

Henderson 42420

ZIP code · KY · Kentucky > Henderson County > Henderson

BALANCED MARKET

\$170K

MEDIAN SALE PRICE

-17.7%

1-YR CHANGE

582

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

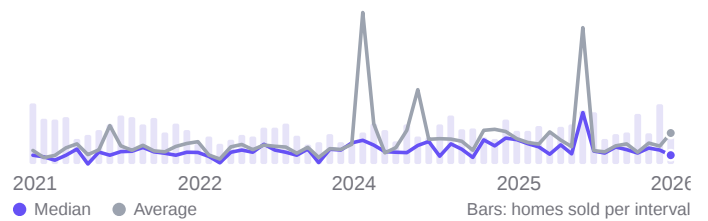
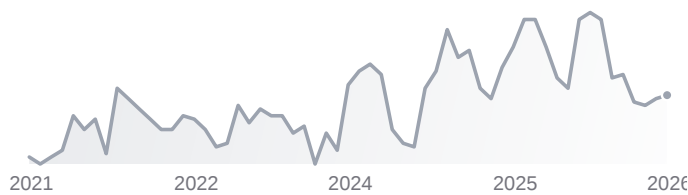
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$151K · Average \$257K

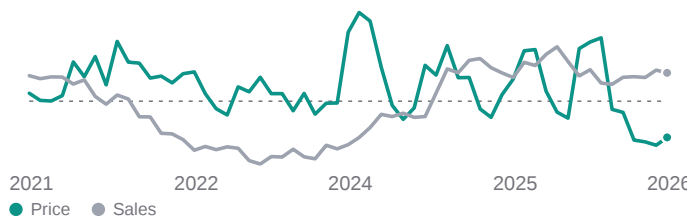


Growth (year over year)

Price -17.7% · Sales +13.9%

Price per square foot

\$115/ft²

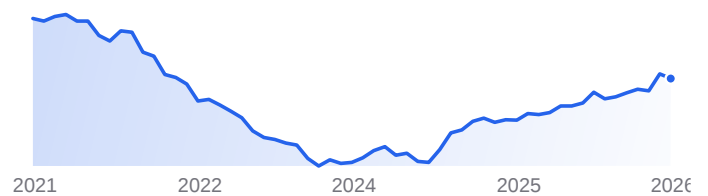


Sale premium vs estimated value

-10.0%

Annual turnover (share of homes sold)

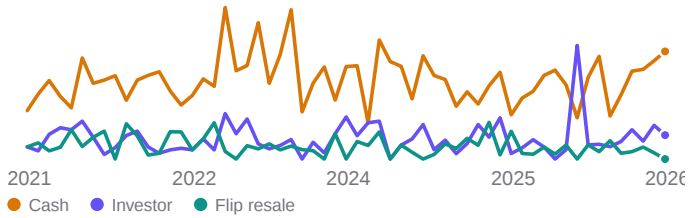
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 11% · Flip resale 0%



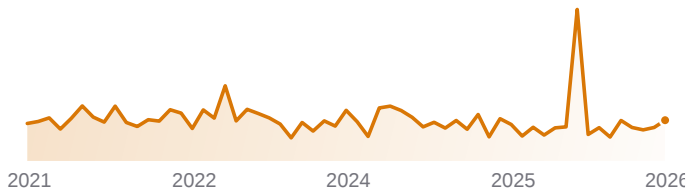
Sellers who sold at a gain

79%

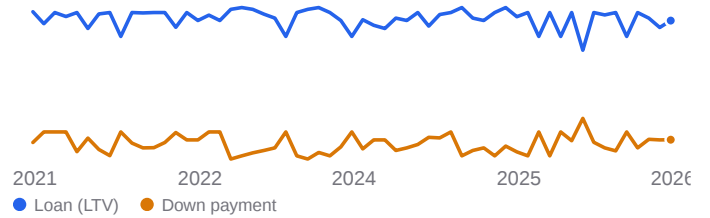


Median annualized return at resale

+6.5%

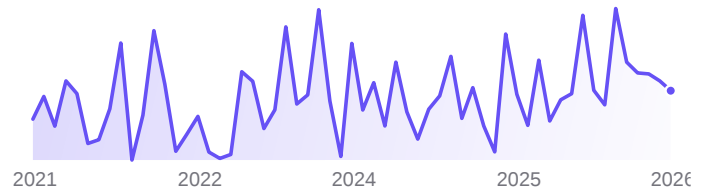


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



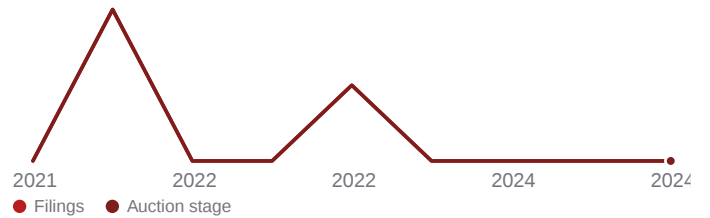
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,942
Median value (AVM)	\$184K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1975
Single family	84%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.9%
Owner occupied	78%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	35,771
Density	166 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	152
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	18.9%
Unemployment	1.4%
Average temp	57°F
Annual precip	46 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.