

Todd County, KY

County · KY · Kentucky

BALANCED MARKET

\$182K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

131

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



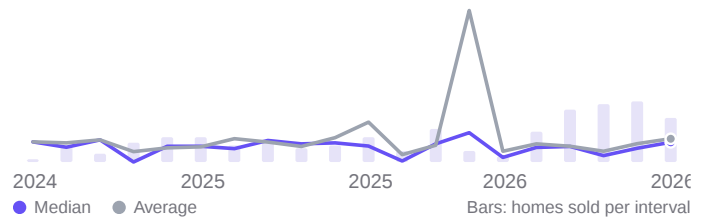
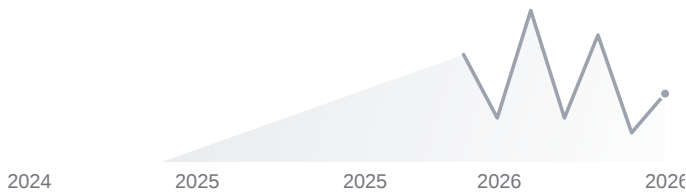
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$245K · Average \$280K

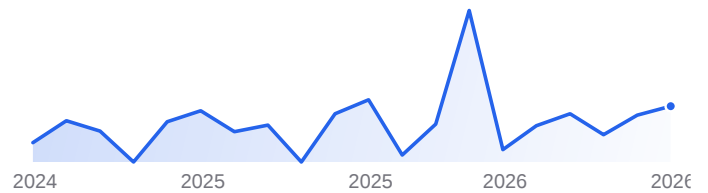


Growth (year over year)

Price -16.3% · Sales +178.7%

Price per square foot

\$140/ft²

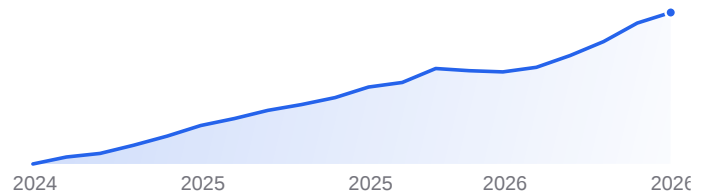
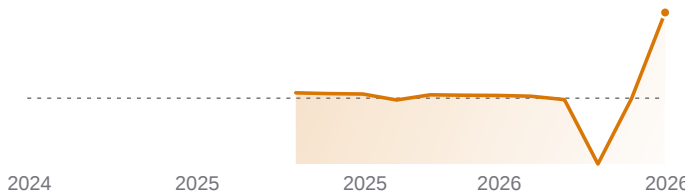


Sale premium vs estimated value

+30.7%

Annual turnover (share of homes sold)

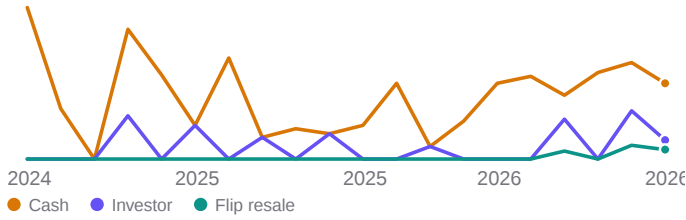
2.5%



BUYERS & OUTCOMES

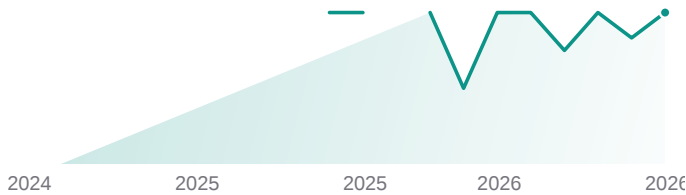
Buyer mix

Cash 50% · Investor 13% · Flip resale 6.3%



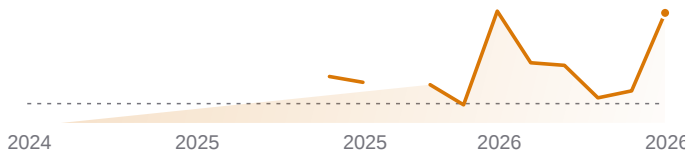
Sellers who sold at a gain

100%

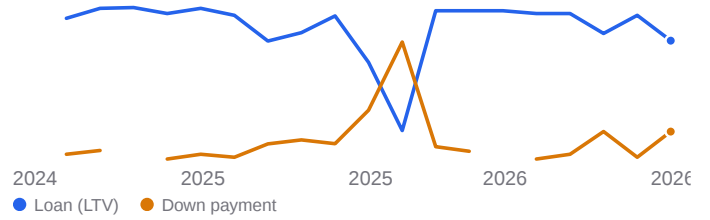


Median annualized return at resale

+17.6%

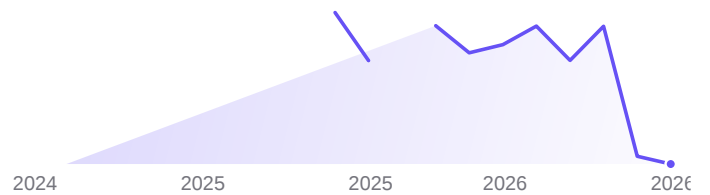


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,210
Median value (AVM)	\$175K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1998
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	2.5%
Owner occupied	68%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	12,823
Density	34 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	93
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	19.9%
Unemployment	1.4%
Average temp	57°F
Annual precip	52 in
Sunshine	56%

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.