

Erlanger 41018

ZIP code · KY · Kentucky > Kenton County > Erlanger

BALANCED MARKET

\$226K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

391

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



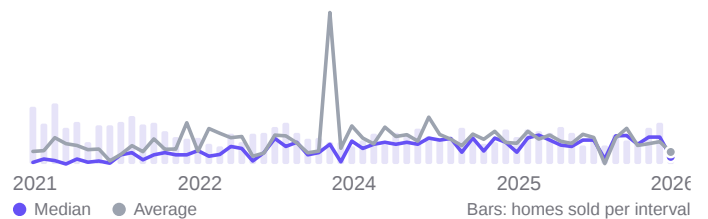
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$195K · Average \$207K

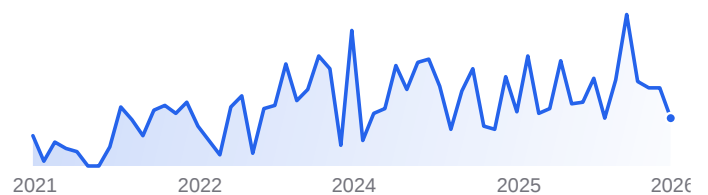
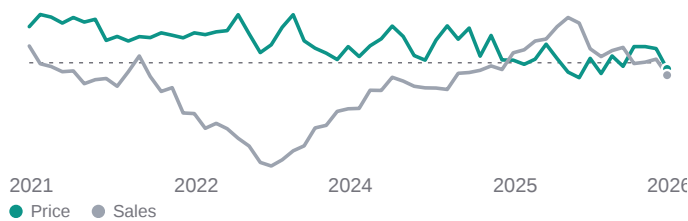


Growth (year over year)

Price -2.1% · Sales -4.2%

Price per square foot

\$166/ft²

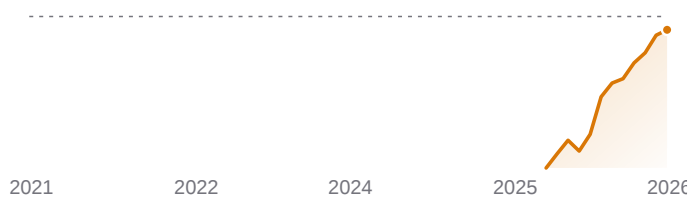


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

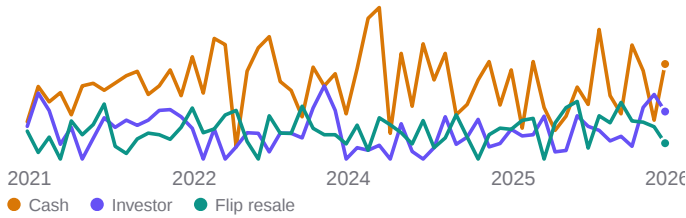
4.5%



BUYERS & OUTCOMES

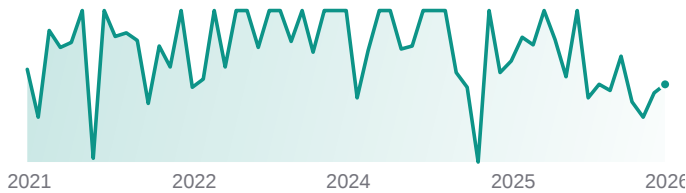
Buyer mix

Cash 30% · Investor 15% · Flip resale 5.0%



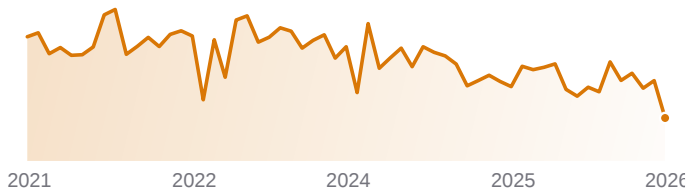
Sellers who sold at a gain

92%

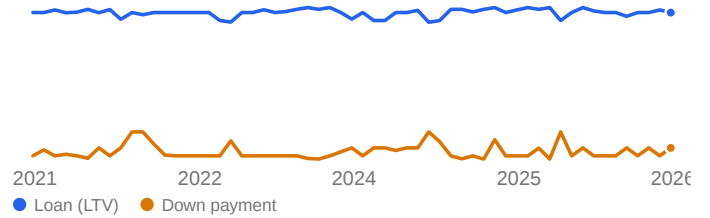


Median annualized return at resale

+3.3%

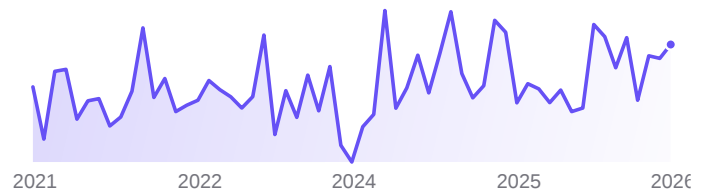


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



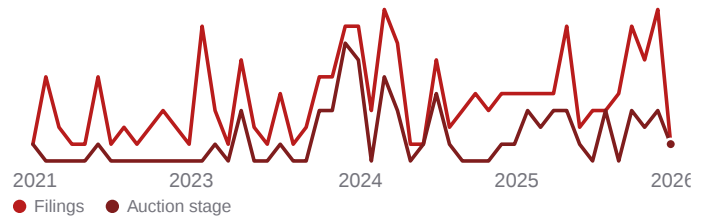
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,768
Median value (AVM)	\$230K
Median size	1,128 ft²
Median bedrooms	3
Median year built	1973
Single family	87%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	29,595
Density	2,355 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	210
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	1.5%
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.