

Lexington 40517

ZIP code · KY · Kentucky > Fayette County

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

437

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

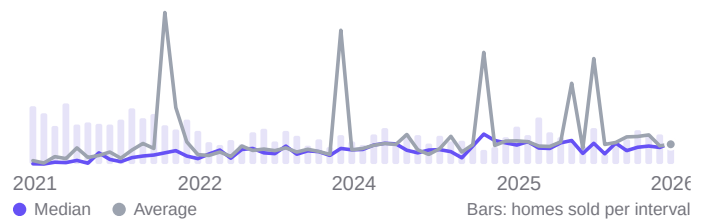
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$265K · Average \$259K

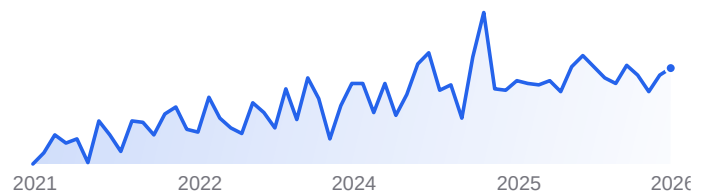
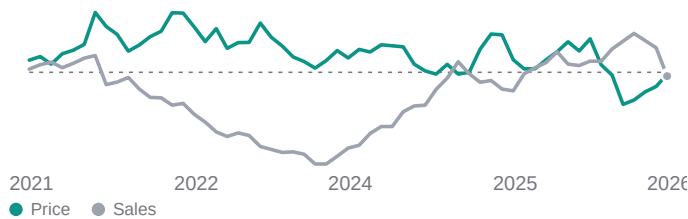


Growth (year over year)

Price -1.0% · Sales -1.8%

Price per square foot

\$199/ft²

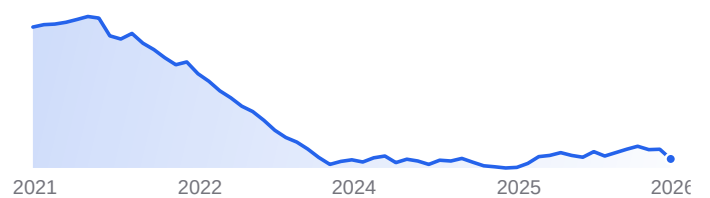
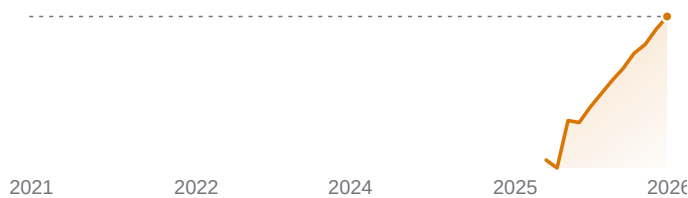


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

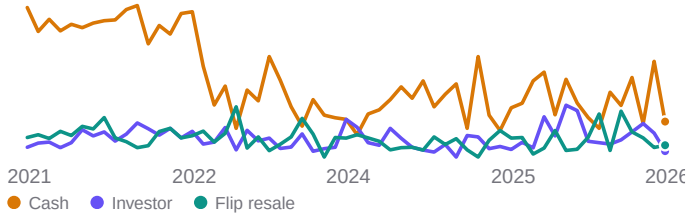
4.4%



BUYERS & OUTCOMES

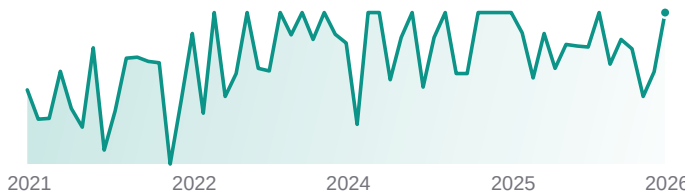
Buyer mix

Cash 18% · Investor 2.9% · Flip resale 5.9%



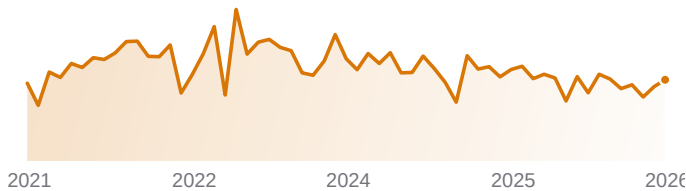
Sellers who sold at a gain

100%

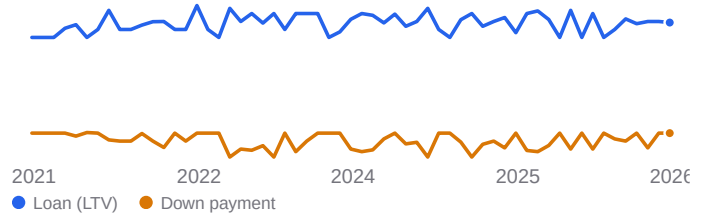


Median annualized return at resale

+7.3%

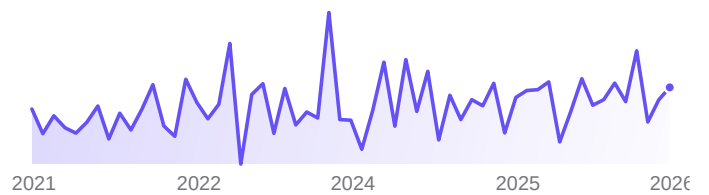


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



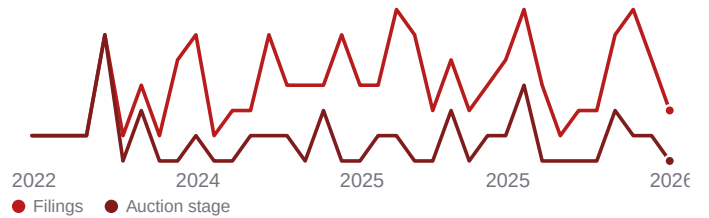
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,030
Median value (AVM)	\$246K
Median size	1,218 ft²
Median bedrooms	3
Median year built	1977
Single family	70%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.7%
Owner occupied	65%
Company owned	21%
Median loan-to-value	34%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	38,972
Density	6,274 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	172
Earthquake index (US avg 100)	52
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	18.9%
Unemployment	1.4%
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.