

Perryville 40468

ZIP code · KY · Kentucky > Boyle County > Perryville

BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

-52.5%

1-YR CHANGE

24

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



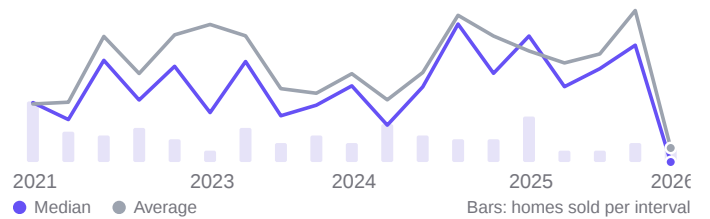
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$51K · Average \$71K

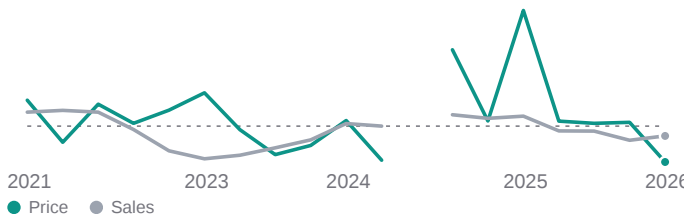


Growth (year over year)

Price -52.5% · Sales -14.3%

Price per square foot

\$40/ft²

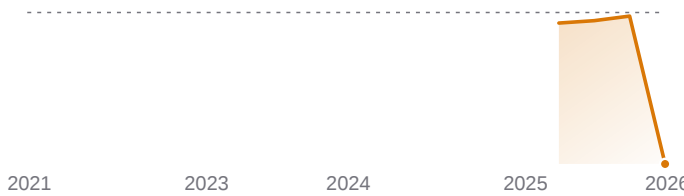


Sale premium vs estimated value

-63.4%

Annual turnover (share of homes sold)

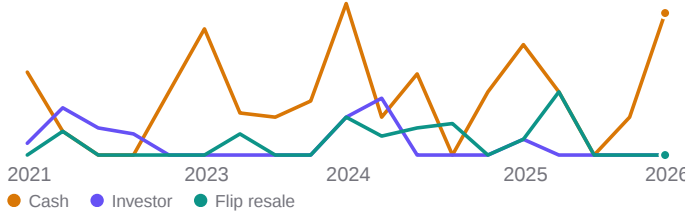
3.4%



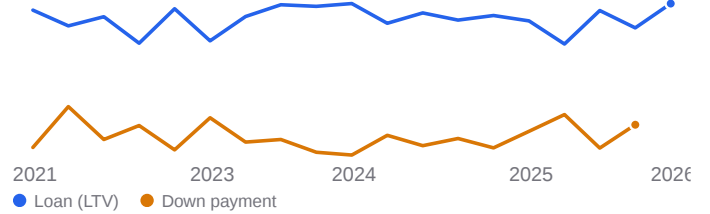
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

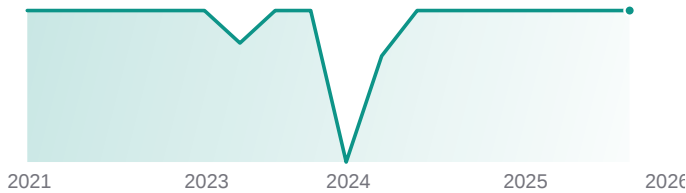


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



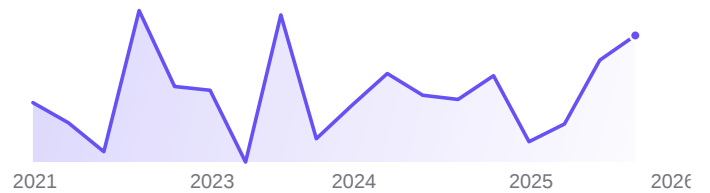
Sellers who sold at a gain

100%



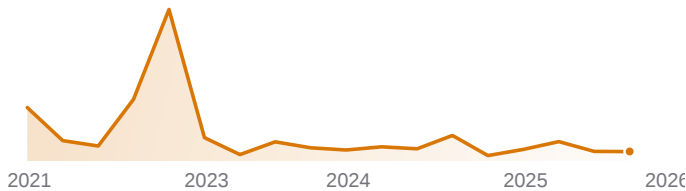
Typical hold before selling

5.4 yrs



Median annualized return at resale

+6.9%



HOUSING STOCK

Homes	713
Median value (AVM)	\$197K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1985
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	76%
Company owned	5.9%
Median loan-to-value	45%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	1,831
Density	53 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	160
Earthquake index (US avg 100)	44
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	11.3%
Unemployment	1.4%
Average temp	56°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.