

Bowling Green 42101

ZIP code · KY · Kentucky > Warren County > Bowling Green

BALANCED MARKET

\$226K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

597

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



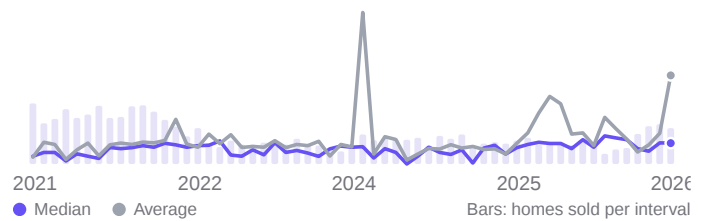
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$237K · Average \$501K

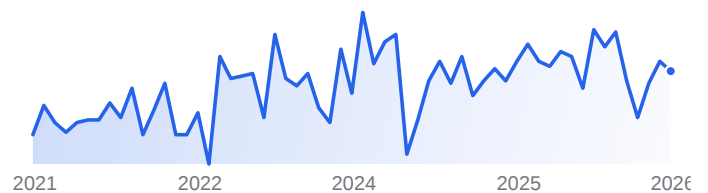
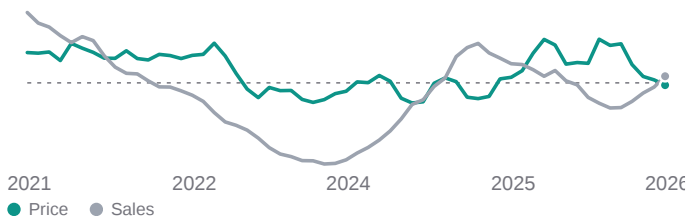


Growth (year over year)

Price -1.6% · Sales +4.7%

Price per square foot

\$146/ft²

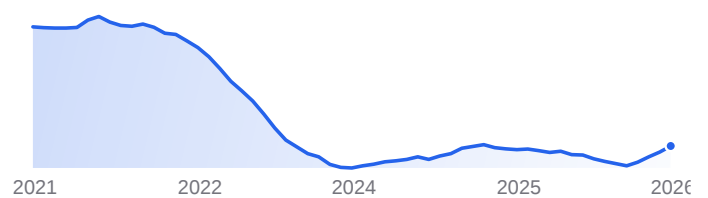
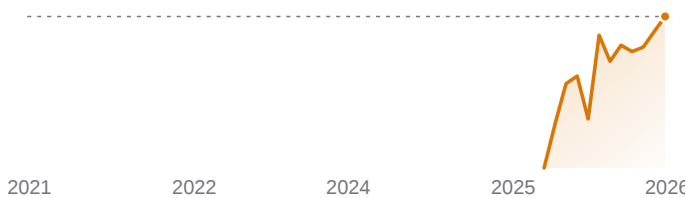


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

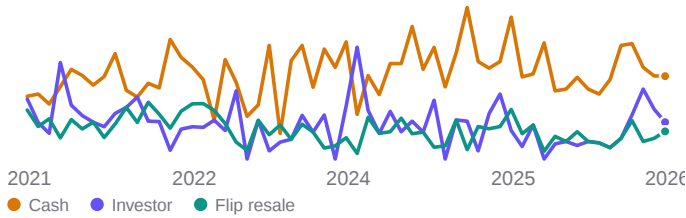
3.7%



BUYERS & OUTCOMES

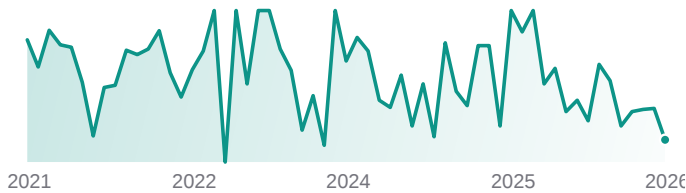
Buyer mix

Cash 24% · Investor 11% · Flip resale 8.1%



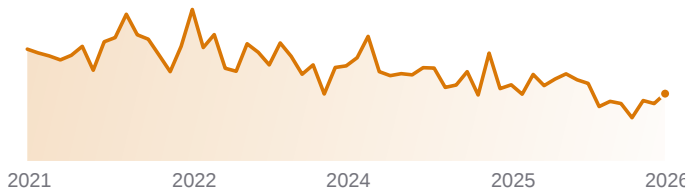
Sellers who sold at a gain

84%

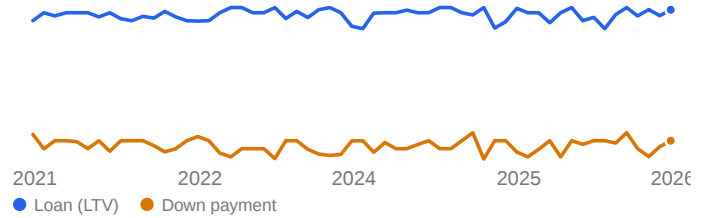


Median annualized return at resale

+6.0%

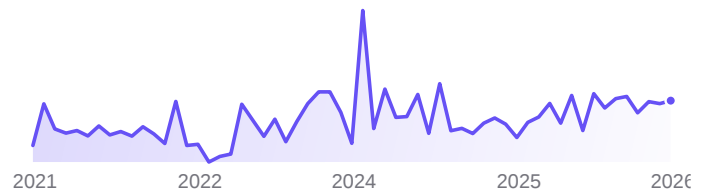


Financing (share of purchase price) Loan (LTV) 97% · Down payment 15%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	16,142
Median value (AVM)	\$209K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1979
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.2%
Owner occupied	64%
Company owned	19%
Median loan-to-value	51%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	71,512
Density	254 / mi²
Median household income	\$53K
Average household income	\$64K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	58
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	22.9%
Unemployment	1.4%
Average temp	57°F
Annual precip	51 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.