

Robards 42452

ZIP code · KY · Kentucky > Henderson County > Robards

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

26

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



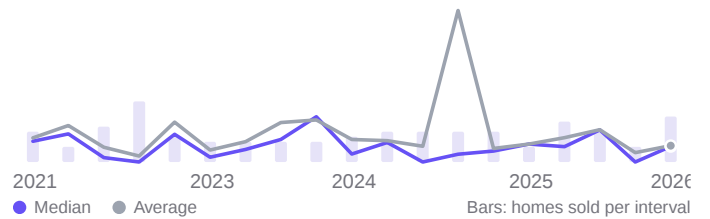
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$153K · Average \$157K

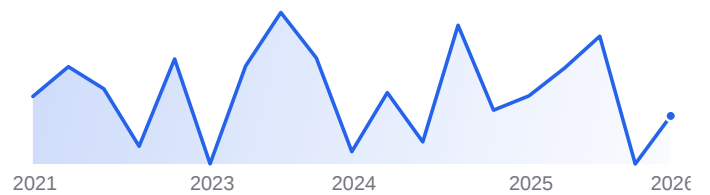
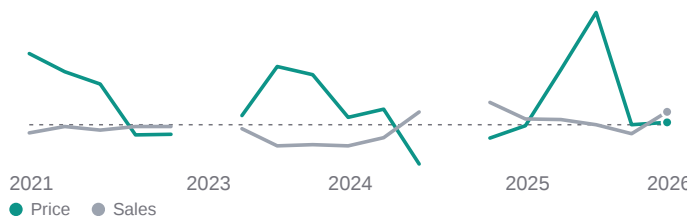


Growth (year over year)

Price +4.3% · Sales +23.8%

Price per square foot

\$80/ft²

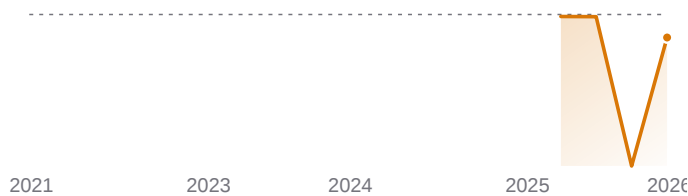


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

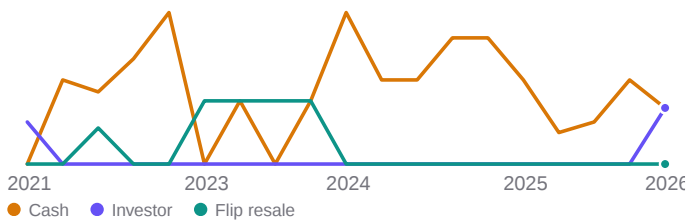
3.0%



BUYERS & OUTCOMES

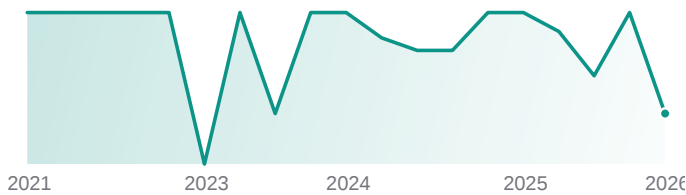
Buyer mix

Cash 22% · Investor 22% · Flip resale 0%



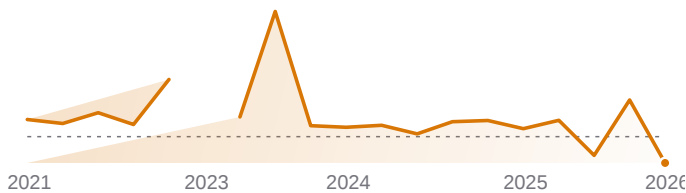
Sellers who sold at a gain

33%

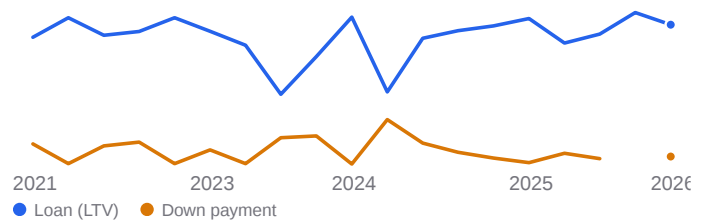


Median annualized return at resale

-9.9%

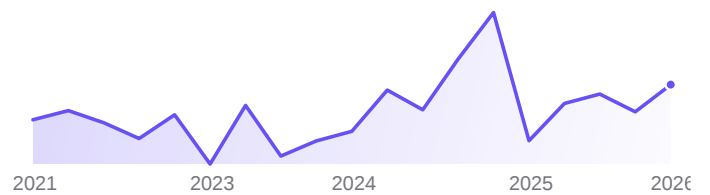


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



Typical hold before selling

8.1 yrs



HOUSING STOCK

Homes	865
Median value (AVM)	\$195K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1985
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	6.6%
Owner occupied	86%
Company owned	6.7%
Median loan-to-value	54%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	2,576
Density	42 / mi²
Median household income	\$77K
Average household income	\$96K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	142
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	10.2%
Unemployment	1.5%
Average temp	57°F
Annual precip	46 in
Sunshine	55%

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.