

Guthrie 42234

ZIP code · KY · Kentucky > Todd County > Guthrie

BALANCED MARKET

\$134K

MEDIAN SALE PRICE

-25.2%

1-YR CHANGE

13

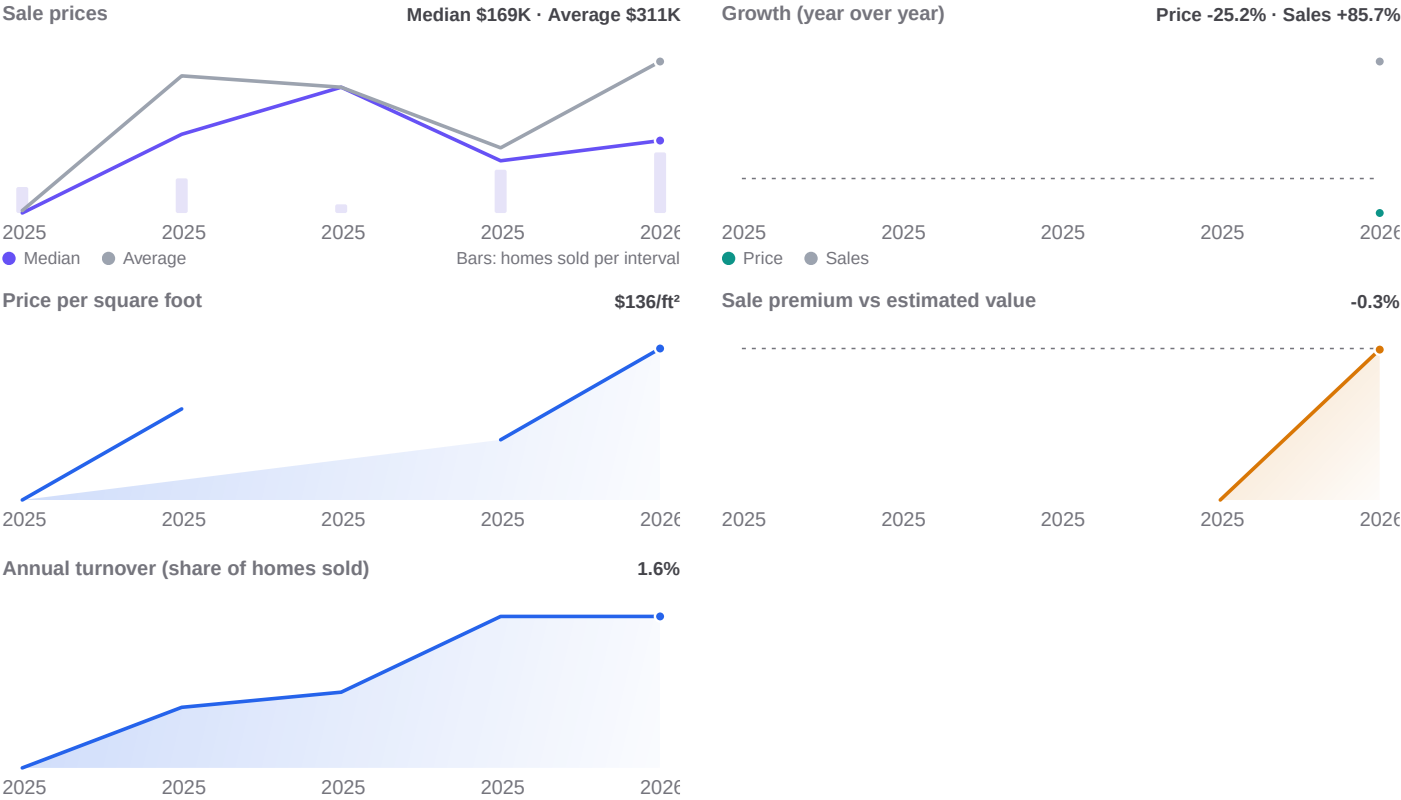
SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)



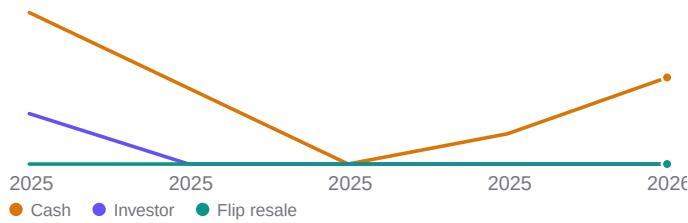
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

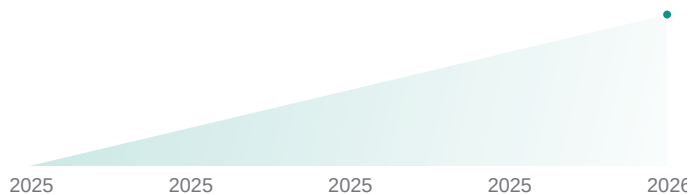
Buyer mix

Cash 57% · Investor 0% · Flip resale 0%



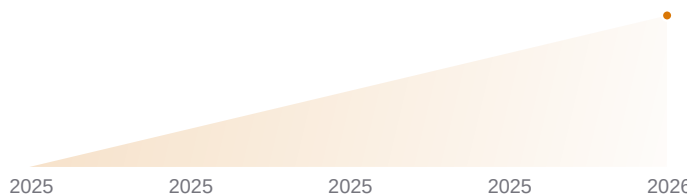
Sellers who sold at a gain

100%

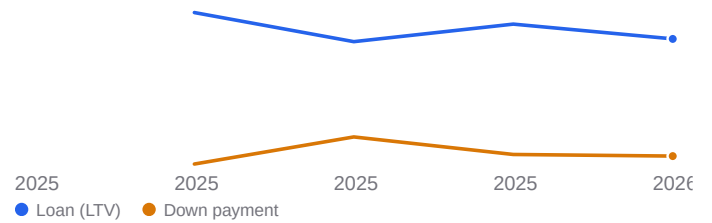


Median annualized return at resale

+4.2%

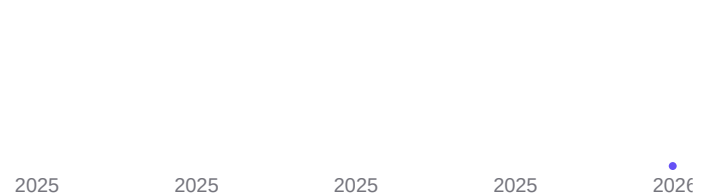


Financing (share of purchase price) Loan (LTV) 82% · Down payment 8.0%



Typical hold before selling

15.7 yrs



HOUSING STOCK

Homes	829
Median value (AVM)	\$198K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1998
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	2.6%
Owner occupied	60%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	2,207
Density	39 / mi²
Median household income	\$55K
Average household income	\$88K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	89
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	24.1%
Unemployment	1.4%
Average temp	58°F
Annual precip	52 in
Sunshine	56%

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