

Mason County, KY

County · KY · Kentucky

\$158K

MEDIAN SALE PRICE

22

SALES (12 MO)

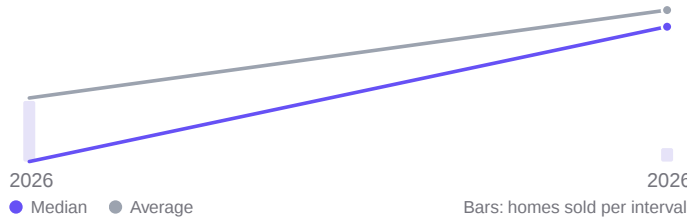
\$162K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

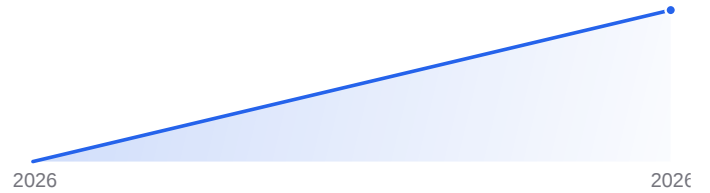
Sale prices

Median \$195K · Average \$204K



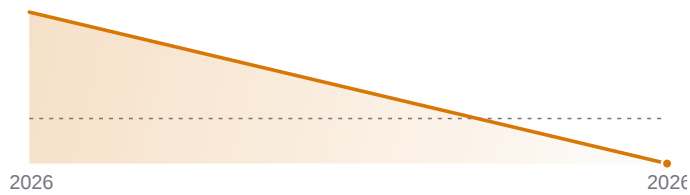
Price per square foot

\$108/ft²



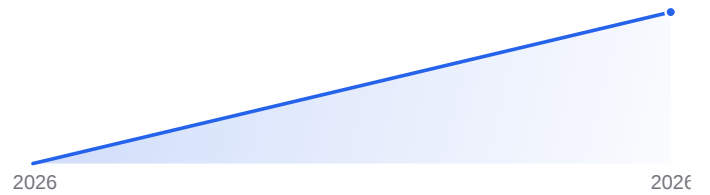
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

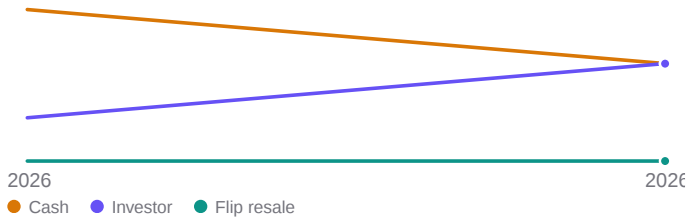
0.3%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



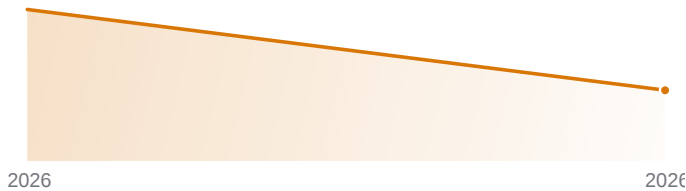
Sellers who sold at a gain

100%

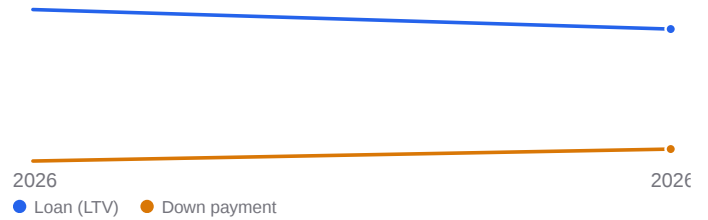


Median annualized return at resale

+2.1%

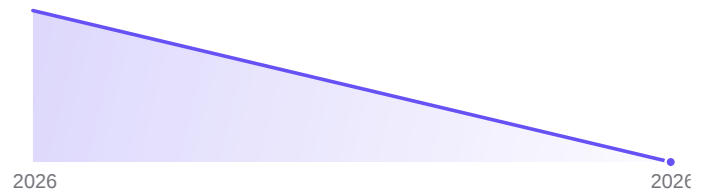


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



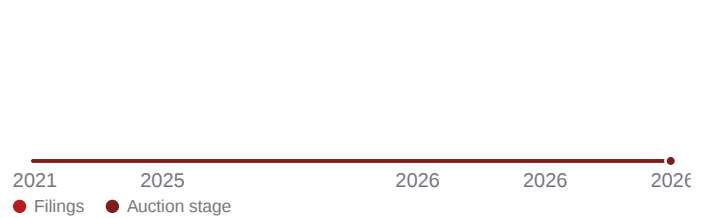
Typical hold before selling

16.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,090
Median value (AVM)	\$162K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1971
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	8.8%
Median loan-to-value	0%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	17,053
Density	71 / mi²
Median household income	\$49K
Average household income	\$83K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	187
Earthquake index (US avg 100)	60
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	20.8%
Unemployment	1.8%
Average temp	54°F
Annual precip	46 in
Sunshine	55%

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