

Washington County, KY

County · KY · Kentucky

BUYER'S MARKET

\$153K

MEDIAN SALE PRICE

-27.6%

1-YR CHANGE

141

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



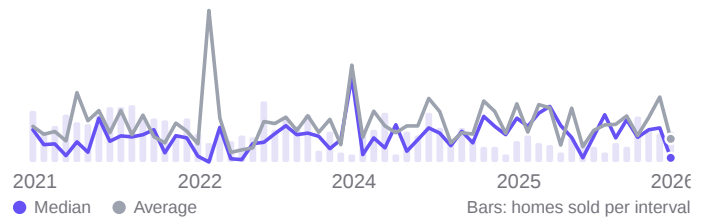
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$95K · Average \$152K

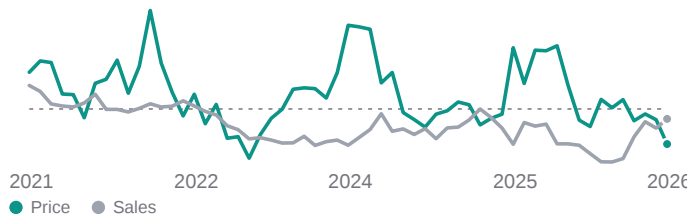


Growth (year over year)

Price -27.6% · Sales -7.8%

Price per square foot

\$132/ft²

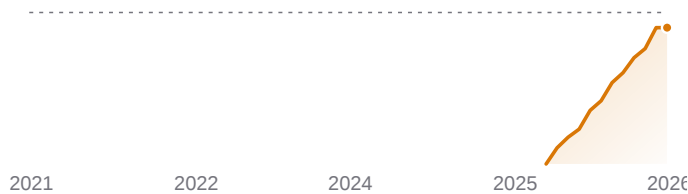


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

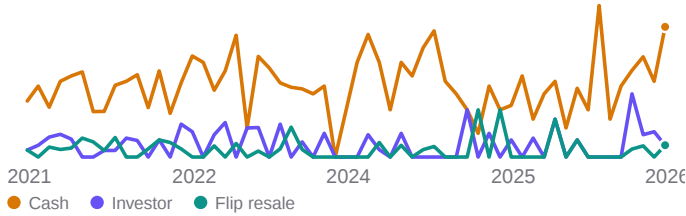
2.6%



BUYERS & OUTCOMES

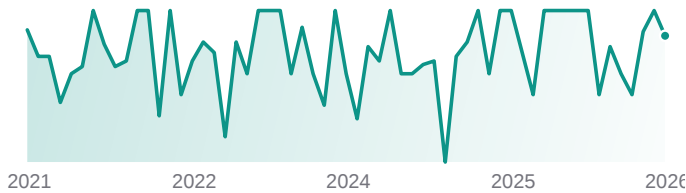
Buyer mix

Cash 69% · Investor 6.3% · Flip resale 6.3%



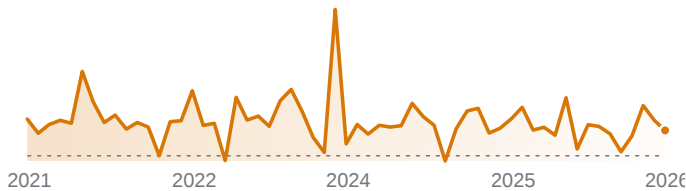
Sellers who sold at a gain

90%

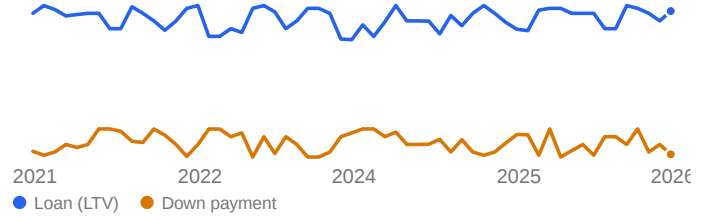


Median annualized return at resale

+6.2%

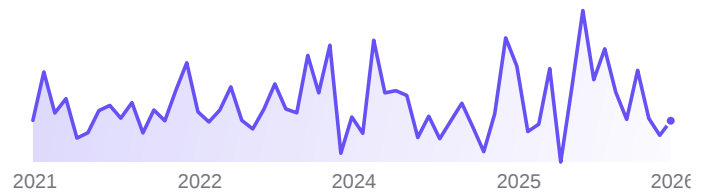


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.6%



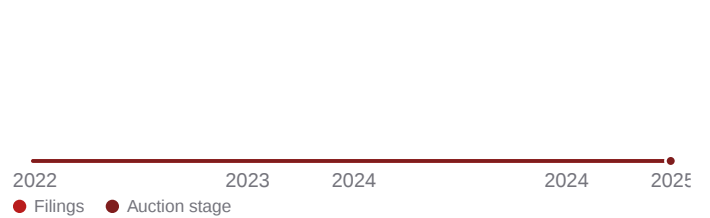
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,447
Median value (AVM)	\$208K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1990
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.4%
Owner occupied	71%
Company owned	11%
Median loan-to-value	23%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	12,369
Density	42 / mi²
Median household income	\$69K
Average household income	\$80K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	39
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	13.7%
Unemployment	1.4%
Average temp	56°F
Annual precip	49 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.