

Richmond 40475

ZIP code · KY · Kentucky > Madison County > Richmond

BALANCED MARKET

\$299K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

797

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



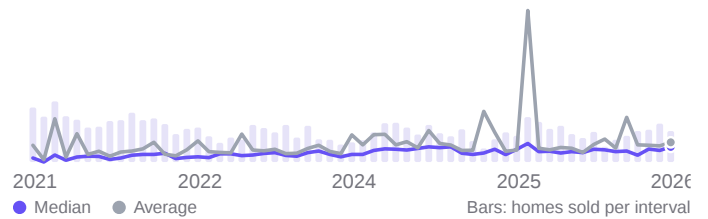
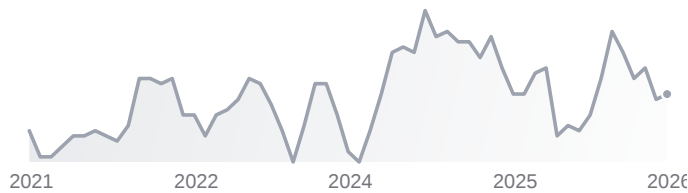
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$315K · Average \$354K

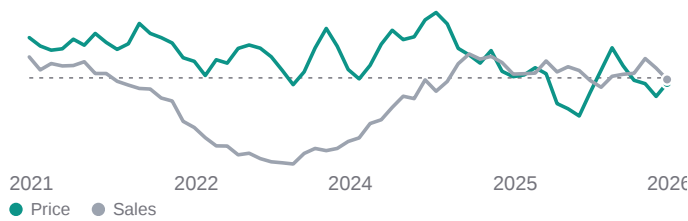


Growth (year over year)

Price -2.0% · Sales -0.6%

Price per square foot

\$190/ft²

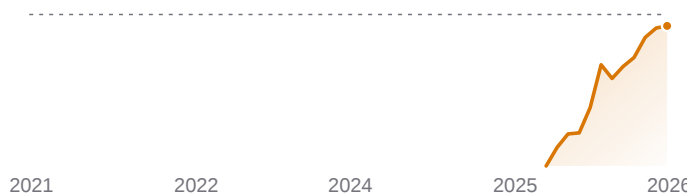


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

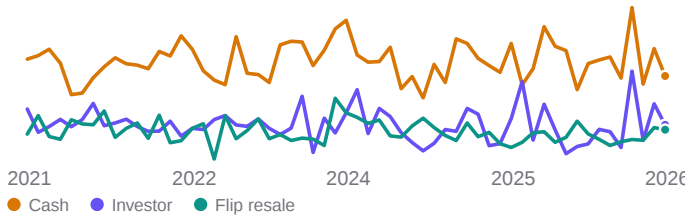
4.3%



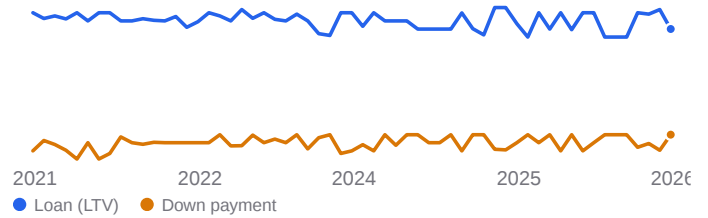
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 9.9% · Flip resale 8.5%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



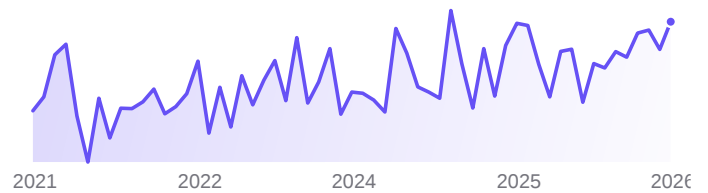
Sellers who sold at a gain

83%



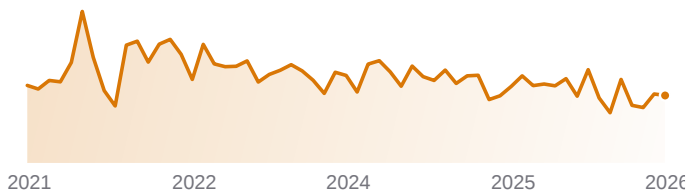
Typical hold before selling

5.1 yrs



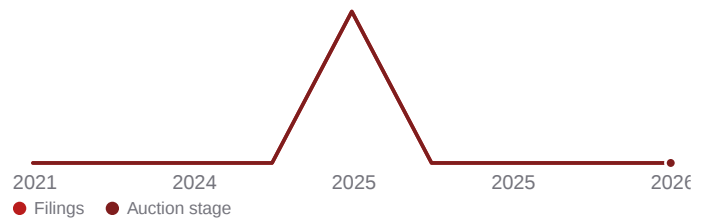
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,432
Median value (AVM)	\$271K
Median size	1,618 ft²
Median bedrooms	3
Median year built	2004
Single family	87%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.9%
Owner occupied	98%
Company owned	15%
Median loan-to-value	52%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	68,654
Density	235 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	51
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	15.1%
Unemployment	1.6%
Average temp	55°F
Annual precip	46 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.