

Forest Hills 41527

ZIP code · KY · Kentucky > Pike County > Forest Hills

BALANCED MARKET

\$95K

MEDIAN SALE PRICE

+26.7%

1-YR CHANGE

6

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

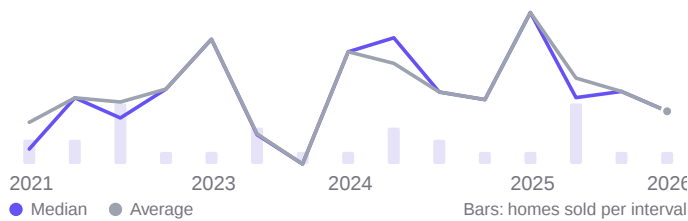
MARKET TRENDS (5 YEARS)

Sale prices

Median \$95K · Average \$95K

Growth (year over year)

Price +26.7% · Sales -25.0%

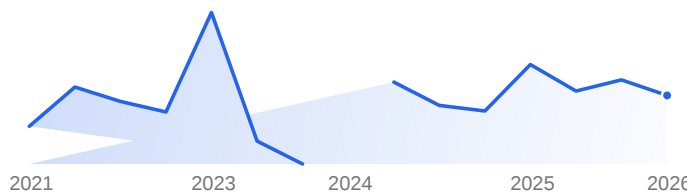


Price per square foot

\$73/ft²

Sale premium vs estimated value

-52.4%



Annual turnover (share of homes sold)

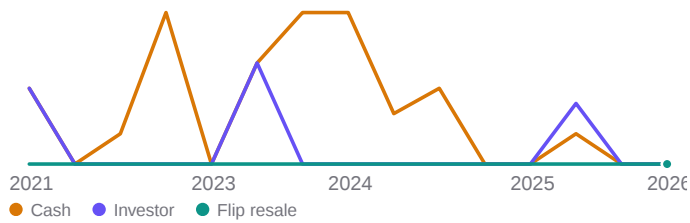
3.0%



BUYERS & OUTCOMES

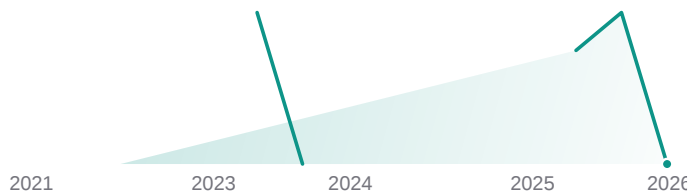
Buyer mix

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



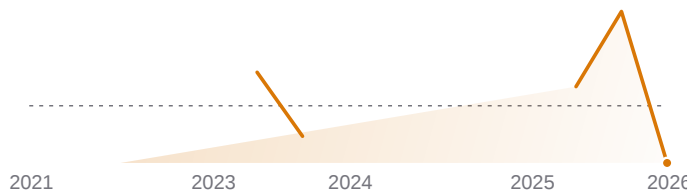
Sellers who sold at a gain

0%

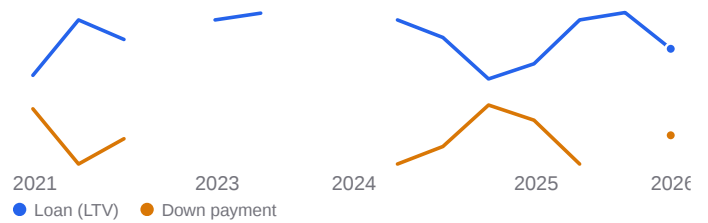


Median annualized return at resale

-19.5%

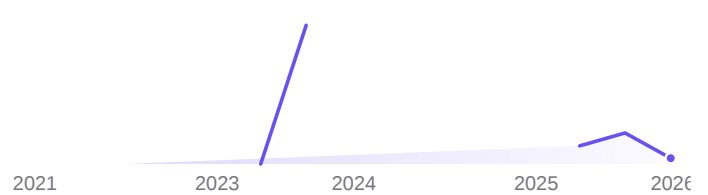


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

3.2 yrs



HOUSING STOCK

Homes	198
Median value (AVM)	\$152K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1991
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.6%
Owner occupied	85%
Company owned	6.1%
Median loan-to-value	40%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	589
Density	98 / mi²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	63
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	14.2%
Unemployment	1.9%
Average temp	55°F
Annual precip	47 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.