

Russell County, KY

County · KY · Kentucky

STRONG BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

-28.9%

1-YR CHANGE

238

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



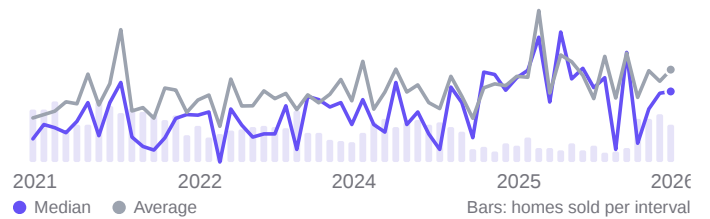
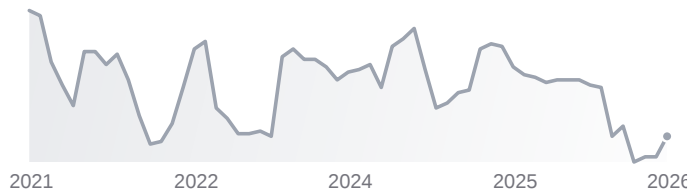
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$153K · Average \$188K

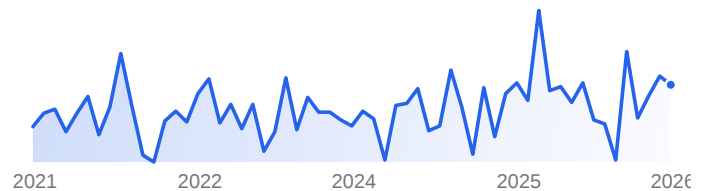
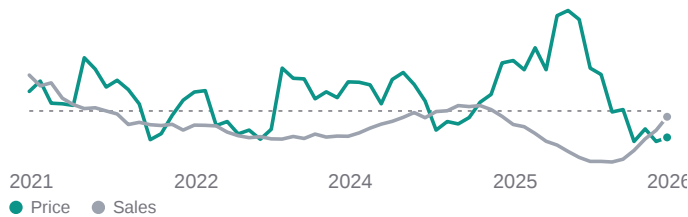


Growth (year over year)

Price -28.9% · Sales -6.3%

Price per square foot

\$146/ft²

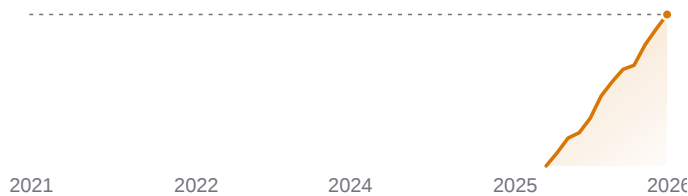


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

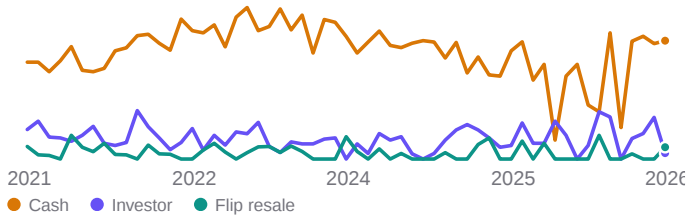
1.9%



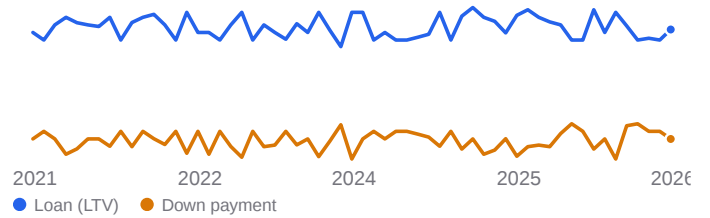
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 3.1% · Flip resale 6.3%

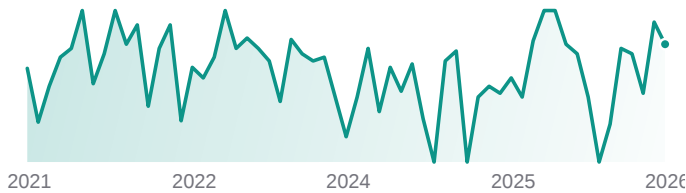


Financing (share of purchase price) Loan (LTV) 87% · Down payment 15%



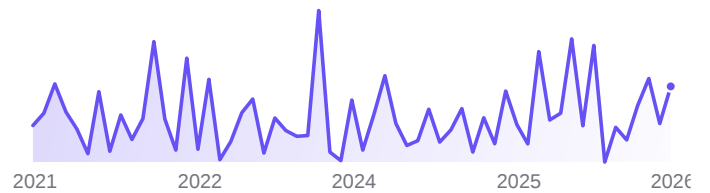
Sellers who sold at a gain

89%



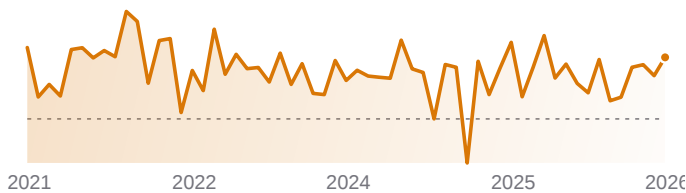
Typical hold before selling

6.9 yrs



Median annualized return at resale

+10.0%



HOUSING STOCK

Homes	12,698
Median value (AVM)	\$143K
Median size	1,240 ft²
Median bedrooms	3
Median year built	1996
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.7%
Owner occupied	41%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	18,584
Density	73 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	49
Homes occupied	76%
Bachelor's or higher	10%
Poverty rate	19.2%
Unemployment	1.5%
Average temp	56°F
Annual precip	54 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.