

Lexington 40513

ZIP code · KY · Kentucky > Fayette County

BUYER'S MARKET

\$559K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

150

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



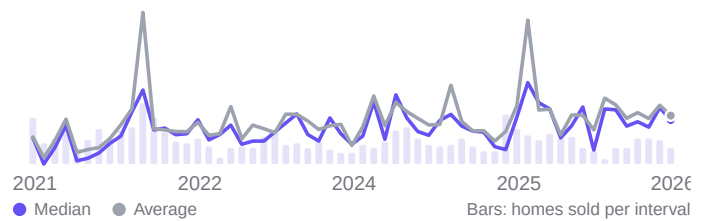
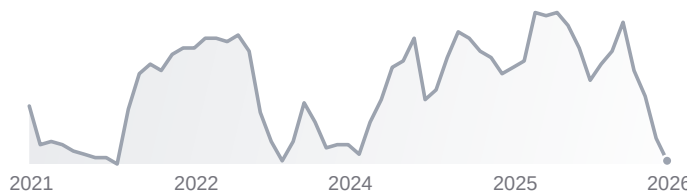
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$548K · Average \$575K

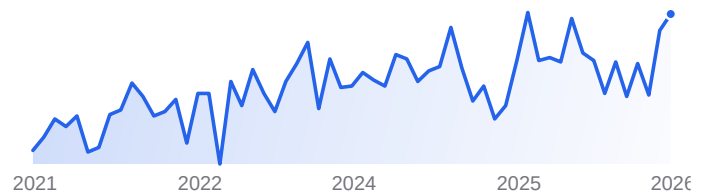
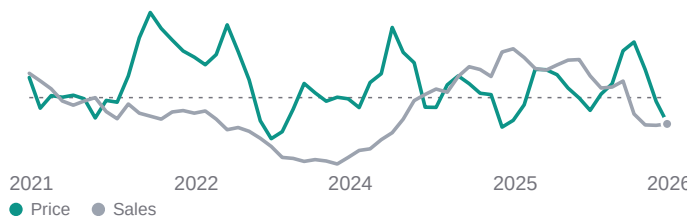


Growth (year over year)

Price -15.9% · Sales -16.7%

Price per square foot

\$257/ft²

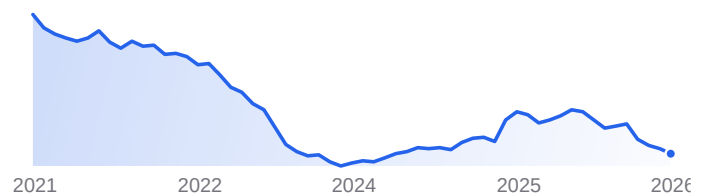
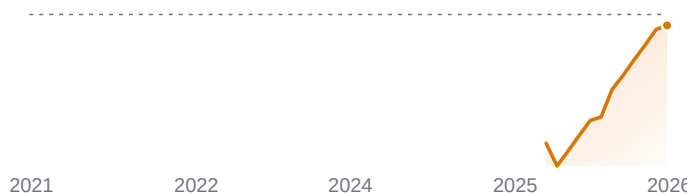


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

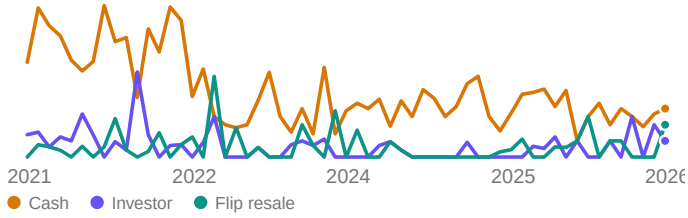
3.9%



BUYERS & OUTCOMES

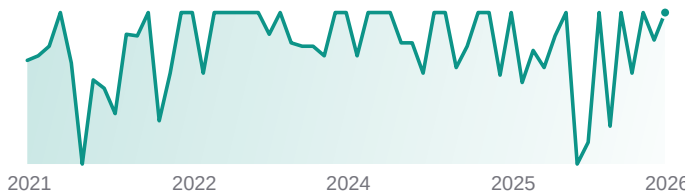
Buyer mix

Cash 30% · Investor 10% · Flip resale 20%



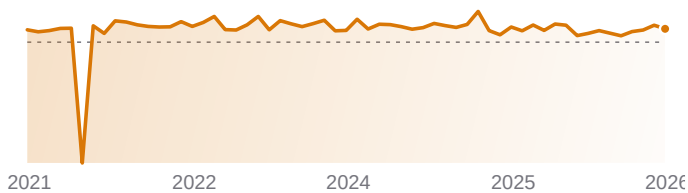
Sellers who sold at a gain

100%

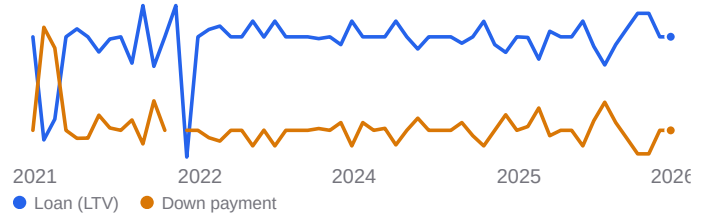


Median annualized return at resale

+5.2%

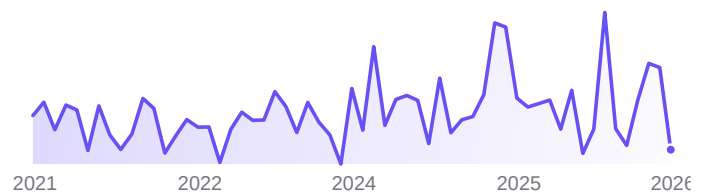


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



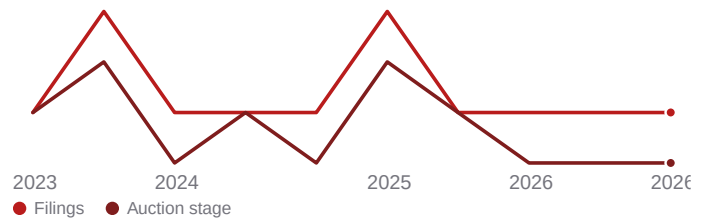
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,835
Median value (AVM)	\$539K
Median size	2,521 ft²
Median bedrooms	4
Median year built	1994
Single family	84%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	88%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	11,325
Density	767 / mi²
Median household income	\$136K
Average household income	\$172K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	168
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	2.5%
Unemployment	1.3%
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.