

Lexington 40502

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$588K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

389

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



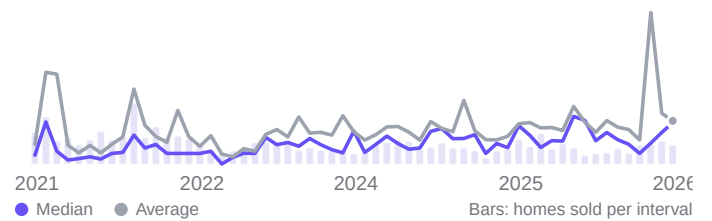
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$680K · Average \$695K

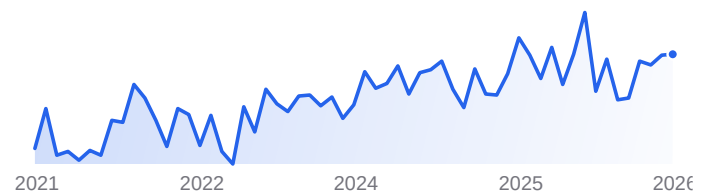
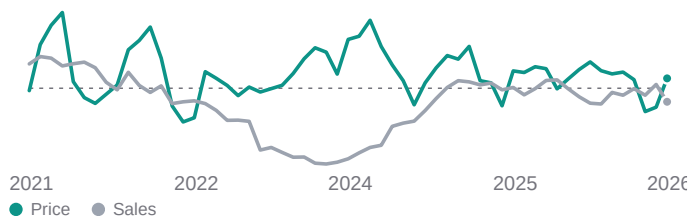


Growth (year over year)

Price +5.7% · Sales -7.8%

Price per square foot

\$293/ft²

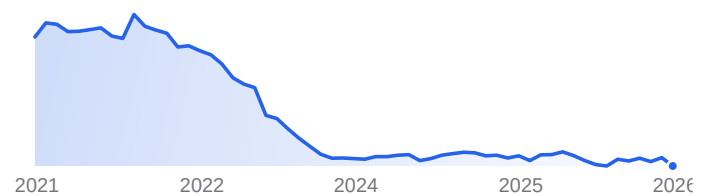
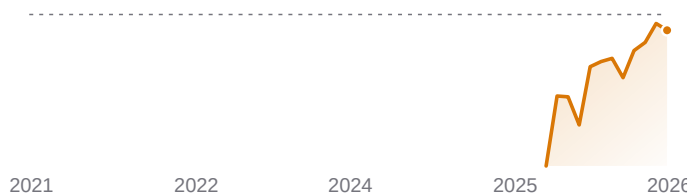


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

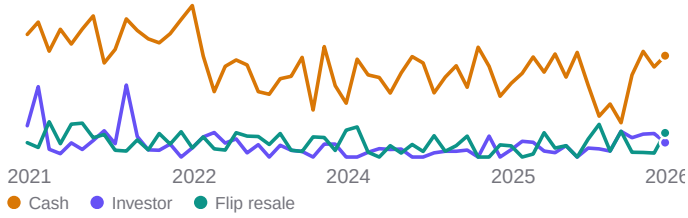
4.0%



BUYERS & OUTCOMES

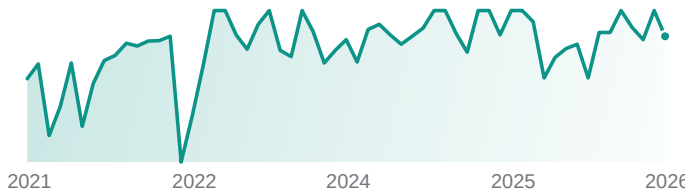
Buyer mix

Cash 54% · Investor 7.7% · Flip resale 13%



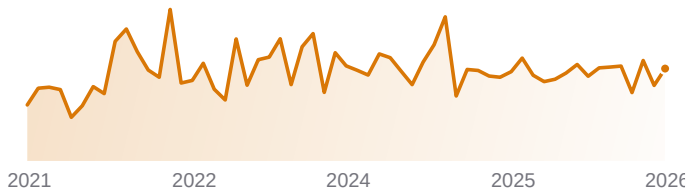
Sellers who sold at a gain

94%

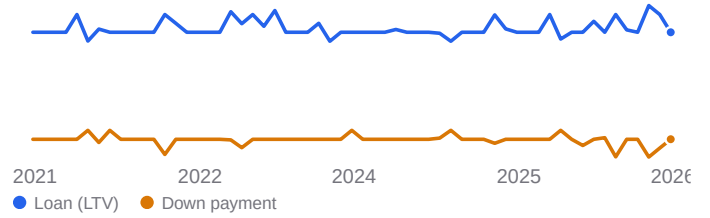


Median annualized return at resale

+7.6%

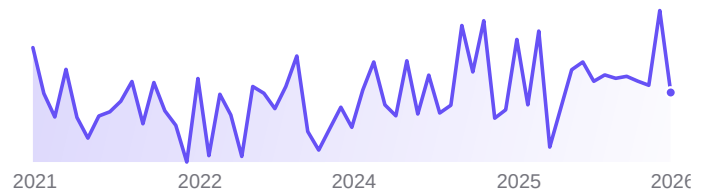


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



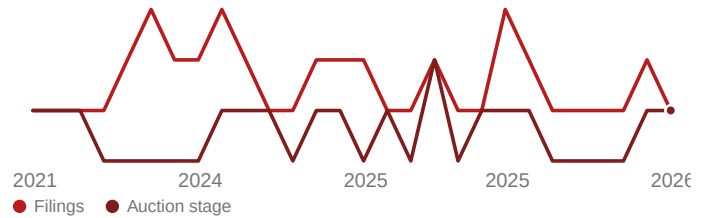
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,747
Median value (AVM)	\$567K
Median size	2,040 ft²
Median bedrooms	3
Median year built	1959
Single family	77%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	19%
Median loan-to-value	31%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	28,690
Density	3,788 / mi²
Median household income	\$82K
Average household income	\$123K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	33%
Poverty rate	10.7%
Unemployment	1.3%
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.