

Sebree 42455

ZIP code · KY · Kentucky > Webster County > Sebree

BALANCED MARKET

\$181K

MEDIAN SALE PRICE

-46.0%

1-YR CHANGE

28

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



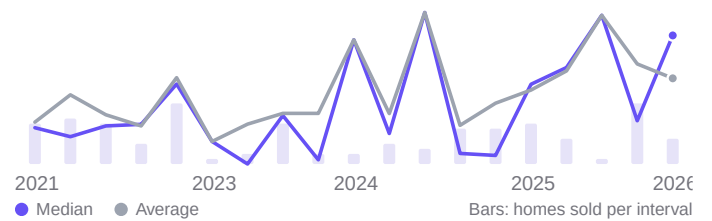
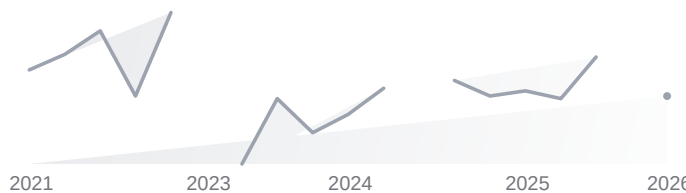
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$265K · Average \$190K

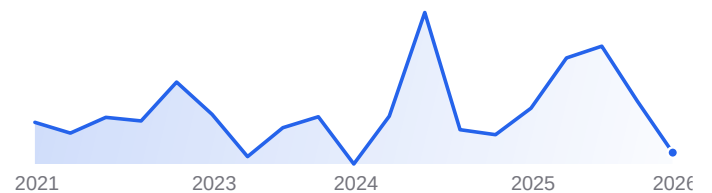
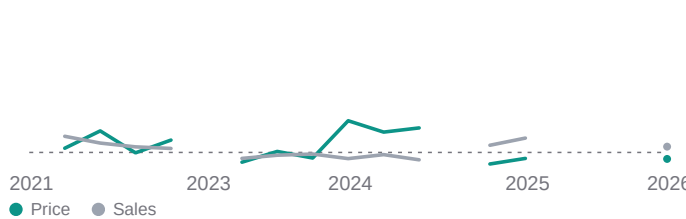


Growth (year over year)

Price -46.0% · Sales +40.0%

Price per square foot

\$28/ft²



Sale premium vs estimated value

-56.0%

Annual turnover (share of homes sold)

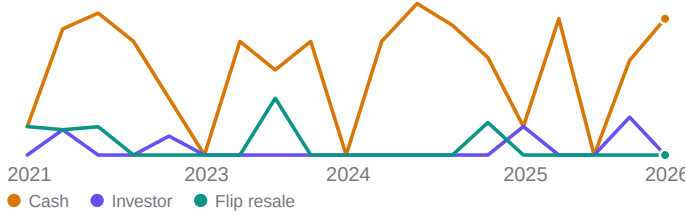
2.2%



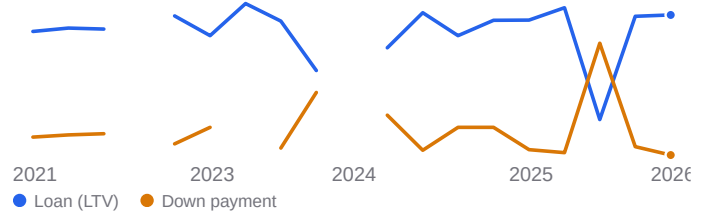
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

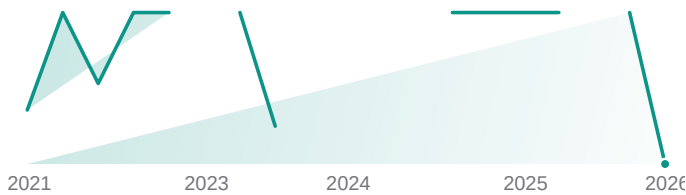


Financing (share of purchase price) Loan (LTV) 94% · Down payment 1.8%



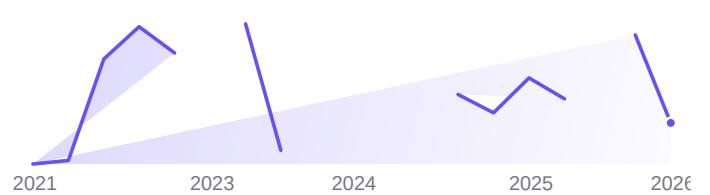
Sellers who sold at a gain

67%



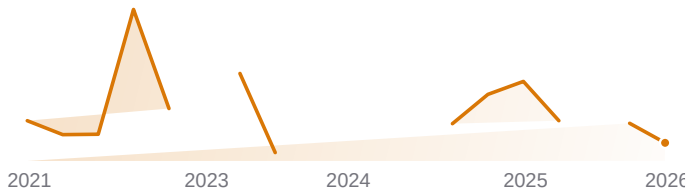
Typical hold before selling

3.9 yrs



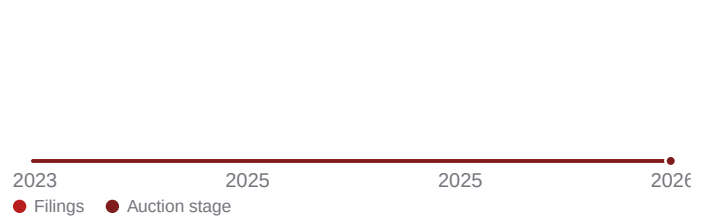
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,276
Median value (AVM)	\$128K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1995
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	5.9%
Owner occupied	67%
Company owned	8.9%
Median loan-to-value	46%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	3,455
Density	44 / mi²
Median household income	\$61K
Average household income	\$70K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	141
Homes occupied	91%
Bachelor's or higher	5%
Poverty rate	12.8%
Unemployment	1.6%
Average temp	57°F
Annual precip	46 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.