

Covington 41016

ZIP code · KY · Kentucky > Kenton County > Covington

BALANCED MARKET

\$166K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

117

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



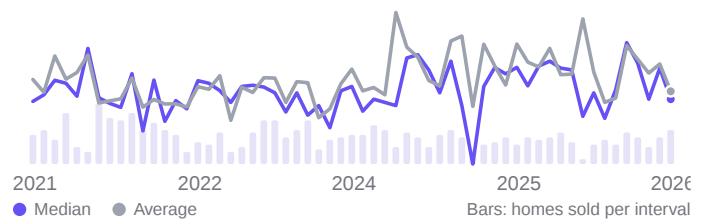
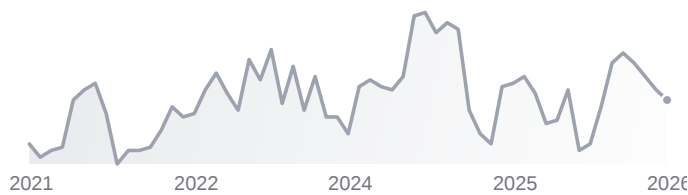
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$150K · Average \$162K

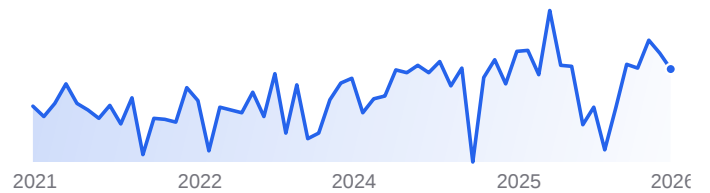
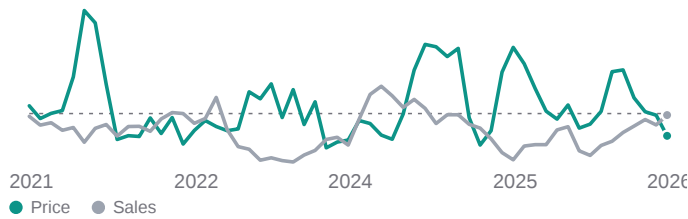


Growth (year over year)

Price -12.9% · Sales -0.8%

Price per square foot

\$160/ft²

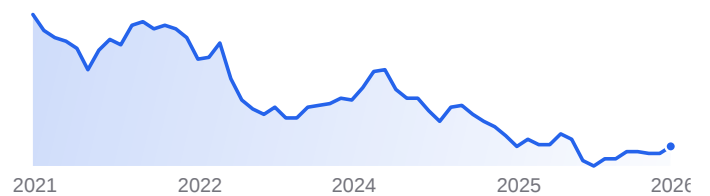
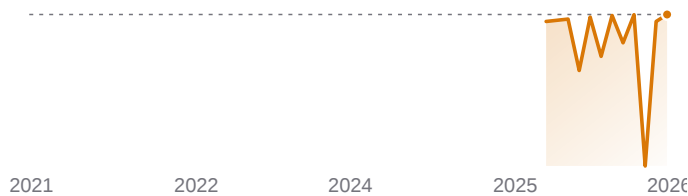


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

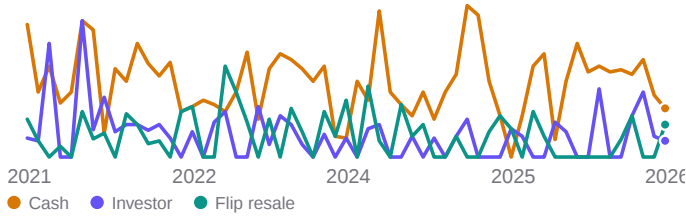
5.0%



BUYERS & OUTCOMES

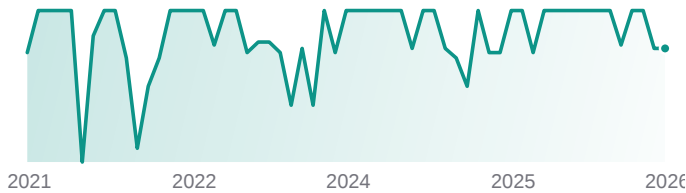
Buyer mix

Cash 21% · Investor 7.1% · Flip resale 14%



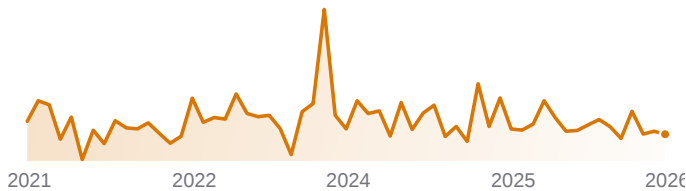
Sellers who sold at a gain

90%



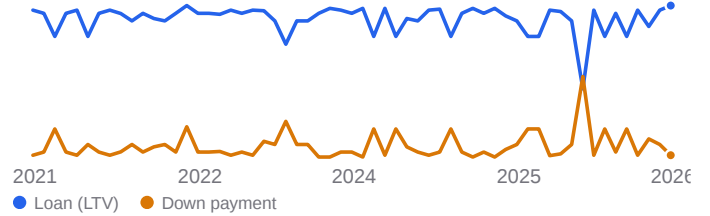
Median annualized return at resale

+5.6%



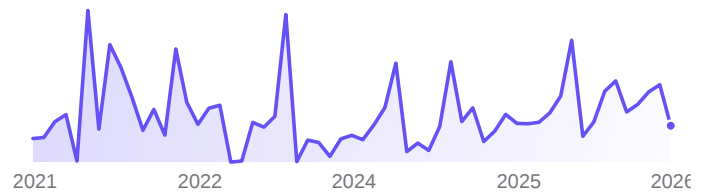
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.0%



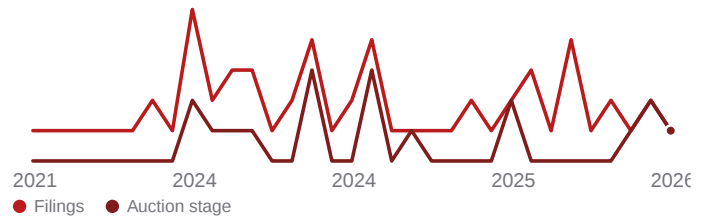
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,345
Median value (AVM)	\$181K
Median size	1,365 ft²
Median bedrooms	2
Median year built	1925
Single family	78%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	13%
Median loan-to-value	53%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	5,689
Density	2,782 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	212
Earthquake index (US avg 100)	38
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	13.5%
Unemployment	1.8%
Average temp	54°F
Annual precip	43 in
Sunshine	55%

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