

Warren County, KY

County · KY · Kentucky

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

1,515

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



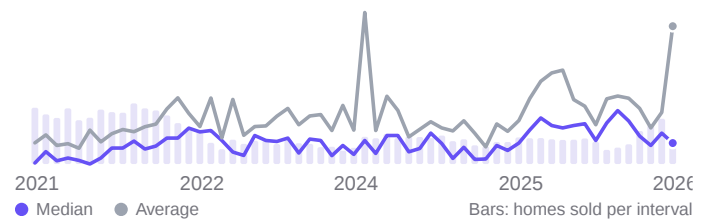
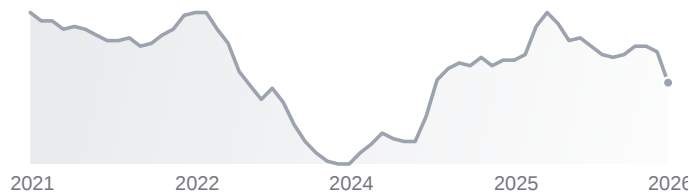
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$260K · Average \$494K

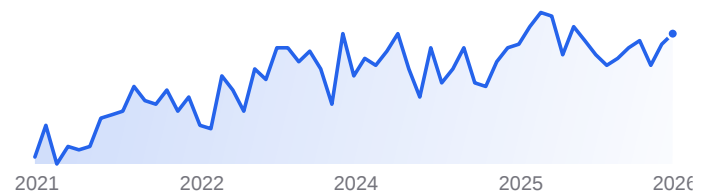
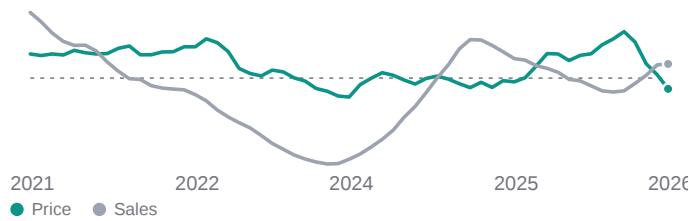


Growth (year over year)

Price -7.1% · Sales +9.4%

Price per square foot

\$169/ft²

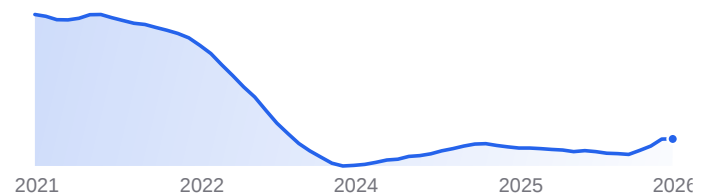
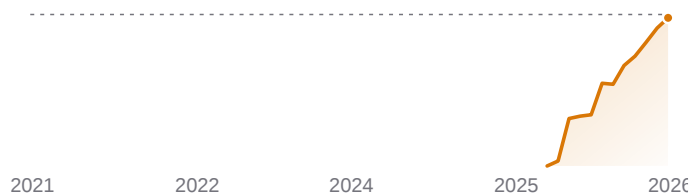


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

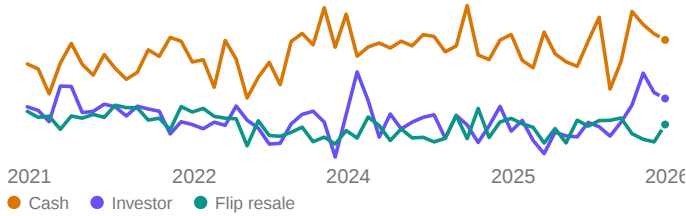
3.9%



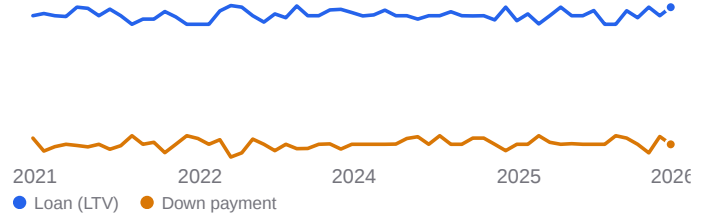
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 14% · Flip resale 7.9%

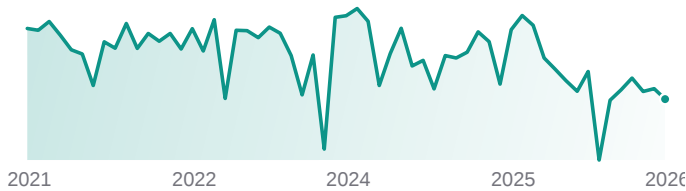


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



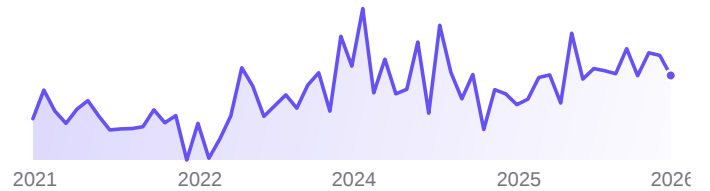
Sellers who sold at a gain

87%



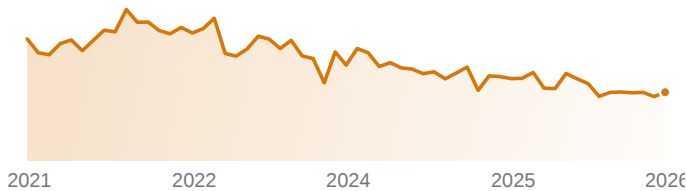
Typical hold before selling

4.5 yrs



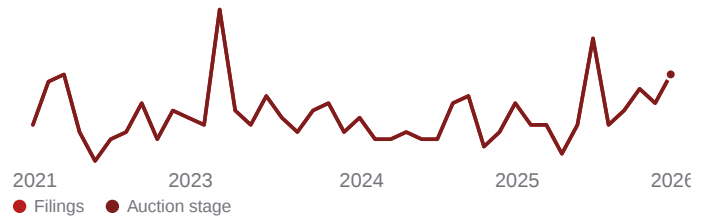
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 13 · Auction stage 13



HOUSING STOCK

Homes	38,508
Median value (AVM)	\$266K
Median size	1,662 ft²
Median bedrooms	3
Median year built	1987
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.8%
Owner occupied	72%
Company owned	16%
Median loan-to-value	50%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	148,437
Density	274 / mi²
Median household income	\$65K
Average household income	\$88K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	57
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	17.1%
Unemployment	1.5%
Average temp	57°F
Annual precip	51 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.