

Olive Hill 41164

ZIP code · KY · Kentucky > Carter County > Olive Hill

BUYER'S MARKET

\$98K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

76

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



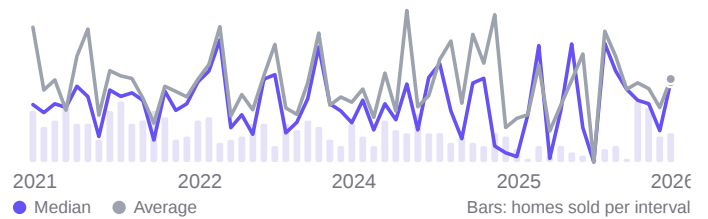
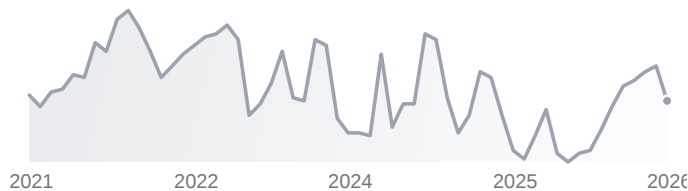
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$130K · Average \$134K

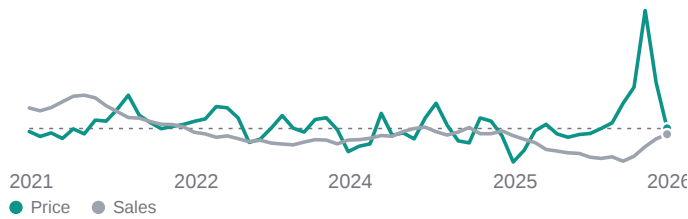


Growth (year over year)

Price +0.2% · Sales -10.6%

Price per square foot

\$105/ft²

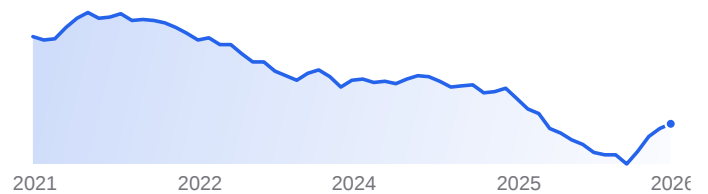
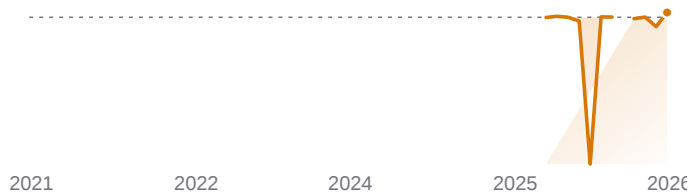


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

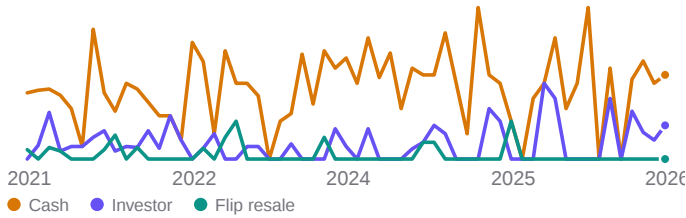
1.3%



BUYERS & OUTCOMES

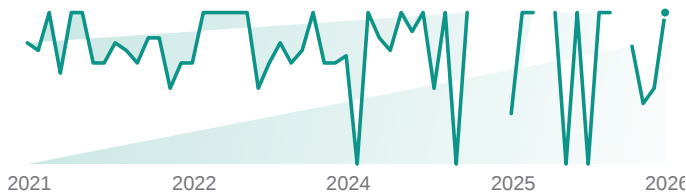
Buyer mix

Cash 56% · Investor 22% · Flip resale 0%



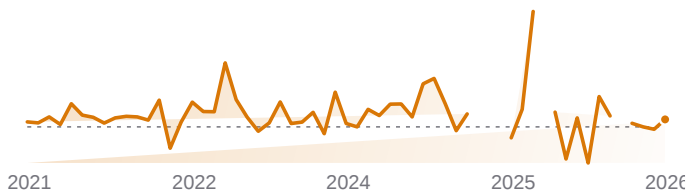
Sellers who sold at a gain

100%

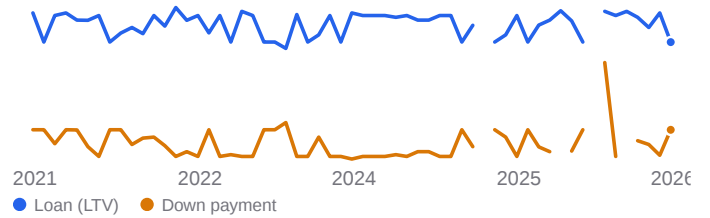


Median annualized return at resale

+3.8%

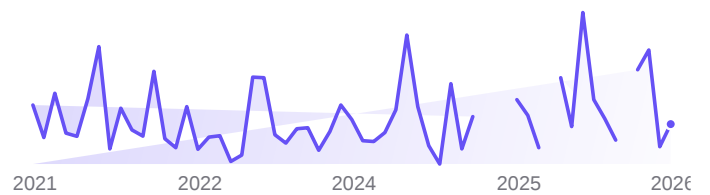


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



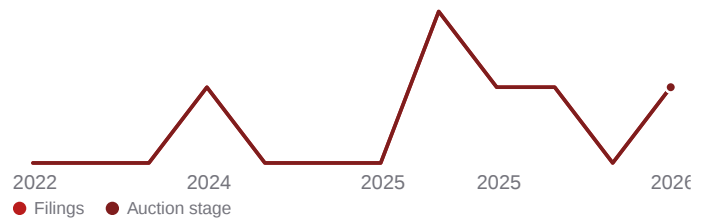
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,725
Median value (AVM)	\$107K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1970
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.3%
Owner occupied	66%
Company owned	5.1%
Median loan-to-value	4%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	12,153
Density	48 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	58
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	17.5%
Unemployment	2.0%
Average temp	54°F
Annual precip	45 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.