

# Sacramento 42372

ZIP code · KY · Kentucky > McLean County > Sacramento

SELLER'S MARKET

**\$245K**

MEDIAN SALE PRICE

**3**

SALES (12 MO)

**\$129K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

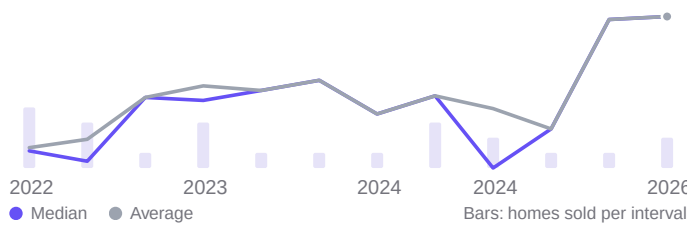
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$245K · Average \$245K

Growth (year over year)

Price +1100.0% · Sales -71.4%

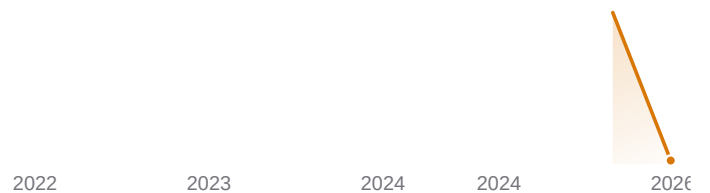
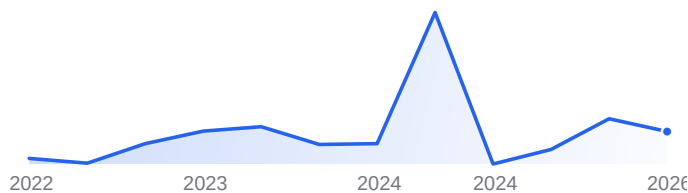


Price per square foot

\$101/ft²

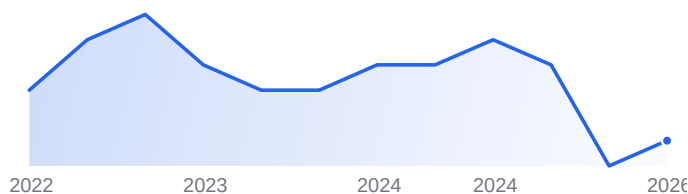
Sale premium vs estimated value

+0.3%



Annual turnover (share of homes sold)

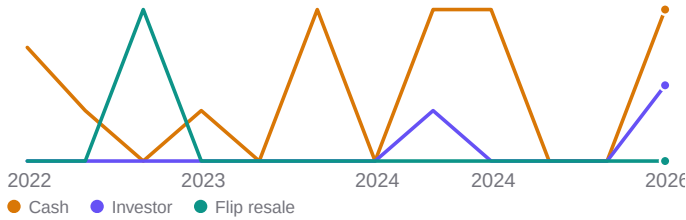
0.3%



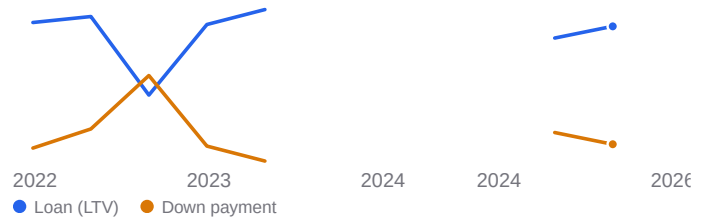
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

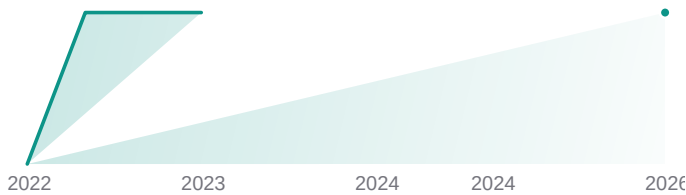


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



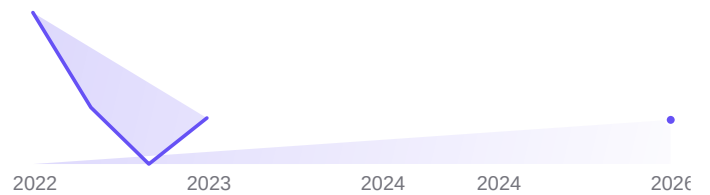
### Sellers who sold at a gain

100%



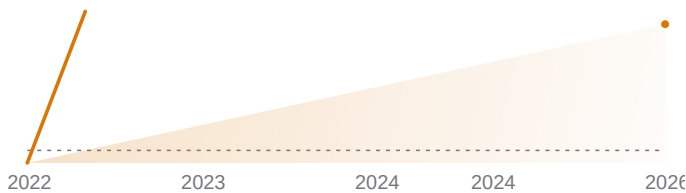
### Typical hold before selling

4.7 yrs



### Median annualized return at resale

+19.6%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 893       |
| Median value (AVM) | \$129K    |
| Median size        | 1,096 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 80%      |
| Underwater (LTV 125% or more) | 4.3%     |
| Owner occupied                | 63%      |
| Company owned                 | 7.7%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 15.4 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,428</b>    |
| Density                          | <b>40 / mi²</b> |
| Median household income          | <b>\$60K</b>    |
| Average household income         | <b>\$69K</b>    |
| Crime index (US avg 100)         | <b>133</b>      |
| Air pollution index (US avg 100) | <b>79</b>       |
| Earthquake index (US avg 100)    | <b>113</b>      |
| Homes occupied                   | <b>90%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>12.5%</b>    |
| Unemployment                     | <b>1.6%</b>     |
| Average temp                     | <b>57°F</b>     |
| Annual precip                    | <b>47 in</b>    |
| Sunshine                         | <b>55%</b>      |

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.