

Fairfield 40020

ZIP code · KY · Kentucky > Nelson County > Fairfield

\$473K

MEDIAN SALE PRICE

+71.8%

1-YR CHANGE

1

SALES (12 MO)

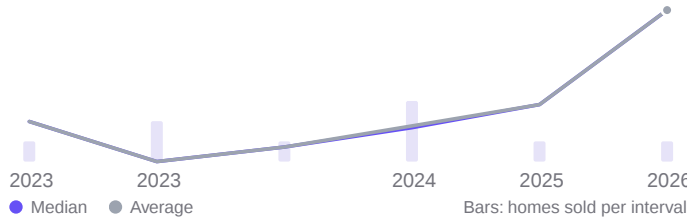
\$159K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$473K · Average \$473K



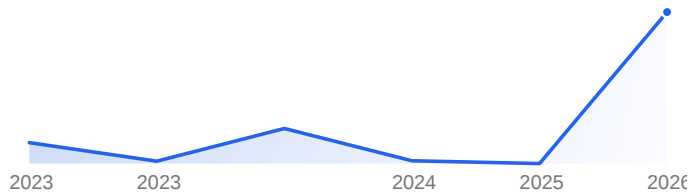
Growth (year over year)

Price +71.8% · Sales -75.0%



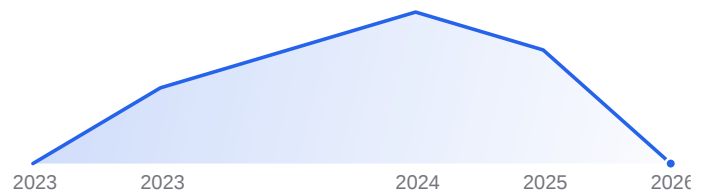
Price per square foot

\$301/ft²



Annual turnover (share of homes sold)

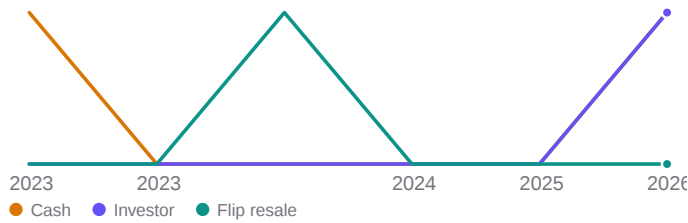
1.3%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

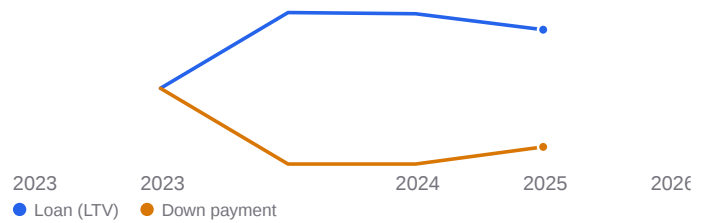


Median annualized return at resale

+14.3%

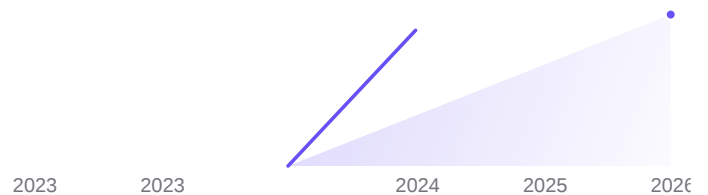


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

7.9 yrs



HOUSING STOCK

Homes	76
Median value (AVM)	\$159K
Median size	1,257 ft²
Median bedrooms	3
Median year built	1940
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	43%
Company owned	9.2%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1
Density	69 / mi²
Median household income	\$90K
Average household income	\$102K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	8%
Poverty rate	3.0%
Unemployment	1.5%
Average temp	56°F
Annual precip	49 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.