

Kettle Island 40958

ZIP code · KY · Kentucky > Bell County

\$55K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$52K

MEDIAN VALUE (AVM)

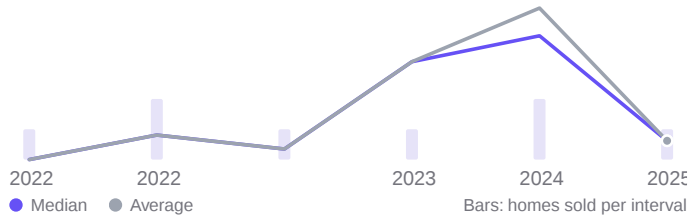
MARKET TRENDS (5 YEARS)

Sale prices

Median \$55K · Average \$55K

Growth (year over year)

Price +18.6% · Sales +0.0%

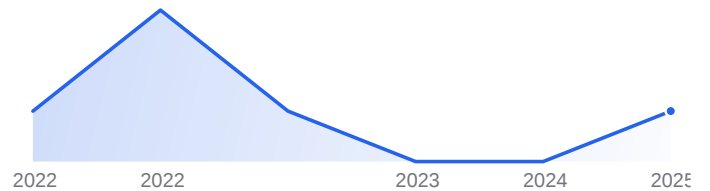
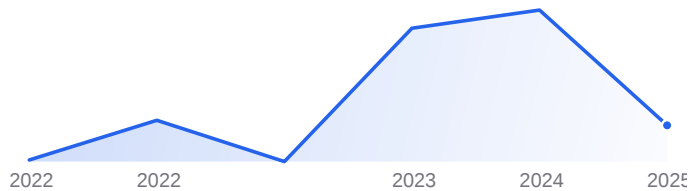


Price per square foot

\$46/ft²

Annual turnover (share of homes sold)

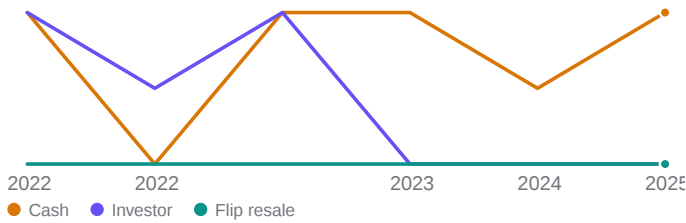
1.2%



BUYERS & OUTCOMES

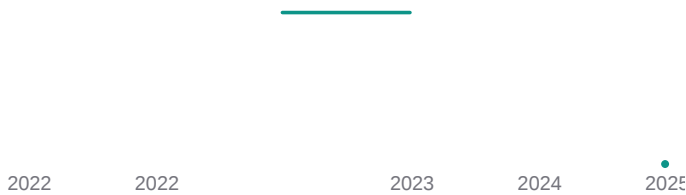
Buyer mix

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



Sellers who sold at a gain

0%

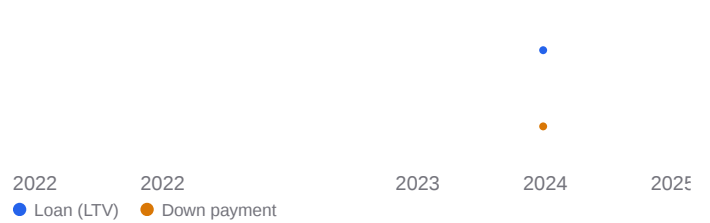


Median annualized return at resale

-39.0%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

1.7 yrs



HOUSING STOCK

Homes	245
Median value (AVM)	\$52K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1989
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	3.0%
Owner occupied	47%
Company owned	8.6%
Median loan-to-value	0%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	264
Density	25 / mi ²
Median household income	\$55K
Average household income	\$62K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	103
Homes occupied	86%
Bachelor's or higher	5%
Poverty rate	12.8%
Unemployment	1.6%
Average temp	55°F
Annual precip	52 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.