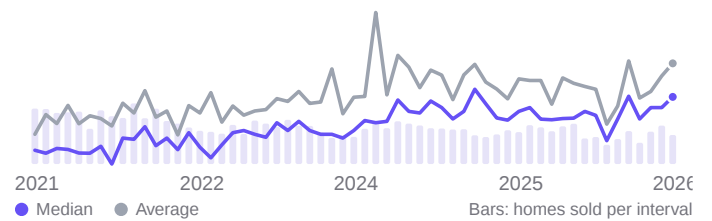
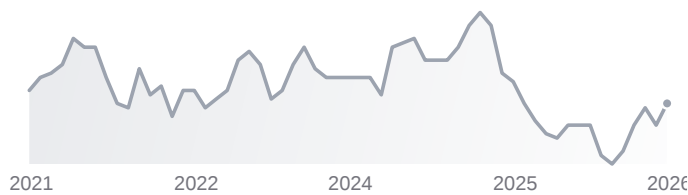
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$279K · Average \$323K

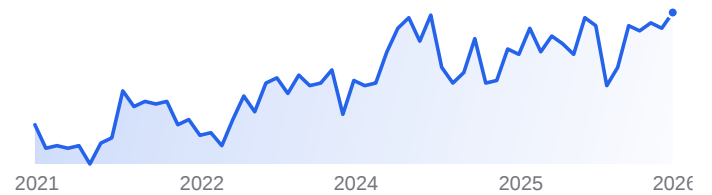
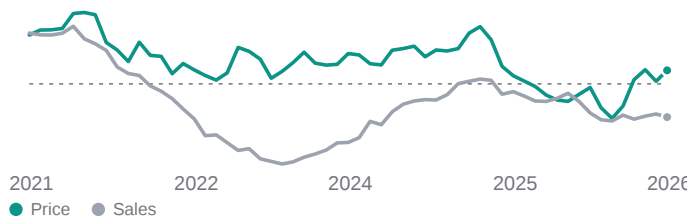


Growth (year over year)

Price +4.4% · Sales -10.9%

Price per square foot

\$196/ft²

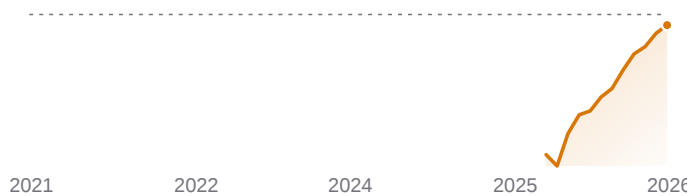


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

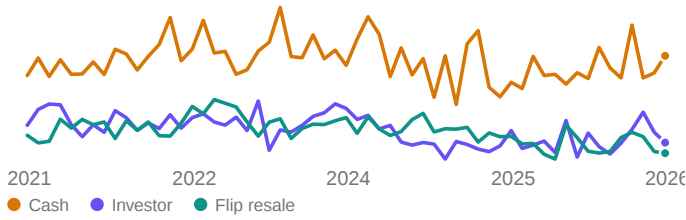
4.5%



BUYERS & OUTCOMES

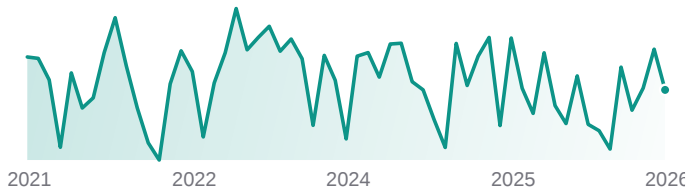
Buyer mix

Cash 29% · Investor 8.5% · Flip resale 6.0%



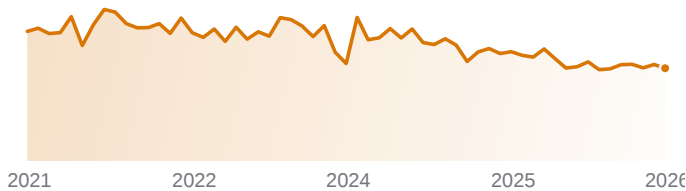
Sellers who sold at a gain

93%

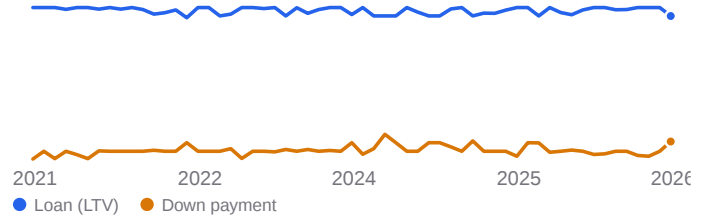


Median annualized return at resale

+5.9%

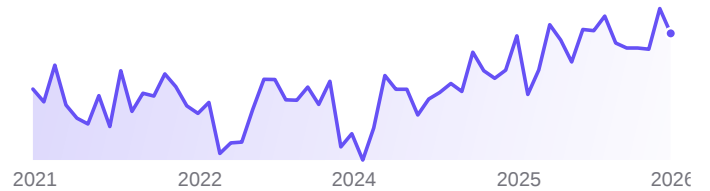


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



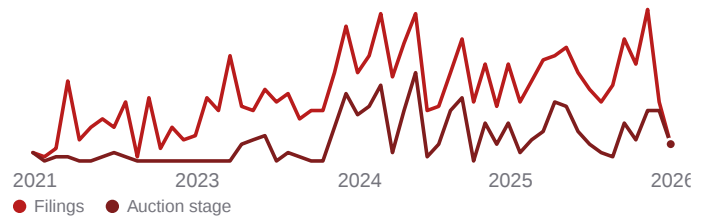
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	56,151
Median value (AVM)	\$275K
Median size	1,433 ft²
Median bedrooms	3
Median year built	1976
Single family	87%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.1%
Owner occupied	84%
Company owned	12%
Median loan-to-value	54%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	175,413
Density	1,094 / mi²
Median household income	\$76K
Average household income	\$103K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	211
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	11.2%
Unemployment	1.6%
Average temp	54°F
Annual precip	43 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.