

# McCracken County, KY

County · KY · Kentucky

BALANCED MARKET

**\$208K**

MEDIAN SALE PRICE

**-11.5%**

1-YR CHANGE

**944**

SALES (12 MO)

**\$184K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



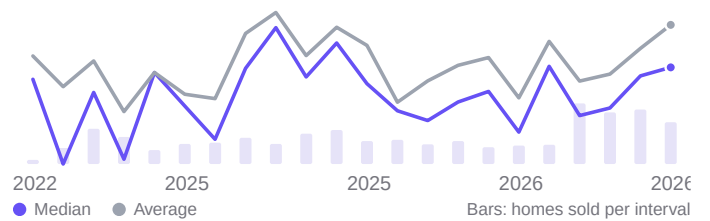
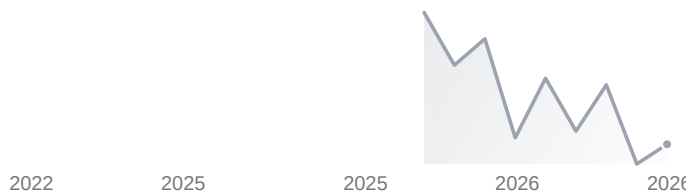
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$225K · Average \$269K

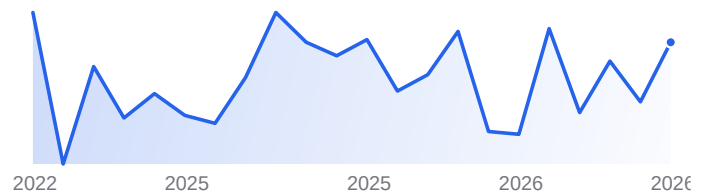
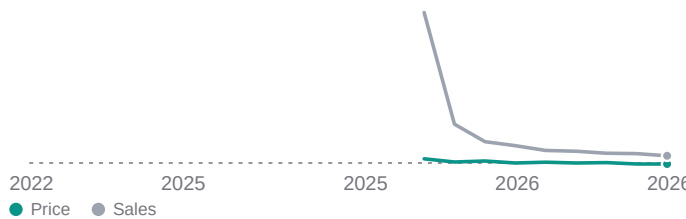


Growth (year over year)

Price -11.5% · Sales +84.0%

Price per square foot

\$139/ft²

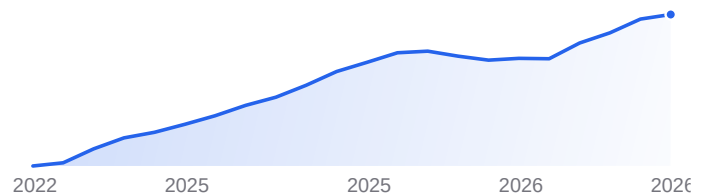
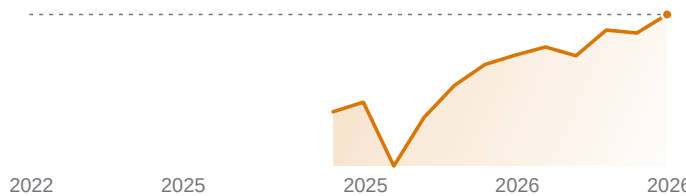


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

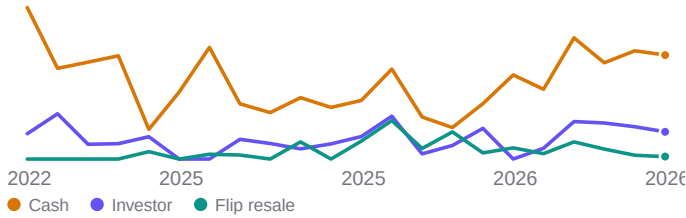
3.5%



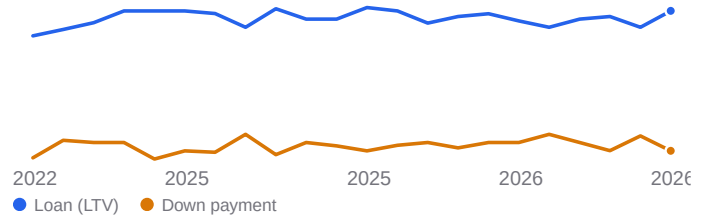
## BUYERS & OUTCOMES

### Buyer mix

Cash 41% · Investor 11% · Flip resale 1.0%

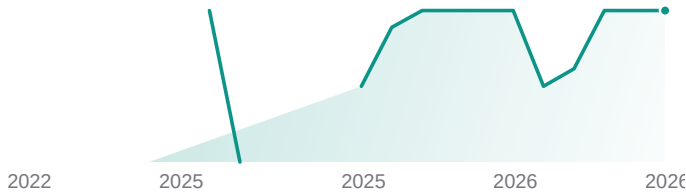


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



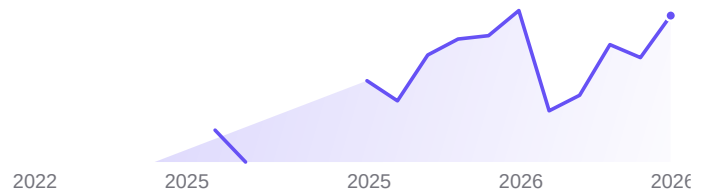
### Sellers who sold at a gain

100%



### Typical hold before selling

1.1 yrs



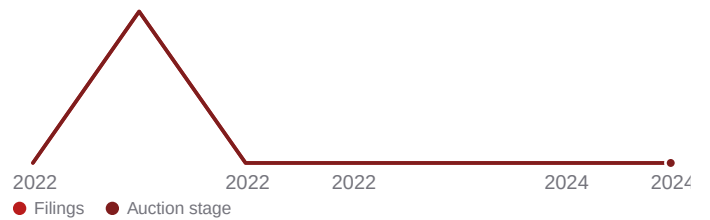
### Median annualized return at resale

+29.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 27,244    |
| Median value (AVM) | \$184K    |
| Median size        | 1,508 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1969      |
| Single family      | 95%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 56%     |
| Underwater (LTV 125% or more) | 4.3%    |
| Owner occupied                | 69%     |
| Company owned                 | 18%     |
| Median loan-to-value          | 40%     |
| Typical ownership tenure      | 1.4 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>67,903</b>    |
| Density                          | <b>273 / mi²</b> |
| Median household income          | <b>\$61K</b>     |
| Average household income         | <b>\$86K</b>     |
| Crime index (US avg 100)         | <b>98</b>        |
| Air pollution index (US avg 100) | <b>88</b>        |
| Earthquake index (US avg 100)    | <b>413</b>       |
| Homes occupied                   | <b>90%</b>       |
| Bachelor's or higher             | <b>17%</b>       |
| Poverty rate                     | <b>15.3%</b>     |
| Unemployment                     | <b>1.4%</b>      |
| Average temp                     | <b>58°F</b>      |
| Annual precip                    | <b>49 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.