

Woodbine 40771

ZIP code · KY · Kentucky > Knox County

BUYER'S MARKET

\$20K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$73K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



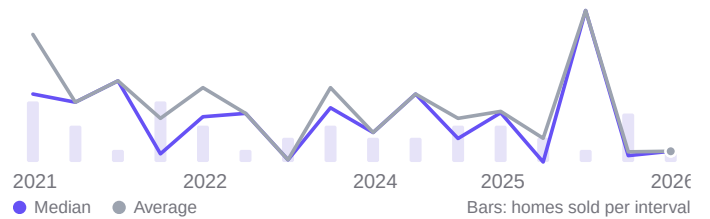
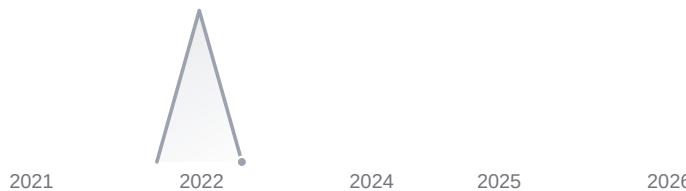
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$30K · Average \$30K

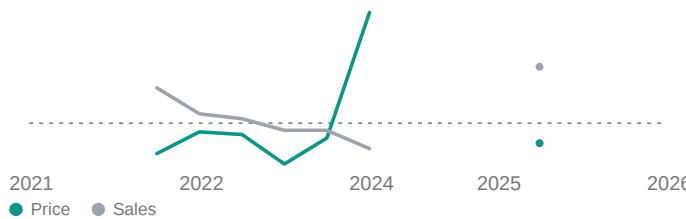


Growth (year over year)

Price -42.9% · Sales +120.0%

Price per square foot

\$28/ft²



Sale premium vs estimated value

-55.9%

Annual turnover (share of homes sold)

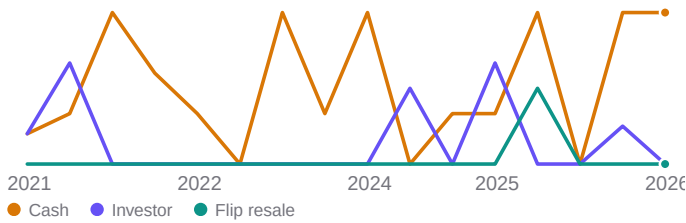
1.1%



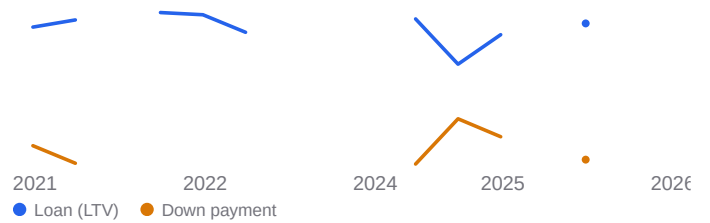
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

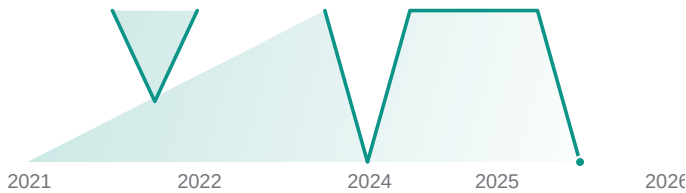


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.7%



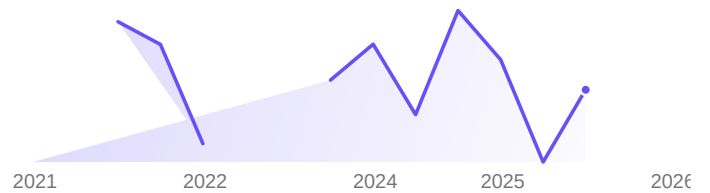
Sellers who sold at a gain

0%



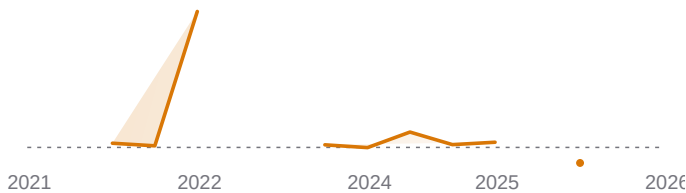
Typical hold before selling

4.3 yrs



Median annualized return at resale

-17.6%



HOUSING STOCK

Homes	566
Median value (AVM)	\$73K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1990
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	55%
Company owned	6.2%
Median loan-to-value	0%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	563
Density	47 / mi²
Median household income	\$30K
Average household income	\$40K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	76
Homes occupied	86%
Bachelor's or higher	2%
Poverty rate	40.9%
Unemployment	1.3%
Average temp	55°F
Annual precip	51 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.