

Mount Eden 40046

ZIP code · KY · Kentucky > Spencer County

BALANCED MARKET

\$118K

MEDIAN SALE PRICE

+18.0%

1-YR CHANGE

14

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



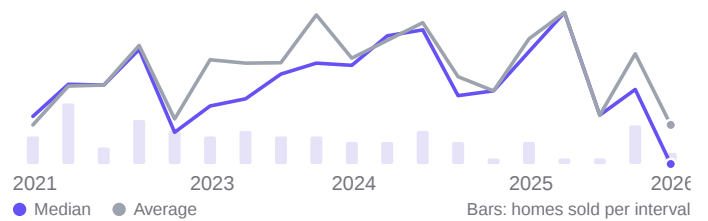
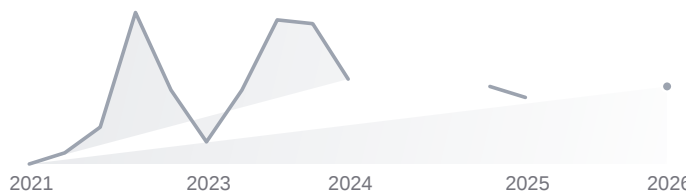
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$20K · Average \$100K

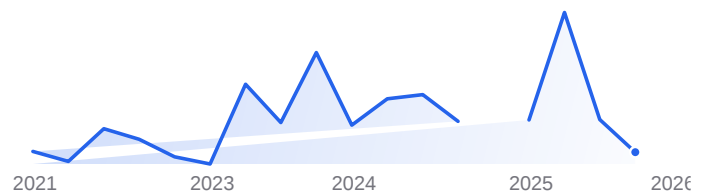
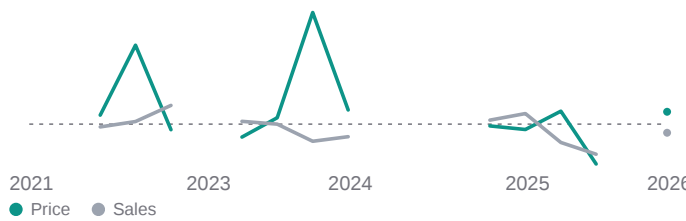


Growth (year over year)

Price +18.0% · Sales -12.5%

Price per square foot

\$87/ft²

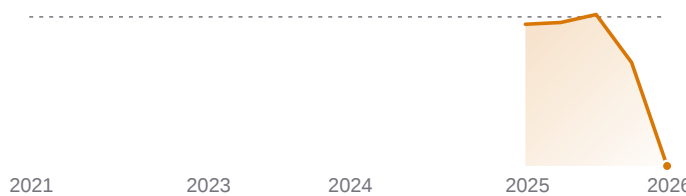


Sale premium vs estimated value

-66.3%

Annual turnover (share of homes sold)

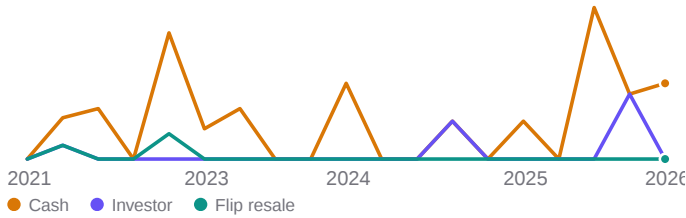
2.4%



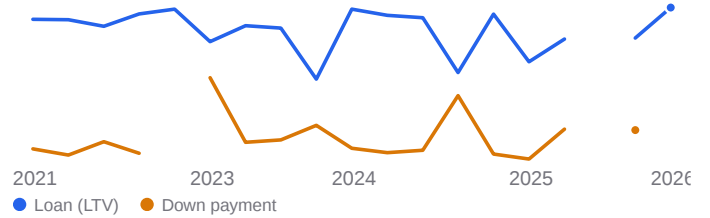
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 101% · Down payment 19%



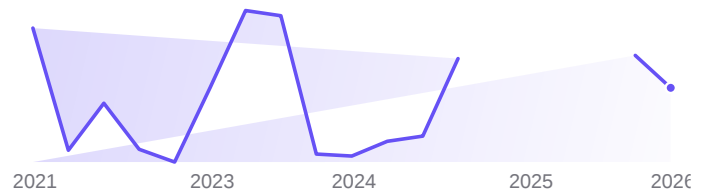
Sellers who sold at a gain

100%



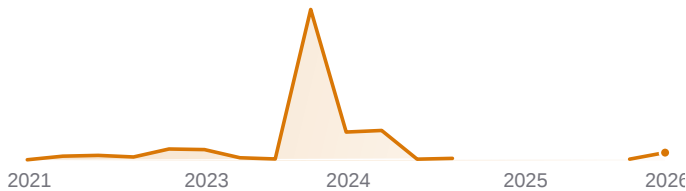
Typical hold before selling

5.3 yrs



Median annualized return at resale

+22.9%



HOUSING STOCK

Homes	574
Median value (AVM)	\$213K
Median size	1,428 ft²
Median bedrooms	3
Median year built	2000
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	5.1%
Median loan-to-value	36%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	2,601
Density	53 / mi²
Median household income	\$98K
Average household income	\$103K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	9.6%
Unemployment	1.5%
Average temp	56°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.