

Van Lear 41265

ZIP code · KY · Kentucky > Johnson County > Van Lear

STRONG BUYER'S MARKET

\$14K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



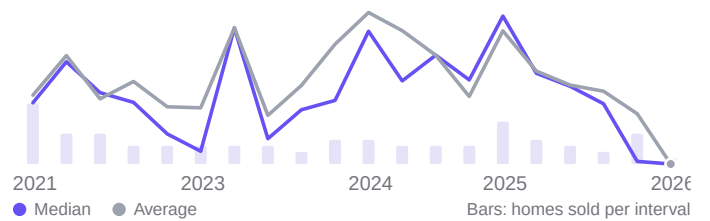
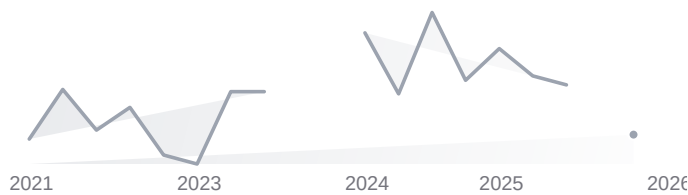
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$13K · Average \$13K

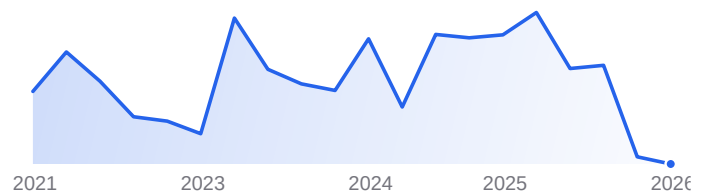
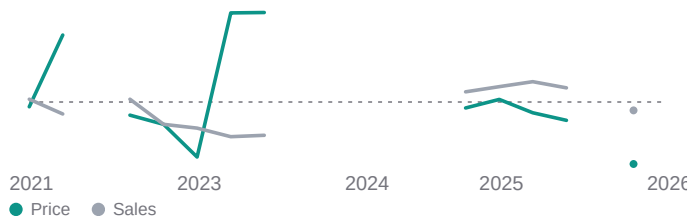


Growth (year over year)

Price -93.2% · Sales -12.5%

Price per square foot

\$9/ft²

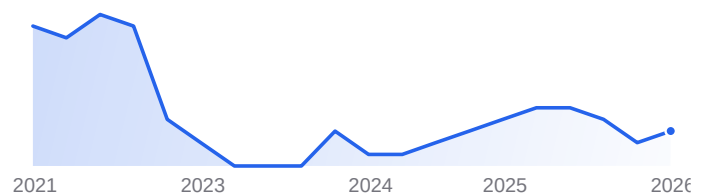


Sale premium vs estimated value

-66.3%

Annual turnover (share of homes sold)

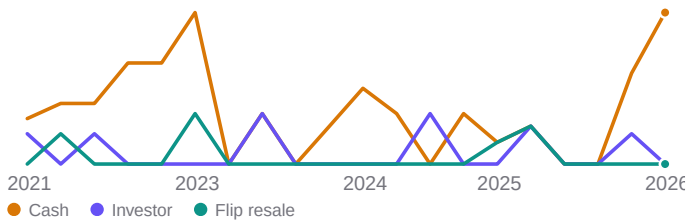
1.8%



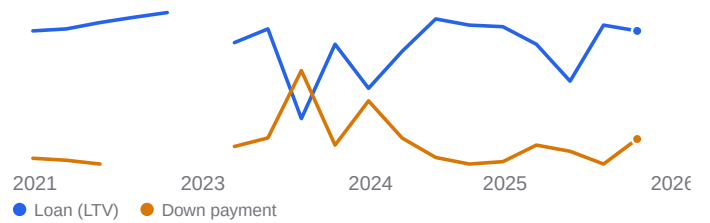
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

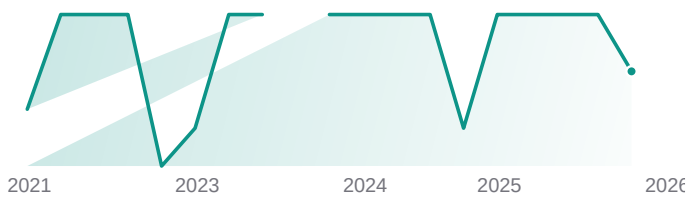


Financing (share of purchase price) Loan (LTV) 94% · Down payment 19%



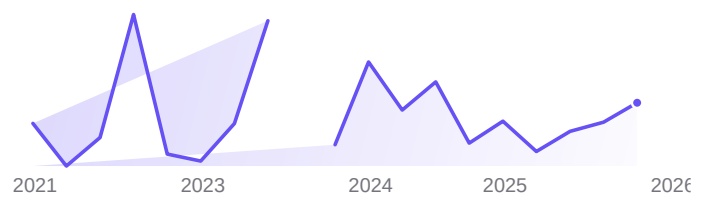
Sellers who sold at a gain

75%



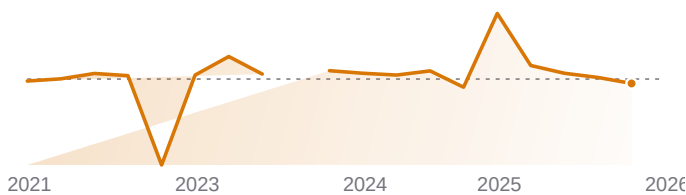
Typical hold before selling

7.2 yrs



Median annualized return at resale

-3.1%



HOUSING STOCK

Homes	831
Median value (AVM)	\$86K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1978
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.8%
Owner occupied	64%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,745
Density	60 / mi²
Median household income	\$38K
Average household income	\$53K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	51
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	1.9%
Average temp	55°F
Annual precip	45 in
Sunshine	55%

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