

Lexington 40508

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

250

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



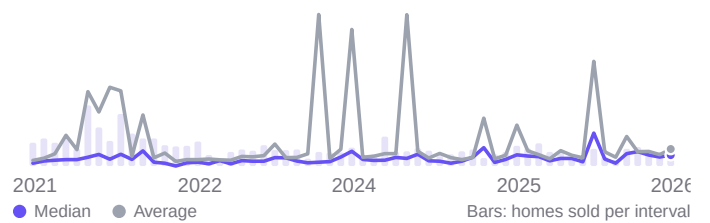
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$285K · Average \$379K

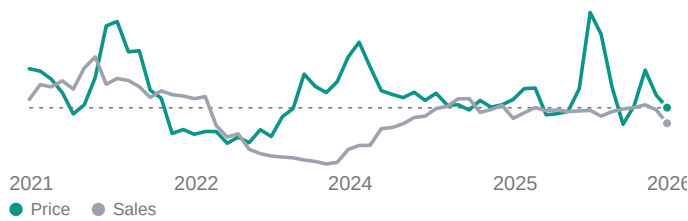


Growth (year over year)

Price +0.2% · Sales -15.0%

Price per square foot

\$233/ft²

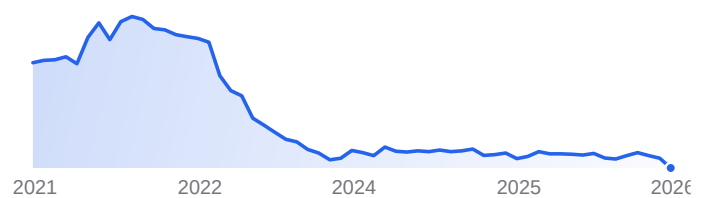
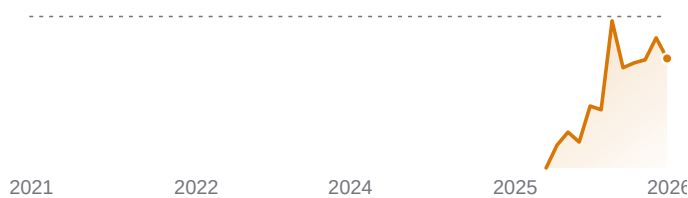


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

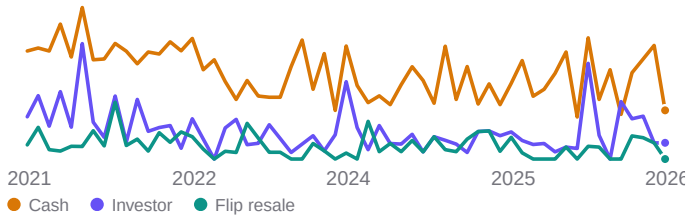
4.1%



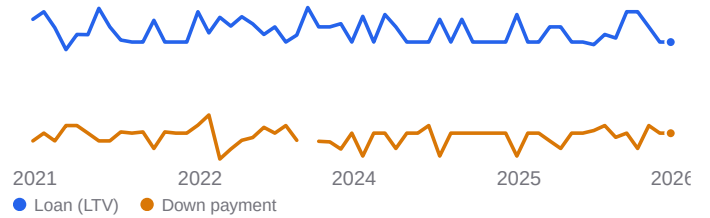
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%

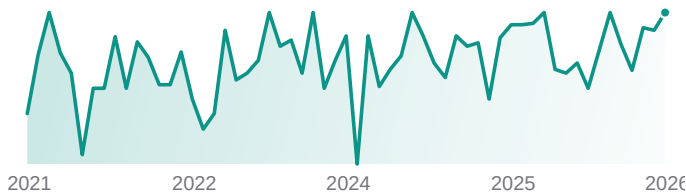


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



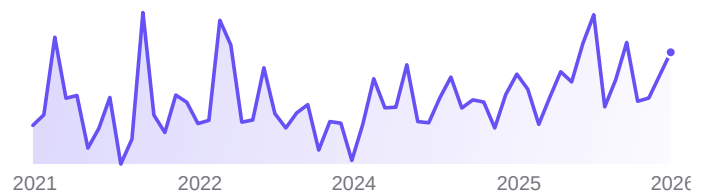
Sellers who sold at a gain

100%



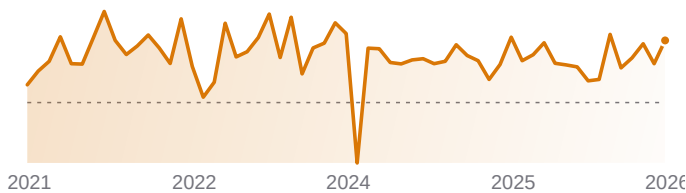
Typical hold before selling

5.5 yrs



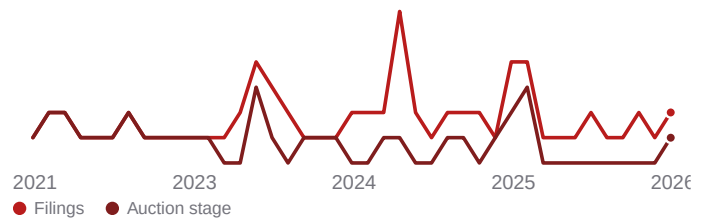
Median annualized return at resale

+10.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,083
Median value (AVM)	\$202K
Median size	1,240 ft²
Median bedrooms	3
Median year built	1935
Single family	66%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.2%
Owner occupied	44%
Company owned	37%
Median loan-to-value	11%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	23,928
Density	5,741 / mi²
Median household income	\$37K
Average household income	\$59K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	170
Earthquake index (US avg 100)	55
Homes occupied	86%
Bachelor's or higher	23%
Poverty rate	25.5%
Unemployment	1.1%
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.