

Viper 41774

ZIP code · KY · Kentucky > Perry County

BALANCED MARKET

\$76K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$90K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



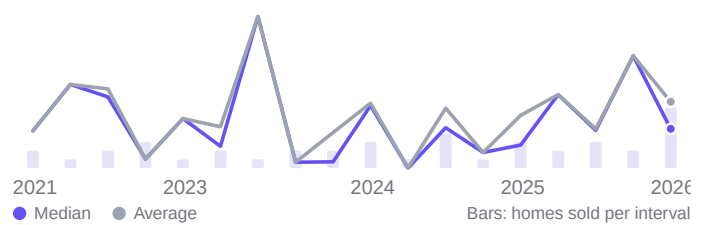
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$78K · Average \$122K

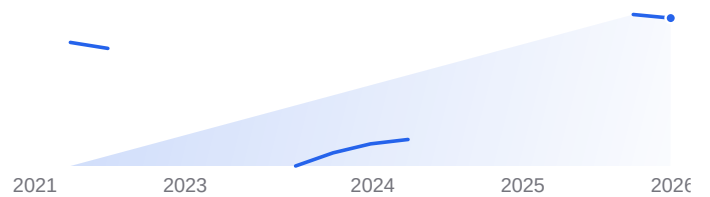
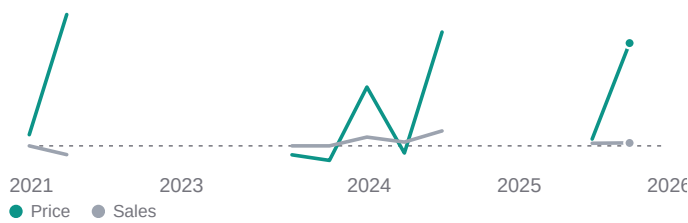


Growth (year over year)

Price +391.3% · Sales +11.1%

Price per square foot

\$121/ft²



Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

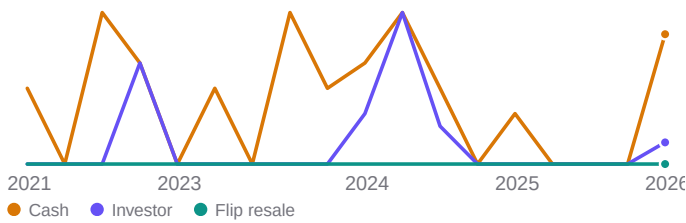
1.0%



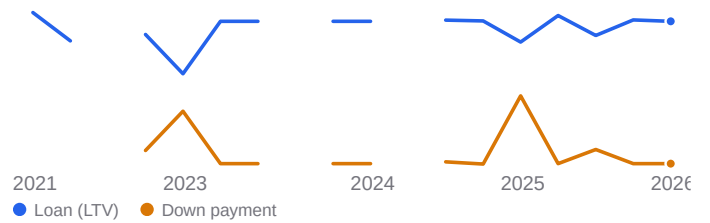
BUYERS & OUTCOMES

Buyer mix

Cash 86% · Investor 14% · Flip resale 0%

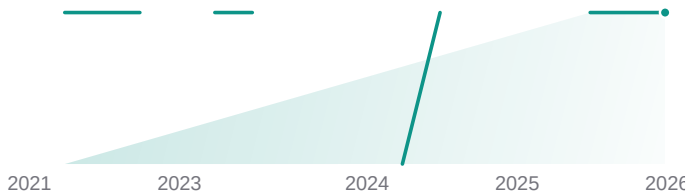


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



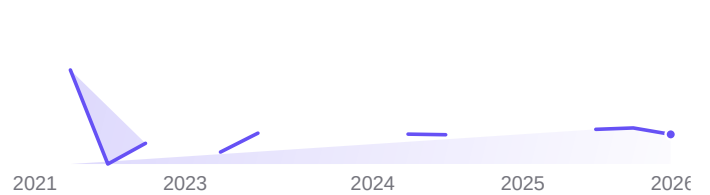
Sellers who sold at a gain

100%



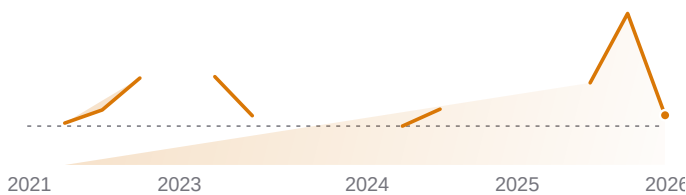
Typical hold before selling

4.8 yrs



Median annualized return at resale

+3.1%



HOUSING STOCK

Homes	1,339
Median value (AVM)	\$90K
Median size	1,092 ft²
Median bedrooms	3
Median year built	1986
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.8%
Owner occupied	60%
Company owned	3.8%
Median loan-to-value	0%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	2,918
Density	60 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	79
Homes occupied	87%
Bachelor's or higher	1%
Poverty rate	23.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	48 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.