

Menifee County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$112K

MEDIAN SALE PRICE

-23.9%

1-YR CHANGE

46

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



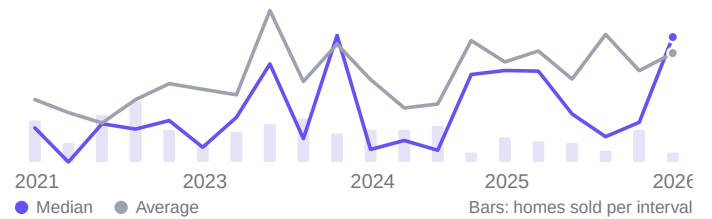
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$167K · Average \$153K

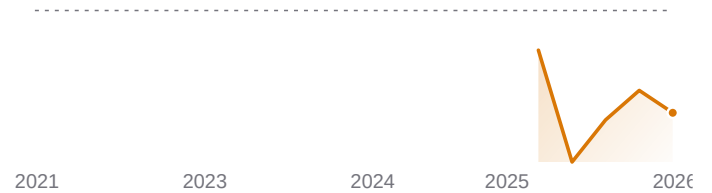
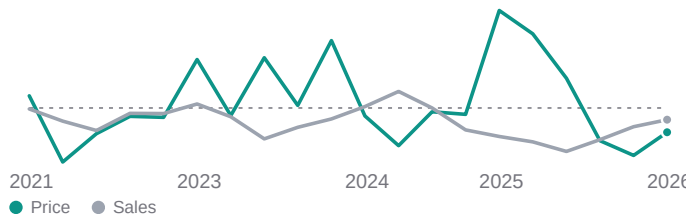


Growth (year over year)

Price -23.9% · Sales -11.5%

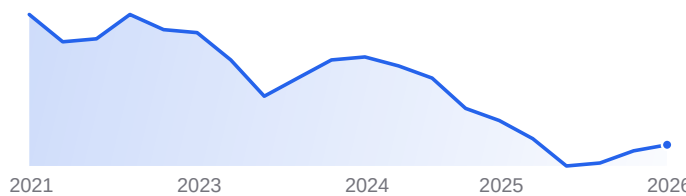
Sale premium vs estimated value

-19.7%



Annual turnover (share of homes sold)

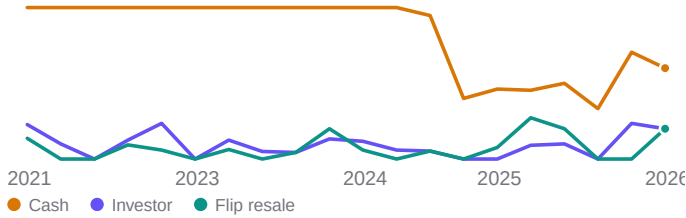
1.6%



BUYERS & OUTCOMES

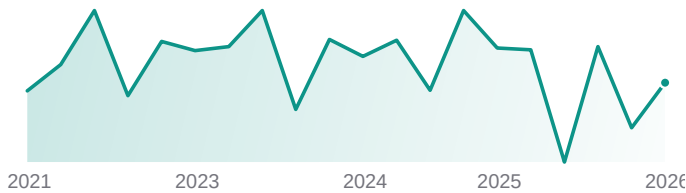
Buyer mix

Cash 60% · Investor 20% · Flip resale 20%



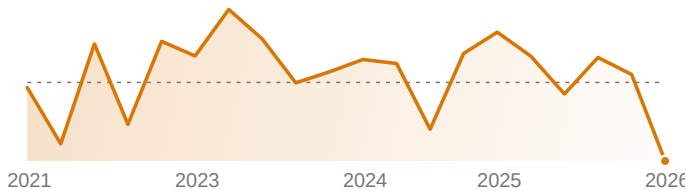
Sellers who sold at a gain

67%



Median annualized return at resale

-25.5%

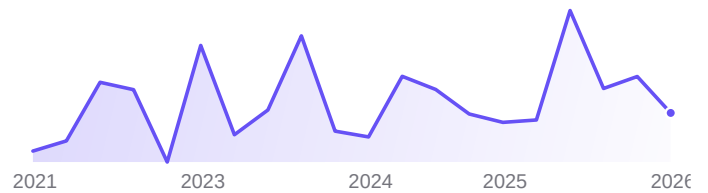


Financing (share of purchase price) Loan (LTV) 89% · Down payment 1.8%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,902
Median value (AVM)	\$129K
Median size	1,280 ft²
Median year built	2013
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	1.9%
Owner occupied	45%
Company owned	3.7%
Median loan-to-value	0%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	6,419
Density	32 / mi²
Median household income	\$44K
Average household income	\$58K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	64
Homes occupied	77%
Bachelor's or higher	8%
Poverty rate	28.3%
Unemployment	1.4%
Average temp	55°F
Annual precip	48 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.