

Russell Springs

City · KY · Kentucky · Russell County

STRONG BUYER'S MARKET

\$125K

MEDIAN SALE PRICE

-34.5%

1-YR CHANGE

132

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



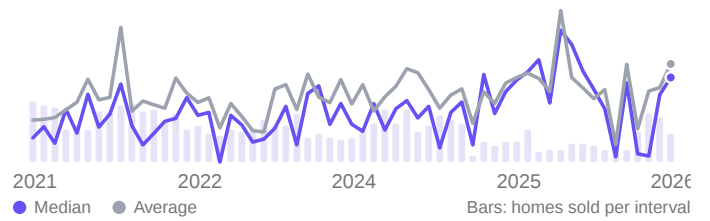
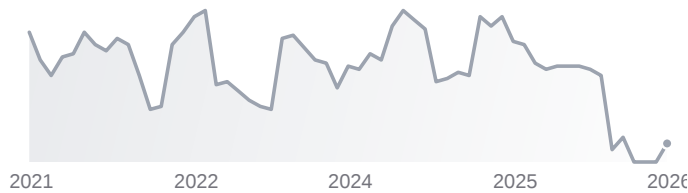
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$179K · Average \$202K

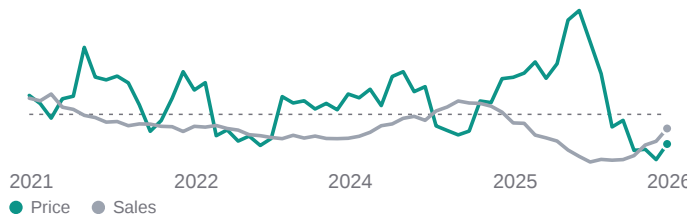


Growth (year over year)

Price -34.5% · Sales -16.5%

Price per square foot

\$137/ft²

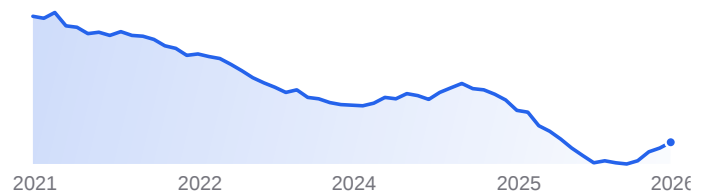


Sale premium vs estimated value

+11.5%

Annual turnover (share of homes sold)

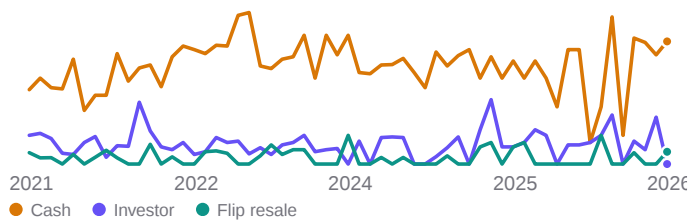
1.8%



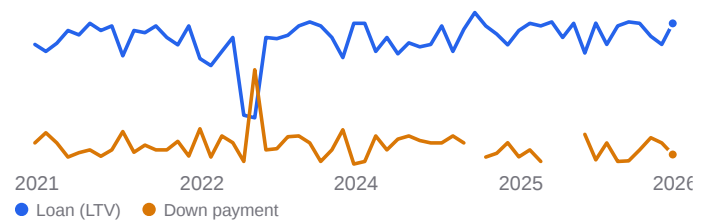
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 0% · Flip resale 7.1%



Financing (share of purchase price) Loan (LTV) 100% · Down payment 6.8%



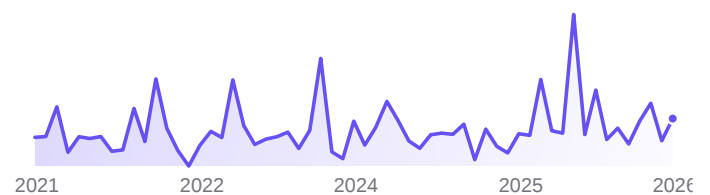
Sellers who sold at a gain

67%



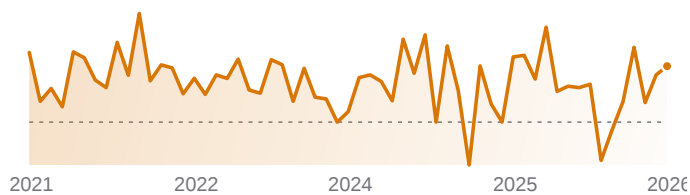
Typical hold before selling

6.0 yrs



Median annualized return at resale

+9.3%



HOUSING STOCK

Homes	7,486
Median value (AVM)	\$152K
Median size	1,250 ft²
Median bedrooms	3
Median year built	1995
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.3%
Owner occupied	51%
Company owned	6.7%
Median loan-to-value	6%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	2,782
Density	594 / mi²
Median household income	\$55K
Average household income	\$64K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	48
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	16.8%
Unemployment	1.6%
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.