

Simpsonville 40067

ZIP code · KY · Kentucky > Shelby County > Simpsonville

SELLER'S MARKET

\$330K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

92

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

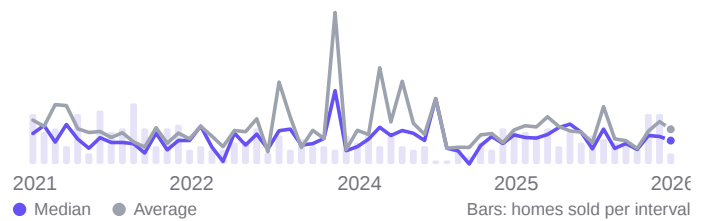
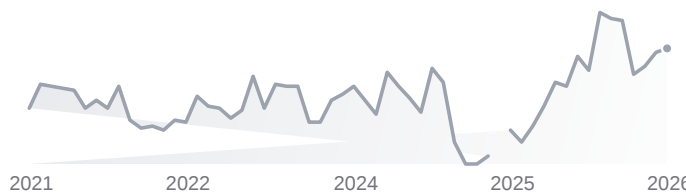
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$300K · Average \$413K

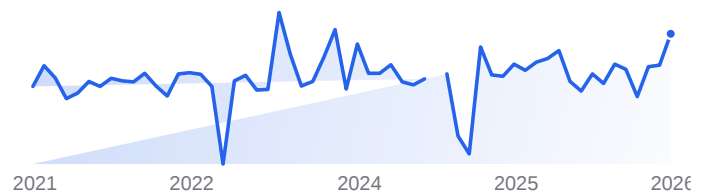
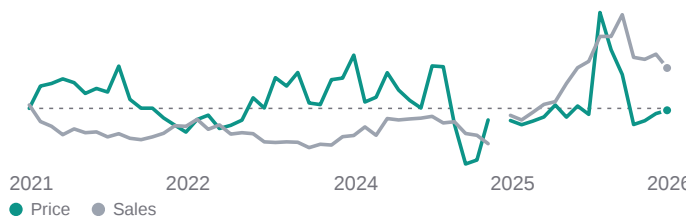


Growth (year over year)

Price -2.1% · Sales +46.0%

Price per square foot

\$269/ft²

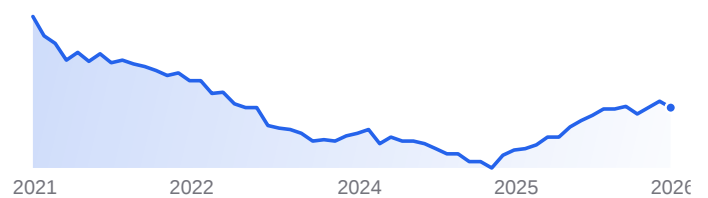
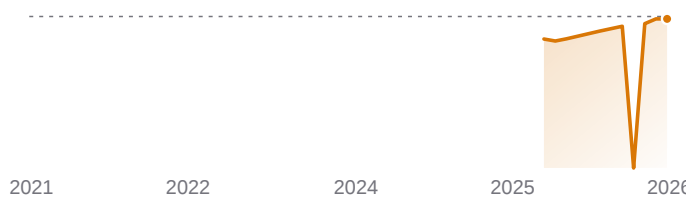


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

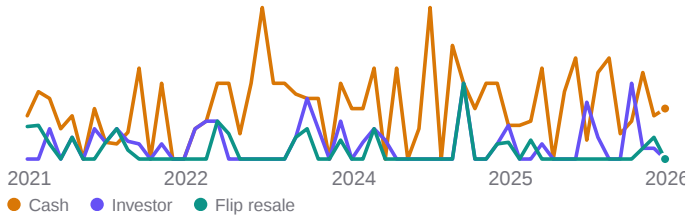
4.2%



BUYERS & OUTCOMES

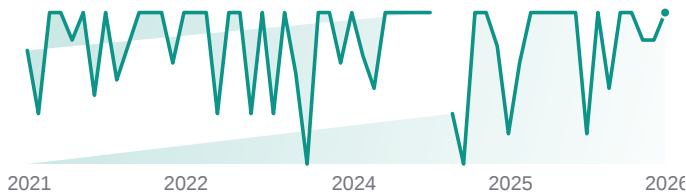
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



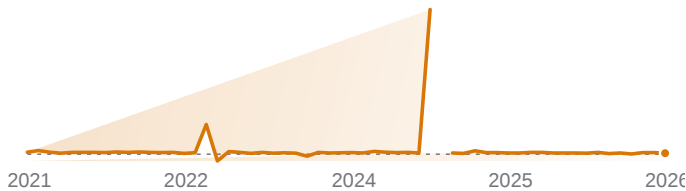
Sellers who sold at a gain

100%

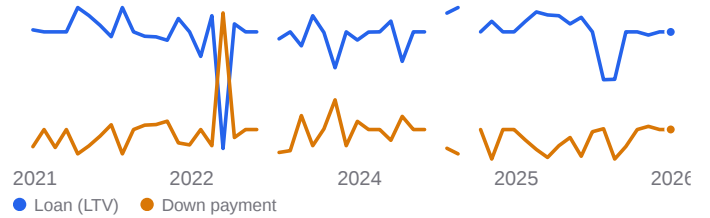


Median annualized return at resale

+3.9%

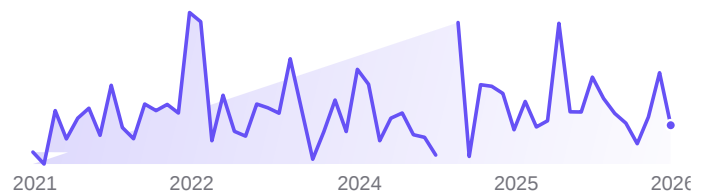


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,168
Median value (AVM)	\$406K
Median size	1,848 ft²
Median bedrooms	3
Median year built	2002
Single family	82%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.7%
Owner occupied	84%
Company owned	14%
Median loan-to-value	46%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	5,877
Density	126 / mi²
Median household income	\$98K
Average household income	\$122K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.3%
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.