

Summer Shade 42166

ZIP code · KY · Kentucky > Metcalfe County > Summer Shade

SELLER'S MARKET

\$229K

MEDIAN SALE PRICE

+113.3%

1-YR CHANGE

17

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

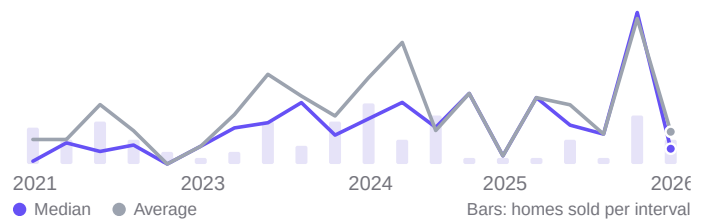
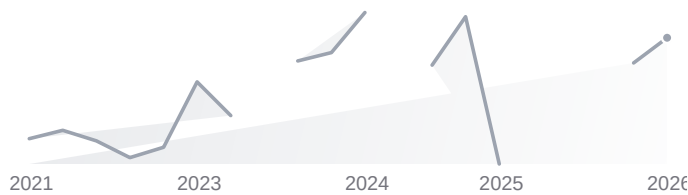
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$60K · Average \$96K

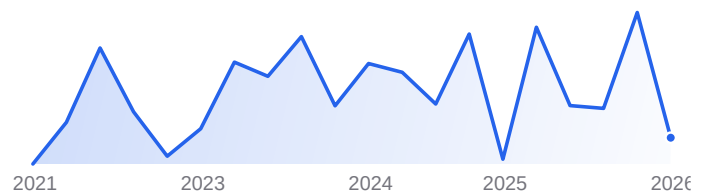


Growth (year over year)

Price +113.3% · Sales +54.5%

Price per square foot

\$39/ft²

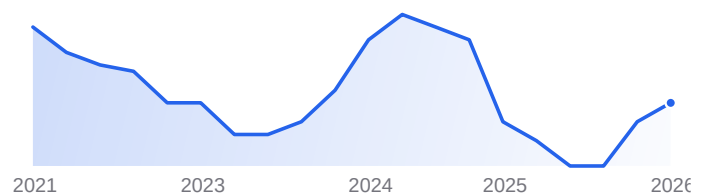


Sale premium vs estimated value

-44.3%

Annual turnover (share of homes sold)

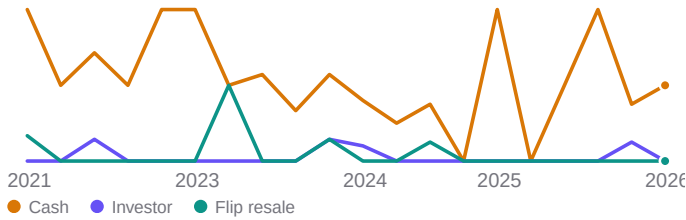
1.5%



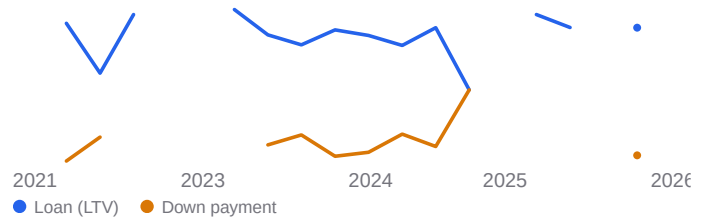
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

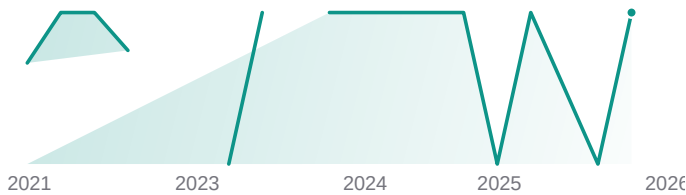


Financing (share of purchase price) Loan (LTV) 92% · Down payment 5.7%



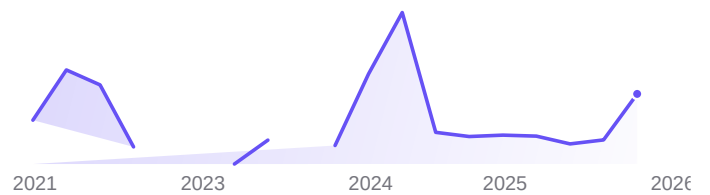
Sellers who sold at a gain

100%



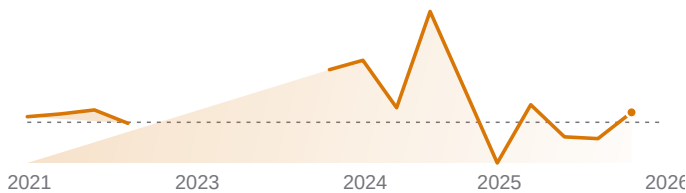
Typical hold before selling

9.2 yrs



Median annualized return at resale

+5.0%



HOUSING STOCK

Homes	1,125
Median value (AVM)	\$158K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1975
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.7%
Owner occupied	66%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,778
Density	38 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	43
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	24.4%
Unemployment	1.6%
Average temp	57°F
Annual precip	52 in
Sunshine	55%

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.