

West Liberty 41472

ZIP code · KY · Kentucky > Morgan County > West Liberty

BUYER'S MARKET

\$80K

MEDIAN SALE PRICE

-58.8%

1-YR CHANGE

63

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



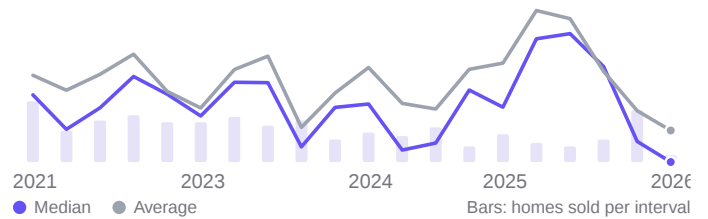
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$50K · Average \$90K

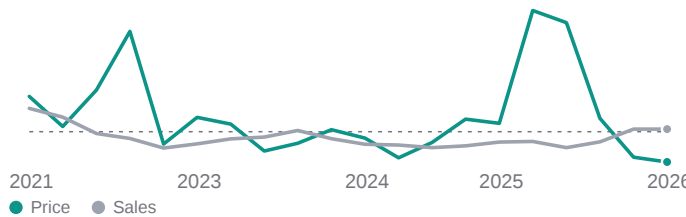


Growth (year over year)

Price -58.8% · Sales +5.0%

Price per square foot

\$70/ft²

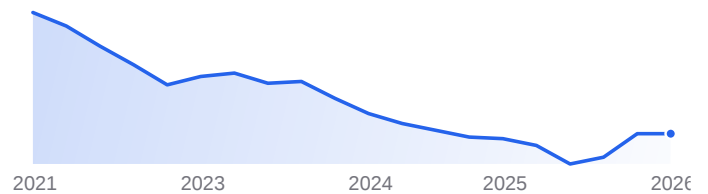


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

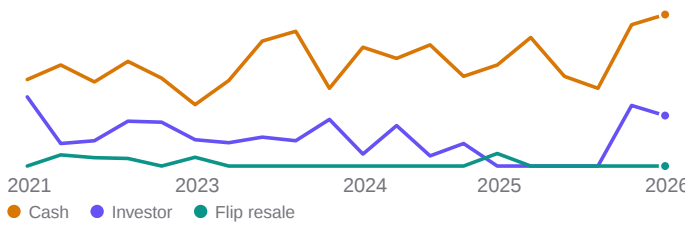
1.4%



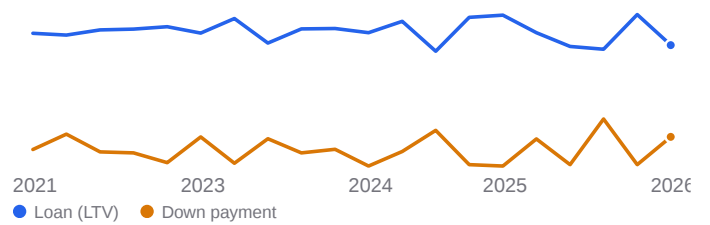
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

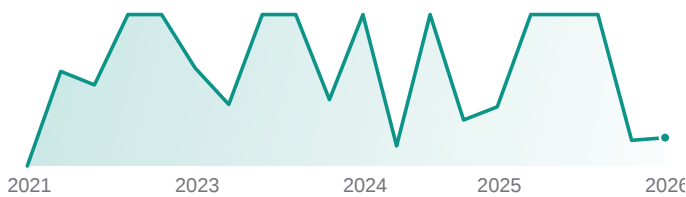


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



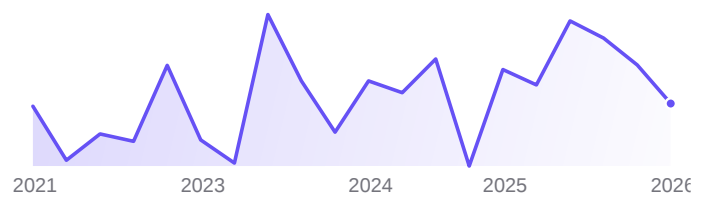
Sellers who sold at a gain

50%



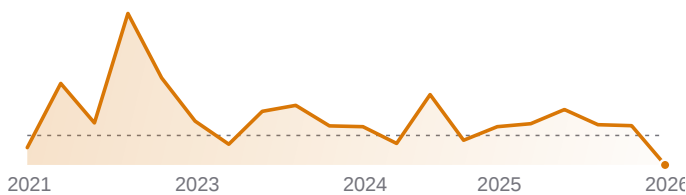
Typical hold before selling

3.2 yrs



Median annualized return at resale

-14.3%



HOUSING STOCK

Homes	4,644
Median value (AVM)	\$130K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1993
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.8%
Owner occupied	62%
Company owned	6.1%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	11,213
Density	39 / mi²
Median household income	\$48K
Average household income	\$67K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	58
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	13.6%
Unemployment	1.6%
Average temp	55°F
Annual precip	46 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.