

Jackson 41339

ZIP code · KY · Kentucky > Breathitt County > Jackson

BUYER'S MARKET

\$88K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

64

SALES (12 MO)

\$76K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



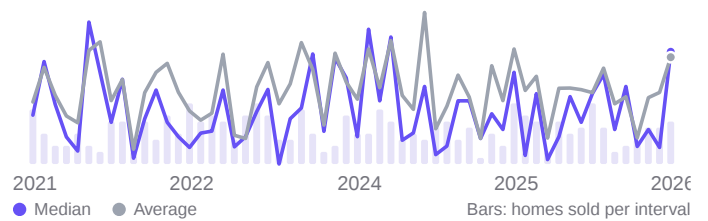
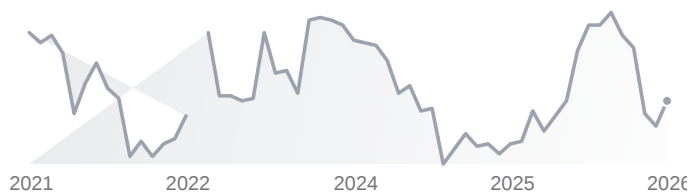
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$169K · Average \$161K

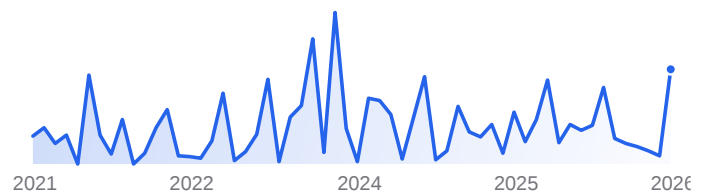
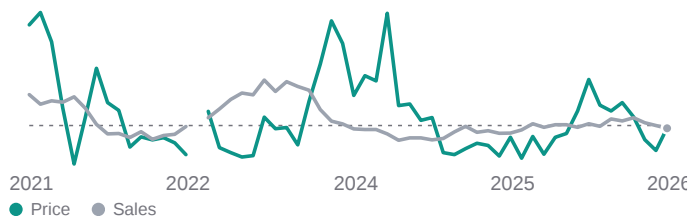


Growth (year over year)

Price -3.8% · Sales -4.5%

Price per square foot

\$132/ft²

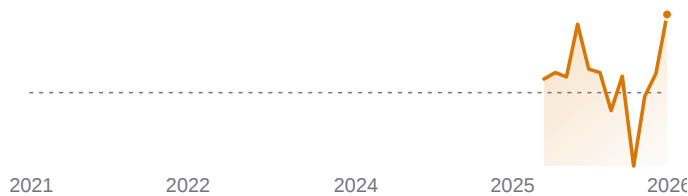


Sale premium vs estimated value

+59.3%

Annual turnover (share of homes sold)

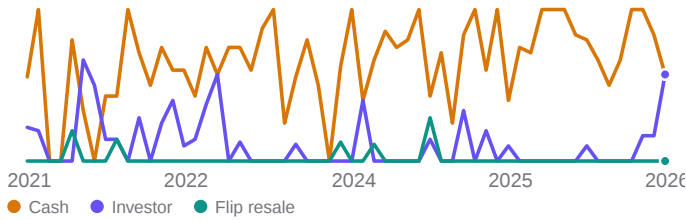
1.3%



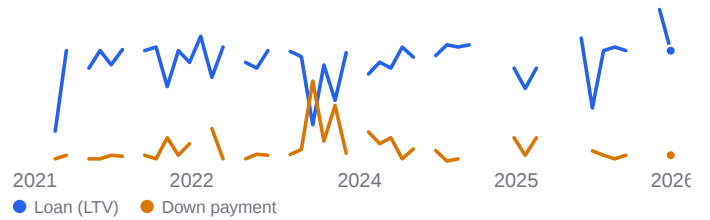
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 57% · Flip resale 0%

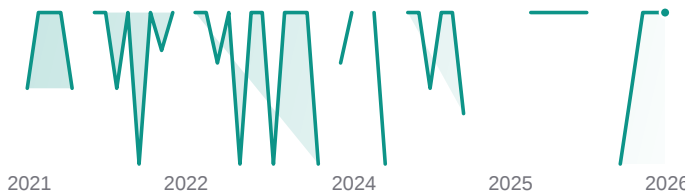


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



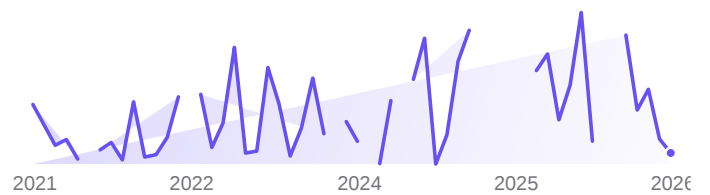
Sellers who sold at a gain

100%



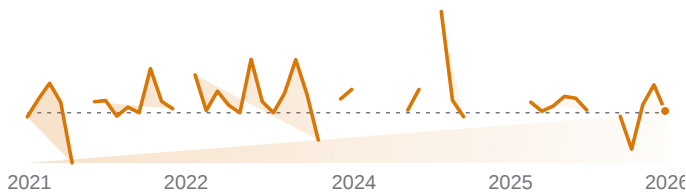
Typical hold before selling

1.7 yrs



Median annualized return at resale

+0.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,073
Median value (AVM)	\$76K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1983
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	4.7%
Owner occupied	62%
Company owned	6.1%
Median loan-to-value	0%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	9,803
Density	25 / mi²
Median household income	\$42K
Average household income	\$57K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	63
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	23.6%
Unemployment	1.9%
Average temp	55°F
Annual precip	48 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.