

Willisburg 40078

ZIP code · KY · Kentucky > Washington County > Willisburg

STRONG BUYER'S MARKET

\$103K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

20

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



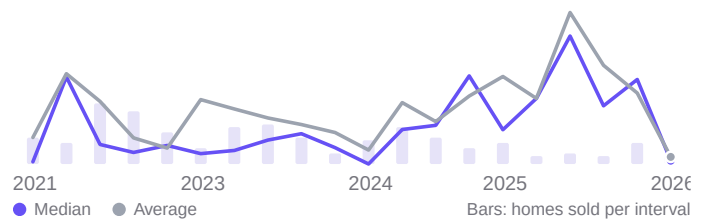
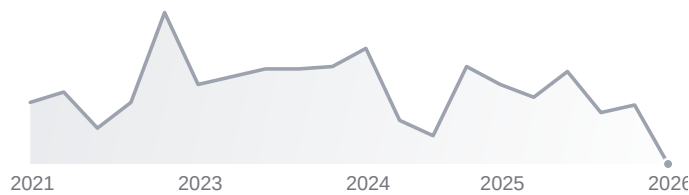
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$95K · Average \$101K

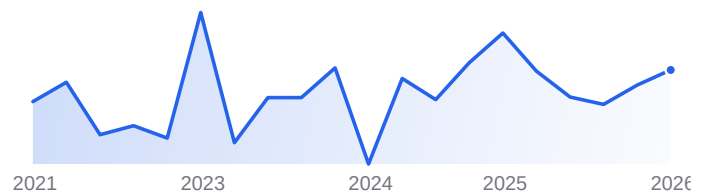
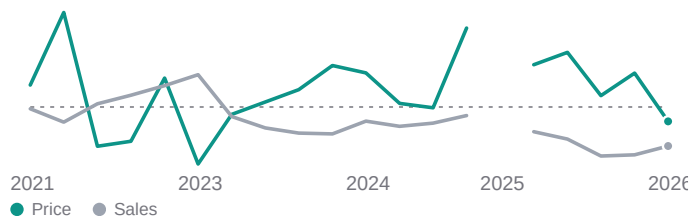


Growth (year over year)

Price -15.8% · Sales -42.9%

Price per square foot

\$133/ft²

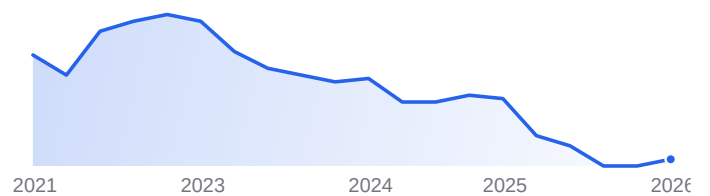
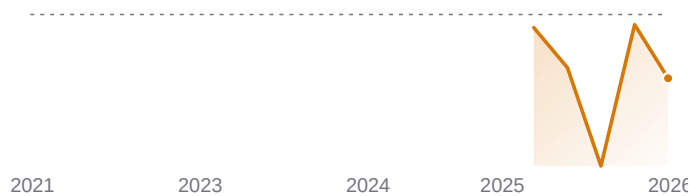


Sale premium vs estimated value

-26.2%

Annual turnover (share of homes sold)

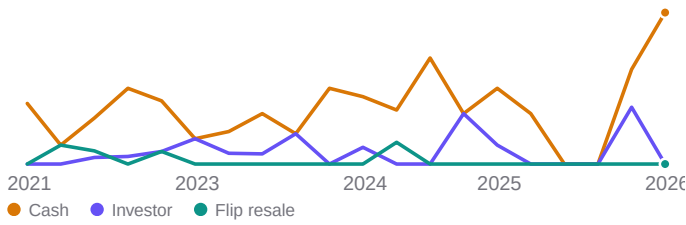
1.7%



BUYERS & OUTCOMES

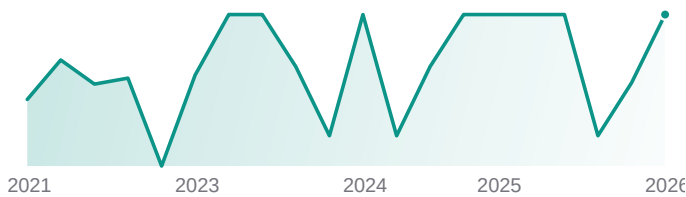
Buyer mix

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



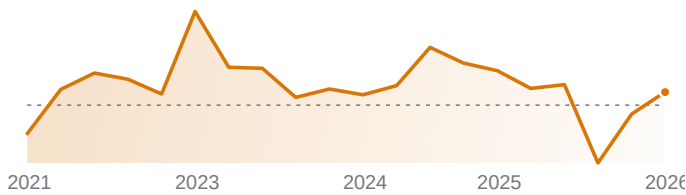
Sellers who sold at a gain

100%

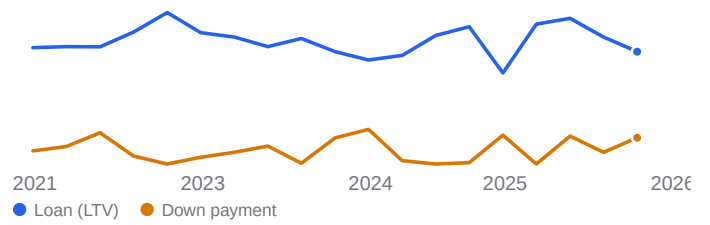


Median annualized return at resale

+6.2%

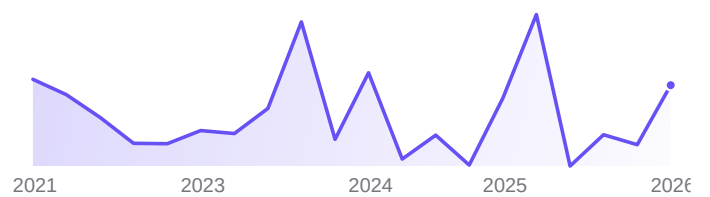


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.2 yrs



HOUSING STOCK

Homes	1,188
Median value (AVM)	\$194K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1994
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	64%
Company owned	8.5%
Median loan-to-value	14%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	2,087
Density	34 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	39
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	19.1%
Unemployment	1.4%
Average temp	56°F
Annual precip	48 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.