

Lexington 40515

ZIP code · KY · Kentucky > Fayette County

SELLER'S MARKET

\$429K

MEDIAN SALE PRICE

+21.4%

1-YR CHANGE

511

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

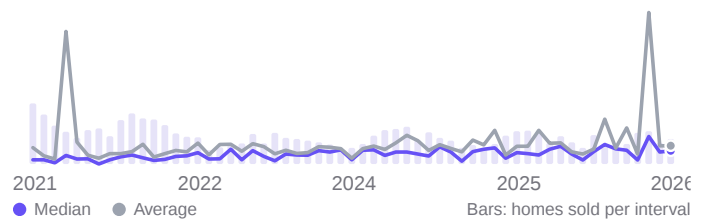
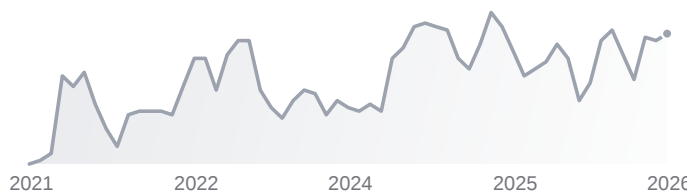
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$384K · Average \$437K

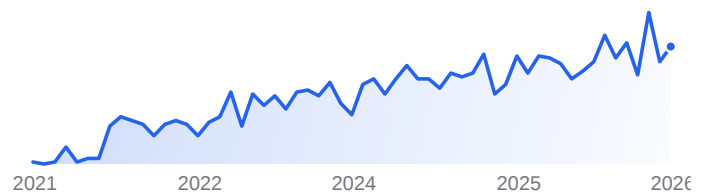
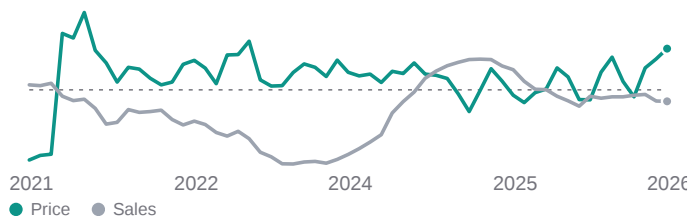


Growth (year over year)

Price +21.4% · Sales -5.9%

Price per square foot

\$214/ft²

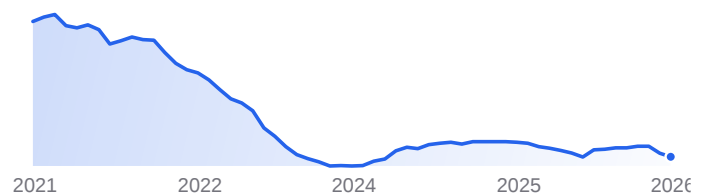
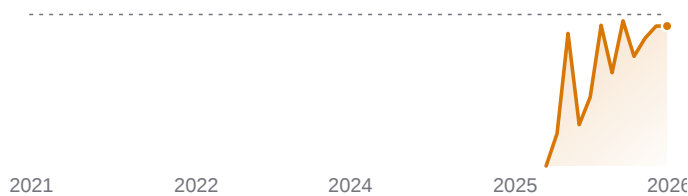


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

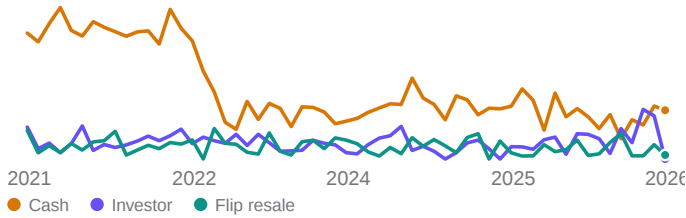
4.3%



BUYERS & OUTCOMES

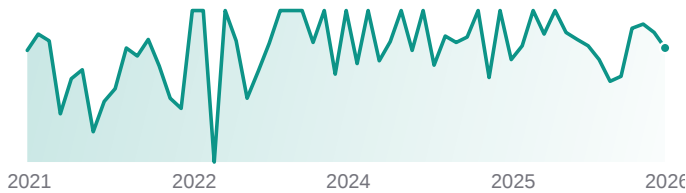
Buyer mix

Cash 27% · Investor 0% · Flip resale 2.2%



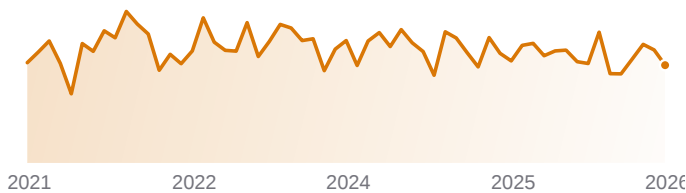
Sellers who sold at a gain

94%

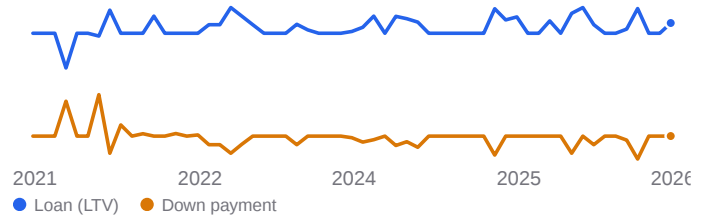


Median annualized return at resale

+6.4%

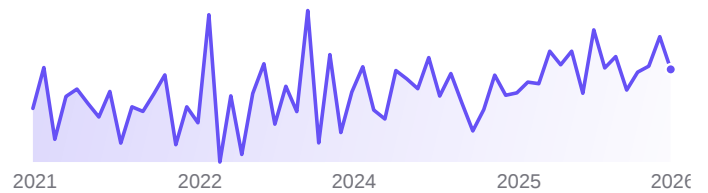


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



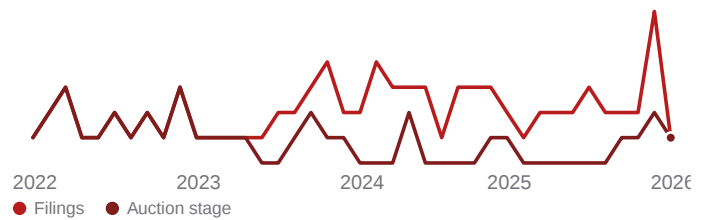
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,008
Median value (AVM)	\$372K
Median size	1,843 ft²
Median bedrooms	3
Median year built	1990
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	38,236
Density	615 / mi²
Median household income	\$93K
Average household income	\$122K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	164
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	6.7%
Unemployment	1.5%
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.