

Lexington 40503

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$334K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

383

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



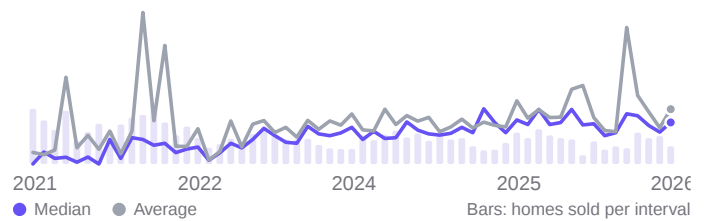
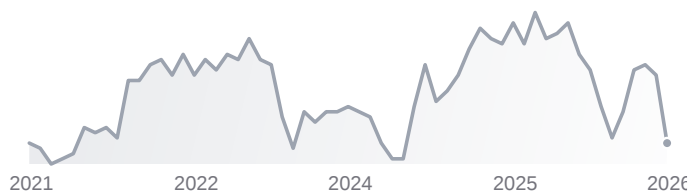
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$346K · Average \$381K

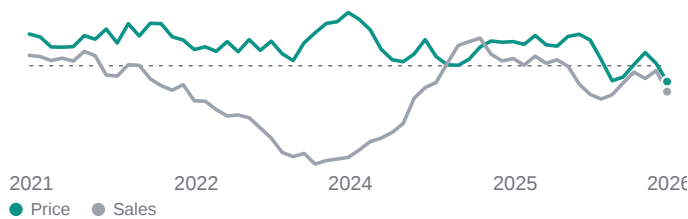


Growth (year over year)

Price -6.5% · Sales -10.5%

Price per square foot

\$233/ft²

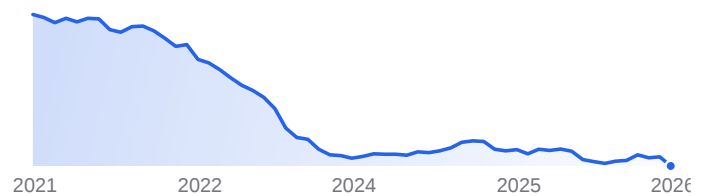
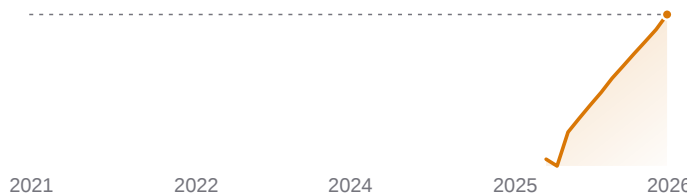


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

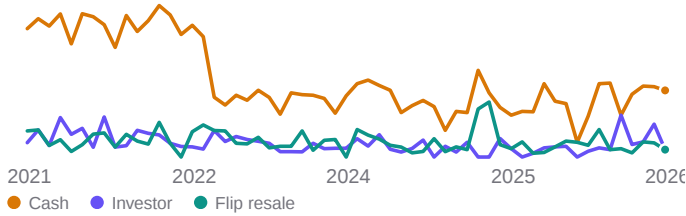
3.7%



BUYERS & OUTCOMES

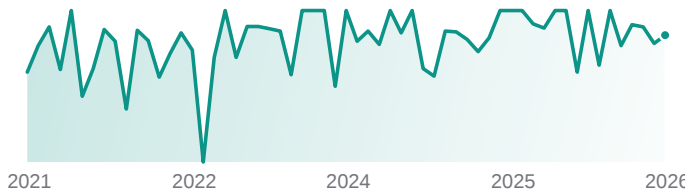
Buyer mix

Cash 35% · Investor 3.8% · Flip resale 3.8%



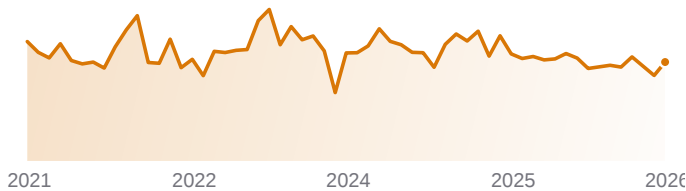
Sellers who sold at a gain

95%

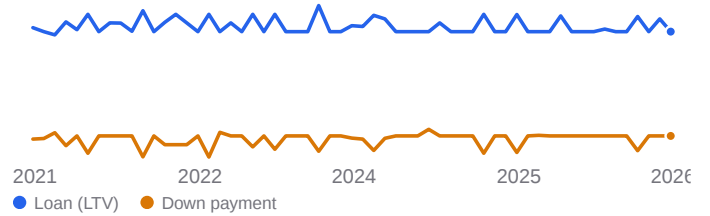


Median annualized return at resale

+7.2%

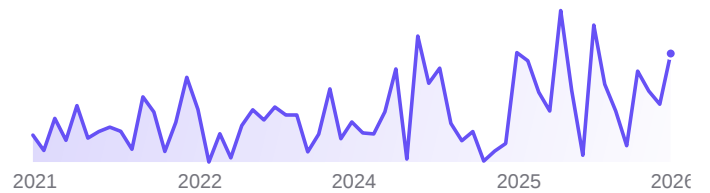


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



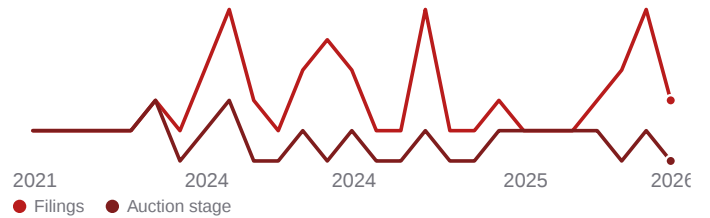
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,427
Median value (AVM)	\$332K
Median size	1,521 ft²
Median bedrooms	3
Median year built	1964
Single family	89%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	17%
Median loan-to-value	33%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	27,658
Density	3,157 / mi²
Median household income	\$80K
Average household income	\$107K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	170
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	55°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.