

Hazel 42049

ZIP code · KY · Kentucky > Calloway County > Hazel

BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

-22.4%

1-YR CHANGE

14

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



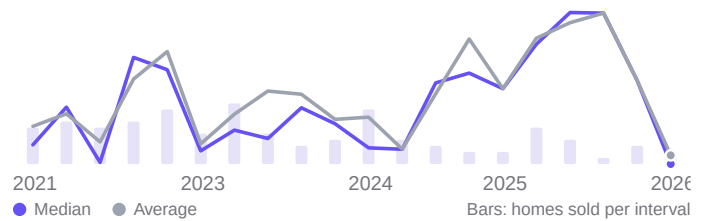
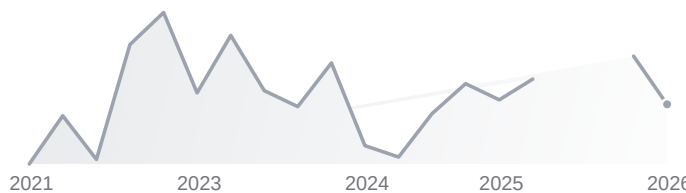
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$26K · Average \$38K

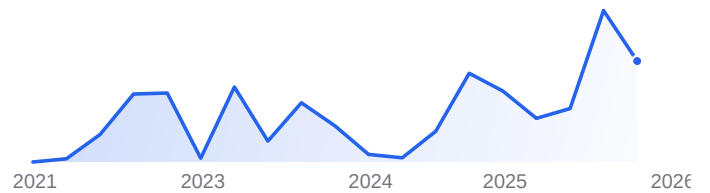
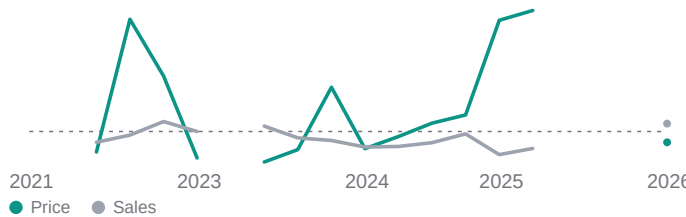


Growth (year over year)

Price -22.4% · Sales +16.7%

Price per square foot

\$140/ft²

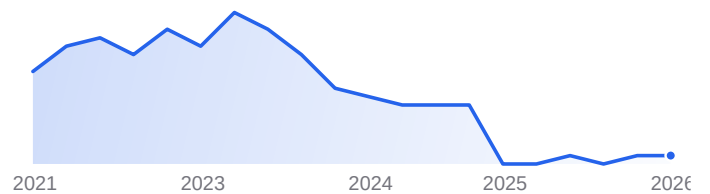
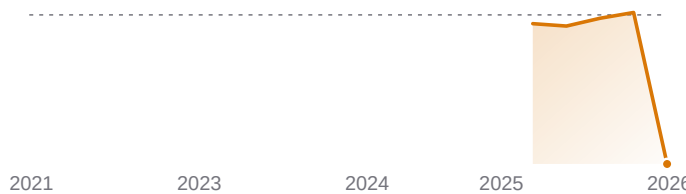


Sale premium vs estimated value

-88.8%

Annual turnover (share of homes sold)

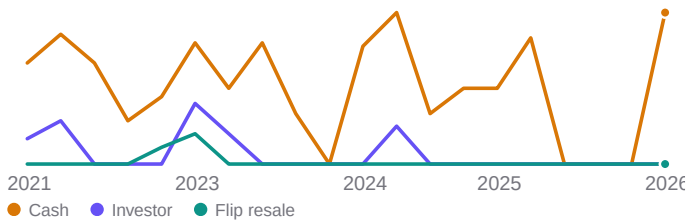
1.6%



BUYERS & OUTCOMES

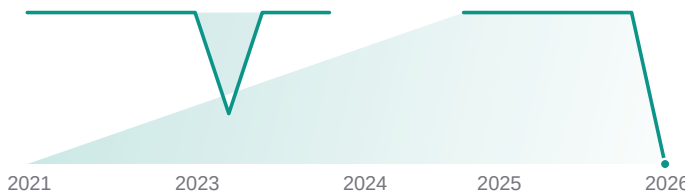
Buyer mix

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



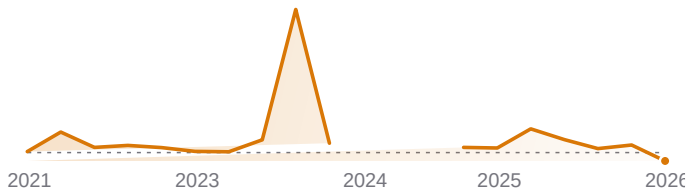
Sellers who sold at a gain

50%

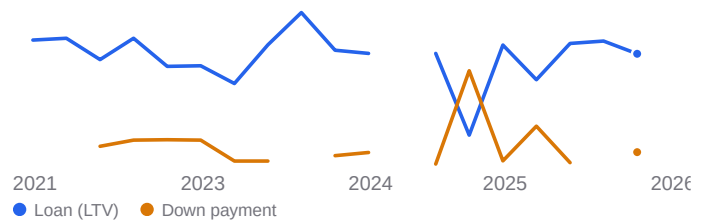


Median annualized return at resale

-12.3%

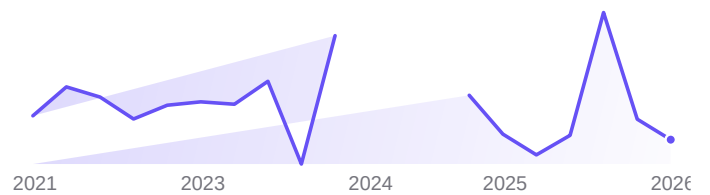


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

3.7 yrs



HOUSING STOCK

Homes	874
Median value (AVM)	\$100K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1977
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.4%
Owner occupied	55%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	1,337
Density	35 / mi²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	230
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	16.0%
Unemployment	1.3%
Average temp	58°F
Annual precip	54 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.