West Van Lear 41268

ZIP code · KY · Kentucky › Johnson County › West Van Lear

SELLER'S MARKET

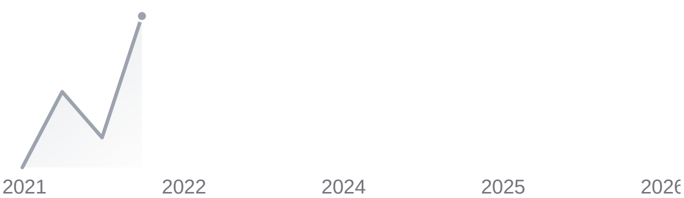
$187K	8	$91K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Seller's market · 77 / 100

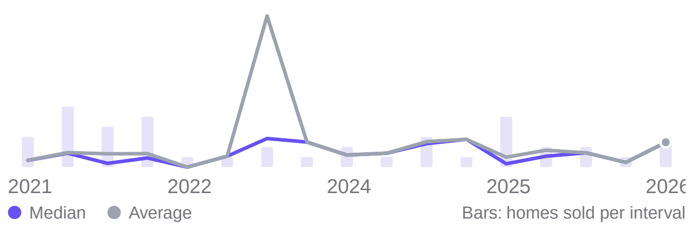
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

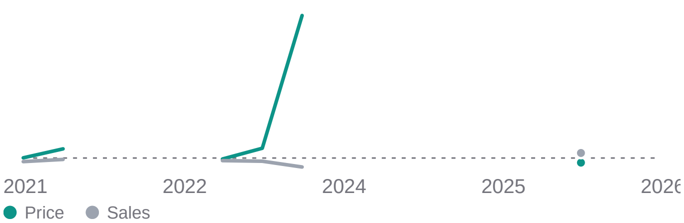
Market temperature (0–100) 77 / 100



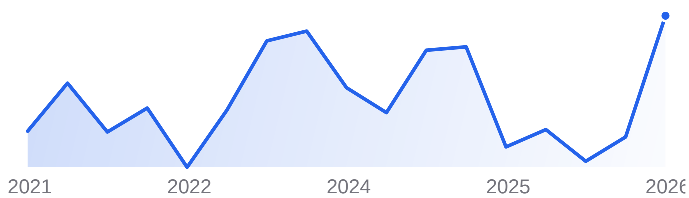
Sale prices Median $194K · Average $195K



Growth (year over year) Price -39.4% · Sales +42.9%

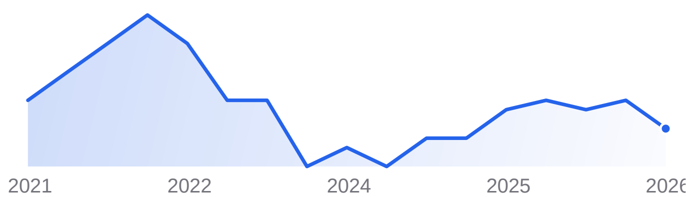


Price per square foot $139/ft²



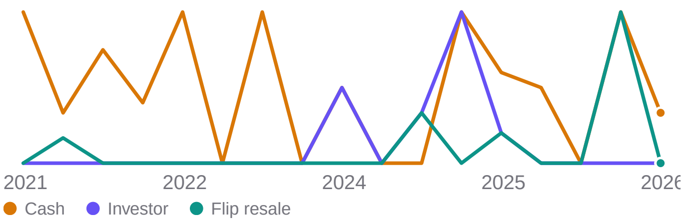
Sale premium vs estimated value +33.0%

Annual turnover (share of homes sold) 2.7%

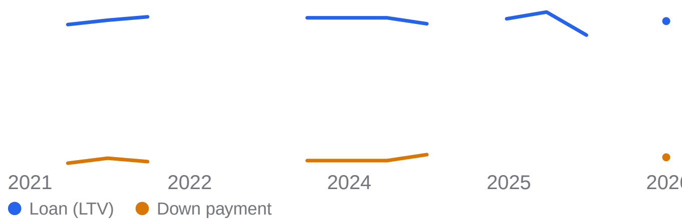


BUYERS & OUTCOMES

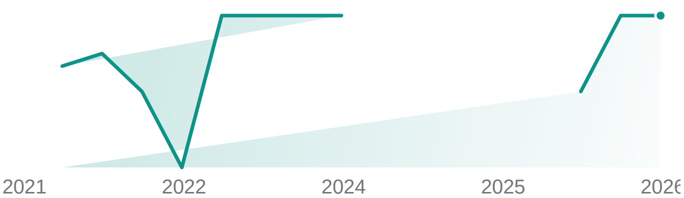
Buyer mix — Cash 33% · Investor 0% · Flip resale 0%



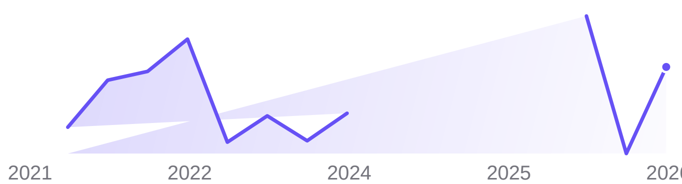
Financing (share of purchase price) — Loan (LTV) 96% · Down payment 4.0%



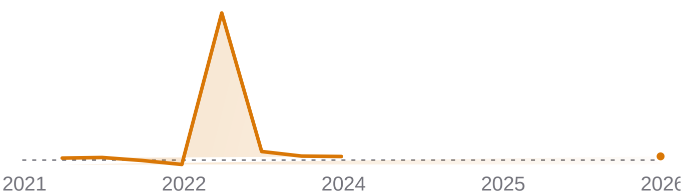
Sellers who sold at a gain — 100%



Typical hold before selling — 5.7 yrs



Median annualized return at resale — +7.8%



HOUSING STOCK

Homes	297
Median value (AVM)	$91K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	62%
Company owned	10%
Median loan-to-value	15%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	**215**
Density	**715 / mi²**
Median household income	**$80K**
Average household income	**$129K**
Crime index (US avg 100)	**60**
Air pollution index (US avg 100)	**152**
Earthquake index (US avg 100)	**50**
Homes occupied	**89%**
Bachelor's or higher	**12%**
Poverty rate	**11.0%**
Unemployment	**1.8%**
Average temp	**55°F**
Annual precip	**45 in**
Sunshine	**55%**

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