

Farmington 42040

ZIP code · KY · Kentucky > Graves County > Farmington

BALANCED MARKET

\$101K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



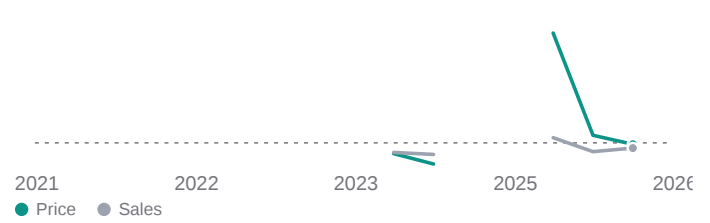
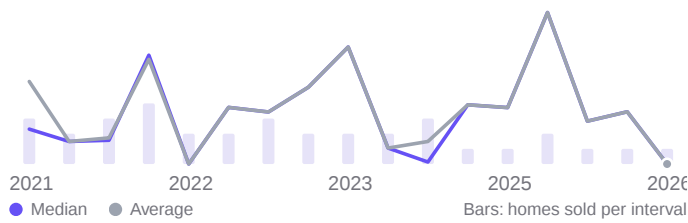
MARKET TRENDS (5 YEARS)

Sale prices

Median \$46K · Average \$46K

Growth (year over year)

Price -5.3% · Sales -20.0%

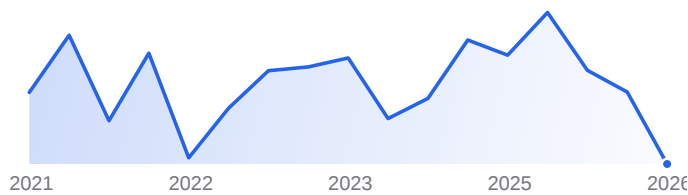


Price per square foot

\$27/ft²

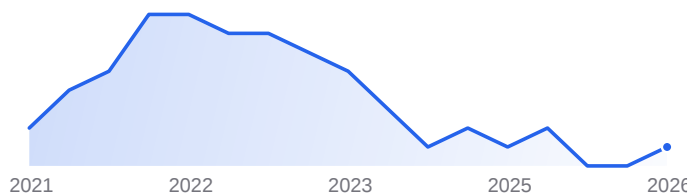
Sale premium vs estimated value

-80.1%



Annual turnover (share of homes sold)

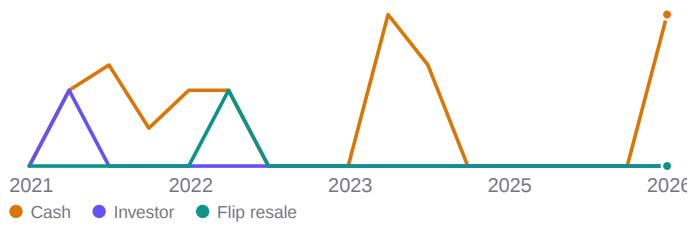
0.8%



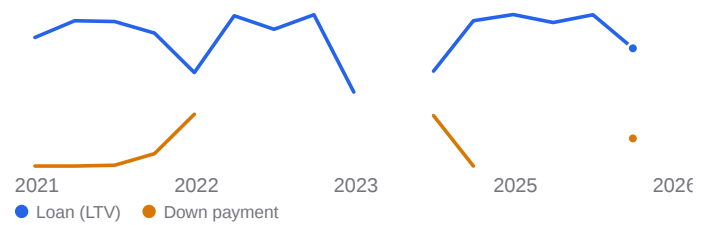
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

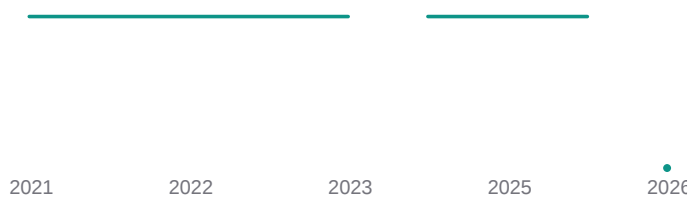


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



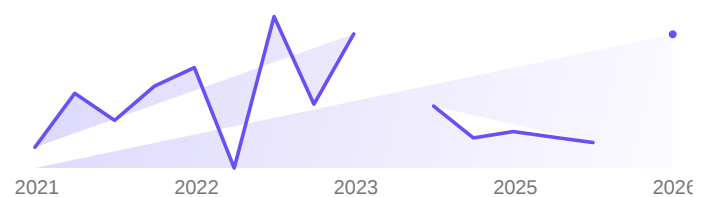
Sellers who sold at a gain

0%



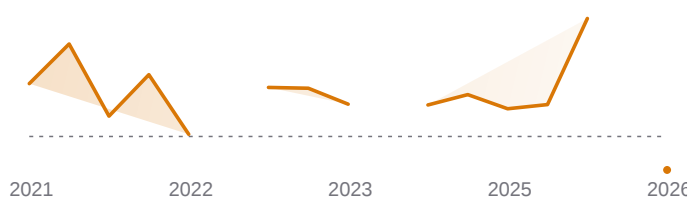
Typical hold before selling

13.9 yrs



Median annualized return at resale

-8.2%



HOUSING STOCK

Homes	592
Median value (AVM)	\$148K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1984
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.7%
Owner occupied	58%
Company owned	18%
Median loan-to-value	36%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	1,068
Density	33 / mi²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	262
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	14.5%
Unemployment	1.6%
Average temp	58°F
Annual precip	52 in
Sunshine	56%

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.