

# Dry Ridge 41035

ZIP code · KY · Kentucky > Grant County > Dry Ridge

BALANCED MARKET

**\$233K**

MEDIAN SALE PRICE

**-3.0%**

1-YR CHANGE

**180**

SALES (12 MO)

**\$256K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

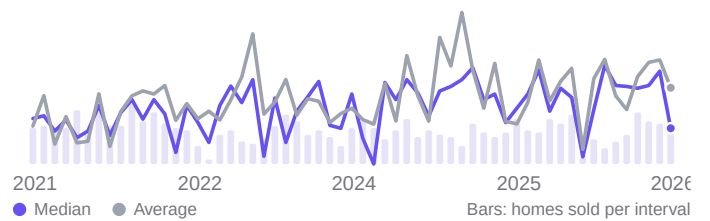
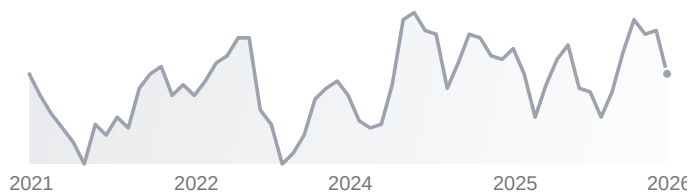
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$175K · Average \$246K

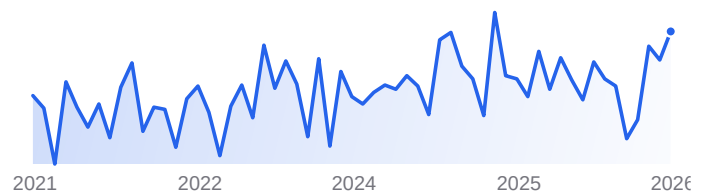
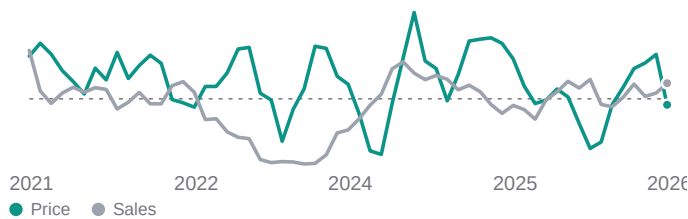


Growth (year over year)

Price -3.0% · Sales +7.8%

Price per square foot

\$230/ft²

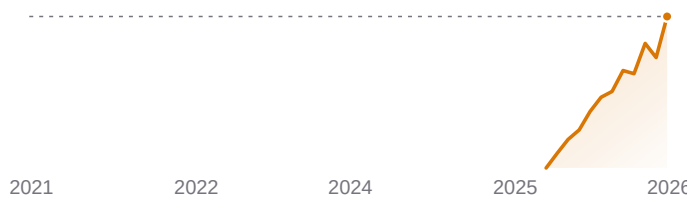


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

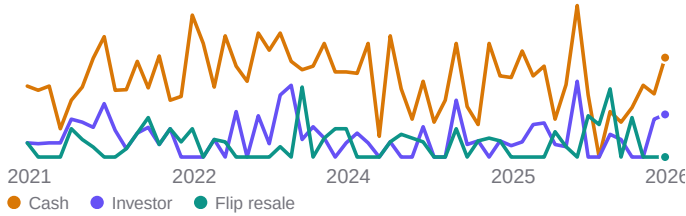
4.0%



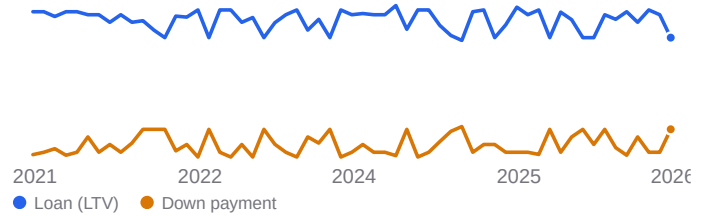
## BUYERS & OUTCOMES

### Buyer mix

Cash 44% · Investor 19% · Flip resale 0%

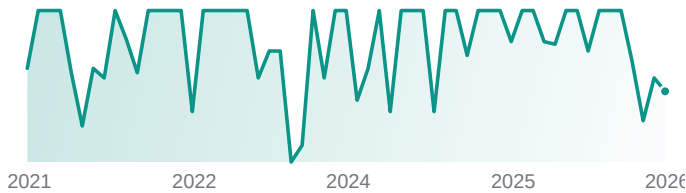


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



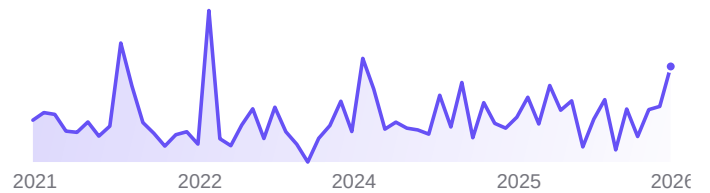
### Sellers who sold at a gain

80%



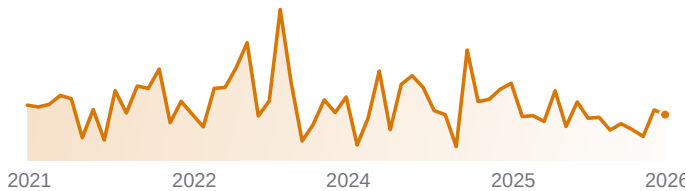
### Typical hold before selling

10.0 yrs



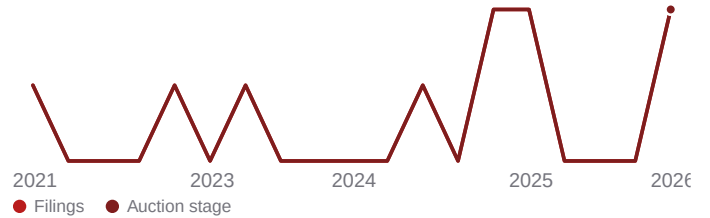
### Median annualized return at resale

+7.3%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,512     |
| Median value (AVM) | \$256K    |
| Median size        | 1,296 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 69%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 55%     |
| Underwater (LTV 125% or more) | 2.5%    |
| Owner occupied                | 74%     |
| Company owned                 | 9.7%    |
| Median loan-to-value          | 45%     |
| Typical ownership tenure      | 6.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 11,841    |
| Density                          | 110 / mi² |
| Median household income          | \$63K     |
| Average household income         | \$85K     |
| Crime index (US avg 100)         | 104       |
| Air pollution index (US avg 100) | 201       |
| Earthquake index (US avg 100)    | 46        |
| Homes occupied                   | 91%       |
| Bachelor's or higher             | 10%       |
| Poverty rate                     | 13.5%     |
| Unemployment                     | 1.6%      |
| Average temp                     | 55°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.