

# Caneyville 42721

ZIP code · KY · Kentucky > Grayson County > Caneyville

SELLER'S MARKET

**\$374K**

MEDIAN SALE PRICE

**+405.7%**

1-YR CHANGE

**41**

SALES (12 MO)

**\$120K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$419K · Average \$319K

2022 2025 2025 2026 2026

2022 2025 2025 2026 2026

Growth (year over year)

Price +405.7% · Sales +156.3%

Price per square foot

\$91/ft²

2022 2025 2025 2026 2026  
● Price ● Sales

2022 2025 2025 2026 2026

Sale premium vs estimated value

-18.8%

Annual turnover (share of homes sold)

1.9%

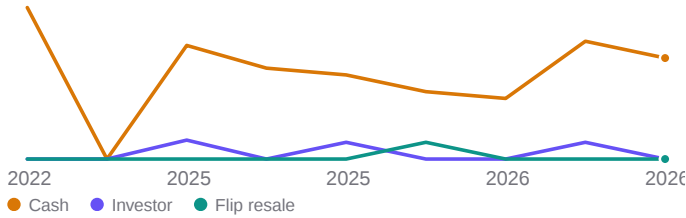
2022 2025 2025 2026 2026

2022 2025 2025 2026 2026

## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



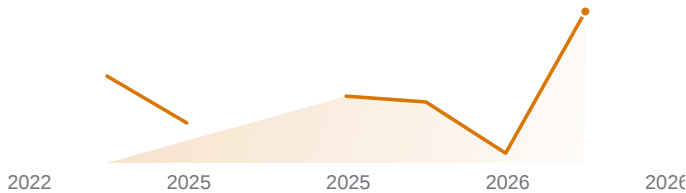
### Sellers who sold at a gain

100%

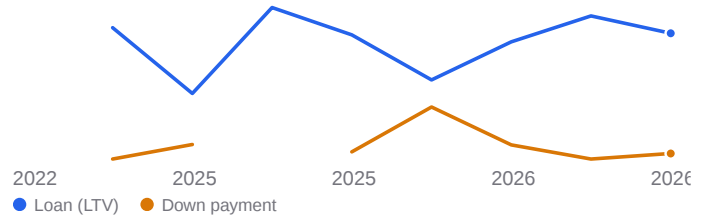


### Median annualized return at resale

+16.5%

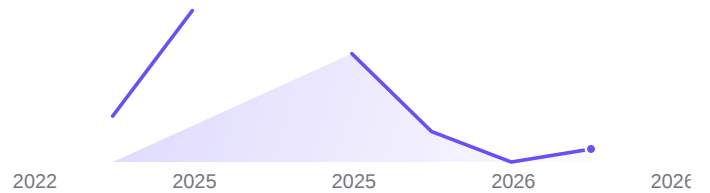


### Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.8%



### Typical hold before selling

2.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,179     |
| Median value (AVM) | \$120K    |
| Median size        | 1,280 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 80%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 85%      |
| Underwater (LTV 125% or more) | 4.1%     |
| Owner occupied                | 63%      |
| Company owned                 | 6.4%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.5 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>4,497</b>    |
| Density                          | <b>30 / mi²</b> |
| Median household income          | <b>\$50K</b>    |
| Average household income         | <b>\$67K</b>    |
| Crime index (US avg 100)         | <b>98</b>       |
| Air pollution index (US avg 100) | <b>78</b>       |
| Earthquake index (US avg 100)    | <b>63</b>       |
| Homes occupied                   | <b>88%</b>      |
| Bachelor's or higher             | <b>7%</b>       |
| Poverty rate                     | <b>15.2%</b>    |
| Unemployment                     | <b>1.6%</b>     |
| Average temp                     | <b>56°F</b>     |
| Annual precip                    | <b>52 in</b>    |
| Sunshine                         | <b>55%</b>      |

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.