

# Waverly 42462

ZIP code · KY · Kentucky > Union County > Waverly

BALANCED MARKET

**\$102K**

MEDIAN SALE PRICE

**+306.0%**

1-YR CHANGE

**7**

SALES (12 MO)

**\$139K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



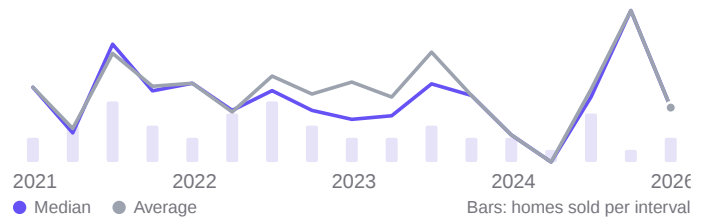
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$102K · Average \$102K

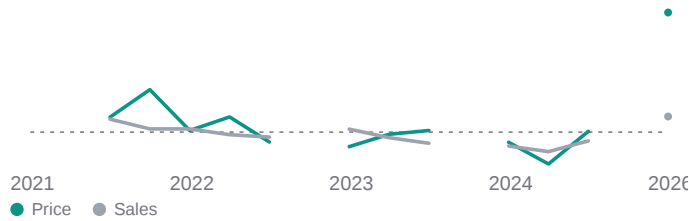


Growth (year over year)

Price +306.0% · Sales +40.0%

Price per square foot

\$125/ft²

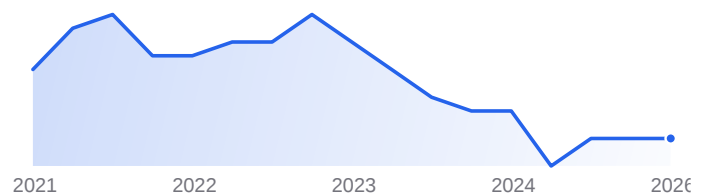


Sale premium vs estimated value

+1.7%

Annual turnover (share of homes sold)

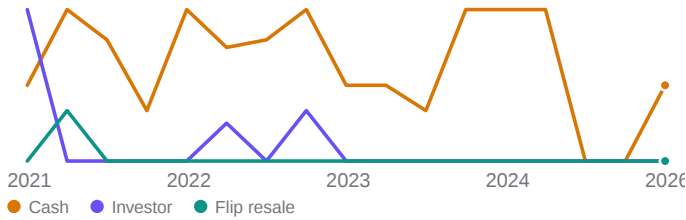
1.3%



## BUYERS & OUTCOMES

### Buyer mix

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



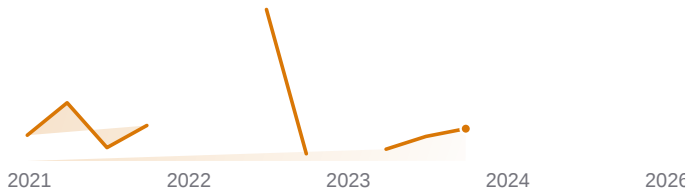
### Sellers who sold at a gain

100%

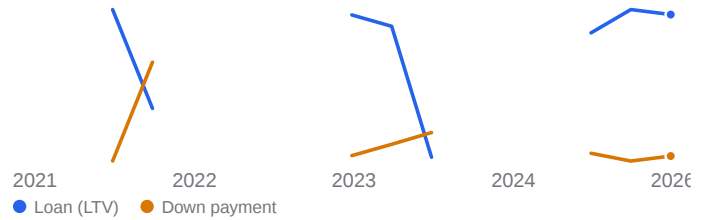


### Median annualized return at resale

+9.2%

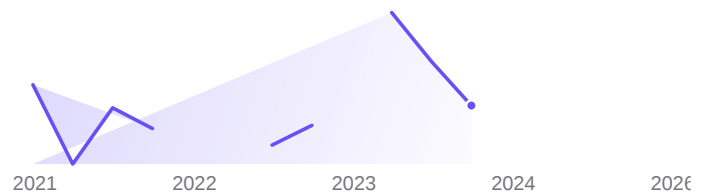


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



### Typical hold before selling

7.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 556       |
| Median value (AVM) | \$139K    |
| Median size        | 1,024 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1987      |
| Single family      | 78%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 57%      |
| Underwater (LTV 125% or more) | 5.6%     |
| Owner occupied                | 82%      |
| Company owned                 | 7.9%     |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 11.4 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 918                  |
| Density                          | 16 / mi <sup>2</sup> |
| Median household income          | \$64K                |
| Average household income         | \$77K                |
| Crime index (US avg 100)         | 72                   |
| Air pollution index (US avg 100) | 91                   |
| Earthquake index (US avg 100)    | 185                  |
| Homes occupied                   | 95%                  |
| Bachelor's or higher             | 5%                   |
| Poverty rate                     | 22.9%                |
| Unemployment                     | 1.1%                 |
| 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.