

Mackville 40040

ZIP code · KY · Kentucky > Washington County > Mackville

SELLER'S MARKET

\$498K

MEDIAN SALE PRICE

+116.3%

1-YR CHANGE

6

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



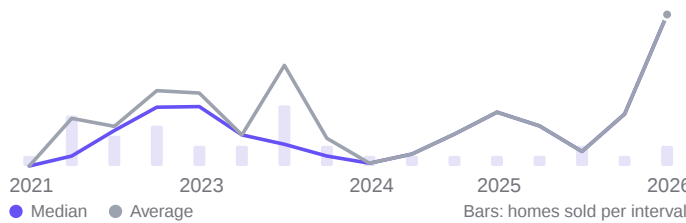
MARKET TRENDS (5 YEARS)

Sale prices

Median \$498K · Average \$498K

Growth (year over year)

Price +116.3% · Sales +50.0%

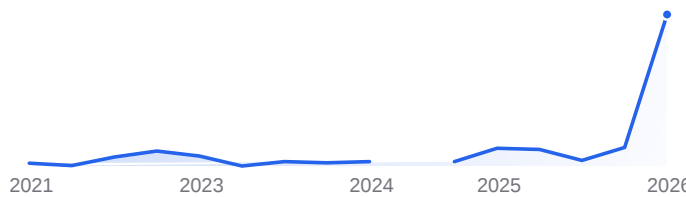


Price per square foot

\$1422/ft²

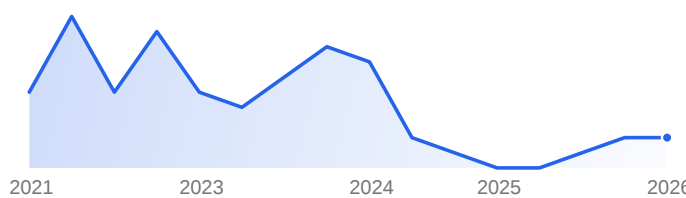
Sale premium vs estimated value

+104.1%



Annual turnover (share of homes sold)

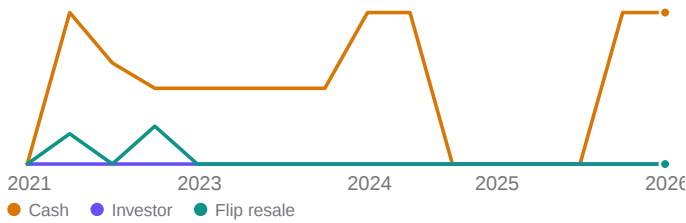
2.2%



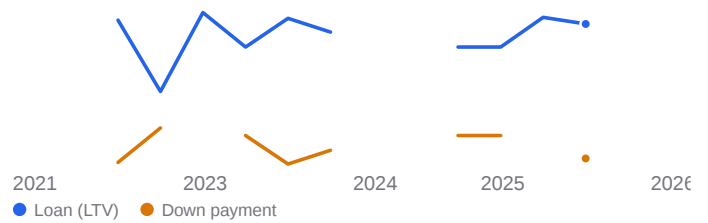
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

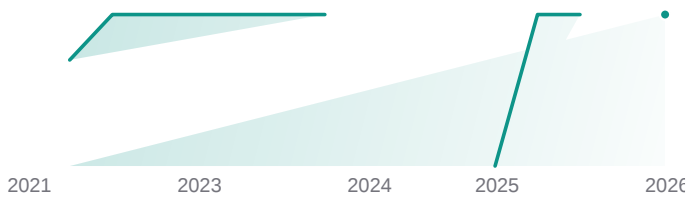


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.4%



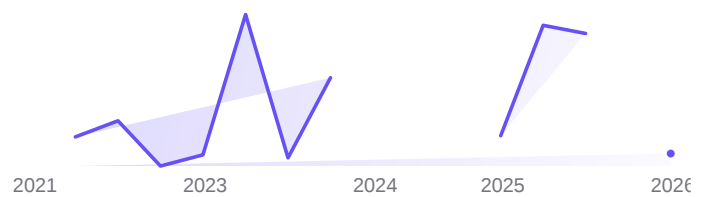
Sellers who sold at a gain

100%



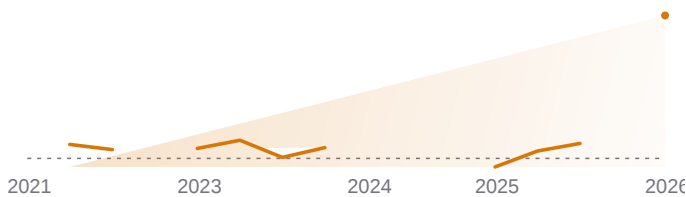
Typical hold before selling

2.1 yrs



Median annualized return at resale

+97.8%



HOUSING STOCK

Homes	274
Median value (AVM)	\$157K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1984
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.1%
Owner occupied	64%
Company owned	9.5%
Median loan-to-value	6%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	635
Density	26 / mi²
Median household income	\$73K
Average household income	\$73K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	141
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	21.2%
Unemployment	1.5%
Average temp	56°F
Annual precip	49 in
Sunshine	55%

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