

Edmonton 42129

ZIP code · KY · Kentucky > Metcalfe County > Edmonton

BUYER'S MARKET

\$104K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

55

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



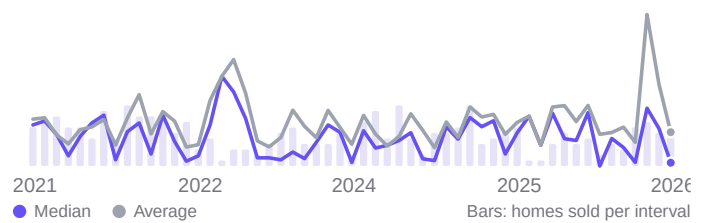
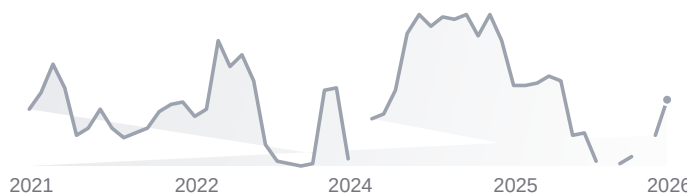
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$28K · Average \$106K

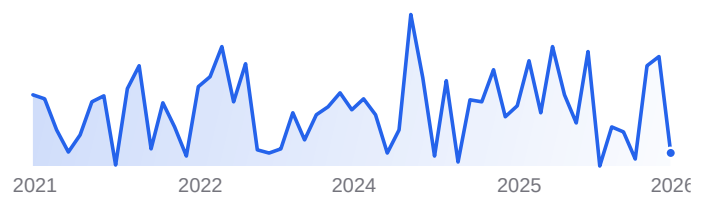
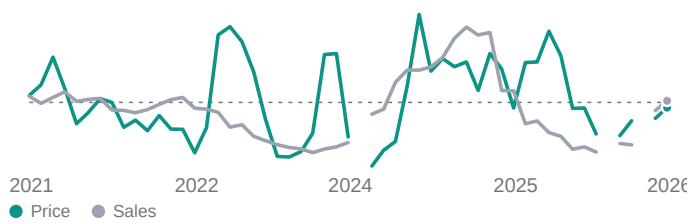


Growth (year over year)

Price -5.8% · Sales +1.9%

Price per square foot

\$38/ft²

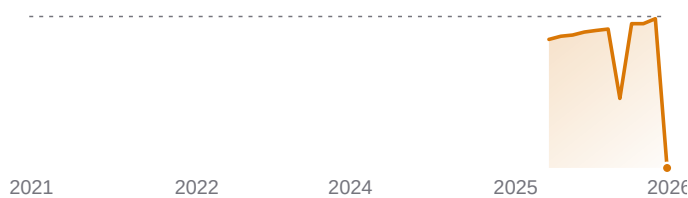


Sale premium vs estimated value

-59.8%

Annual turnover (share of homes sold)

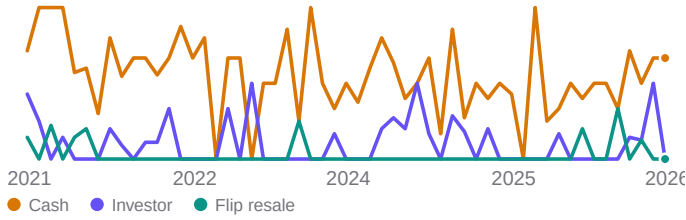
1.9%



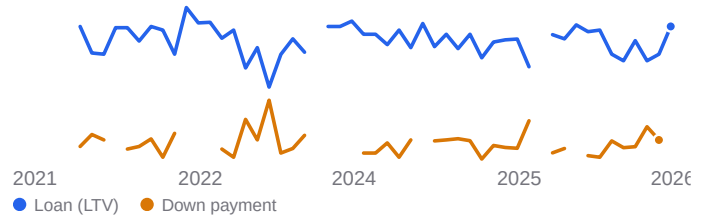
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

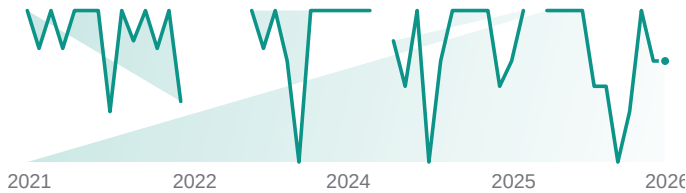


Financing (share of purchase price) Loan (LTV) 101% · Down payment 15%



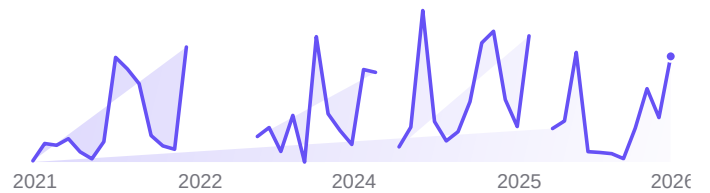
Sellers who sold at a gain

67%



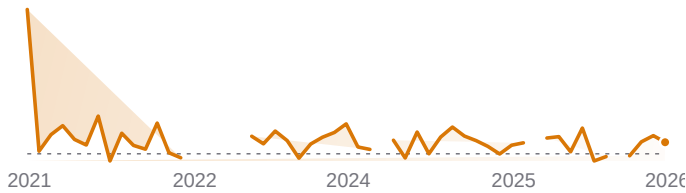
Typical hold before selling

13.4 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	2,943
Median value (AVM)	\$151K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1978
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	69%
Company owned	7.7%
Median loan-to-value	0%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	7,217
Density	37 / mi²
Median household income	\$43K
Average household income	\$56K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	41
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	32.3%
Unemployment	1.6%
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.