

Magoffin County, KY

County · KY · Kentucky

\$26K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$56K

MEDIAN VALUE (AVM)

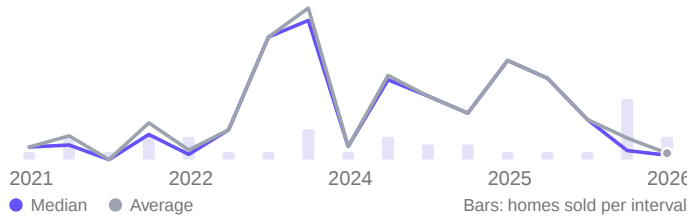
MARKET TRENDS (5 YEARS)

Sale prices

Median \$20K · Average \$24K

Growth (year over year)

Price -35.0% · Sales -33.3%

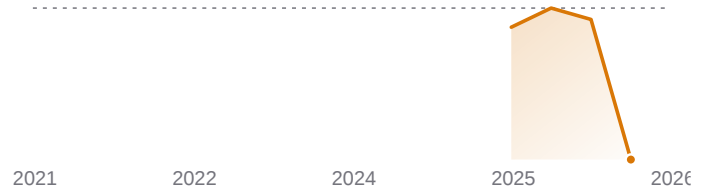
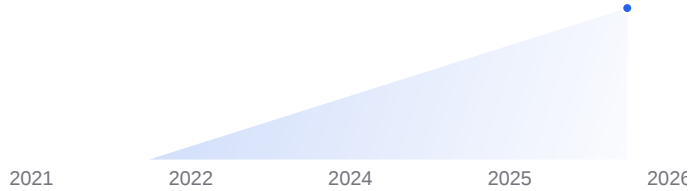


Price per square foot

\$48/ft²

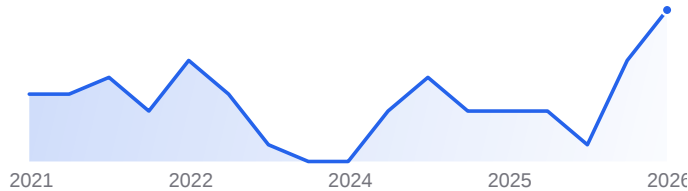
Sale premium vs estimated value

-56.1%



Annual turnover (share of homes sold)

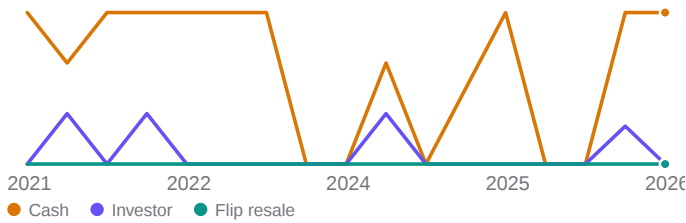
0.5%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

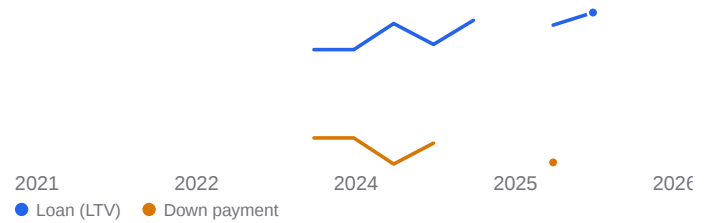
0%

2021 2022 2024 2025 2026

Median annualized return at resale

-12.8%

Financing (share of purchase price) Loan (LTV) 105% · Down payment 3.3%



Typical hold before selling

5.2 yrs

2021 2022 2024 2025 2026

HOUSING STOCK

Homes	2,880
Median value (AVM)	\$56K
Median size	1,280 ft²
Median year built	2002
Single family	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	3.4%
Owner occupied	67%
Company owned	1.9%
Median loan-to-value	0%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	11,182
Density	36 / mi²
Median household income	\$33K
Average household income	\$50K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	157
Earthquake index (US avg 100)	55
Homes occupied	89%
Bachelor's or higher	4%
Poverty rate	33.7%
Unemployment	1.4%
Average temp	55°F
Annual precip	46 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.