

Perry County, KY

County · KY · Kentucky

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

+18.7%

1-YR CHANGE

143

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

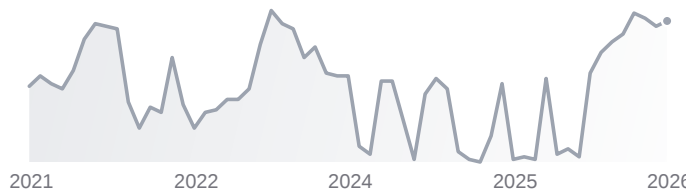
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

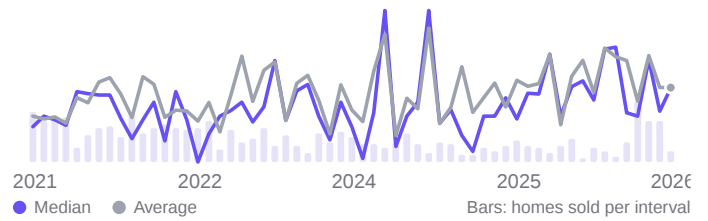
Market temperature (0–100)

59 / 100



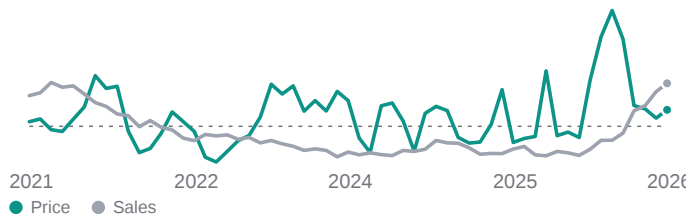
Sale prices

Median \$140K · Average \$141K



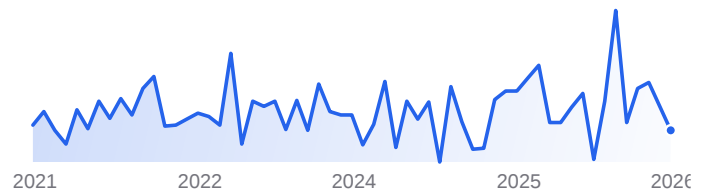
Growth (year over year)

Price +18.7% · Sales +49.0%



Price per square foot

\$55/ft²



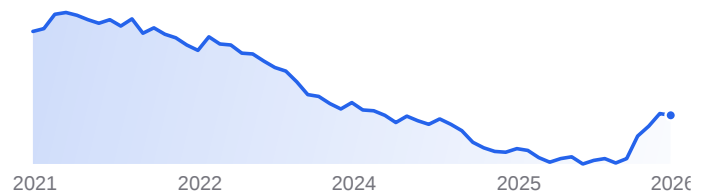
Sale premium vs estimated value

+2.6%



Annual turnover (share of homes sold)

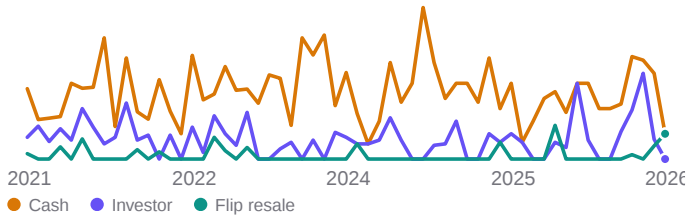
1.0%



BUYERS & OUTCOMES

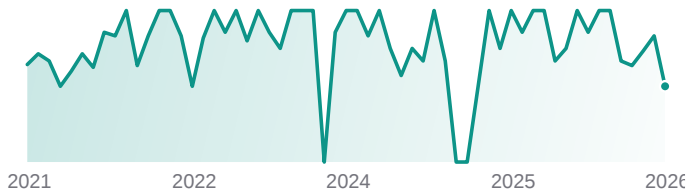
Buyer mix

Cash 17% · Investor 0% · Flip resale 17%



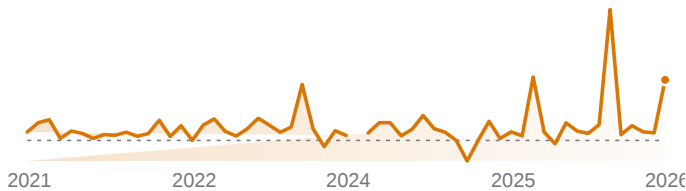
Sellers who sold at a gain

50%

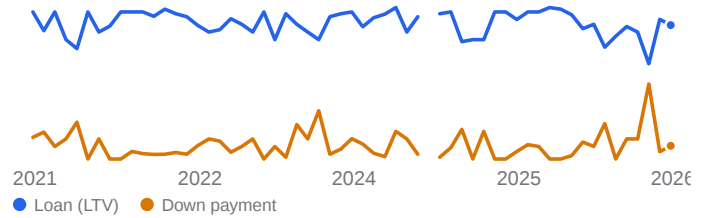


Median annualized return at resale

+27.0%

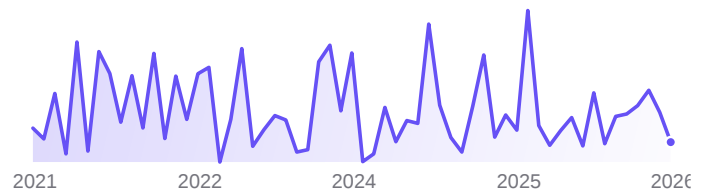


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,711
Median value (AVM)	\$86K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1984
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.0%
Owner occupied	55%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	26,789
Density	79 / mi²
Median household income	\$45K
Average household income	\$71K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	74
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	27.0%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.