

Lexington 40504

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$286K

MEDIAN SALE PRICE

+8.1%

1-YR CHANGE

250

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



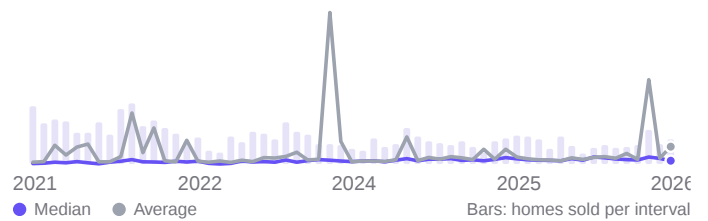
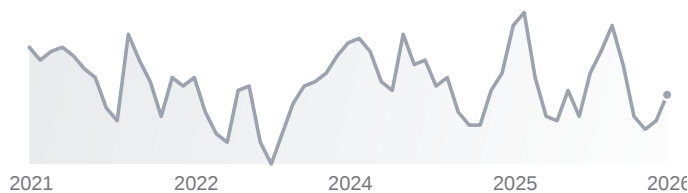
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$240K · Average \$561K

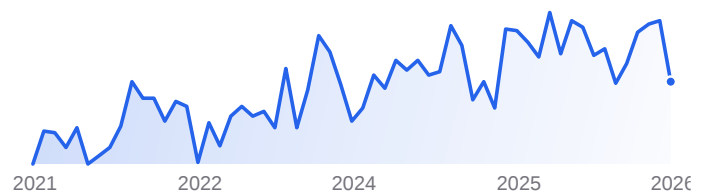
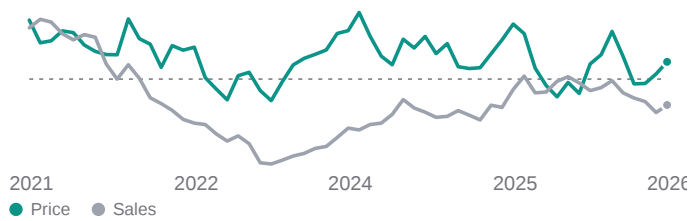


Growth (year over year)

Price +8.1% · Sales -12.3%

Price per square foot

\$182/ft²

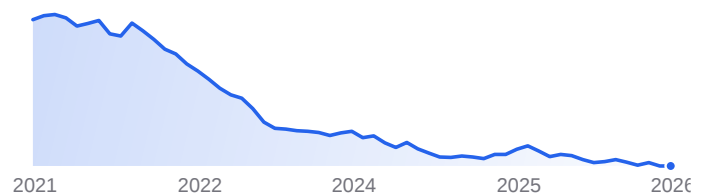
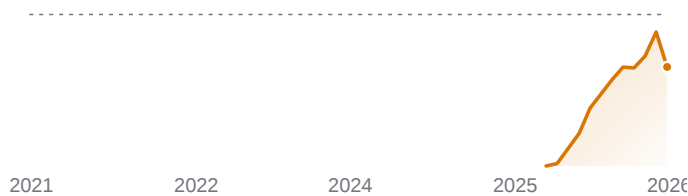


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

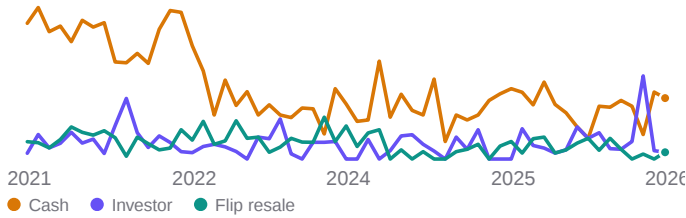
3.8%



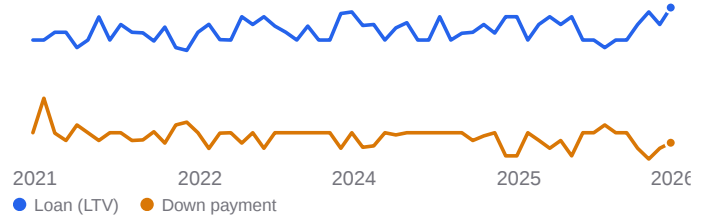
BUYERS & OUTCOMES

Buyer mix

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

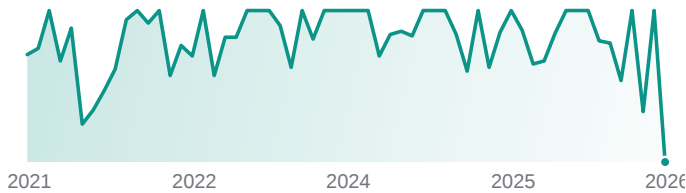


Financing (share of purchase price) Loan (LTV) 101% · Down payment 14%



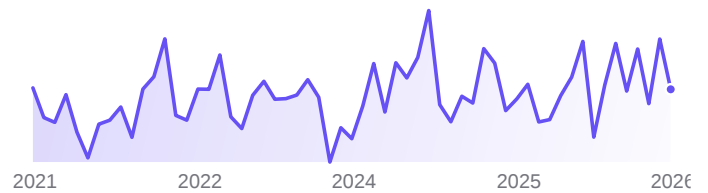
Sellers who sold at a gain

67%



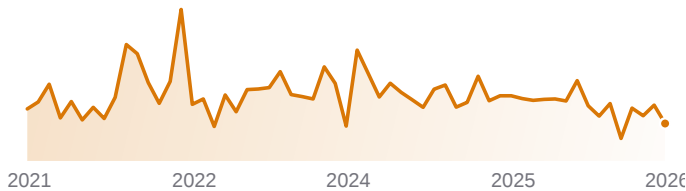
Typical hold before selling

4.7 yrs



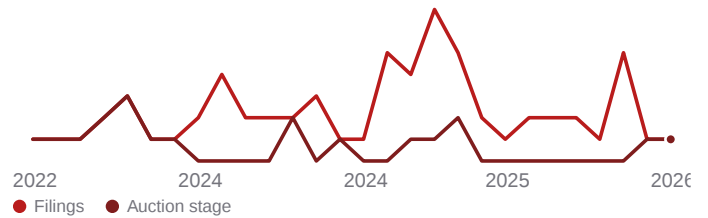
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,495
Median value (AVM)	\$269K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1962
Single family	81%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.0%
Owner occupied	67%
Company owned	21%
Median loan-to-value	31%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	27,524
Density	4,489 / mi²
Median household income	\$48K
Average household income	\$64K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	173
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	23.8%
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.