

Boston 40107

ZIP code · KY · Kentucky > Nelson County > Boston

BALANCED MARKET

\$280K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

18

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

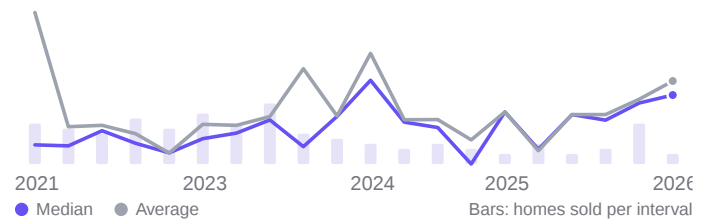
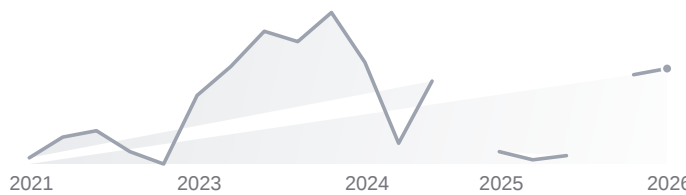
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$320K · Average \$381K

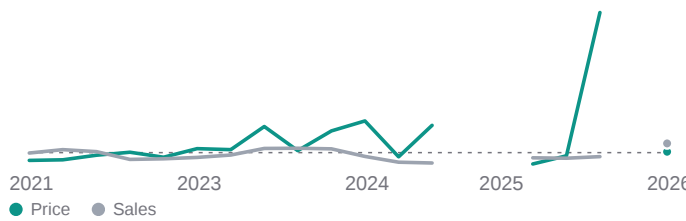


Growth (year over year)

Price +5.2% · Sales +50.0%

Price per square foot

\$140/ft²

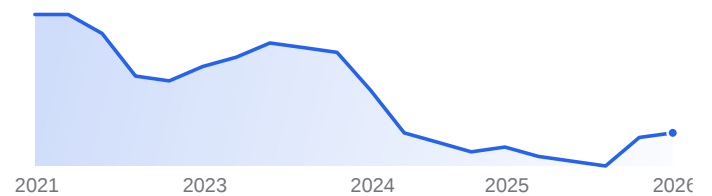


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

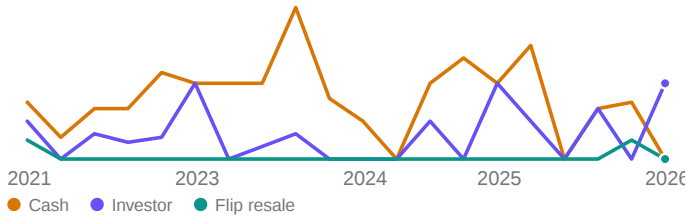
1.5%



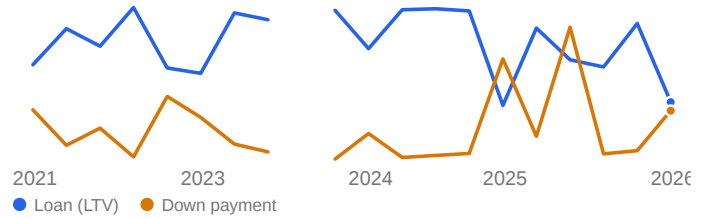
BUYERS & OUTCOMES

Buyer mix

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

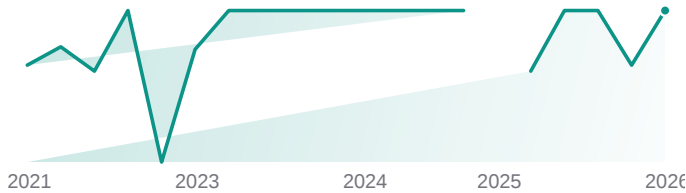


Financing (share of purchase price) Loan (LTV) 38% · Down payment 32%



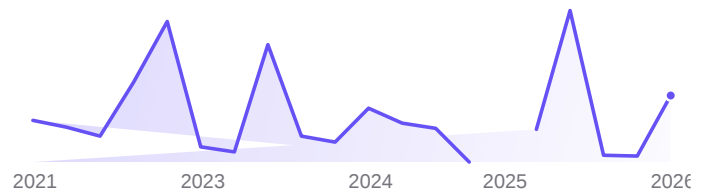
Sellers who sold at a gain

100%



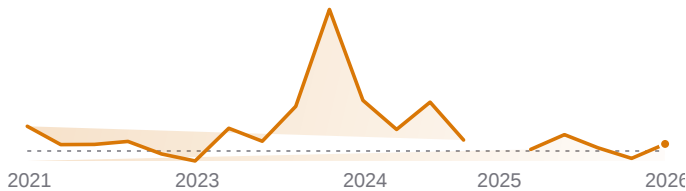
Typical hold before selling

8.3 yrs



Median annualized return at resale

+4.6%



HOUSING STOCK

Homes	1,179
Median value (AVM)	\$219K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1992
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	67%
Company owned	9.0%
Median loan-to-value	33%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,395
Density	44 / mi²
Median household income	\$77K
Average household income	\$81K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	57°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.