

Frankfort 40601

ZIP code · KY · Kentucky > Franklin County > Frankfort

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

773

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

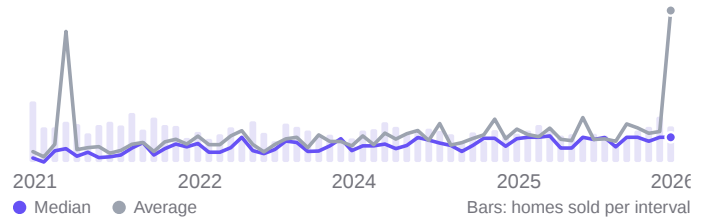
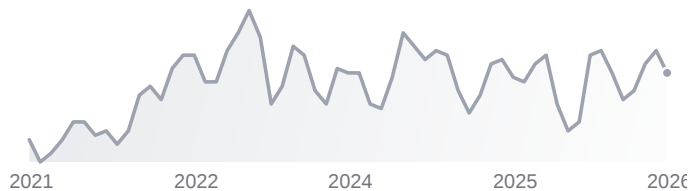
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$250K · Average \$716K

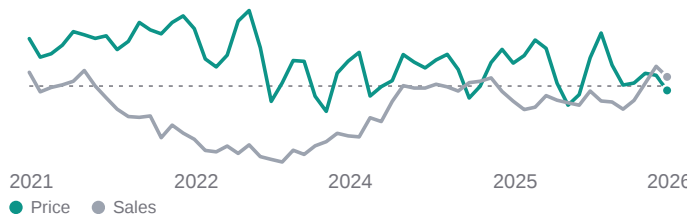


Growth (year over year)

Price -1.4% · Sales +2.8%

Price per square foot

\$586/ft²

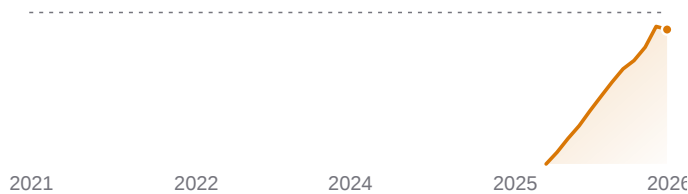


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

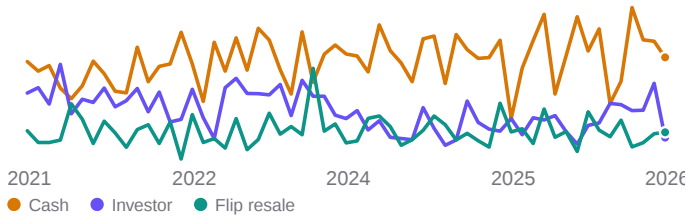
4.0%



BUYERS & OUTCOMES

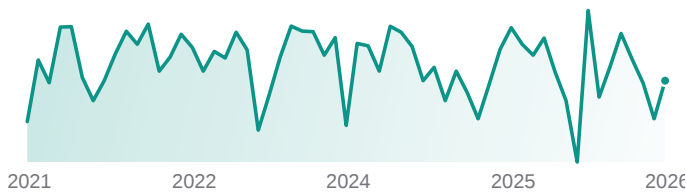
Buyer mix

Cash 25% · Investor 5.2% · Flip resale 6.5%



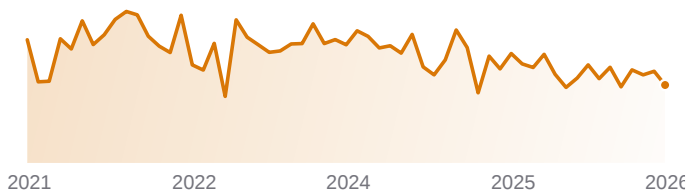
Sellers who sold at a gain

91%

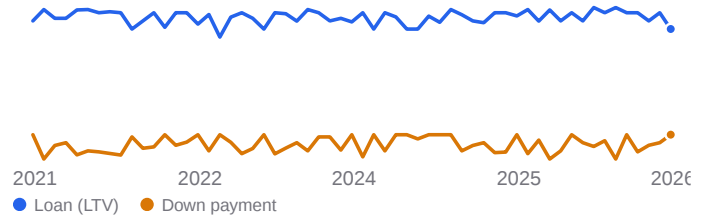


Median annualized return at resale

+5.8%



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



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,371
Median value (AVM)	\$222K
Median size	576 ft²
Median bedrooms	3
Median year built	1991
Single family	80%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.1%
Owner occupied	77%
Company owned	13%
Median loan-to-value	52%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	53,139
Density	228 / mi²
Median household income	\$71K
Average household income	\$91K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	178
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	11.9%
Unemployment	1.3%
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.