

Olympia 40358

ZIP code · KY · Kentucky > Bath County

BUYER'S MARKET

\$103K

MEDIAN SALE PRICE

-34.9%

1-YR CHANGE

7

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



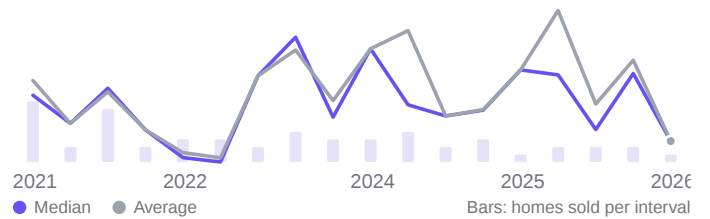
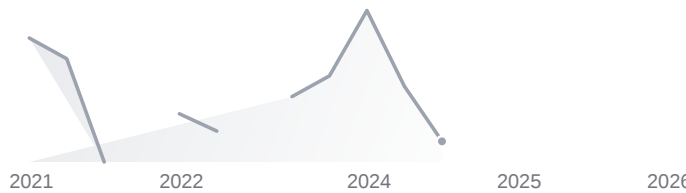
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$53K · Average \$53K

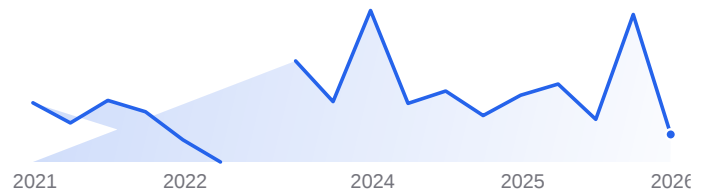
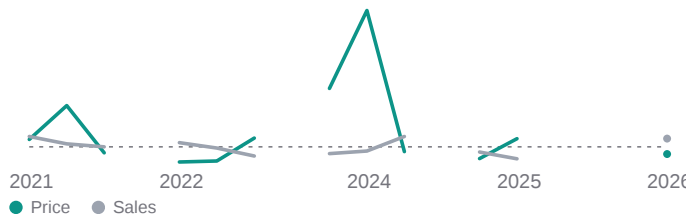


Growth (year over year)

Price -34.9% · Sales +40.0%

Price per square foot

\$46/ft²



Sale premium vs estimated value

-51.7%

Annual turnover (share of homes sold)

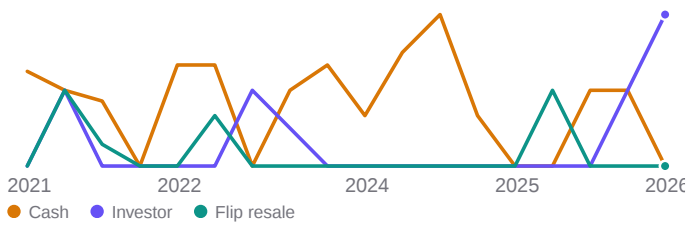
1.9%



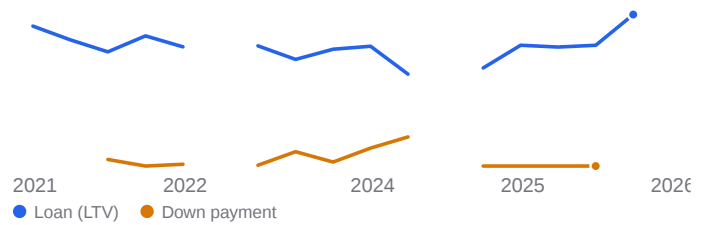
BUYERS & OUTCOMES

Buyer mix

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

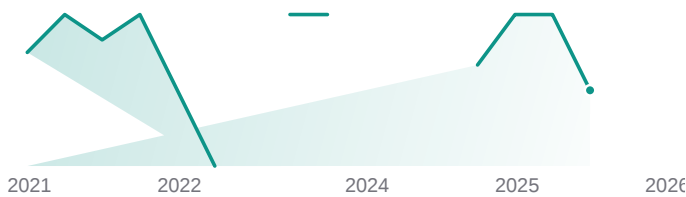


Financing (share of purchase price) Loan (LTV) 123% · Down payment 1.8%



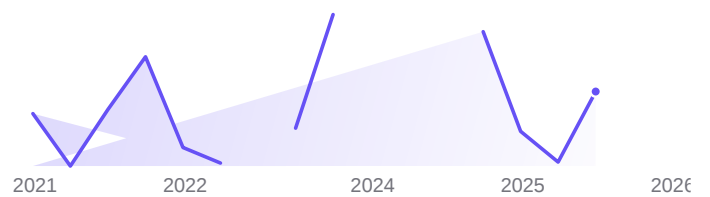
Sellers who sold at a gain

50%



Typical hold before selling

7.1 yrs



Median annualized return at resale

-3.5%



HOUSING STOCK

Homes	371
Median value (AVM)	\$175K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1988
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.3%
Owner occupied	76%
Company owned	1.9%
Median loan-to-value	25%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	852
Density	41 / mi²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	171
Earthquake index (US avg 100)	64
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	23.5%
Unemployment	2.2%
Average temp	55°F
Annual precip	47 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.