

West Paducah 42086

ZIP code · KY · Kentucky > McCracken County

BALANCED MARKET

\$268K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

28

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

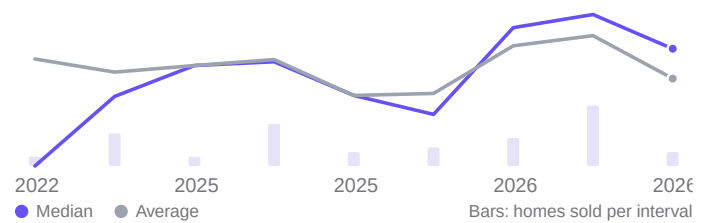
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$235K · Average \$182K

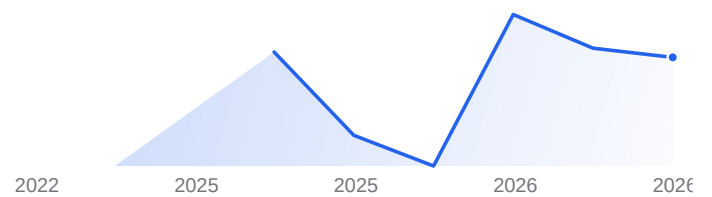
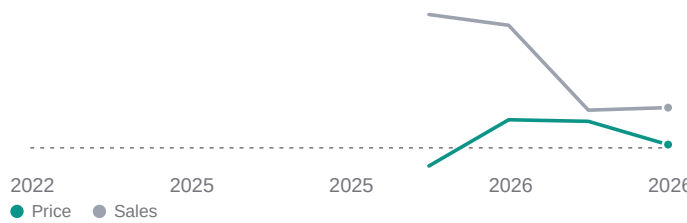


Growth (year over year)

Price +3.8% · Sales +47.4%

Price per square foot

\$135/ft²

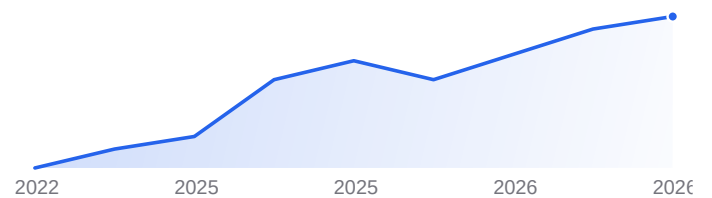
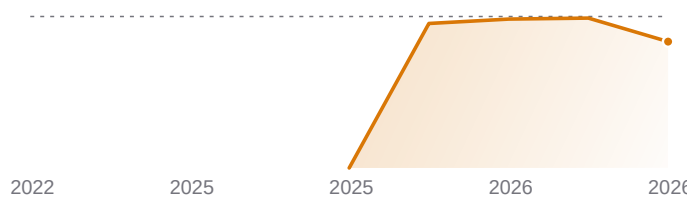


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

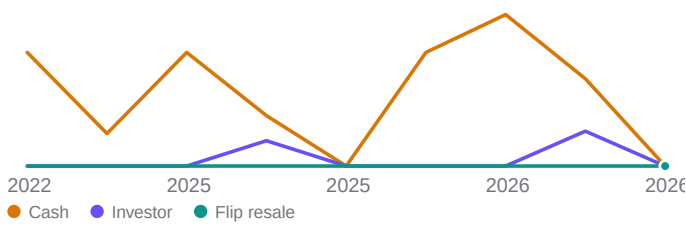
1.7%



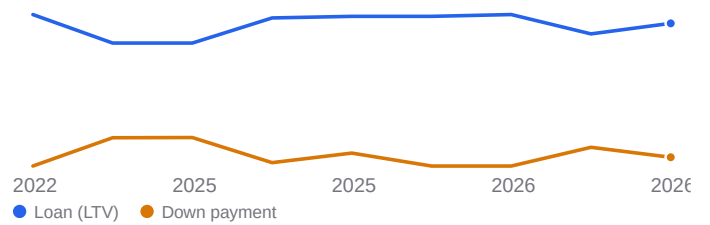
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.4%



HOUSING STOCK

Homes	1,670
Median value (AVM)	\$187K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1993
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.0%
Owner occupied	75%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	1.6 yrs

COMMUNITY

Population	2,891
Density	81 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	489
Homes occupied	91%
Bachelor's or higher	13%

Poverty rate	10.1%
Unemployment	1.3%
Average temp	58°F
Annual precip	49 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.