

Martin County, KY

County · KY · Kentucky

SELLER'S MARKET

\$52K

MEDIAN SALE PRICE

+52.6%

1-YR CHANGE

47

SALES (12 MO)

\$56K

MEDIAN VALUE (AVM)

Market temperature

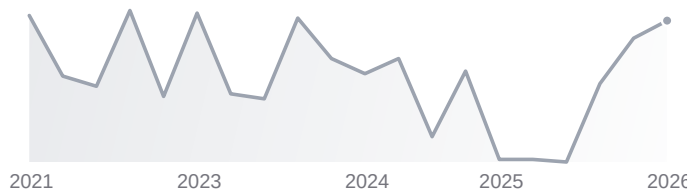
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

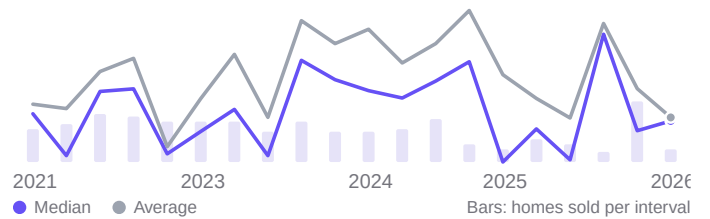
Market temperature (0–100)

60 / 100



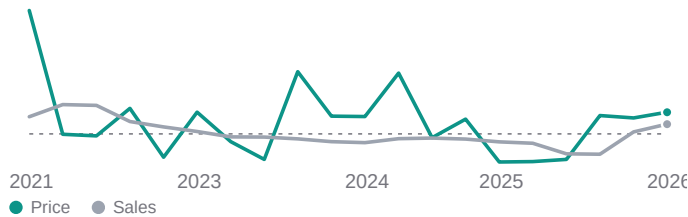
Sale prices

Median \$65K · Average \$67K



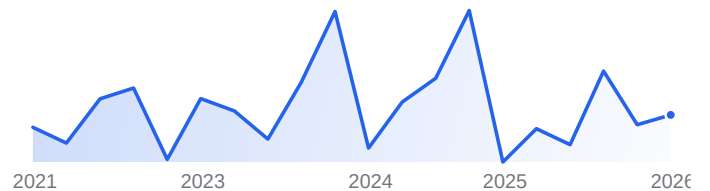
Growth (year over year)

Price +52.6% · Sales +23.7%



Price per square foot

\$44/ft²



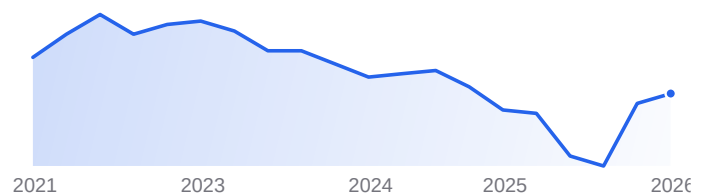
Sale premium vs estimated value

+24.0%



Annual turnover (share of homes sold)

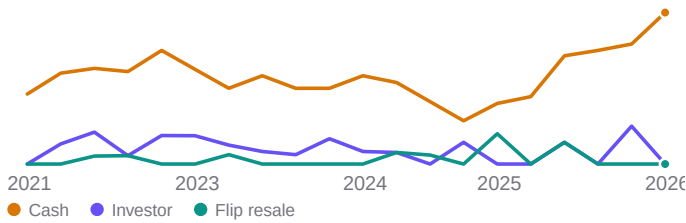
1.2%



BUYERS & OUTCOMES

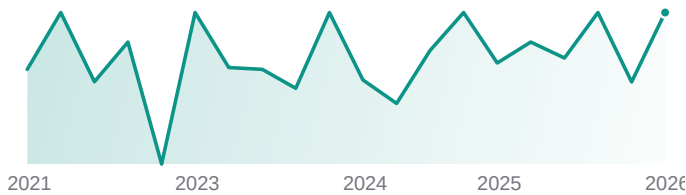
Buyer mix

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



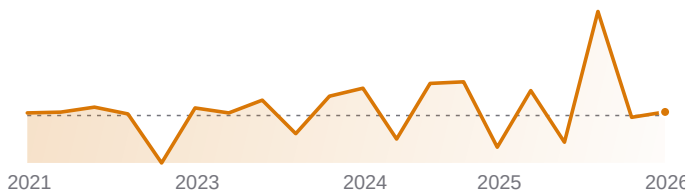
Sellers who sold at a gain

100%

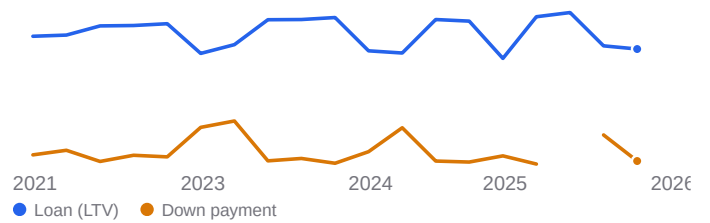


Median annualized return at resale

+1.3%

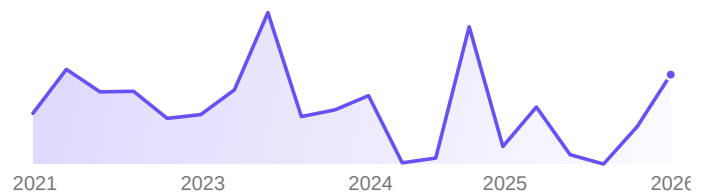


Financing (share of purchase price) Loan (LTV) 78% · Down payment 2.4%



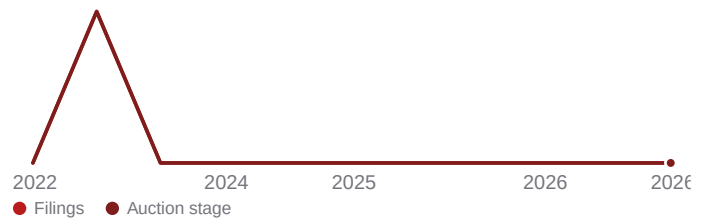
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,898
Median value (AVM)	\$56K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1983
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	12%
Owner occupied	76%
Company owned	1.8%
Median loan-to-value	0%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	10,655
Density	46 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	137
Earthquake index (US avg 100)	55
Homes occupied	85%
Bachelor's or higher	6%
Poverty rate	20.8%
Unemployment	1.3%
Average temp	54°F
Annual precip	47 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.