

Corbin 40701

ZIP code · KY · Kentucky > Whitley County > Corbin

BALANCED MARKET

\$157K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

398

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



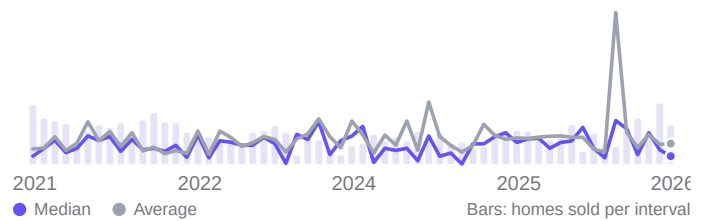
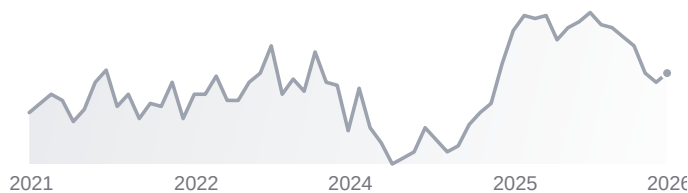
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$125K · Average \$165K

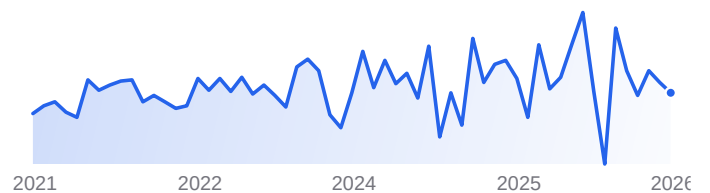
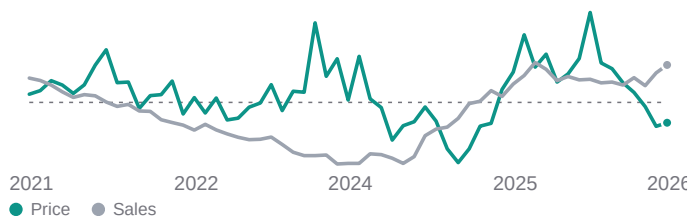


Growth (year over year)

Price -11.4% · Sales +21.0%

Price per square foot

\$112/ft²

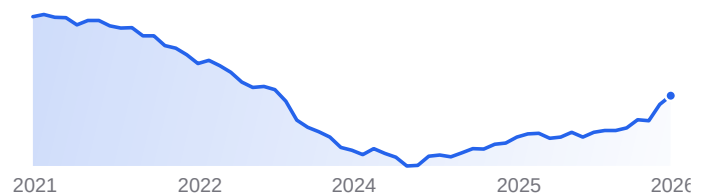
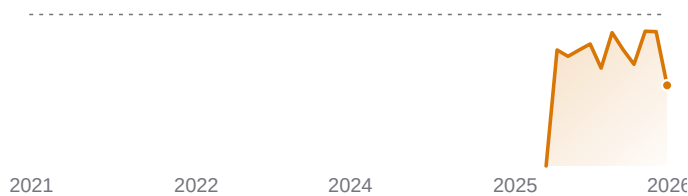


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

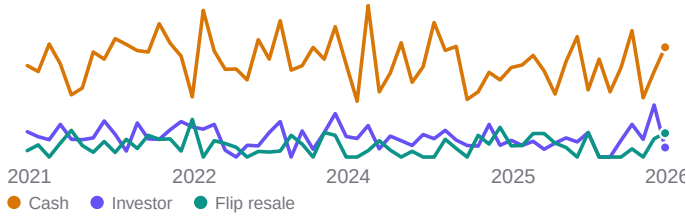
2.7%



BUYERS & OUTCOMES

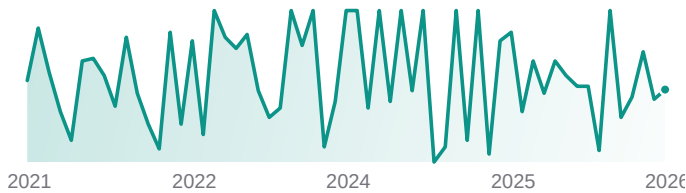
Buyer mix

Cash 56% · Investor 4.9% · Flip resale 12%



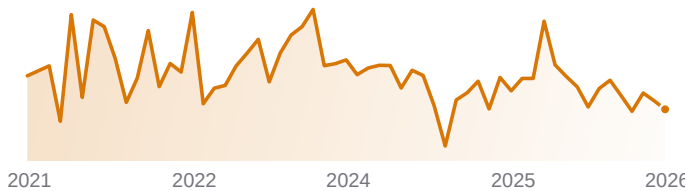
Sellers who sold at a gain

83%

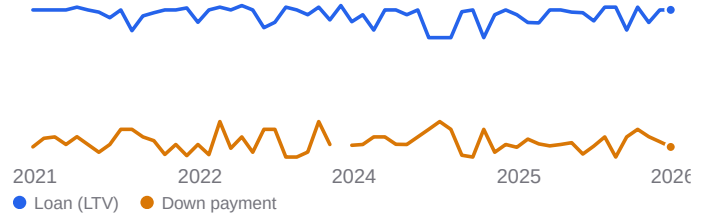


Median annualized return at resale

+4.2%

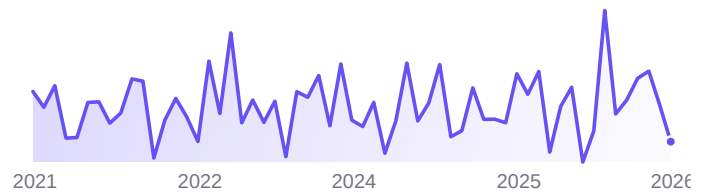


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



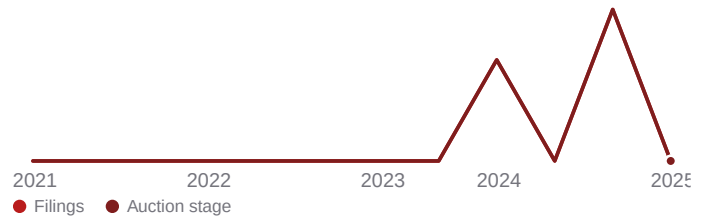
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,888
Median value (AVM)	\$127K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1991
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.3%
Owner occupied	65%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	30,578
Density	205 / mi²
Median household income	\$55K
Average household income	\$65K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	76
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	19.9%
Unemployment	1.6%
Average temp	55°F
Annual precip	51 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.