

Ft Mitchell 41017

ZIP code · KY · Kentucky > Kenton County

BALANCED MARKET

\$349K

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

553

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



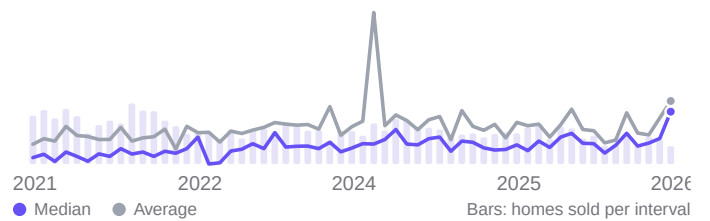
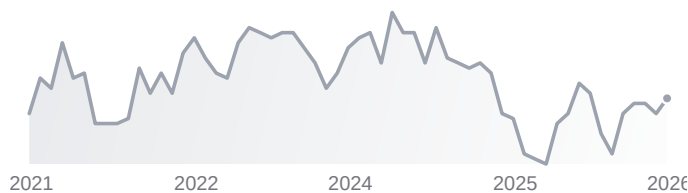
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$425K · Average \$467K

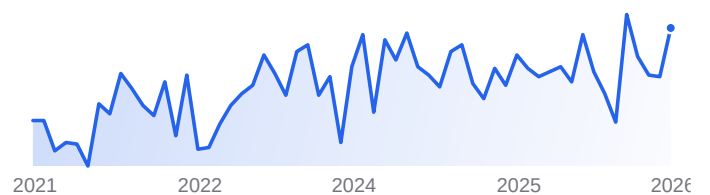
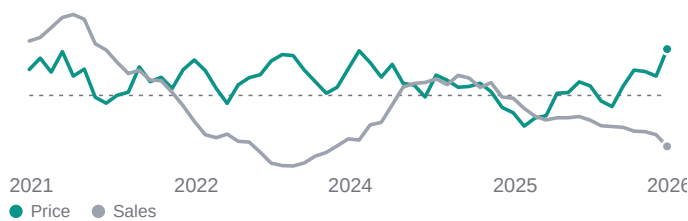


Growth (year over year)

Price +19.4% · Sales -21.3%

Price per square foot

\$231/ft²

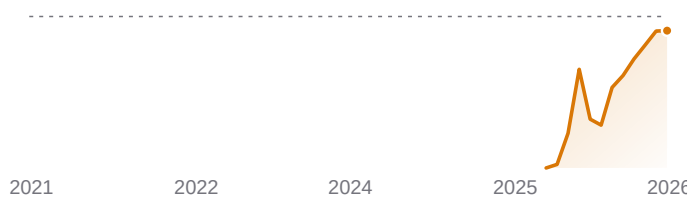


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

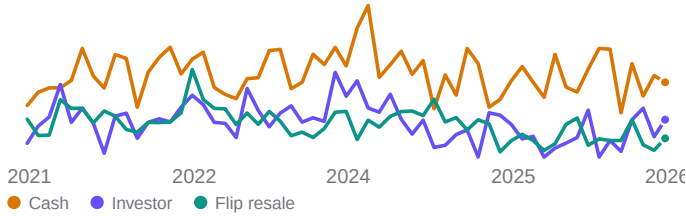
3.9%



BUYERS & OUTCOMES

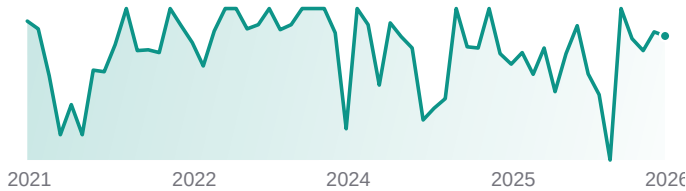
Buyer mix

Cash 25% · Investor 13% · Flip resale 6.3%



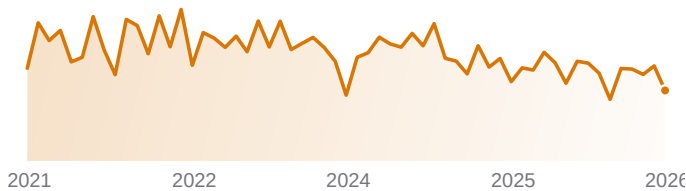
Sellers who sold at a gain

96%

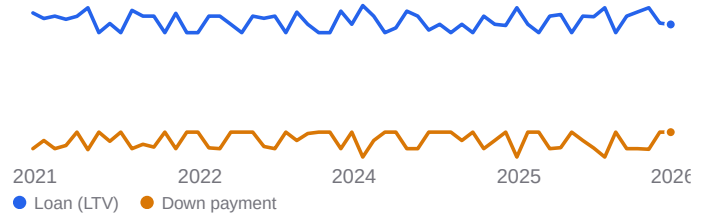


Median annualized return at resale

+4.3%

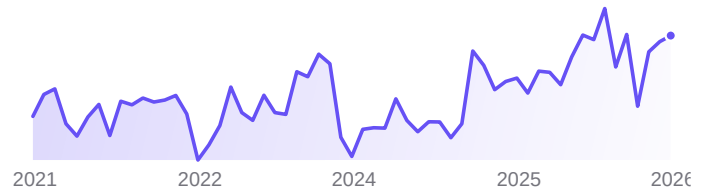


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



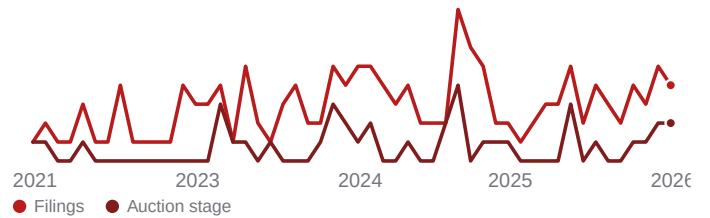
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	14,092
Median value (AVM)	\$340K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1982
Single family	82%
Condos	9.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.0%
Owner occupied	90%
Company owned	12%
Median loan-to-value	52%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	41,929
Density	1,933 / mi²
Median household income	\$102K
Average household income	\$129K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	210
Earthquake index (US avg 100)	44
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	5.5%
Unemployment	1.6%
Average temp	54°F
Annual precip	44 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.