

Nicholasville 40356

ZIP code · KY · Kentucky > Jessamine County > Nicholasville

BALANCED MARKET

\$323K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

673

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



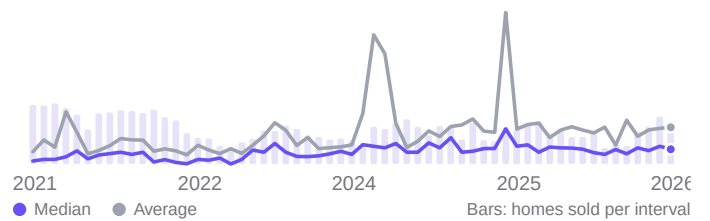
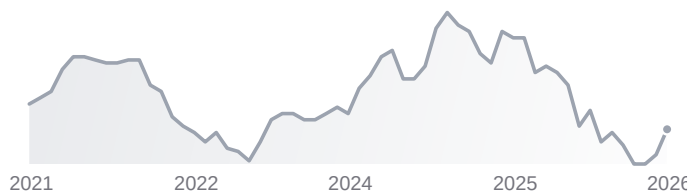
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$320K · Average \$471K

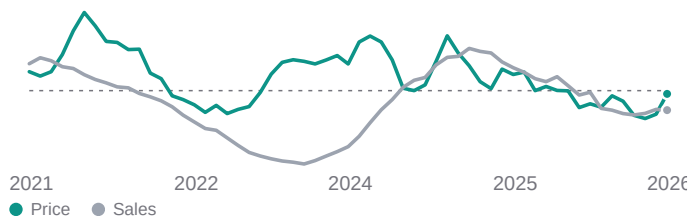


Growth (year over year)

Price -2.0% · Sales -12.1%

Price per square foot

\$197/ft²

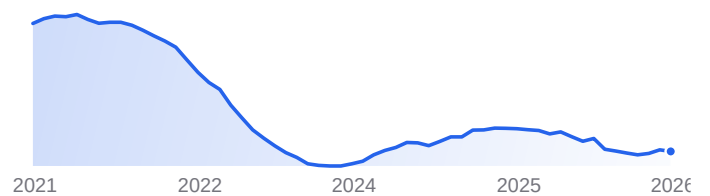
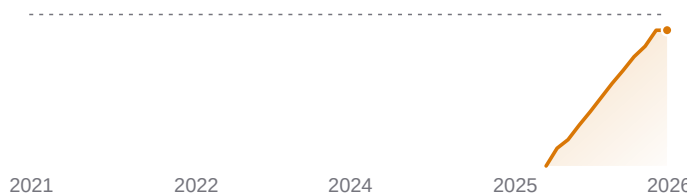


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

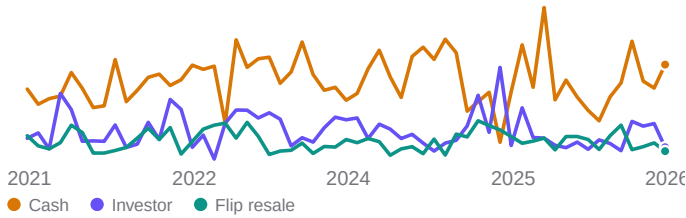
4.0%



BUYERS & OUTCOMES

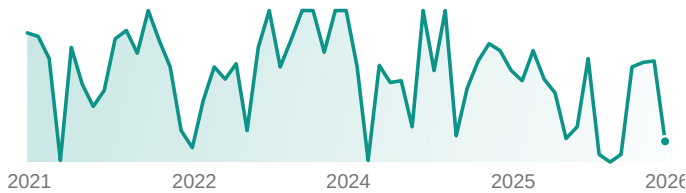
Buyer mix

Cash 33% · Investor 4.1% · Flip resale 2.7%



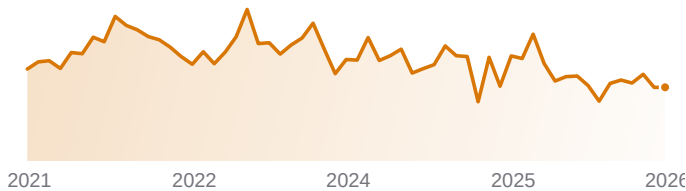
Sellers who sold at a gain

86%

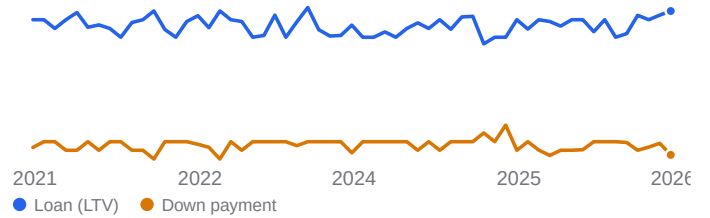


Median annualized return at resale

+6.5%

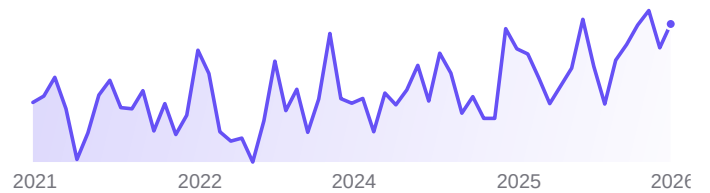


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



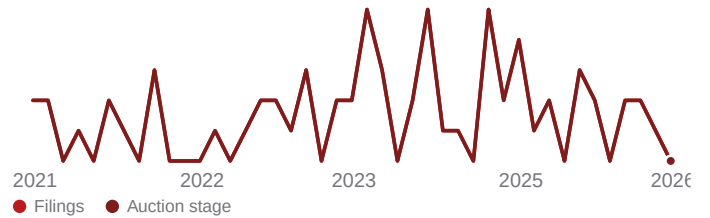
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,972
Median value (AVM)	\$304K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1999
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.1%
Owner occupied	75%
Company owned	14%
Median loan-to-value	48%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	48,372
Density	352 / mi²
Median household income	\$74K
Average household income	\$101K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	160
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	56°F
Annual precip	47 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.