

Central City 42330

ZIP code · KY · Kentucky > Muhlenberg County > Central City

STRONG BUYER'S MARKET

\$70K

MEDIAN SALE PRICE

-57.9%

1-YR CHANGE

65

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



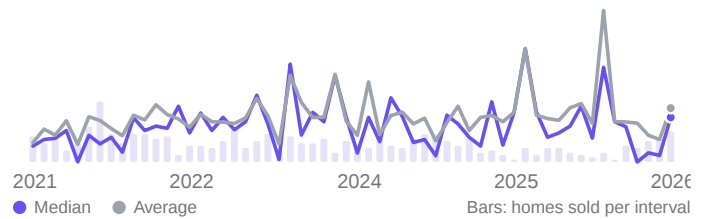
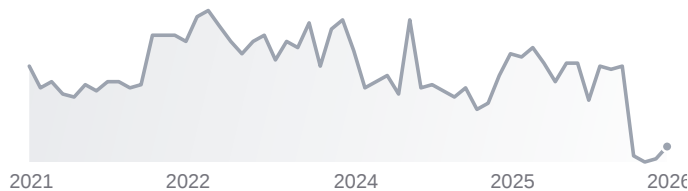
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

9 / 100

Sale prices

Median \$125K · Average \$146K

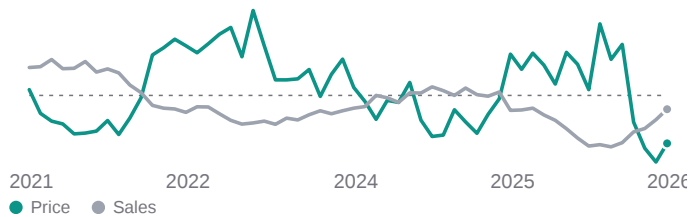


Growth (year over year)

Price -57.9% · Sales -16.7%

Price per square foot

\$100/ft²

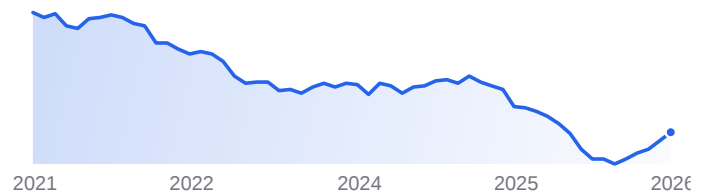
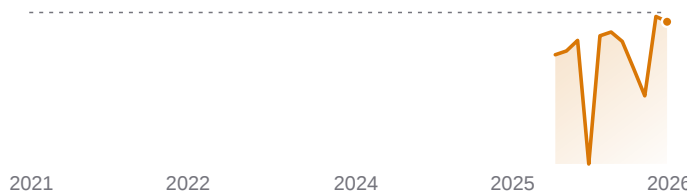


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

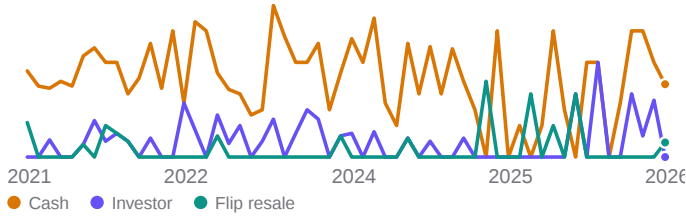
1.5%



BUYERS & OUTCOMES

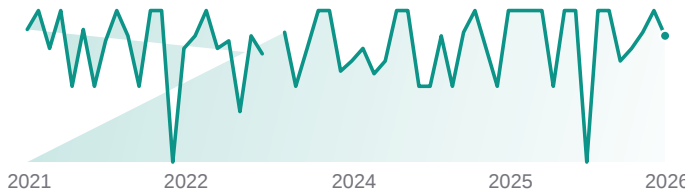
Buyer mix

Cash 38% · Investor 0% · Flip resale 7.7%



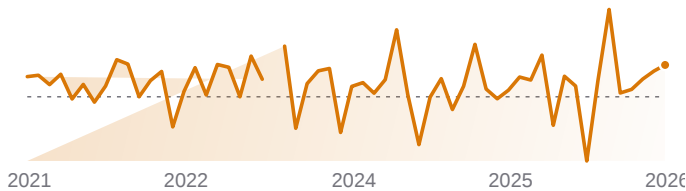
Sellers who sold at a gain

83%

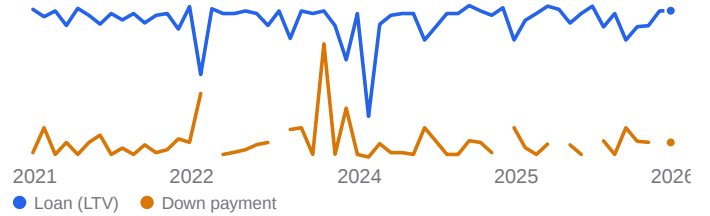


Median annualized return at resale

+9.6%

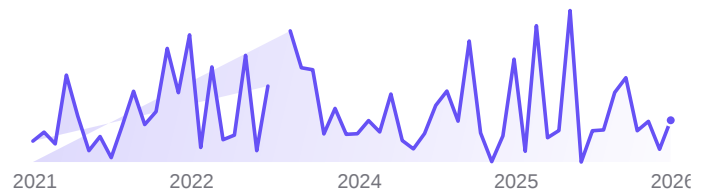


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



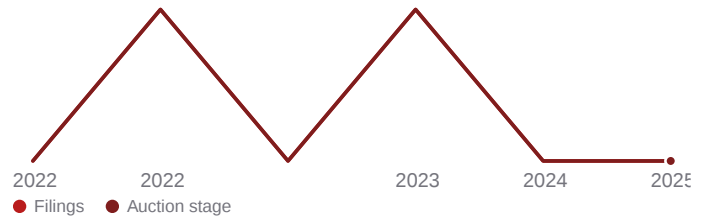
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,427
Median value (AVM)	\$124K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1977
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.9%
Owner occupied	57%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	10,358
Density	104 / mi²
Median household income	\$54K
Average household income	\$78K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	99
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	17.8%
Unemployment	1.9%
Average temp	57°F
Annual precip	49 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.