

Guston 40142

ZIP code · KY · Kentucky > Meade County

SELLER'S MARKET

\$425K

MEDIAN SALE PRICE

+341.5%

1-YR CHANGE

14

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

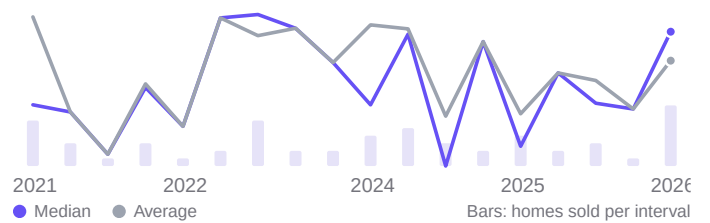
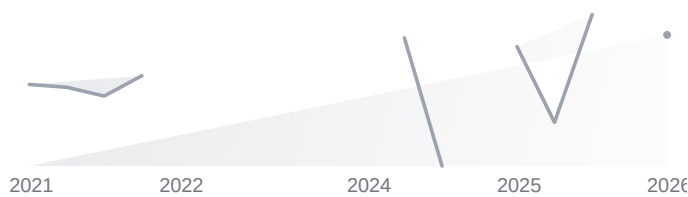
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$279K · Average \$226K

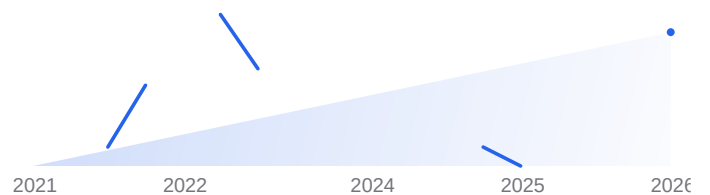
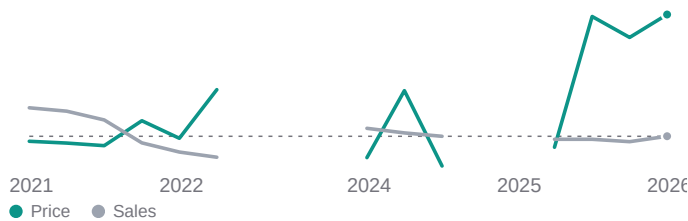


Growth (year over year)

Price +341.5% · Sales +0.0%

Price per square foot

\$147/ft²

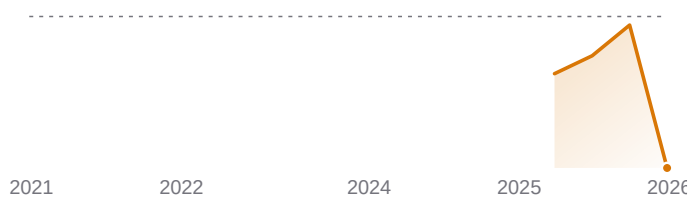


Sale premium vs estimated value

-10.3%

Annual turnover (share of homes sold)

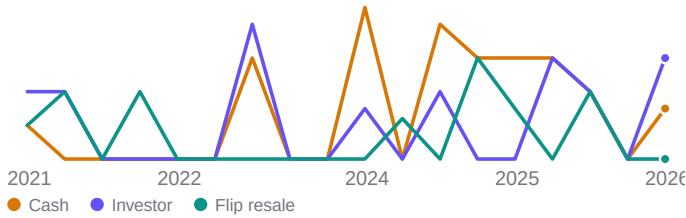
3.0%



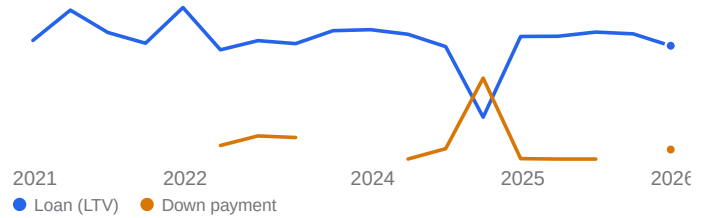
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 50% · Flip resale 0%

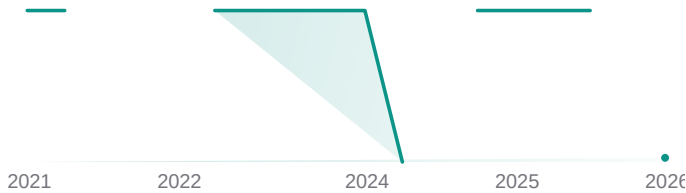


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.3%



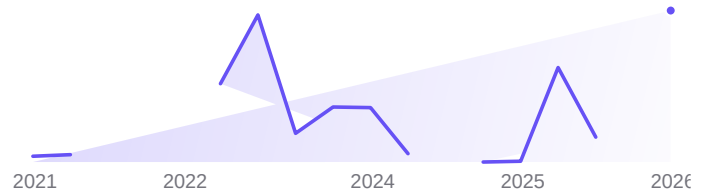
Sellers who sold at a gain

71%



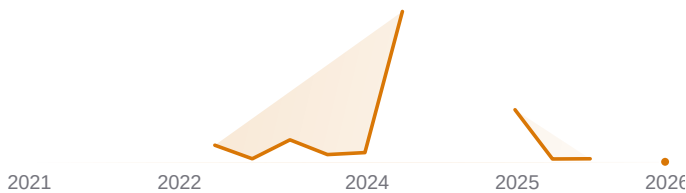
Typical hold before selling

11.5 yrs



Median annualized return at resale

+1.6%



HOUSING STOCK

Homes	460
Median value (AVM)	\$217K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1992
Single family	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.7%
Owner occupied	71%
Company owned	14%
Median loan-to-value	46%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	2,954
Density	67 / mi²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	11.6%
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.