

Big Creek 40914

ZIP code · KY · Kentucky > Clay County

\$60K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$50K

MEDIAN VALUE (AVM)

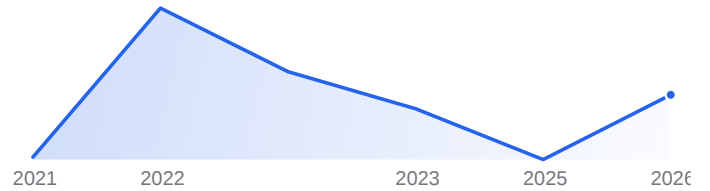
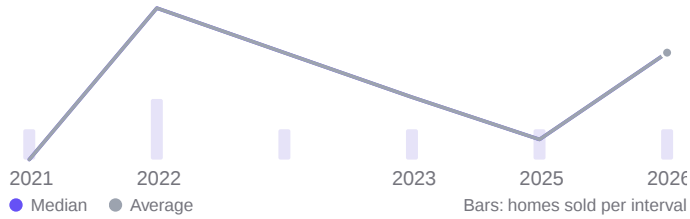
MARKET TRENDS (5 YEARS)

Sale prices

Median \$60K · Average \$60K

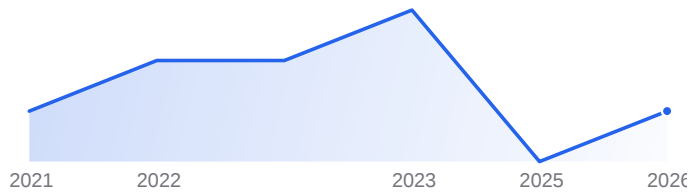
Price per square foot

\$38/ft²



Annual turnover (share of homes sold)

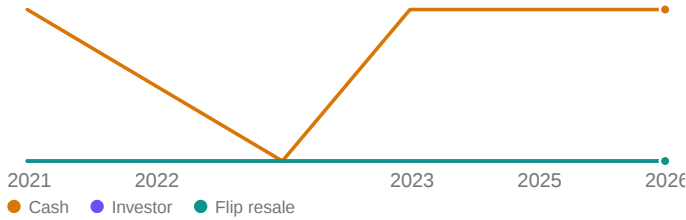
0.8%



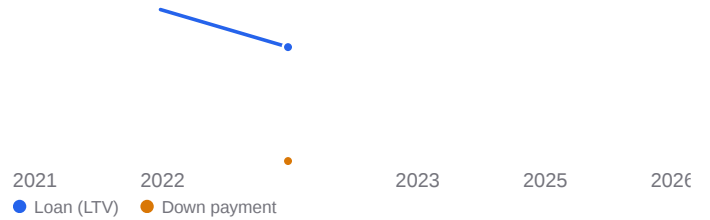
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



HOUSING STOCK

Homes	241
Median value (AVM)	\$50K
Median size	1,134 ft²
Median bedrooms	3
Median year built	1978
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	5.2%
Owner occupied	64%
Company owned	5.0%
Median loan-to-value	0%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	1,440
Density	36 / mi²
Median household income	\$34K
Average household income	\$50K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	71
Homes occupied	89%
Bachelor's or higher	7%

Poverty rate	13.6%
Unemployment	1.9%
Average temp	55°F
Annual precip	49 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.