

Woodford County, KY

County · KY · Kentucky

BALANCED MARKET

\$315K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

332

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



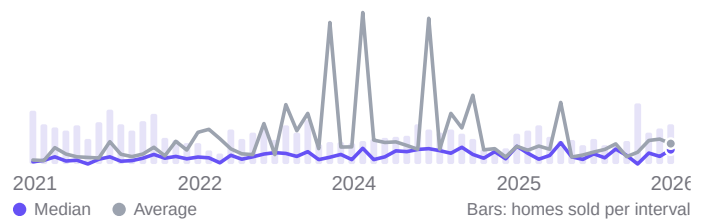
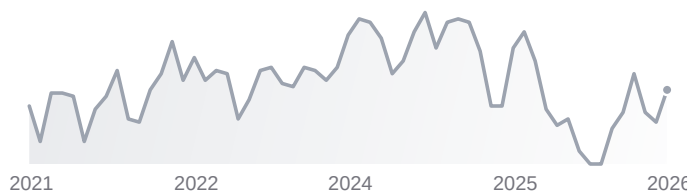
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$350K · Average \$414K

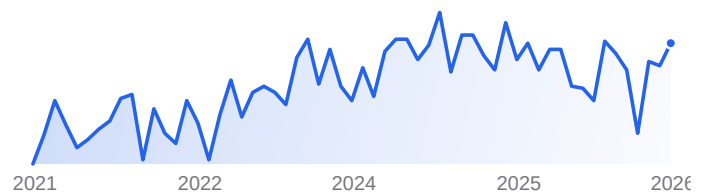
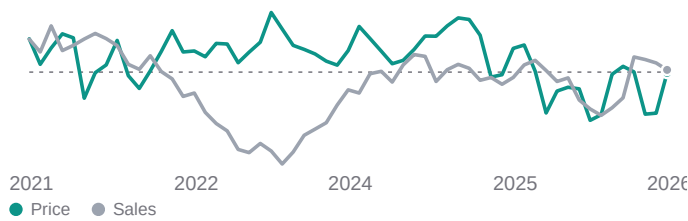


Growth (year over year)

Price -0.3% · Sales +0.9%

Price per square foot

\$192/ft²

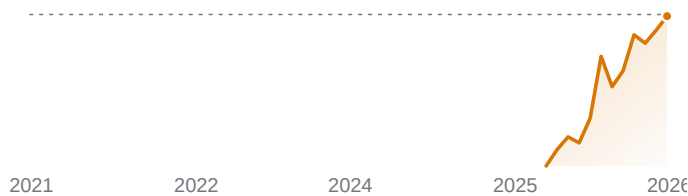


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

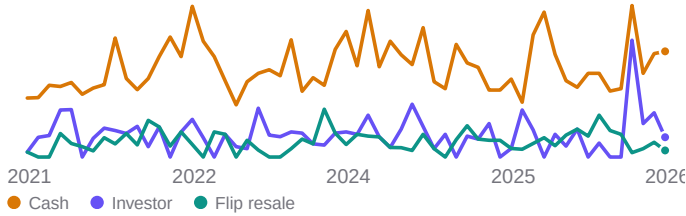
3.5%



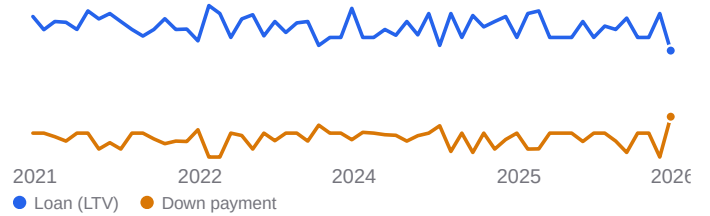
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 7.9% · Flip resale 2.6%

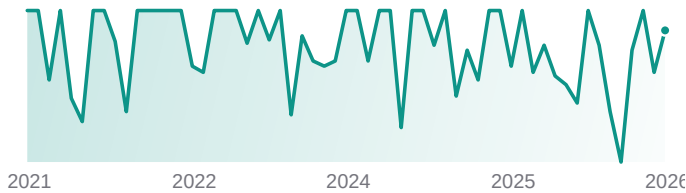


Financing (share of purchase price) Loan (LTV) 72% · Down payment 30%



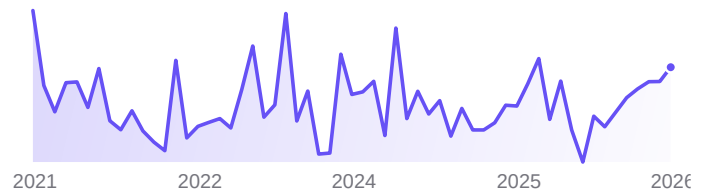
Sellers who sold at a gain

96%



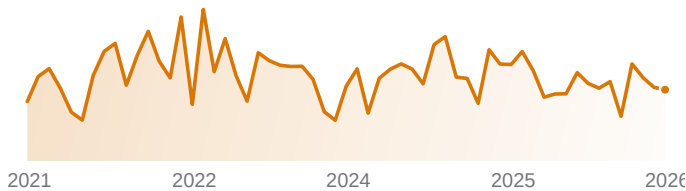
Typical hold before selling

8.4 yrs



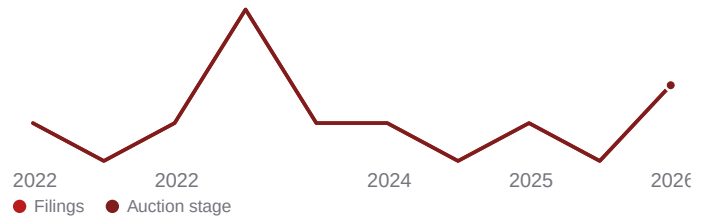
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,582
Median value (AVM)	\$316K
Median size	1,721 ft²
Median bedrooms	3
Median year built	1989
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	78%
Company owned	15%
Median loan-to-value	42%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	27,797
Density	146 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	9.7%
Unemployment	1.2%
Average temp	55°F
Annual precip	47 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.