

Danville 40422

ZIP code · KY · Kentucky > Boyle County > Danville

STRONG BUYER'S MARKET

\$96K

MEDIAN SALE PRICE

-62.7%

1-YR CHANGE

241

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



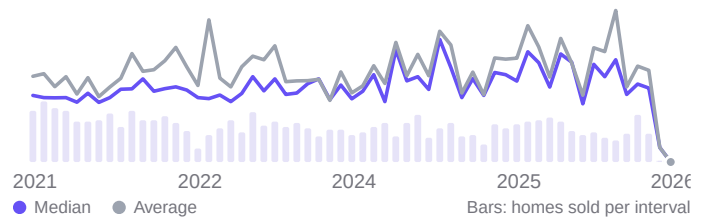
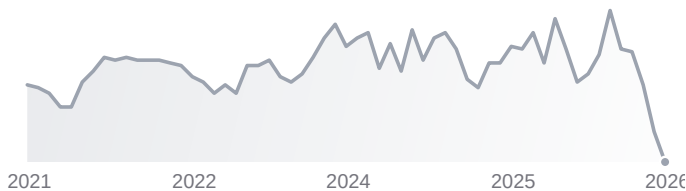
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$25K · Average \$25K

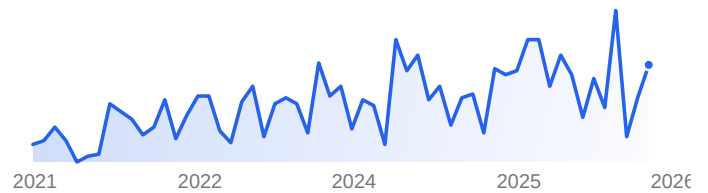
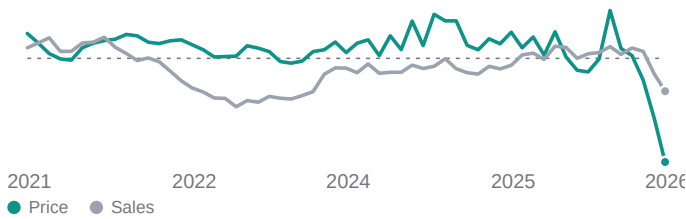


Growth (year over year)

Price -62.7% · Sales -19.9%

Price per square foot

\$155/ft²

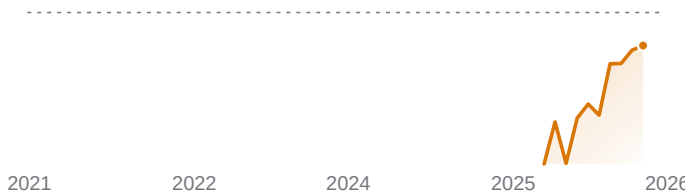


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

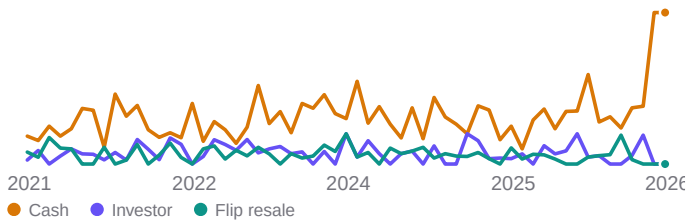
3.1%



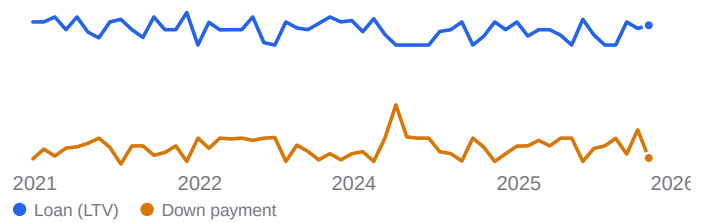
BUYERS & OUTCOMES

Buyer mix

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

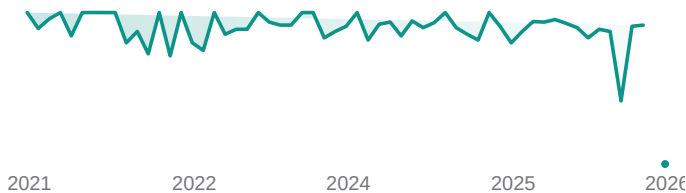


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.2%



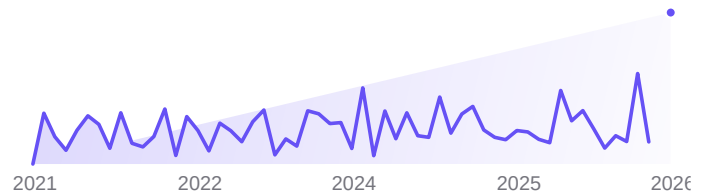
Sellers who sold at a gain

0%



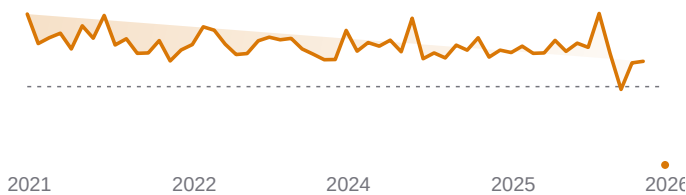
Typical hold before selling

11.6 yrs



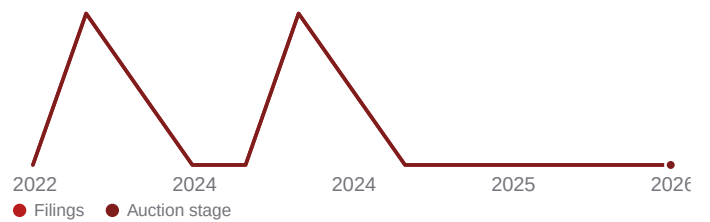
Median annualized return at resale

-17.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,726
Median value (AVM)	\$245K
Median size	1,708 ft²
Median bedrooms	3
Median year built	1986
Single family	92%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	11%
Median loan-to-value	45%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	26,995
Density	242 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	48
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	56°F
Annual precip	49 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.