

# Lexington 40510

ZIP code · KY · Kentucky > Fayette County

SELLER'S MARKET

**\$379K**

MEDIAN SALE PRICE

**-78.0%**

1-YR CHANGE

**6**

SALES (12 MO)

**\$655K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

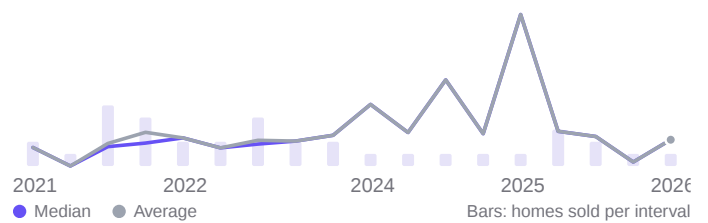
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$617K · Average \$617K

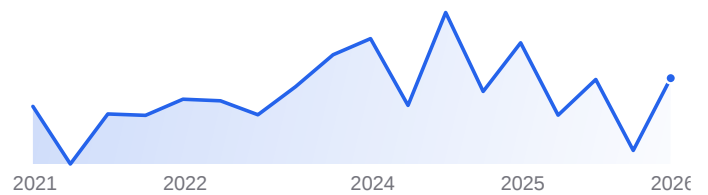
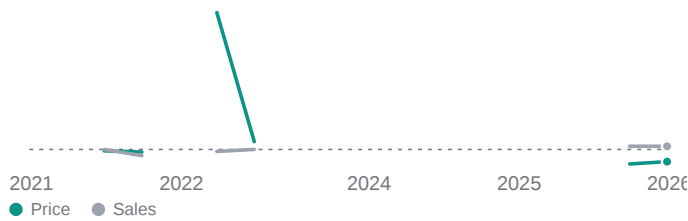


Growth (year over year)

Price -78.0% · Sales +20.0%

Price per square foot

\$294/ft²

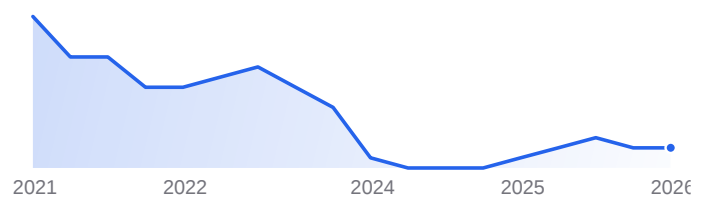
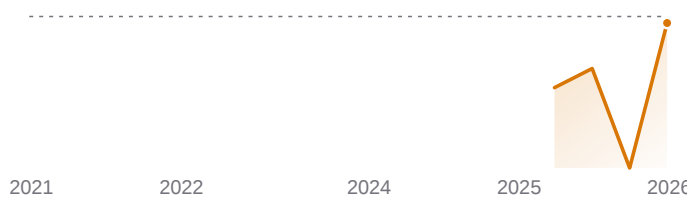


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

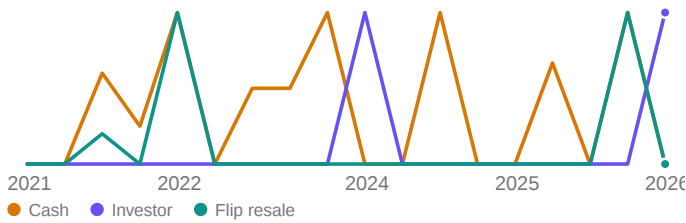
2.8%



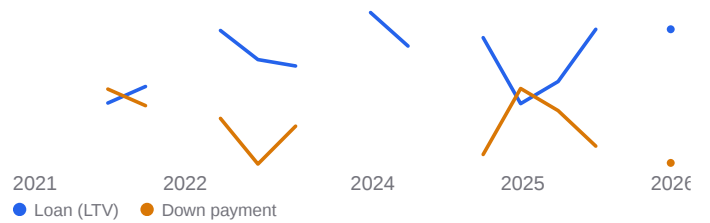
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

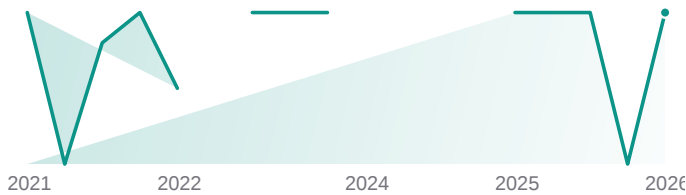


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



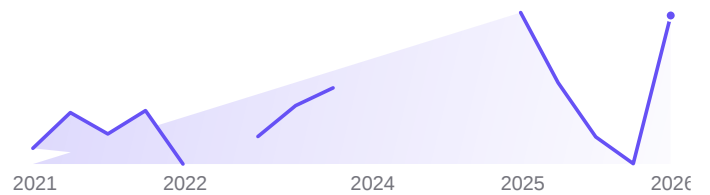
### Sellers who sold at a gain

100%



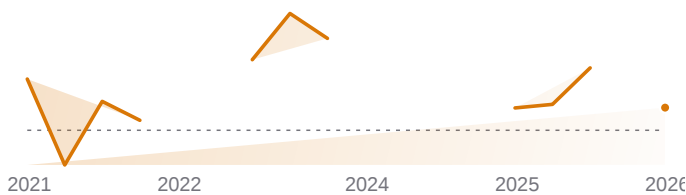
### Typical hold before selling

13.5 yrs



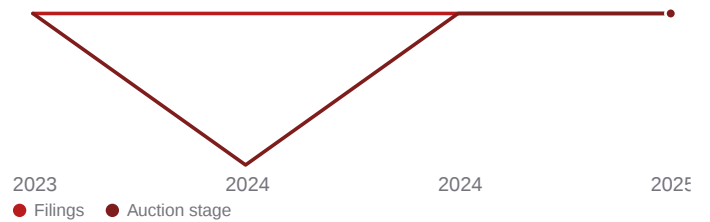
### Median annualized return at resale

+6.6%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 215       |
| Median value (AVM) | \$655K    |
| Median size        | 2,744 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1974      |
| Single family      | 85%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 74%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 89%      |
| Company owned                 | 21%      |
| Median loan-to-value          | 21%      |
| Typical ownership tenure      | 11.8 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 2,149     |
| Density                          | 100 / mi² |
| Median household income          | \$110K    |
| Average household income         | \$141K    |
| Crime index (US avg 100)         | 84        |
| Air pollution index (US avg 100) | 175       |
| Earthquake index (US avg 100)    | 56        |
| Homes occupied                   | 91%       |
| Bachelor's or higher             | 23%       |
| Poverty rate                     | 5.8%      |
| Unemployment                     | 1.0%      |
| Average temp                     | 55°F      |
| Annual precip                    | 46 in     |
| Sunshine                         | 55%       |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.