

Logan County, KY

County · KY · Kentucky

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

464

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



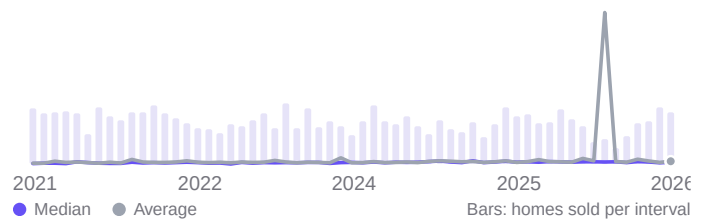
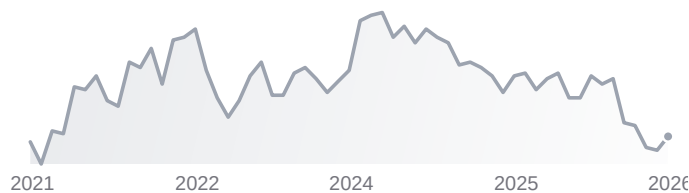
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$194K · Average \$232K

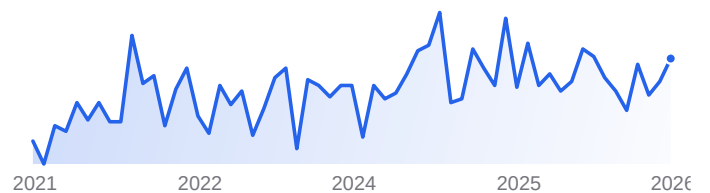
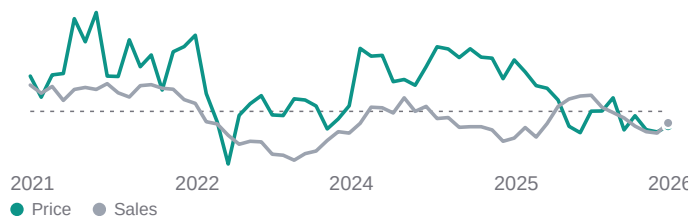


Growth (year over year)

Price -5.3% · Sales -4.1%

Price per square foot

\$131/ft²

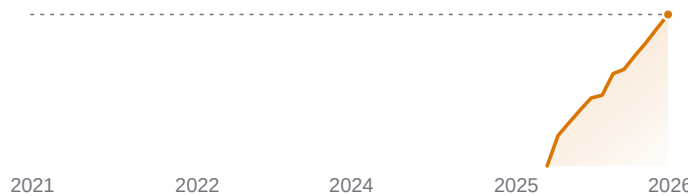


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

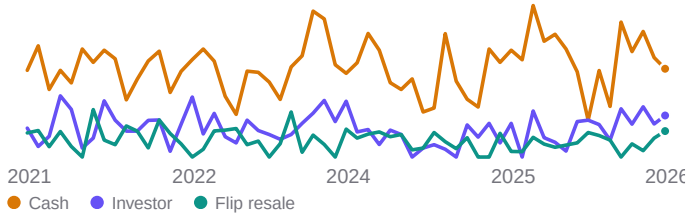
3.7%



BUYERS & OUTCOMES

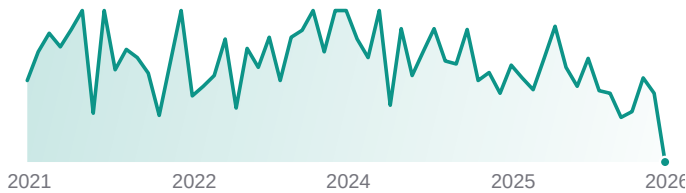
Buyer mix

Cash 33% · Investor 15% · Flip resale 9.6%



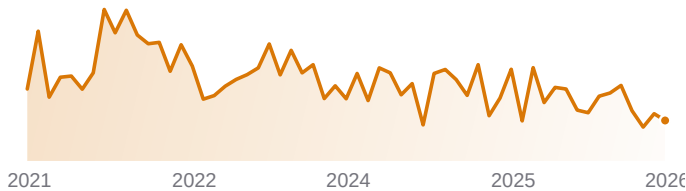
Sellers who sold at a gain

67%

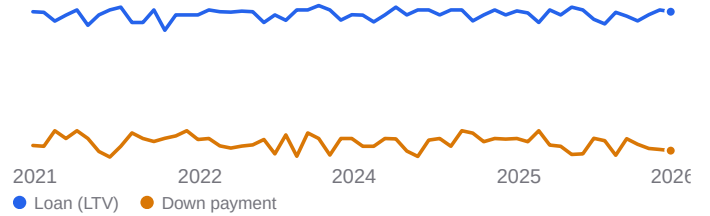


Median annualized return at resale

+4.4%

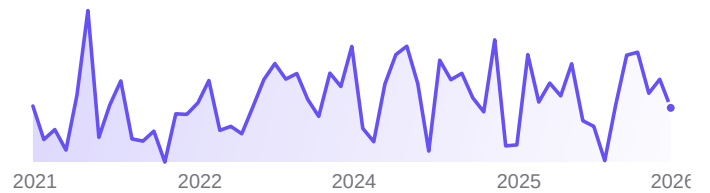


Financing (share of purchase price) Loan (LTV) 97% · Down payment 7.1%



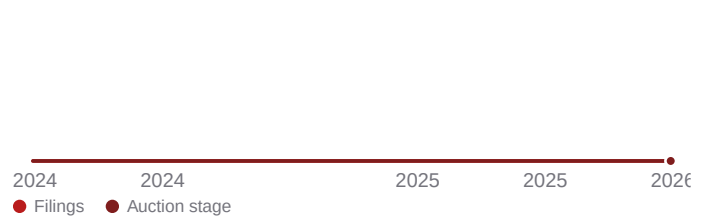
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,559
Median value (AVM)	\$173K
Median size	1,509 ft²
Median bedrooms	3
Median year built	1978
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.2%
Owner occupied	66%
Company owned	8.8%
Median loan-to-value	44%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	28,710
Density	52 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	74
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	12.2%
Unemployment	1.5%
Average temp	57°F
Annual precip	51 in
Sunshine	56%

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.