

Grand Rivers 42045

ZIP code · KY · Kentucky › Livingston County › Grand Rivers

\$95K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,481
Median value (AVM)	\$166K
Median size	1,306 ft²
Median bedrooms	3
Median year built	1990
Single family	72%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.0%
Owner occupied	65%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	1,871
Density	45 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	249
Homes occupied	74%
Bachelor's or higher	9%
Poverty rate	19.3%
Unemployment	1.7%
Average temp	58°F
Annual precip	50 in
Sunshine	56%

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.