

Webster 40176

ZIP code · KY · Kentucky > Breckinridge County

STRONG SELLER'S MARKET

\$83K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

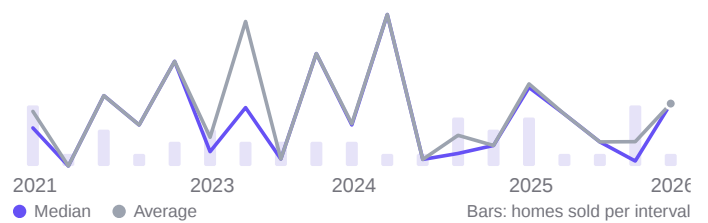
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$175K · Average \$175K

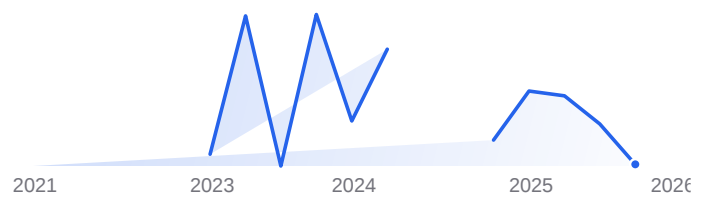
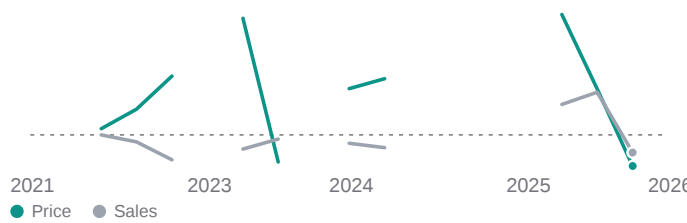


Growth (year over year)

Price -73.3% · Sales -41.7%

Price per square foot

\$24/ft²

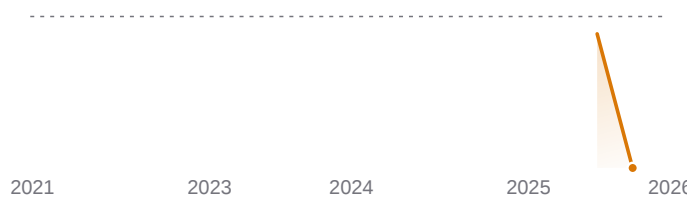


Sale premium vs estimated value

-61.2%

Annual turnover (share of homes sold)

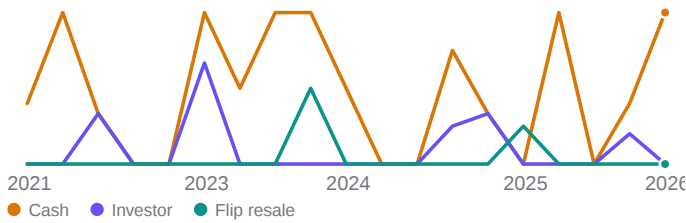
1.6%



BUYERS & OUTCOMES

Buyer mix

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

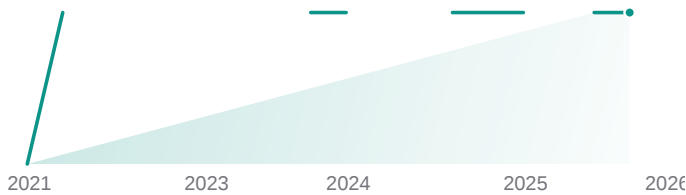


Financing (share of purchase price) Loan (LTV) 85% · Down payment 22%



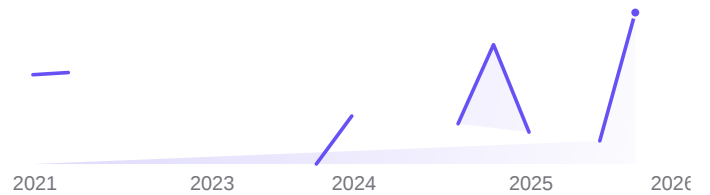
Sellers who sold at a gain

100%



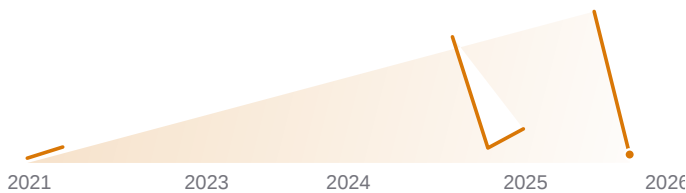
Typical hold before selling

16.2 yrs



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	491
Median value (AVM)	\$196K
Median size	1,428 ft²
Median bedrooms	3
Median year built	2002
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	6.8%
Owner occupied	69%
Company owned	7.5%
Median loan-to-value	39%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	937
Density	30 / mi ²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	65
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	27.3%
Unemployment	1.5%
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.