

Sassafras 41759

ZIP code · KY · Kentucky > Knott County

\$91K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

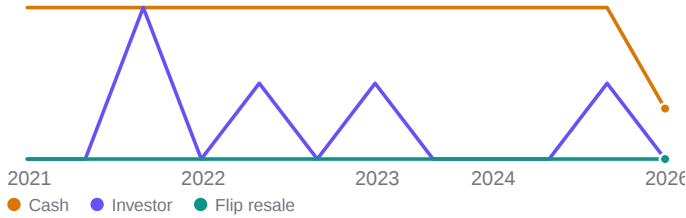
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

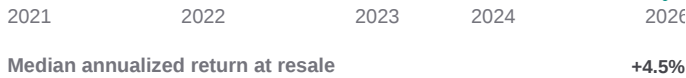
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

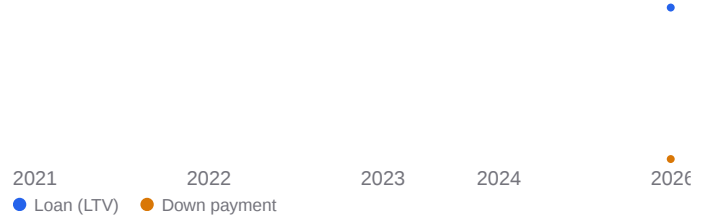


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.3 yrs



HOUSING STOCK

Homes	312
Median value (AVM)	\$102K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1976
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	1.9%
Owner occupied	65%
Company owned	3.5%
Median loan-to-value	0%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	195
Density	40 / mi²
Median household income	\$37K
Average household income	\$50K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	69
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	23.7%
Unemployment	2.1%
Average temp	55°F
Annual precip	46 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.