

Elkhorn City 41522

ZIP code · KY · Kentucky > Pike County > Elkhorn City

BUYER'S MARKET

\$159K

MEDIAN SALE PRICE

+84.2%

1-YR CHANGE

12

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



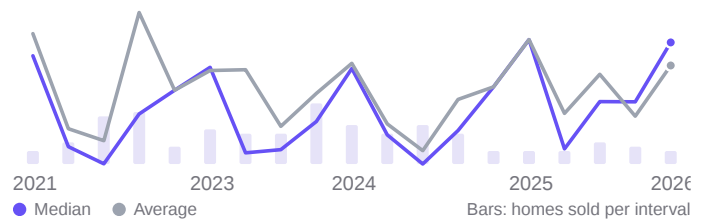
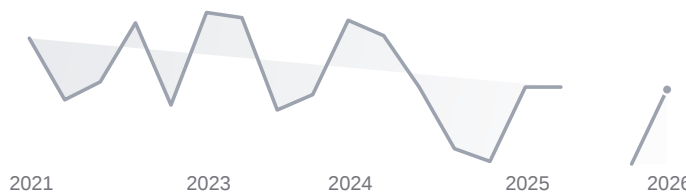
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$150K · Average \$128K

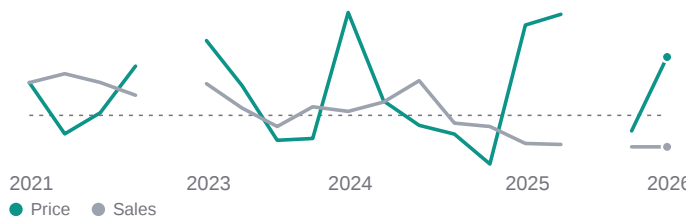


Growth (year over year)

Price +84.2% · Sales -45.5%

Price per square foot

\$39/ft²

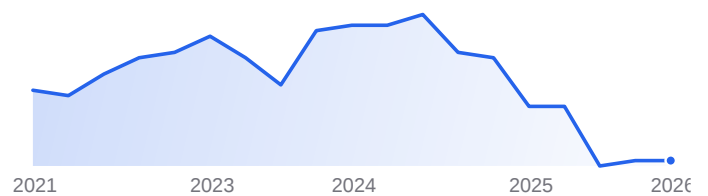
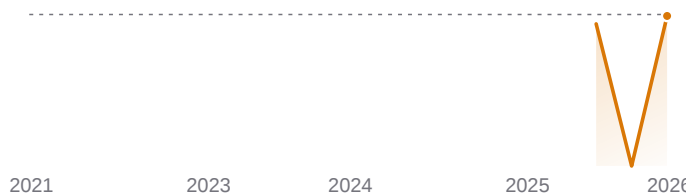


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

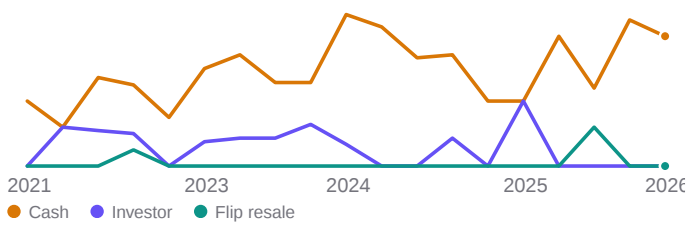
0.6%



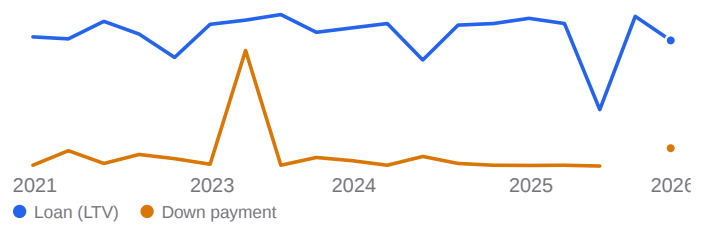
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

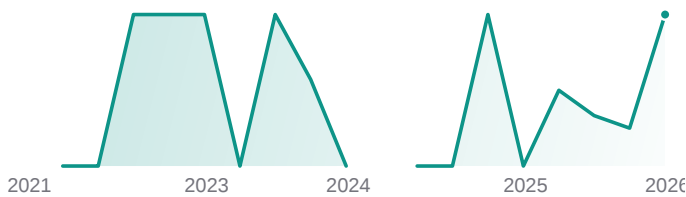


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



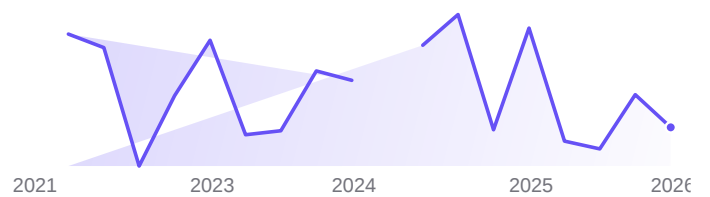
Sellers who sold at a gain

100%



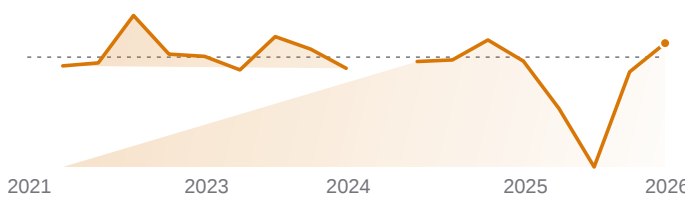
Typical hold before selling

4.8 yrs



Median annualized return at resale

+7.7%



HOUSING STOCK

Homes	2,055
Median value (AVM)	\$64K
Median size	1,204 ft²
Median bedrooms	3
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	6.8%
Owner occupied	71%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	4,859
Density	69 / mi²
Median household income	\$38K
Average household income	\$53K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	78
Homes occupied	84%
Bachelor's or higher	7%
Poverty rate	22.9%
Unemployment	1.4%
Average temp	54°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.