

Dixon 42409

ZIP code · KY · Kentucky > Webster County > Dixon

BALANCED MARKET

\$80K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

18

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

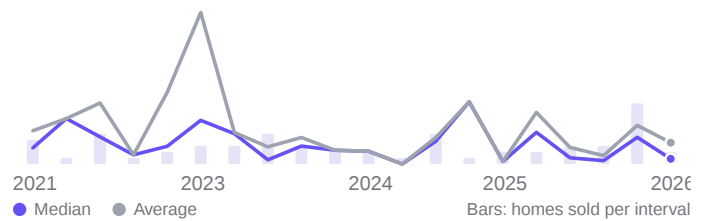
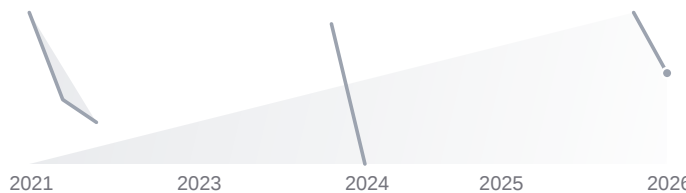
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$35K · Average \$98K

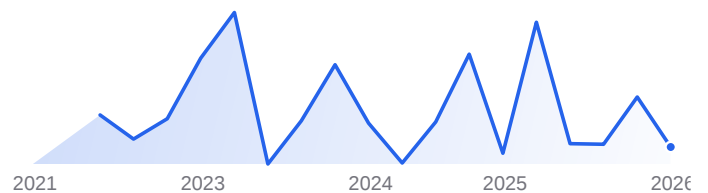


Growth (year over year)

Price -1.8% · Sales +63.6%

Price per square foot

\$25/ft²

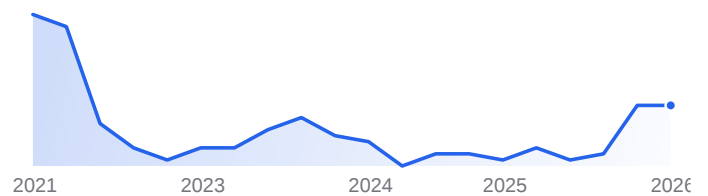


Sale premium vs estimated value

-64.4%

Annual turnover (share of homes sold)

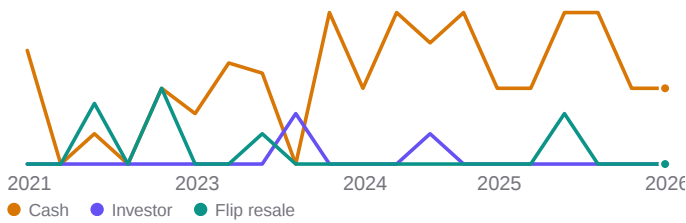
2.0%



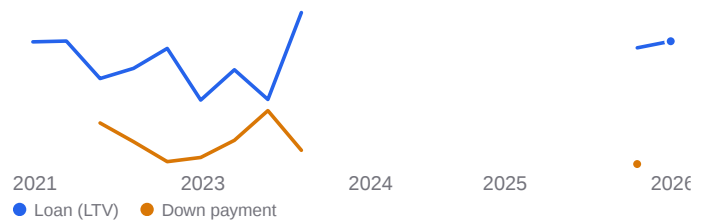
BUYERS & OUTCOMES

Buyer mix

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

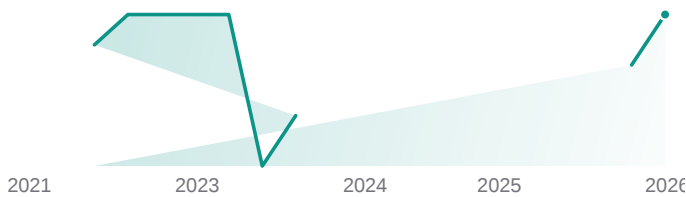


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



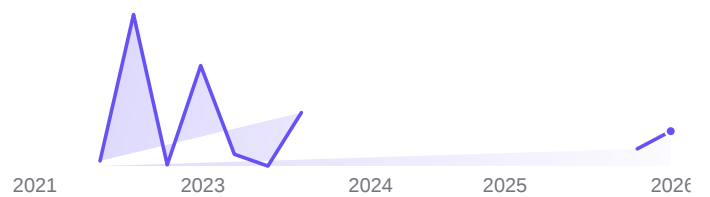
Sellers who sold at a gain

100%



Typical hold before selling

4.1 yrs



Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	892
Median value (AVM)	\$168K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1997
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	6.2%
Owner occupied	73%
Company owned	10%
Median loan-to-value	33%
Typical ownership tenure	18.9 yrs

COMMUNITY

Population	2,535
Density	30 / mi²
Median household income	\$64K
Average household income	\$77K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	167
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	12.2%
Unemployment	1.4%
Average temp	57°F
Annual precip	47 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.