

Lexington 40514

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$342K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

192

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



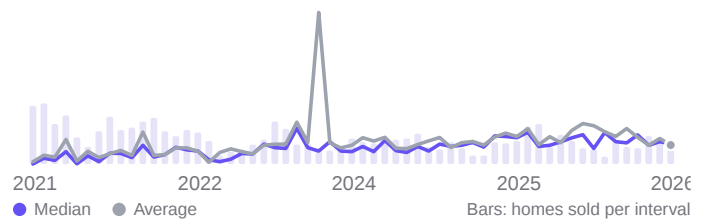
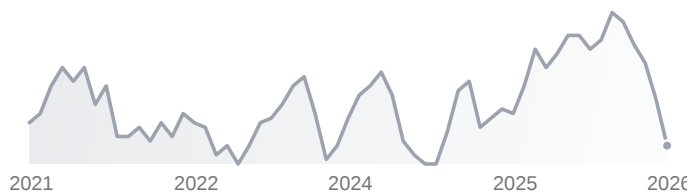
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$341K · Average \$336K

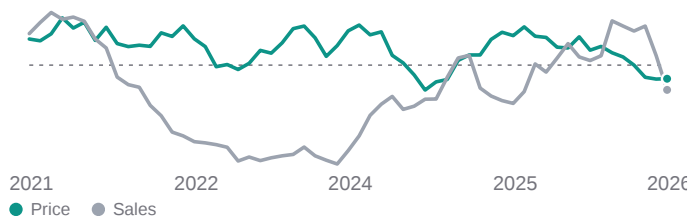


Growth (year over year)

Price -5.7% · Sales -10.3%

Price per square foot

\$203/ft²

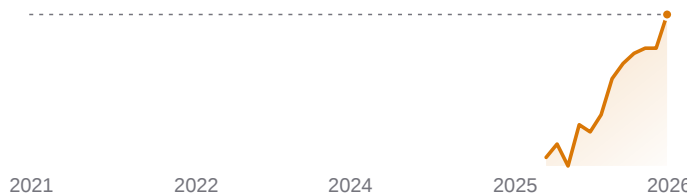


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

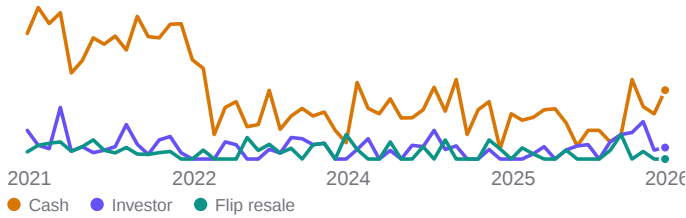
3.2%



BUYERS & OUTCOMES

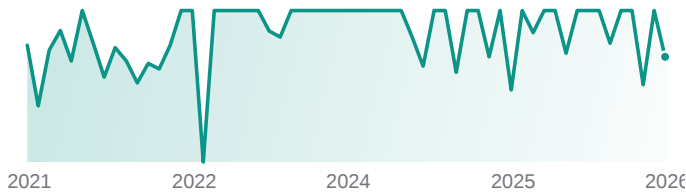
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 0%



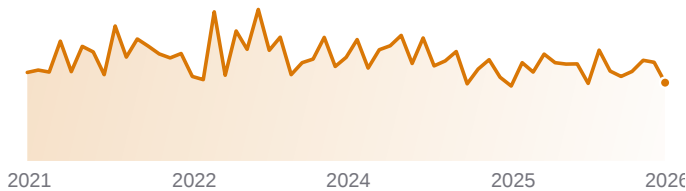
Sellers who sold at a gain

92%

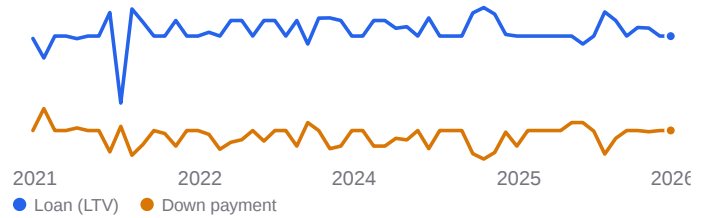


Median annualized return at resale

+5.4%

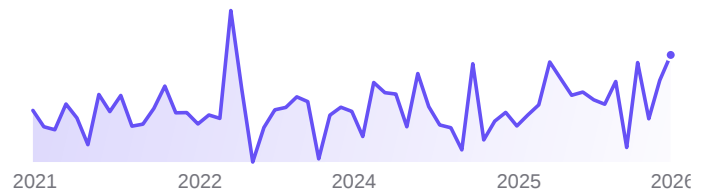


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



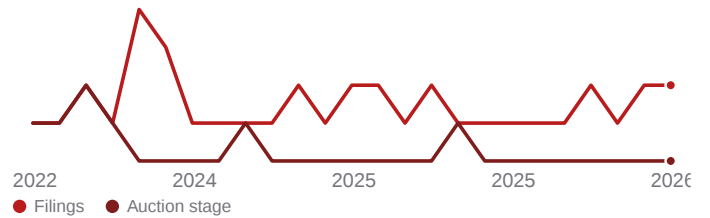
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,933
Median value (AVM)	\$363K
Median size	1,707 ft²
Median bedrooms	3
Median year built	1994
Single family	89%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	13%
Median loan-to-value	36%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	15,712
Density	5,383 / mi²
Median household income	\$102K
Average household income	\$122K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	171
Earthquake index (US avg 100)	52
Homes occupied	98%
Bachelor's or higher	31%
Poverty rate	4.7%
Unemployment	1.5%
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.