

Powell County, KY

County · KY · Kentucky

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

144

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



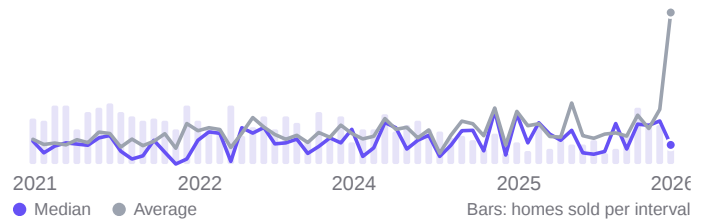
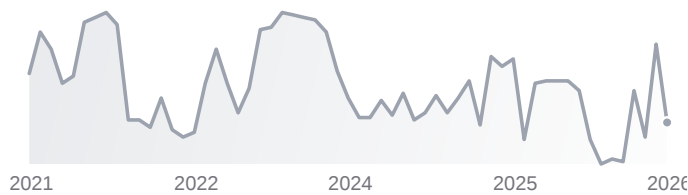
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$107K · Average \$637K

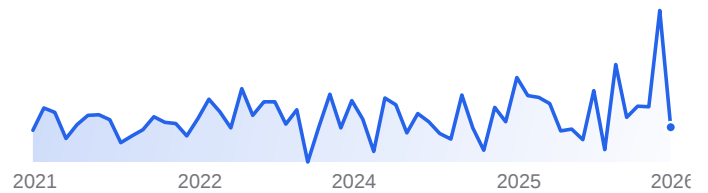
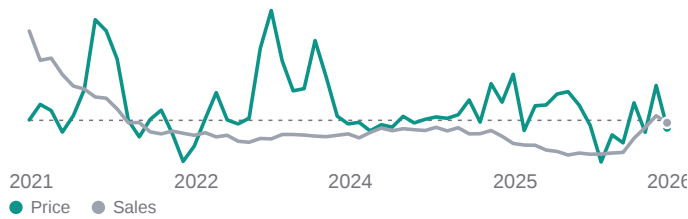


Growth (year over year)

Price -8.5% · Sales -2.7%

Price per square foot

\$94/ft²



Sale premium vs estimated value

+5.1%

Annual turnover (share of homes sold)

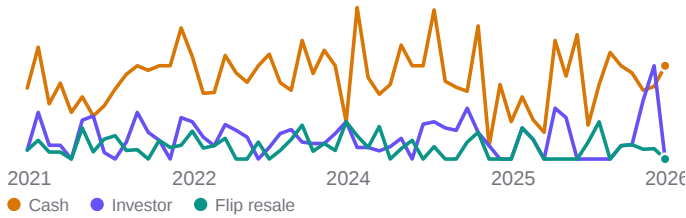
2.0%



BUYERS & OUTCOMES

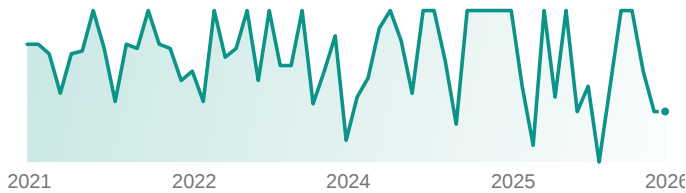
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



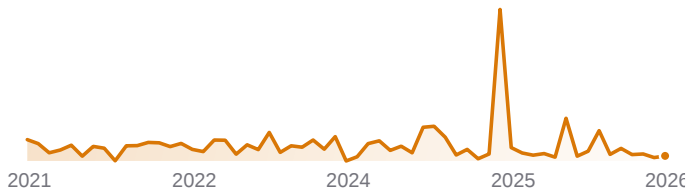
Sellers who sold at a gain

67%

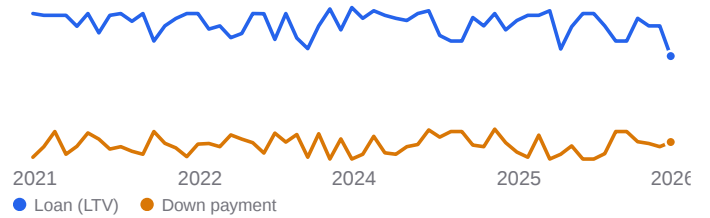


Median annualized return at resale

+4.3%

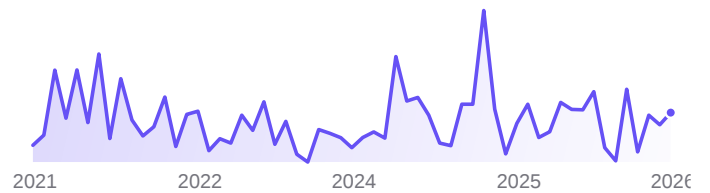


Financing (share of purchase price) Loan (LTV) 70% · Down payment 13%



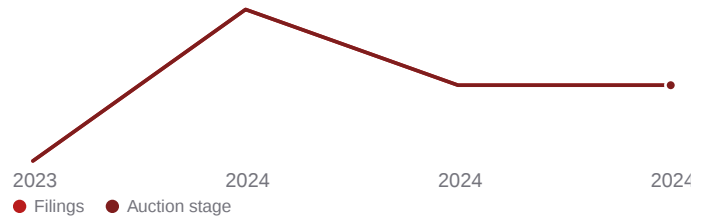
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,383
Median value (AVM)	\$146K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1979
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.2%
Owner occupied	57%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	12,966
Density	72 / mi²
Median household income	\$40K
Average household income	\$60K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	163
Earthquake index (US avg 100)	64
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	22.4%
Unemployment	1.4%
Average temp	55°F
Annual precip	46 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.