

Barbourville 40906

ZIP code · KY · Kentucky > Knox County > Barbourville

BALANCED MARKET

\$107K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

82

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

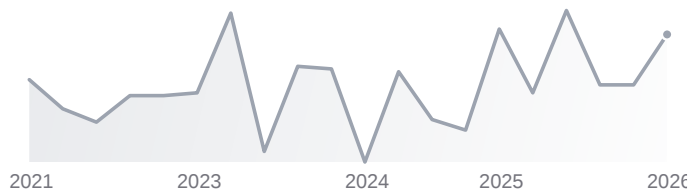
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

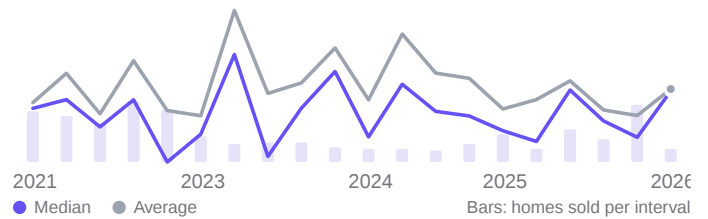
Market temperature (0–100)

52 / 100



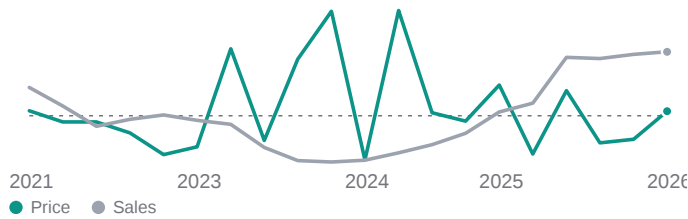
Sale prices

Median \$140K · Average \$142K



Growth (year over year)

Price +5.8% · Sales +82.2%



Price per square foot

\$83/ft²



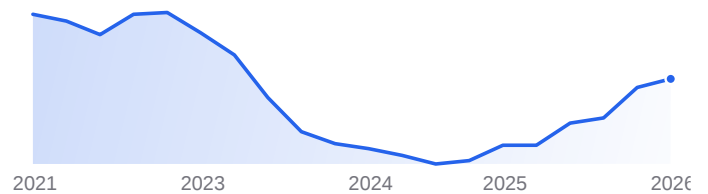
Sale premium vs estimated value

-27.3%



Annual turnover (share of homes sold)

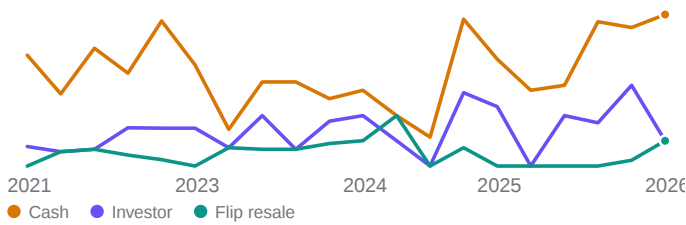
1.8%



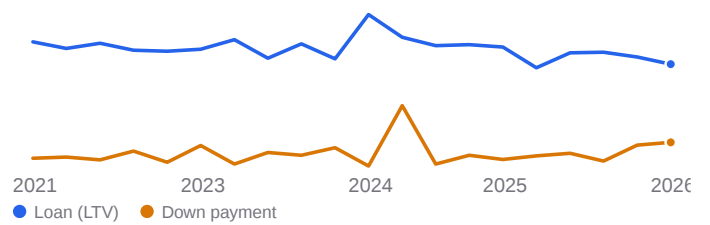
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 13% · Flip resale 13%

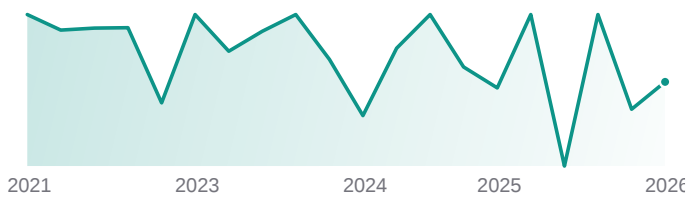


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



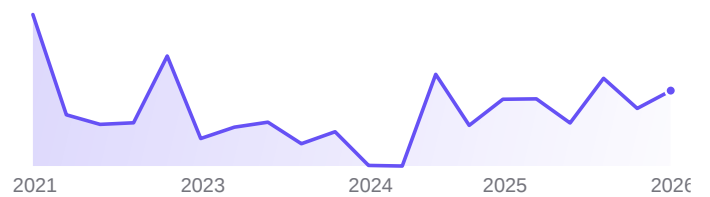
Sellers who sold at a gain

67%



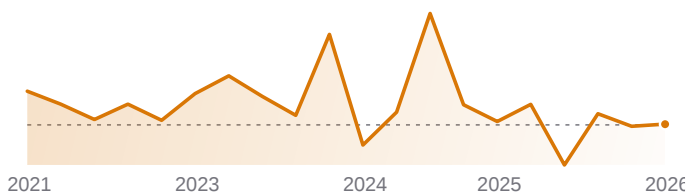
Typical hold before selling

5.4 yrs



Median annualized return at resale

+0.3%



HOUSING STOCK

Homes	4,540
Median value (AVM)	\$98K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1974
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.1%
Owner occupied	62%
Company owned	6.5%
Median loan-to-value	0%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	11,287
Density	79 / mi²
Median household income	\$37K
Average household income	\$53K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	86
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	32.3%
Unemployment	1.4%
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.