

Breeding 42715

ZIP code · KY · Kentucky > Adair County

\$62K

MEDIAN SALE PRICE

-77.6%

1-YR CHANGE

6

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

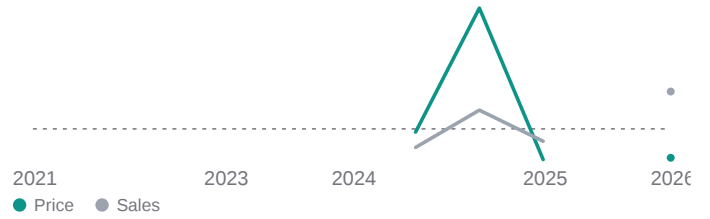
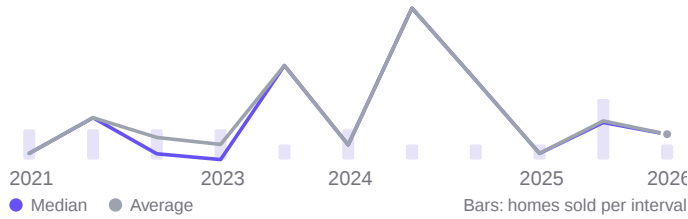
MARKET TRENDS (5 YEARS)

Sale prices

Median \$110K · Average \$110K

Growth (year over year)

Price -77.6% · Sales +100.0%

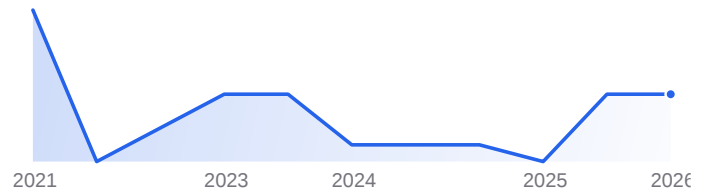
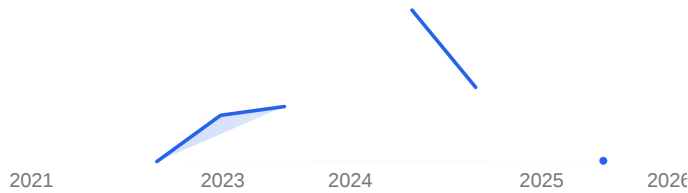


Price per square foot

\$58/ft²

Annual turnover (share of homes sold)

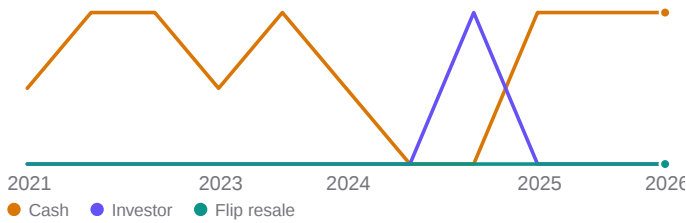
2.2%



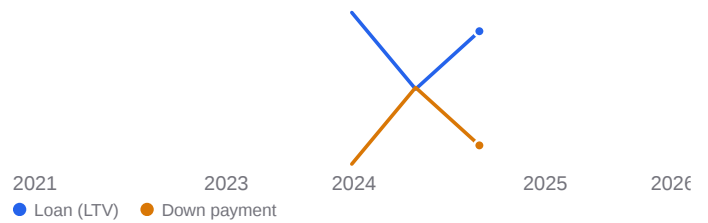
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

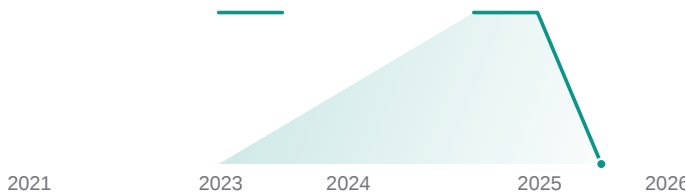


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



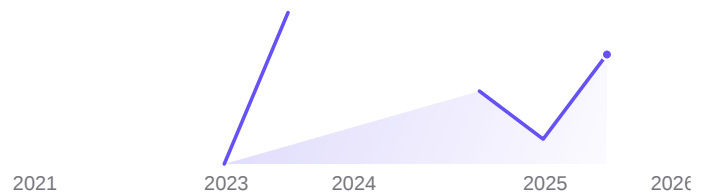
Sellers who sold at a gain

50%



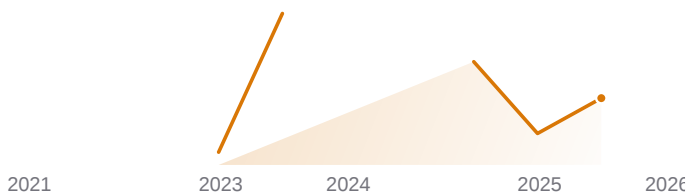
Typical hold before selling

7.5 yrs



Median annualized return at resale

+9.5%



HOUSING STOCK

Homes	273
Median value (AVM)	\$157K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1999
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	63%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	332
Density	20 / mi ²
Median household income	\$49K
Average household income	\$73K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	43
Homes occupied	79%
Bachelor's or higher	16%
Poverty rate	34.7%
Unemployment	1.5%
Average temp	57°F
Annual precip	52 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.