

Bagdad 40003

ZIP code · KY · Kentucky > Shelby County

SELLER'S MARKET

\$118K

MEDIAN SALE PRICE

26

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



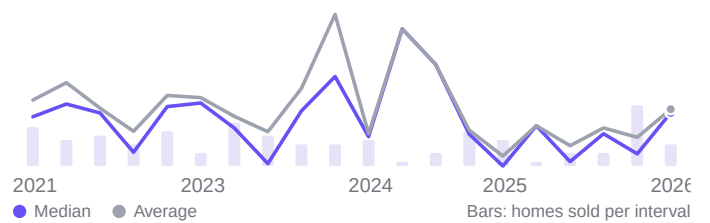
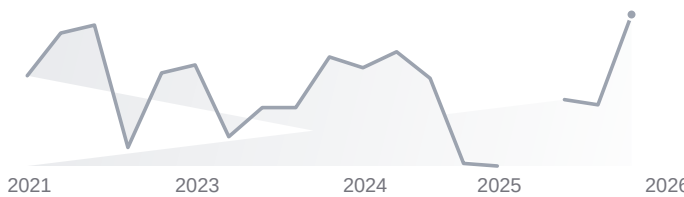
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$278K · Average \$294K

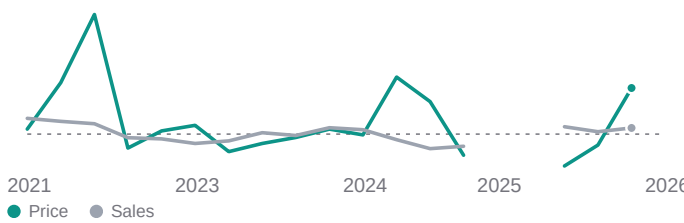


Growth (year over year)

Price +125.5% · Sales +16.7%

Price per square foot

\$137/ft²

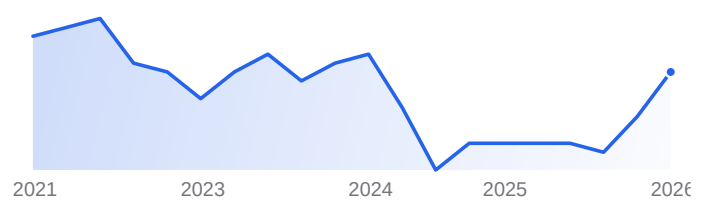


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

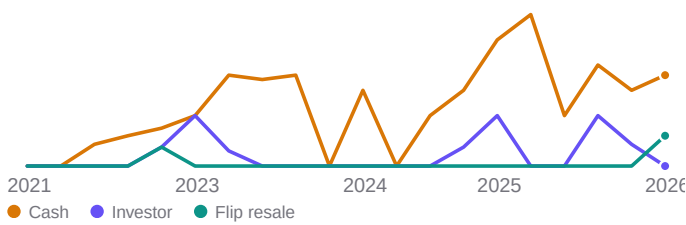
2.1%



BUYERS & OUTCOMES

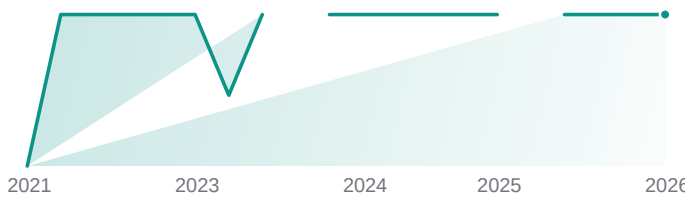
Buyer mix

Cash 60% · Investor 0% · Flip resale 20%



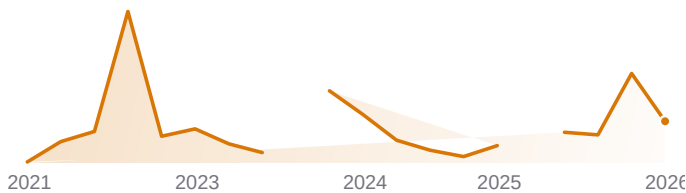
Sellers who sold at a gain

100%

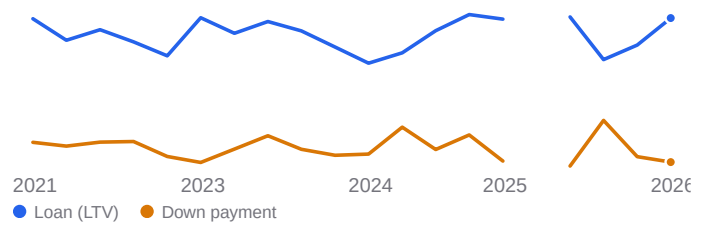


Median annualized return at resale

+13.9%

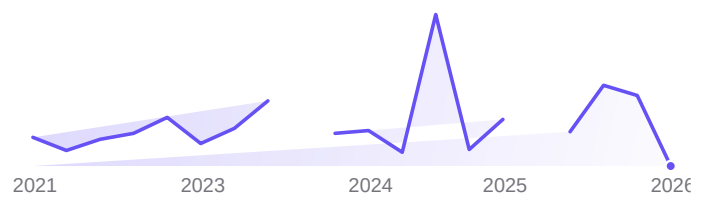


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.6%



Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,249
Median value (AVM)	\$124K
Median size	1,682 ft²
Median bedrooms	3
Median year built	2001
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	50%
Company owned	9.3%
Median loan-to-value	17%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	2,031
Density	49 / mi²
Median household income	\$88K
Average household income	\$98K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	164
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	55°F
Annual precip	47 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.