

Muhlenberg County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$80K

MEDIAN SALE PRICE

-38.0%

1-YR CHANGE

277

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



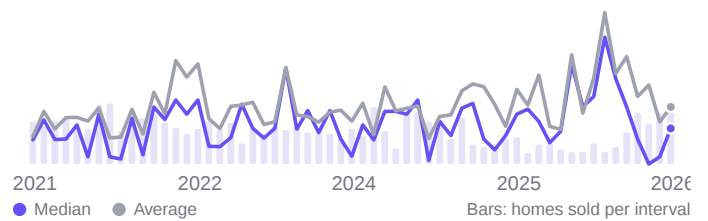
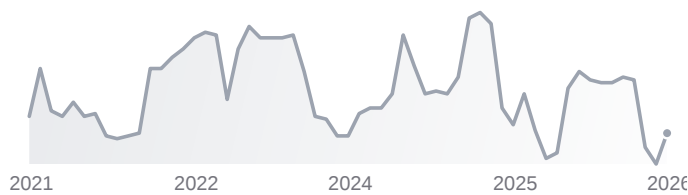
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$110K · Average \$140K

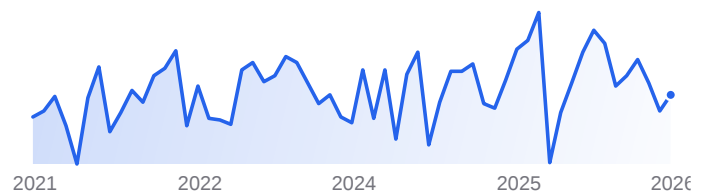
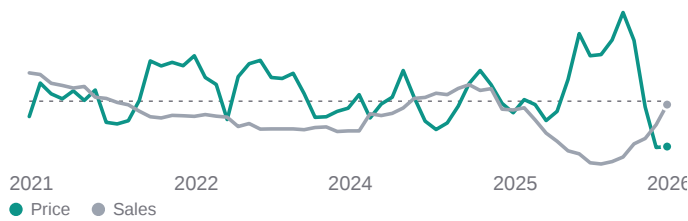


Growth (year over year)

Price -38.0% · Sales -2.8%

Price per square foot

\$85/ft²

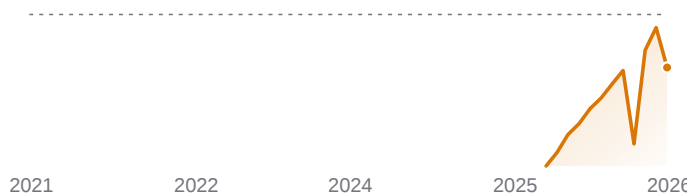


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

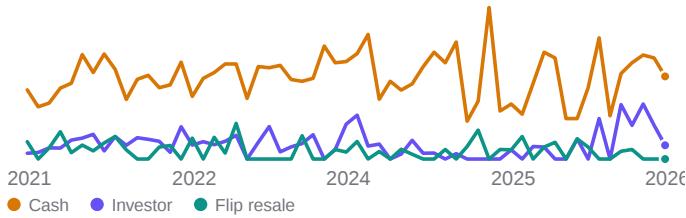
1.7%



BUYERS & OUTCOMES

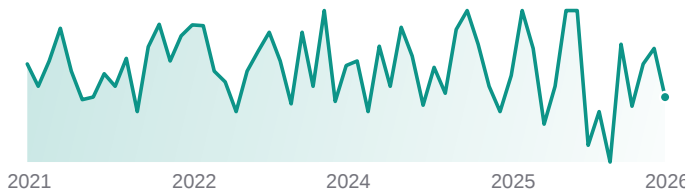
Buyer mix

Cash 41% · Investor 6.8% · Flip resale 0%



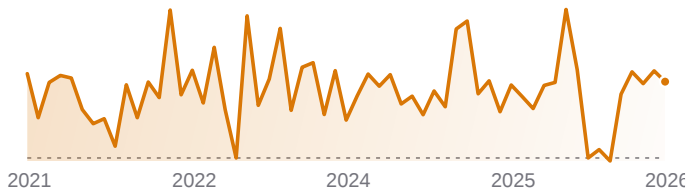
Sellers who sold at a gain

71%

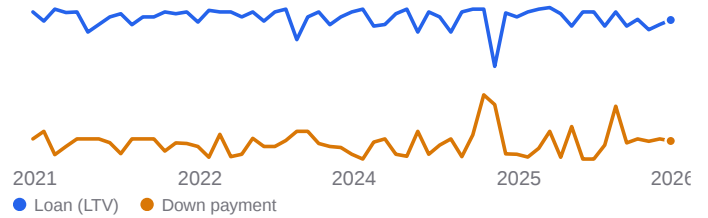


Median annualized return at resale

+6.3%



Financing (share of purchase price) Loan (LTV) 93% · Down payment 14%



Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,060
Median value (AVM)	\$126K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1978
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.4%
Owner occupied	58%
Company owned	8.6%
Median loan-to-value	31%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	30,666
Density	66 / mi²
Median household income	\$52K
Average household income	\$75K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	100
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	18.0%
Unemployment	2.0%
Average temp	57°F
Annual precip	49 in
Sunshine	55%

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.