

Lewis County, KY

County · KY · Kentucky

BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

106

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



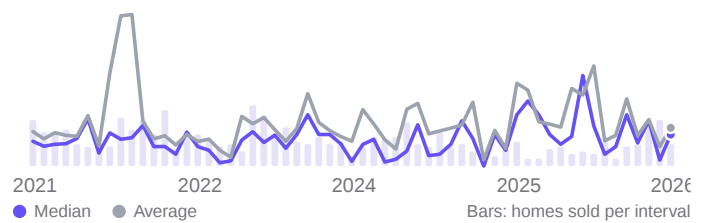
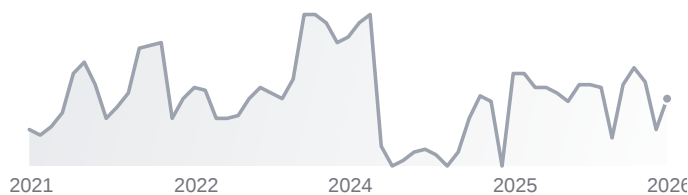
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$100K · Average \$117K

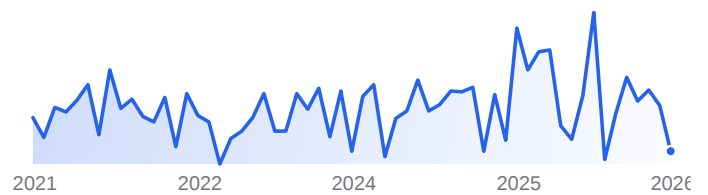
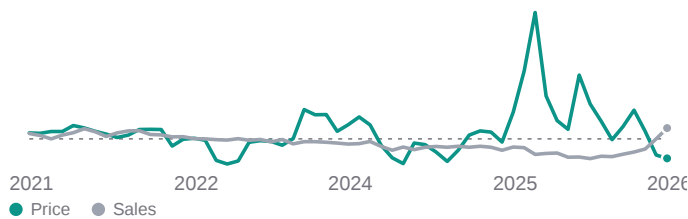


Growth (year over year)

Price -44.3% · Sales +24.7%

Price per square foot

\$23/ft²

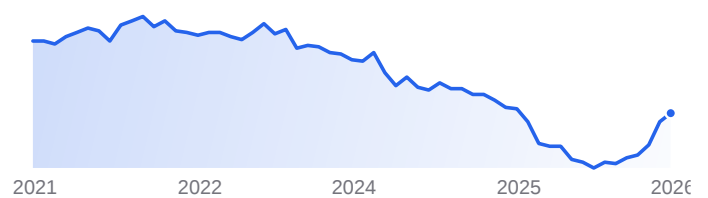
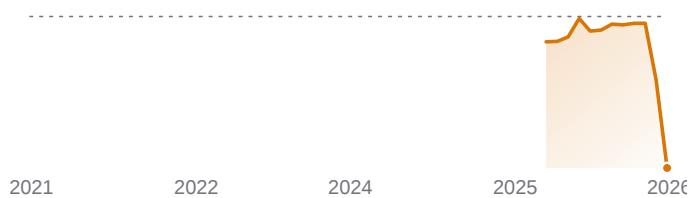


Sale premium vs estimated value

-74.2%

Annual turnover (share of homes sold)

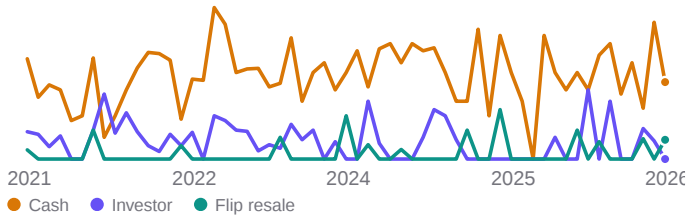
1.5%



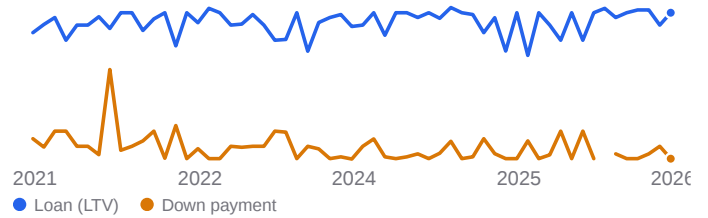
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 11%

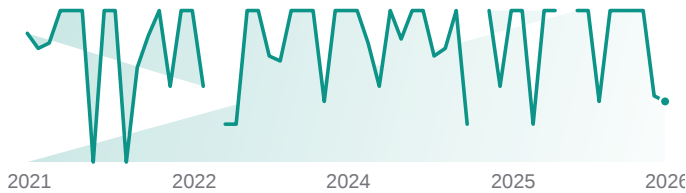


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



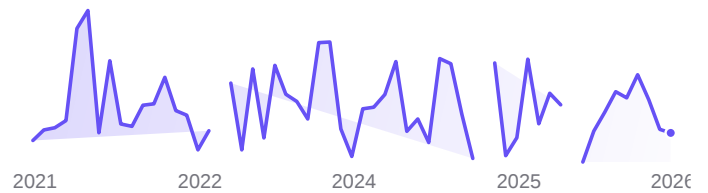
Sellers who sold at a gain

60%



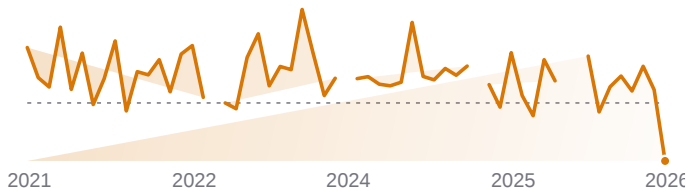
Typical hold before selling

3.2 yrs



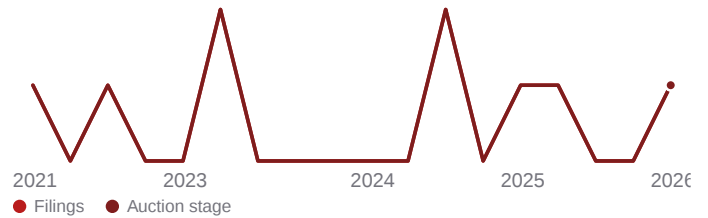
Median annualized return at resale

-13.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,248
Median value (AVM)	\$98K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1980
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.4%
Owner occupied	97%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	12,955
Density	27 / mi²
Median household income	\$38K
Average household income	\$52K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	172
Earthquake index (US avg 100)	59
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	24.0%
Unemployment	2.0%
Average temp	54°F
Annual precip	45 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.