

Fayette County, KY

County · KY · Kentucky

BALANCED MARKET

\$327K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

4,159

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



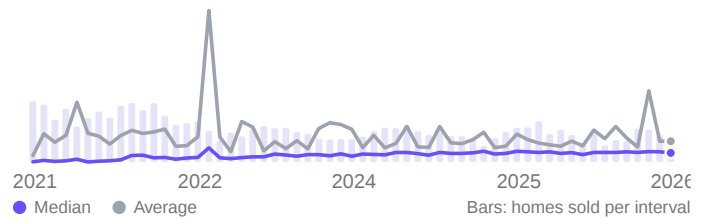
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$320K · Average \$423K

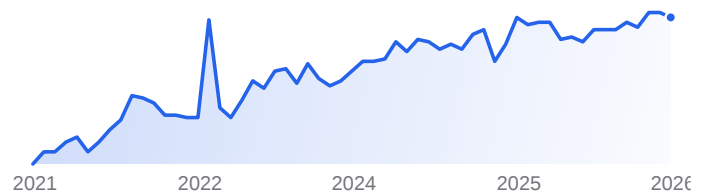
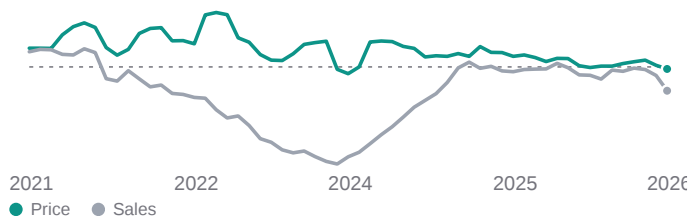


Growth (year over year)

Price -0.8% · Sales -9.6%

Price per square foot

\$211/ft²

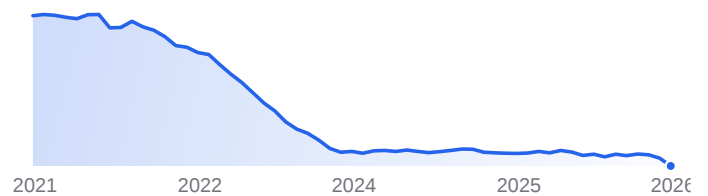
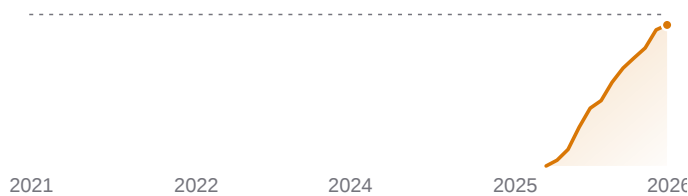


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

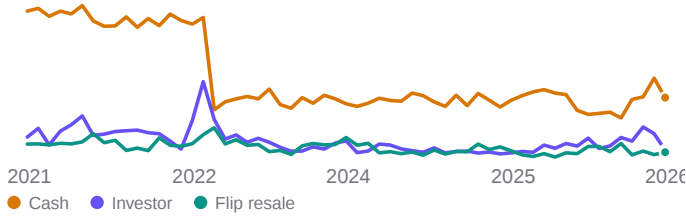
4.1%



BUYERS & OUTCOMES

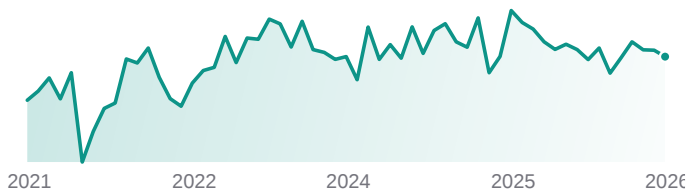
Buyer mix

Cash 31% · Investor 6.5% · Flip resale 5.5%



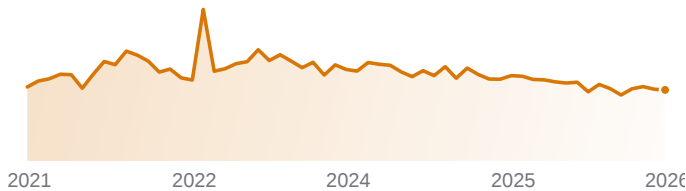
Sellers who sold at a gain

92%

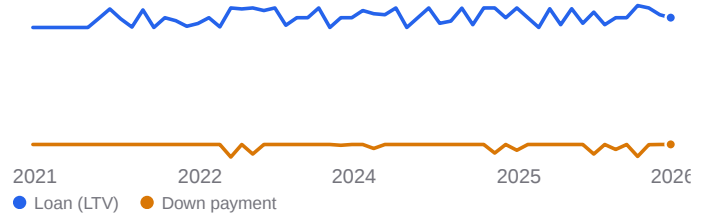


Median annualized return at resale

+6.5%

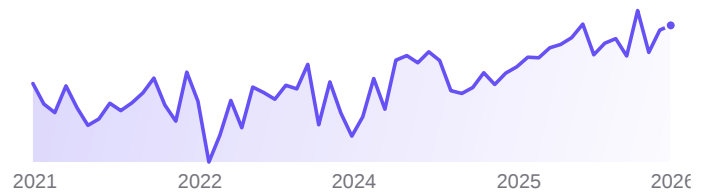


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



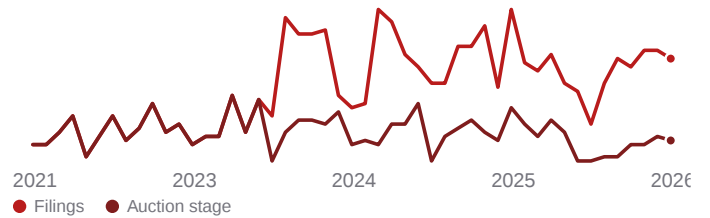
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 25 · Auction stage 5



HOUSING STOCK

Homes	102,261
Median value (AVM)	\$319K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1984
Single family	81%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	19%
Median loan-to-value	35%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	328,776
Density	1,159 / mi²
Median household income	\$67K
Average household income	\$98K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	171
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	12.7%
Unemployment	1.4%
Average temp	55°F
Annual precip	46 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.