

Westview 40178

ZIP code · KY · Kentucky > Breckinridge County

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



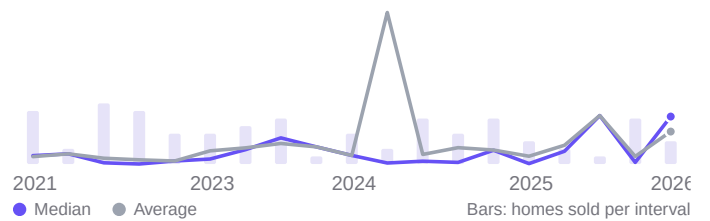
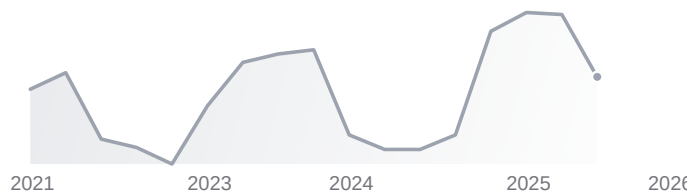
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$650K · Average \$452K

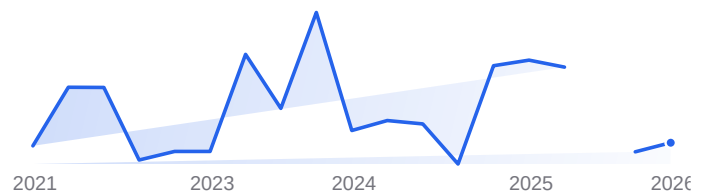
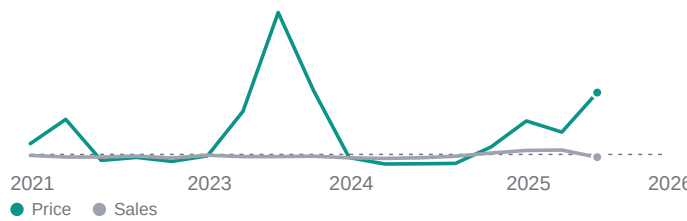


Growth (year over year)

Price +552.5% · Sales -25.0%

Price per square foot

\$72/ft²



Sale premium vs estimated value

+125.6%

Annual turnover (share of homes sold)

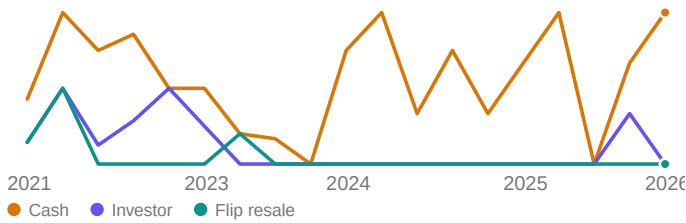
1.9%



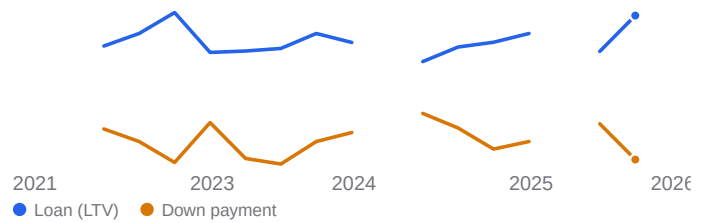
BUYERS & OUTCOMES

Buyer mix

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

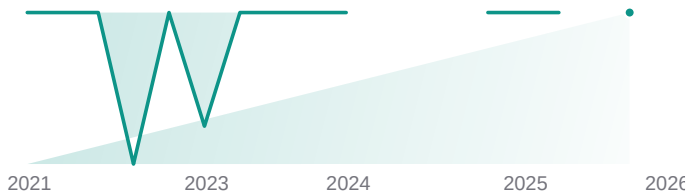


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



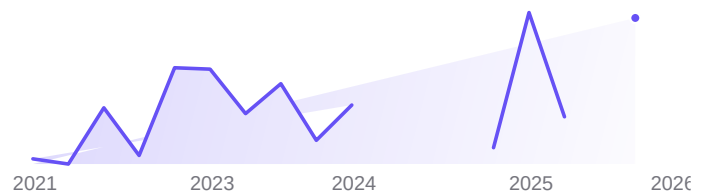
Sellers who sold at a gain

100%



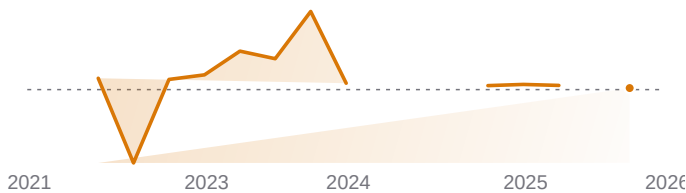
Typical hold before selling

10.2 yrs



Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	636
Median value (AVM)	\$153K
Median size	1,056 ft²
Median bedrooms	3
Median year built	2002
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.6%
Owner occupied	28%
Company owned	7.7%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	438
Density	47 / mi²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	65
Homes occupied	51%
Bachelor's or higher	7%
Poverty rate	27.9%
Unemployment	1.5%
Average temp	56°F
Annual precip	49 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.