

Berry 41003

ZIP code · KY · Kentucky > Harrison County > Berry

BALANCED MARKET

\$93K

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

33

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

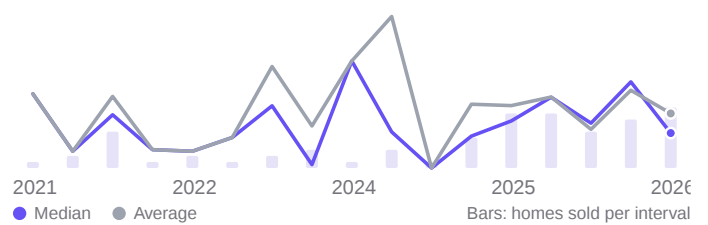
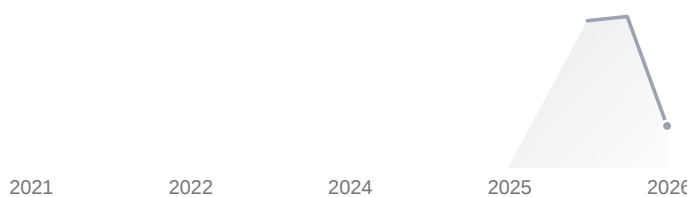
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$107K · Average \$159K

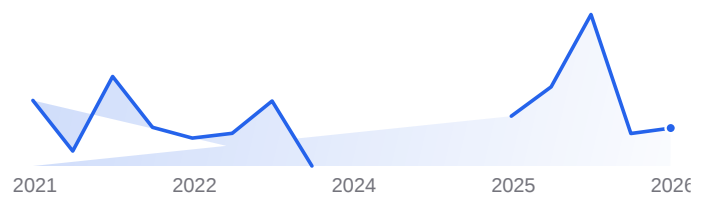
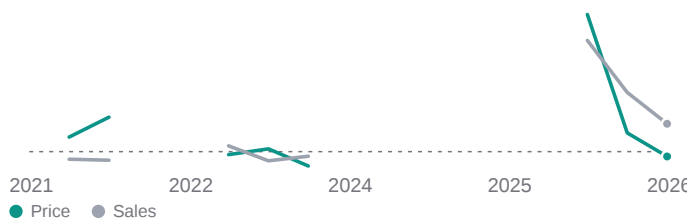


Growth (year over year)

Price -21.2% · Sales +120.0%

Price per square foot

\$88/ft²

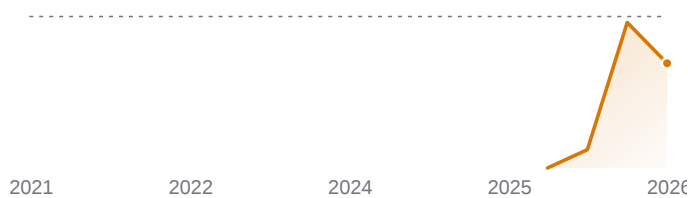


Sale premium vs estimated value

-29.0%

Annual turnover (share of homes sold)

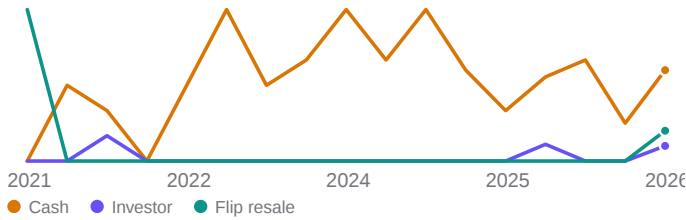
3.5%



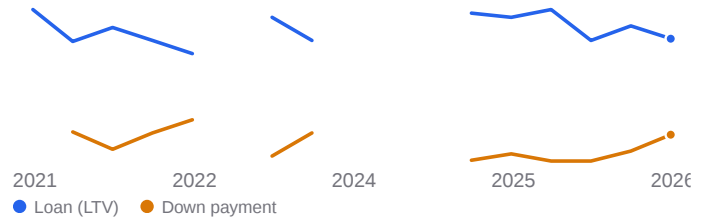
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 10% · Flip resale 20%

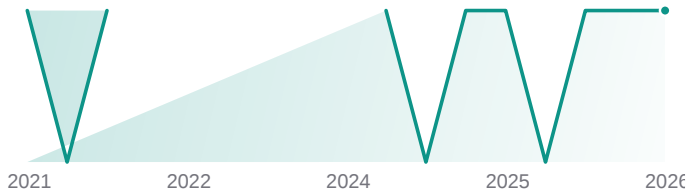


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



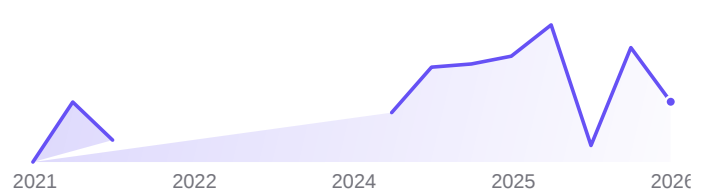
Sellers who sold at a gain

100%



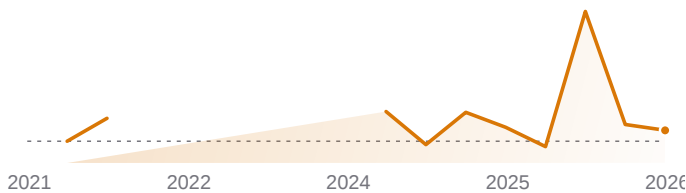
Typical hold before selling

7.4 yrs



Median annualized return at resale

+5.9%



HOUSING STOCK

Homes	947
Median value (AVM)	\$120K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1995
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.8%
Owner occupied	61%
Company owned	7.9%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,045
Density	37 / mi²
Median household income	\$59K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	190
Earthquake index (US avg 100)	55
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	12.4%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 in
Sunshine	55%

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