

Lexington 40516

ZIP code · KY · Kentucky > Fayette County

SELLER'S MARKET

\$668K

MEDIAN SALE PRICE

+142.1%

1-YR CHANGE

32

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

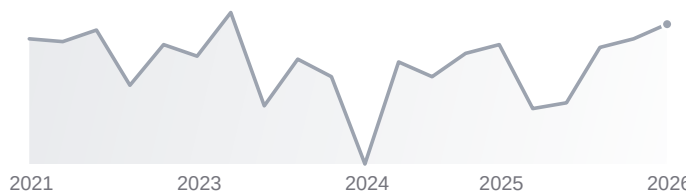
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

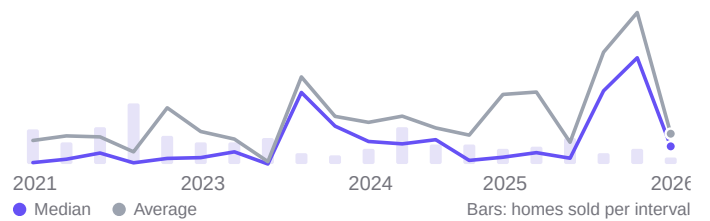
Market temperature (0–100)

68 / 100



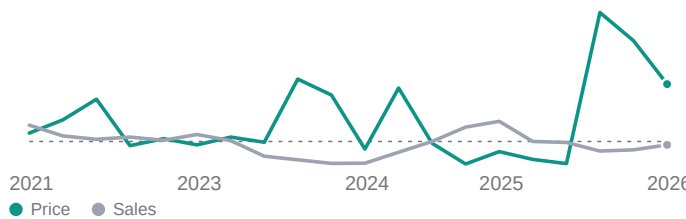
Sale prices

Median \$318K · Average \$399K



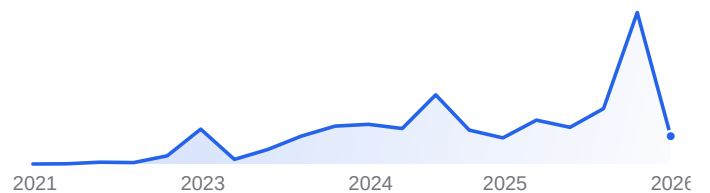
Growth (year over year)

Price +142.1% · Sales -8.6%



Price per square foot

\$181/ft²



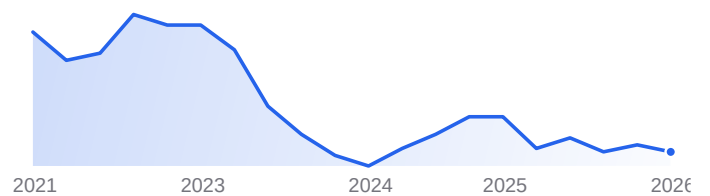
Sale premium vs estimated value

-37.5%



Annual turnover (share of homes sold)

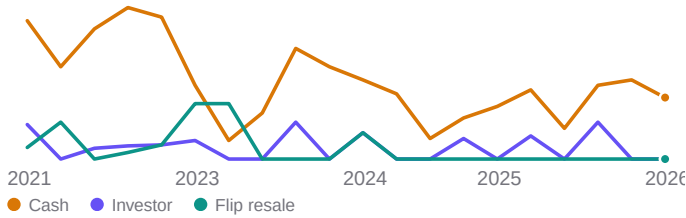
3.4%



BUYERS & OUTCOMES

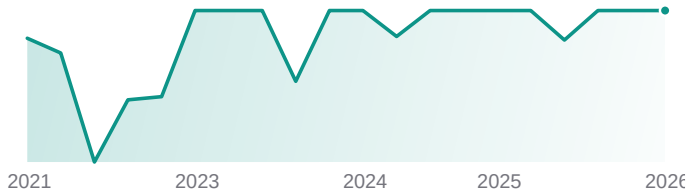
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



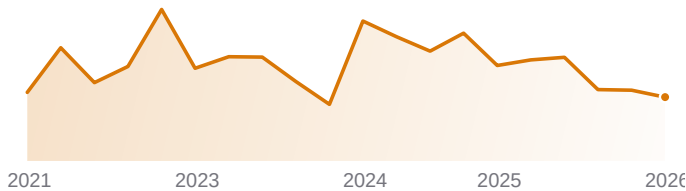
Sellers who sold at a gain

100%

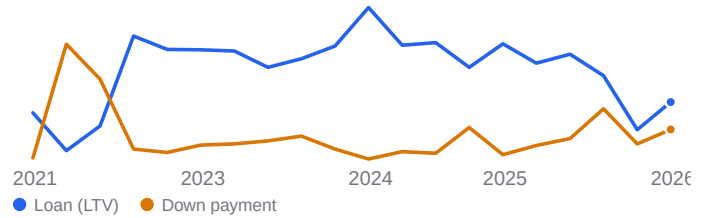


Median annualized return at resale

+5.1%

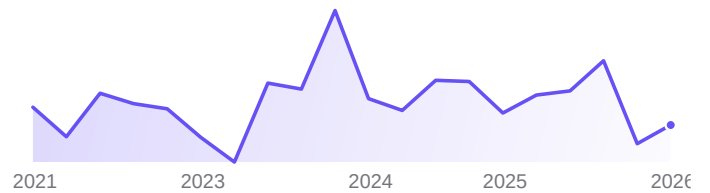


Financing (share of purchase price) Loan (LTV) 46% · Down payment 25%



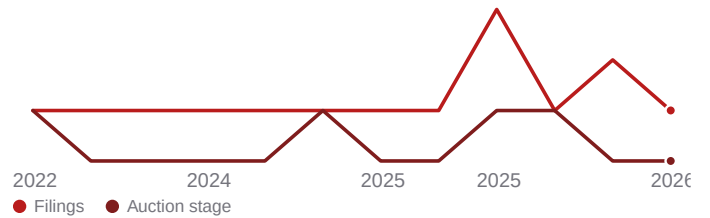
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	949
Median value (AVM)	\$315K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1996
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	12%
Median loan-to-value	38%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,669
Density	85 / mi²
Median household income	\$84K
Average household income	\$112K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	175
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	11.7%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.