

Frenchburg 40322

ZIP code · KY · Kentucky > Menifee County > Frenchburg

BUYER'S MARKET

\$112K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$113K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



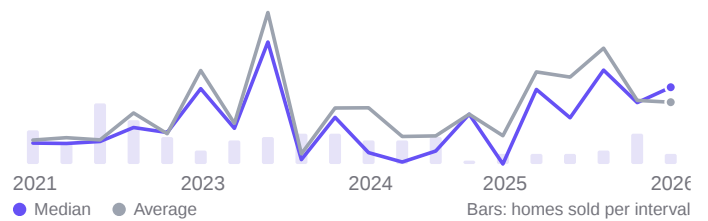
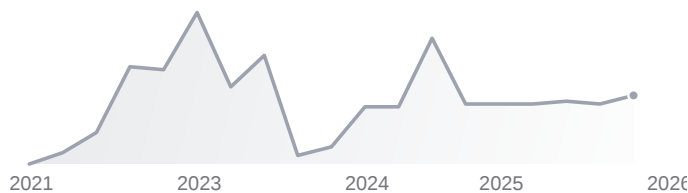
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$167K · Average \$144K

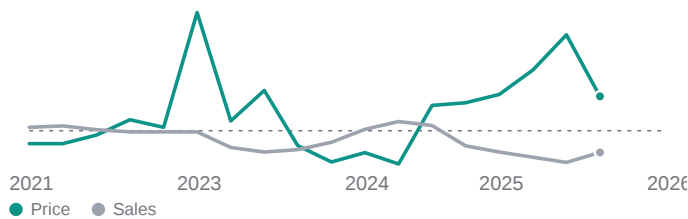


Growth (year over year)

Price +69.3% · Sales -43.5%

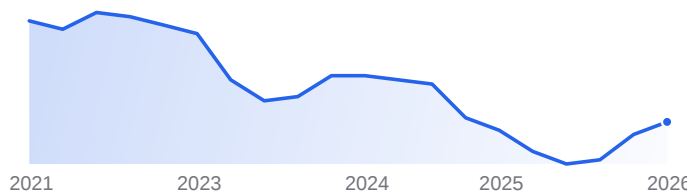
Sale premium vs estimated value

-19.7%



Annual turnover (share of homes sold)

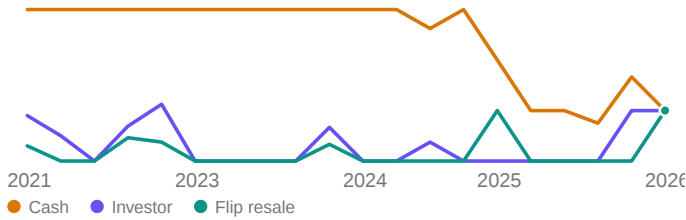
1.6%



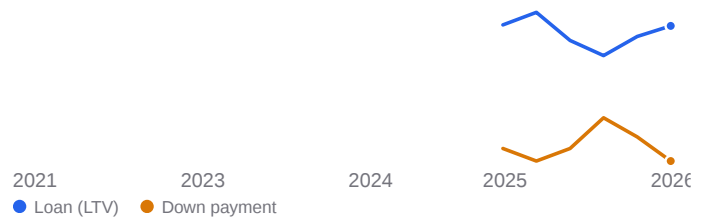
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 33%

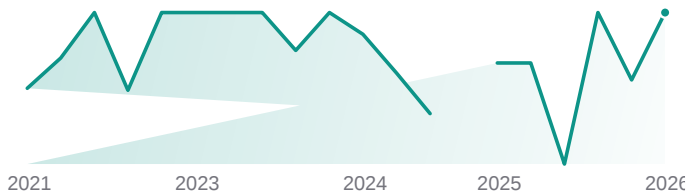


Financing (share of purchase price) Loan (LTV) 89% · Down payment 1.8%



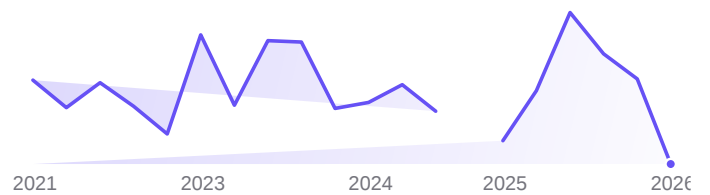
Sellers who sold at a gain

100%



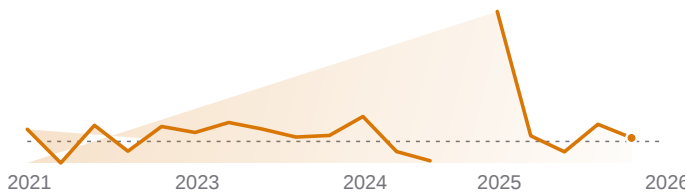
Typical hold before selling

0.2 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,412
Median value (AVM)	\$113K
Median size	1,216 ft²
Median year built	2013
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	1.6%
Owner occupied	51%
Company owned	3.8%
Median loan-to-value	0%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	3,295
Density	28 / mi²
Median household income	\$53K
Average household income	\$61K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	168
Earthquake index (US avg 100)	67
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	32.1%
Unemployment	1.3%
Average temp	55°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.