

Brodhead 40409

ZIP code · KY · Kentucky > Rockcastle County > Brodhead

STRONG BUYER'S MARKET

\$48K

MEDIAN SALE PRICE

-26.2%

1-YR CHANGE

40

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



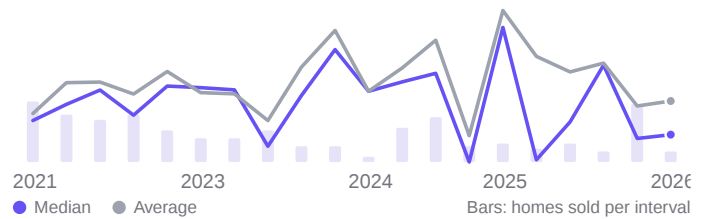
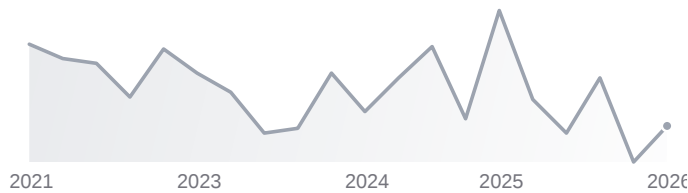
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$55K · Average \$100K

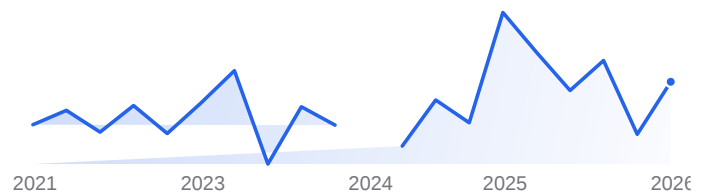
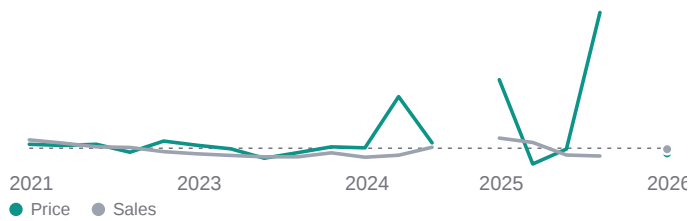


Growth (year over year)

Price -26.2% · Sales -4.8%

Price per square foot

\$133/ft²

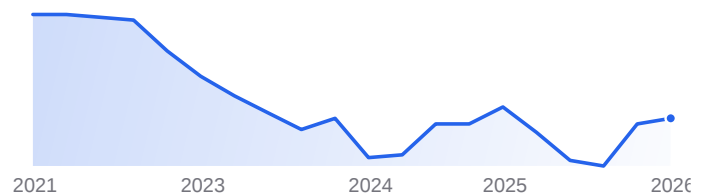
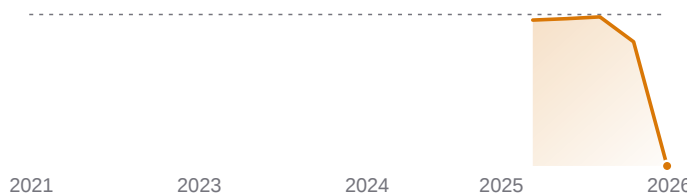


Sale premium vs estimated value

-80.2%

Annual turnover (share of homes sold)

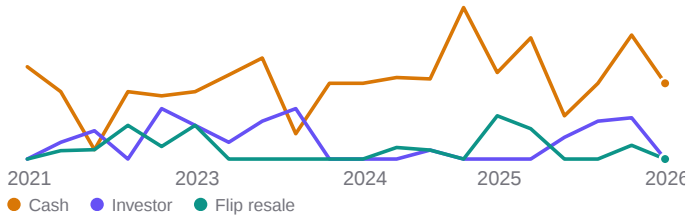
2.0%



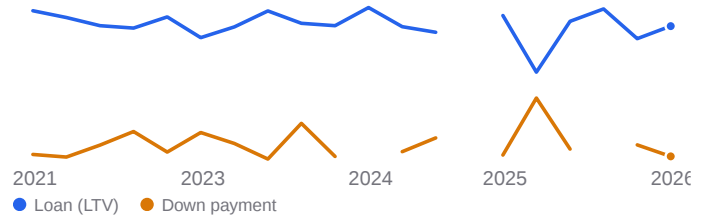
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

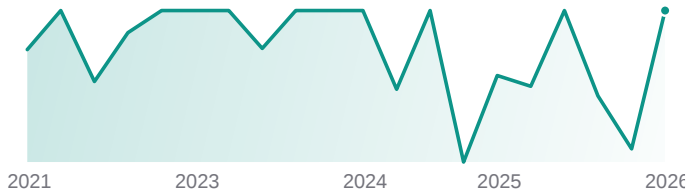


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



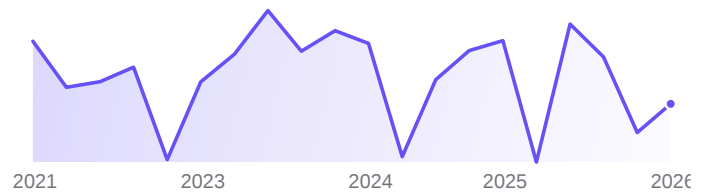
Sellers who sold at a gain

100%



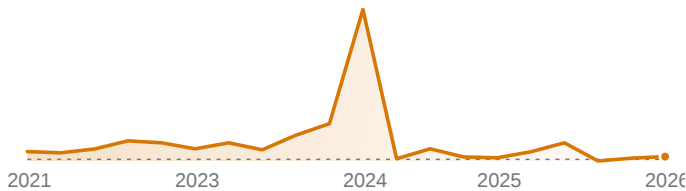
Typical hold before selling

3.9 yrs



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	2,041
Median value (AVM)	\$127K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1992
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.1%
Owner occupied	64%
Company owned	7.0%
Median loan-to-value	8%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	3,535
Density	77 / mi²
Median household income	\$48K
Average household income	\$67K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	149
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	24.5%
Unemployment	1.7%
Average temp	55°F
Annual precip	51 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.