

Mc Kee 40447

ZIP code · KY · Kentucky > Jackson County

BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-42.6%

1-YR CHANGE

48

SALES (12 MO)

\$67K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



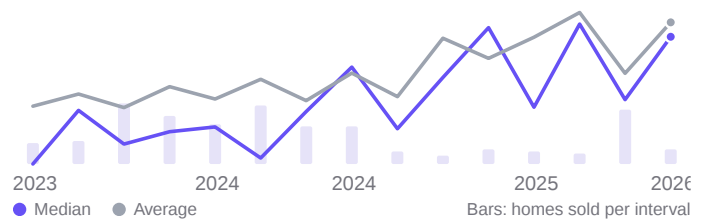
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$153K · Average \$166K

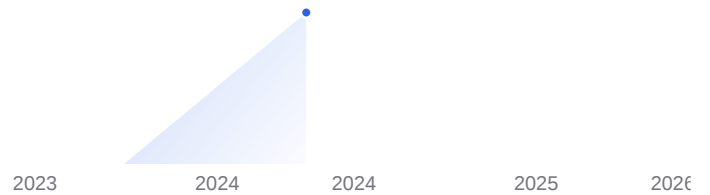
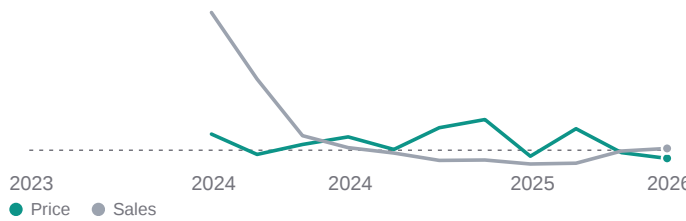


Growth (year over year)

Price -42.6% · Sales +9.1%

Price per square foot

\$82/ft²

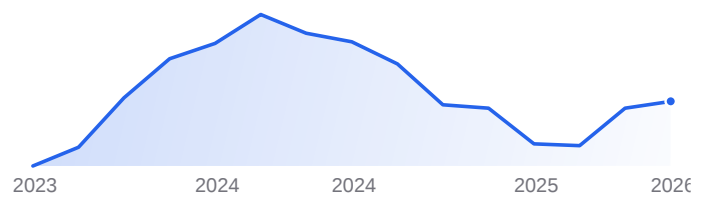
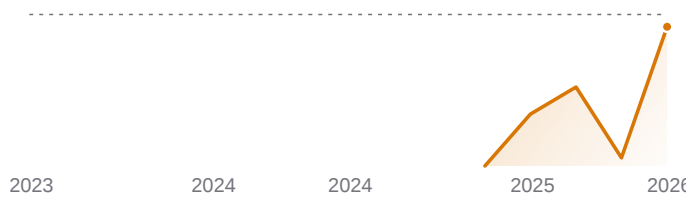


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

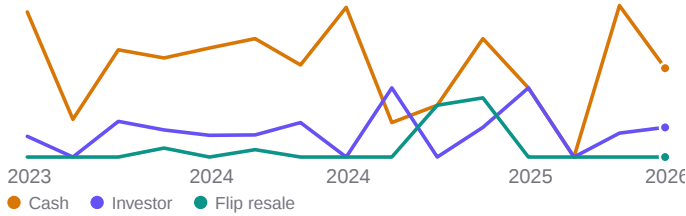
1.4%



BUYERS & OUTCOMES

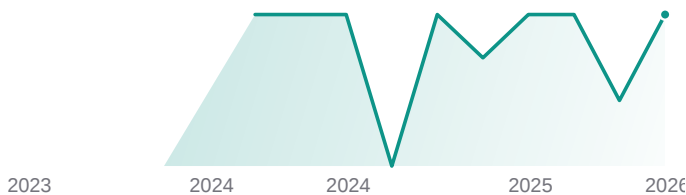
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



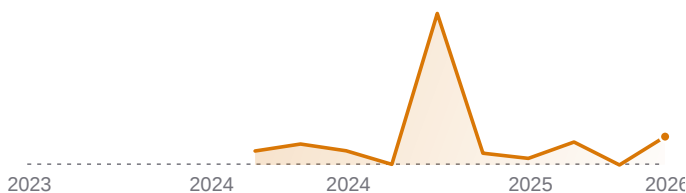
Sellers who sold at a gain

100%

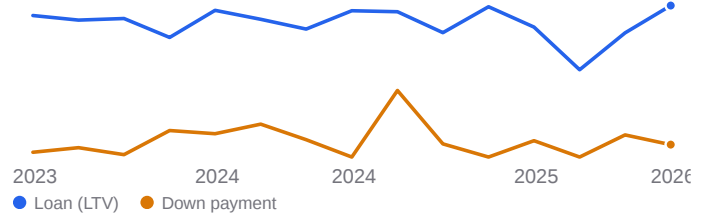


Median annualized return at resale

+26.9%



Financing (share of purchase price) Loan (LTV) 102% · Down payment 10%



Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,412
Median value (AVM)	\$67K
Median size	1,312 ft²
Median bedrooms	3
Median year built	1992
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	5.1%
Owner occupied	41%
Company owned	4.5%
Median loan-to-value	0%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	8,612
Density	34 / mi²
Median household income	\$38K
Average household income	\$50K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	60
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	19.9%
Unemployment	1.8%
Average temp	54°F
Annual precip	50 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.