

Providence 42450

ZIP code · KY · Kentucky > Webster County > Providence

BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-17.9%

1-YR CHANGE

41

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



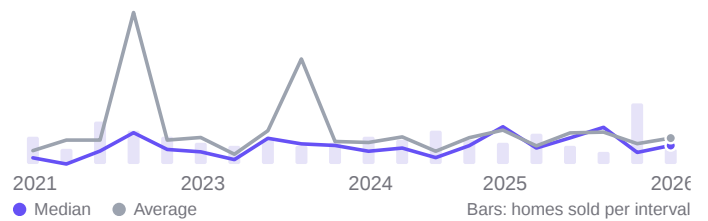
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$80K · Average \$104K

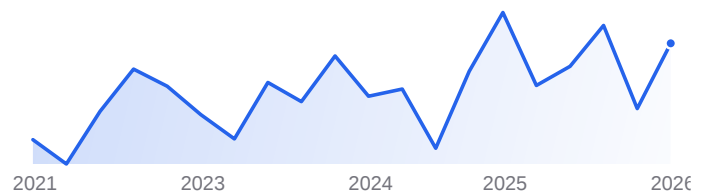
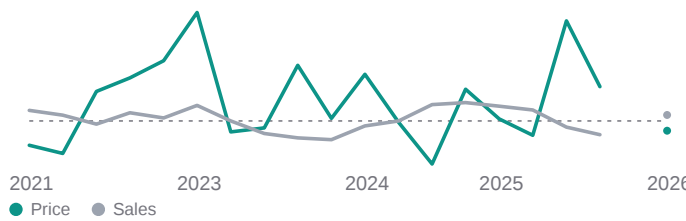


Growth (year over year)

Price -17.9% · Sales +10.8%

Price per square foot

\$79/ft²



Sale premium vs estimated value

-22.4%

Annual turnover (share of homes sold)

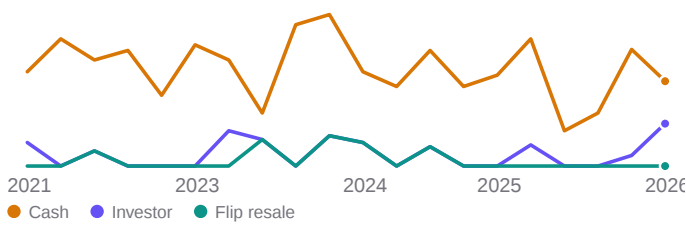
2.2%



BUYERS & OUTCOMES

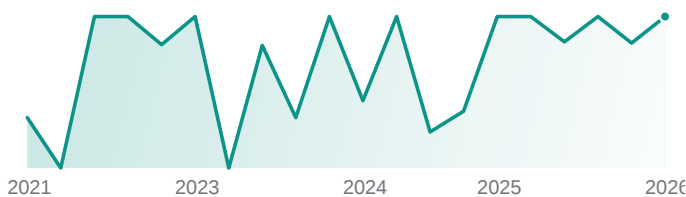
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



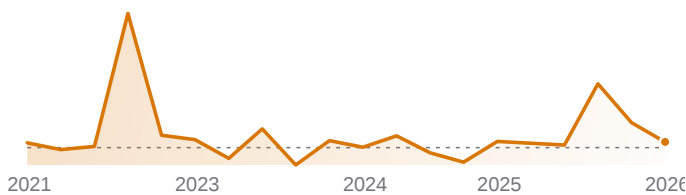
Sellers who sold at a gain

100%

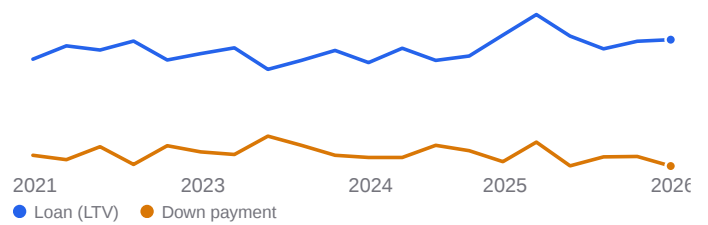


Median annualized return at resale

+4.6%

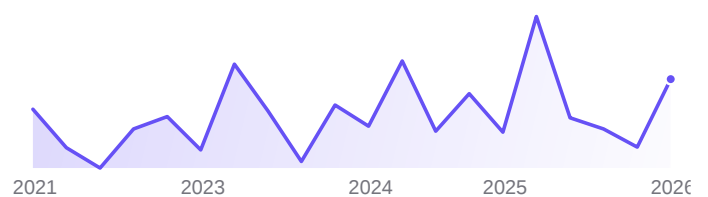


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,897
Median value (AVM)	\$98K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1996
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.5%
Owner occupied	66%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	3,871
Density	48 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	171
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	16.1%
Unemployment	1.6%
Average temp	58°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.