

Means 40346

ZIP code · KY · Kentucky > Menifee County

\$43K

MEDIAN SALE PRICE

-73.1%

1-YR CHANGE

3

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

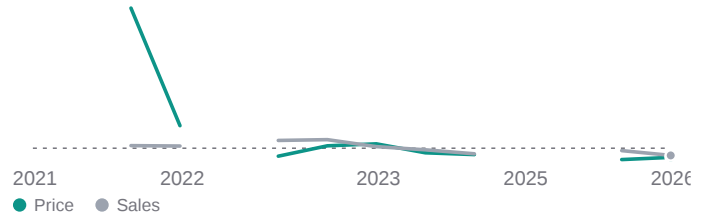
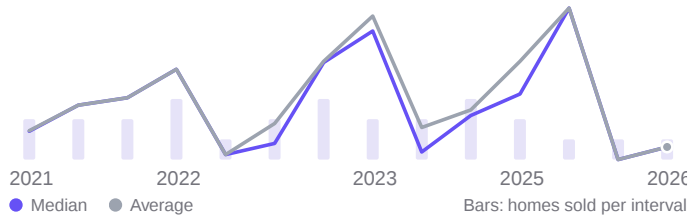
MARKET TRENDS (5 YEARS)

Sale prices

Median \$43K · Average \$43K

Growth (year over year)

Price -73.1% · Sales -57.1%

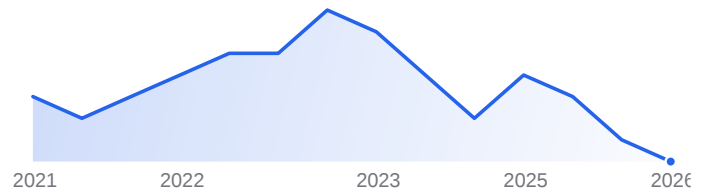


Sale premium vs estimated value

-63.5%

Annual turnover (share of homes sold)

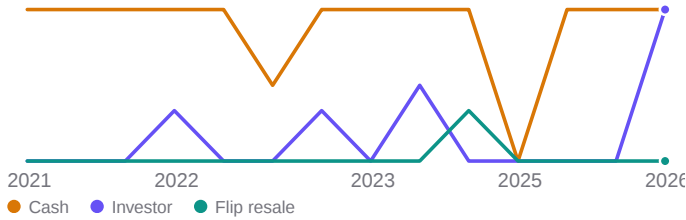
1.0%



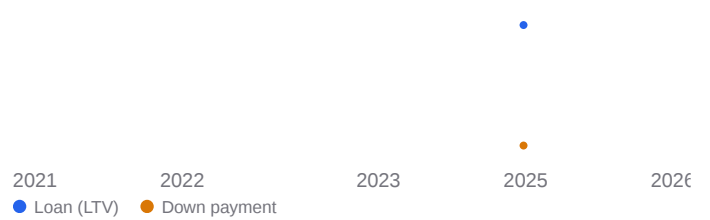
BUYERS & OUTCOMES

Buyer mix

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

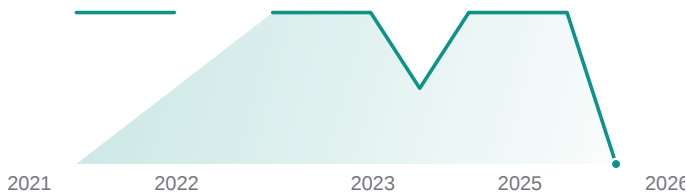


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



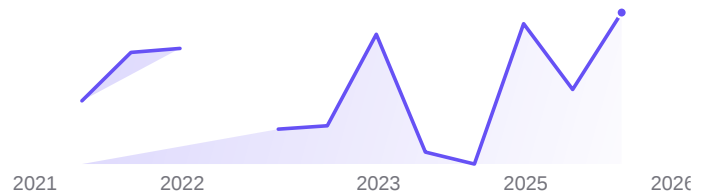
Sellers who sold at a gain

0%



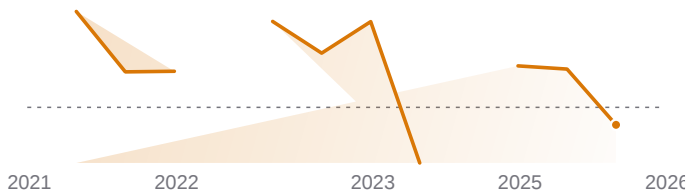
Typical hold before selling

13.8 yrs



Median annualized return at resale

-4.9%



HOUSING STOCK

Homes	310
Median value (AVM)	\$120K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1993
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	2.7%
Owner occupied	59%
Company owned	4.8%
Median loan-to-value	0%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	844
Density	49 / mi ²
Median household income	\$49K
Average household income	\$61K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	62
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	27.6%
Unemployment	1.7%
Average temp	55°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.