

Irvine 40336

ZIP code · KY · Kentucky > Estill County > Irvine

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

-14.5%

1-YR CHANGE

138

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



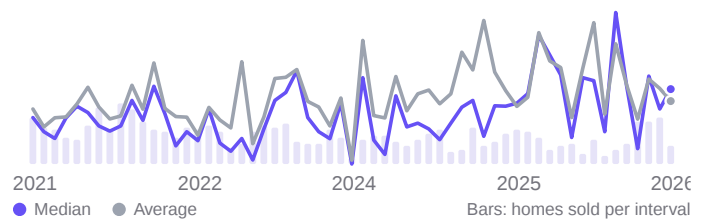
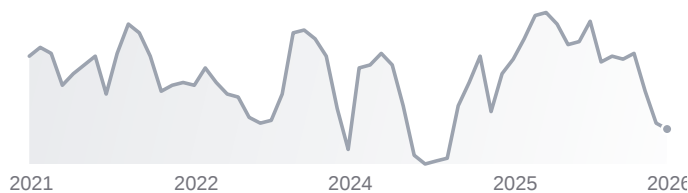
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$150K · Average \$129K

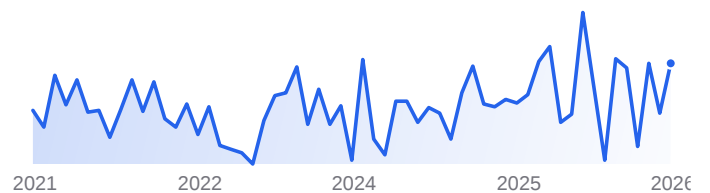
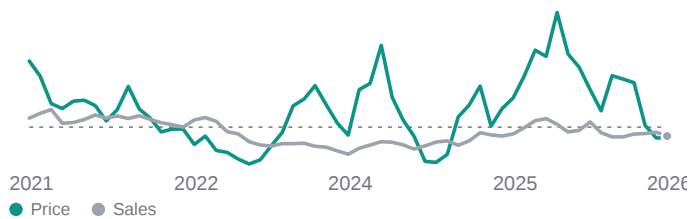


Growth (year over year)

Price -14.5% · Sales -11.5%

Price per square foot

\$129/ft²

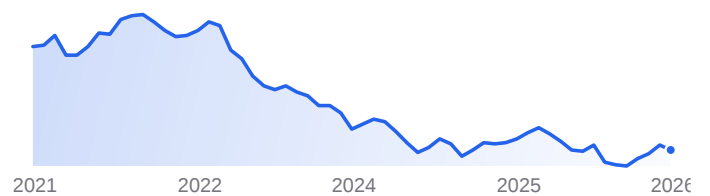


Sale premium vs estimated value

-10.9%

Annual turnover (share of homes sold)

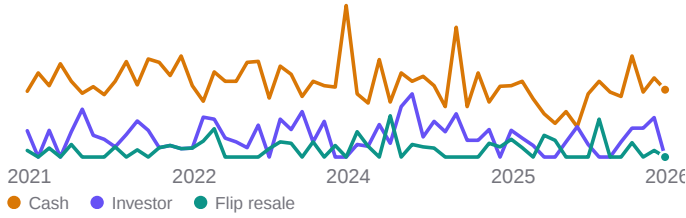
2.0%



BUYERS & OUTCOMES

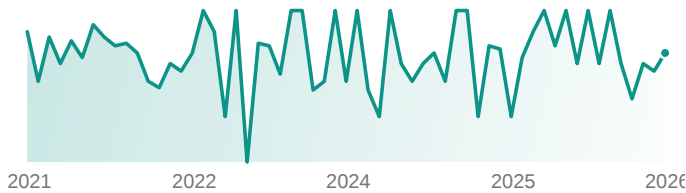
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



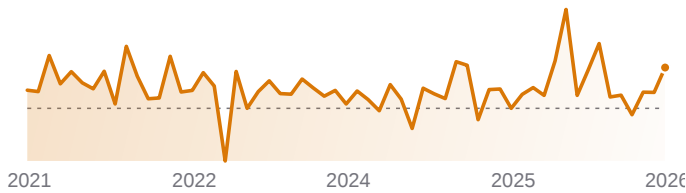
Sellers who sold at a gain

80%



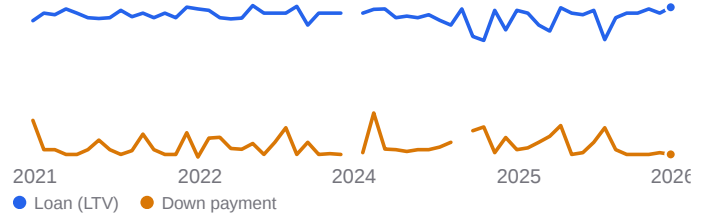
Median annualized return at resale

+12.9%



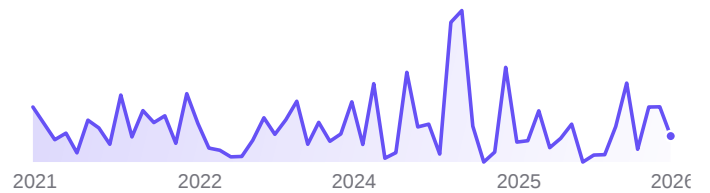
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.8%



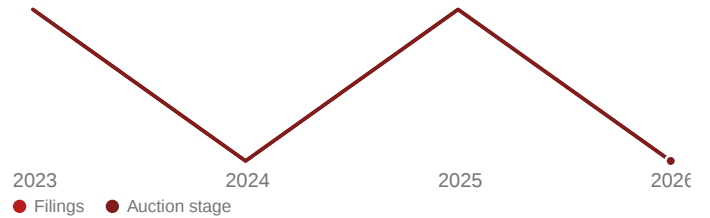
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,006
Median value (AVM)	\$155K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1977
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.0%
Owner occupied	64%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	11,955
Density	56 / mi²
Median household income	\$46K
Average household income	\$56K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	159
Earthquake index (US avg 100)	56
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	21.1%
Unemployment	1.4%
Average temp	55°F
Annual precip	47 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.