



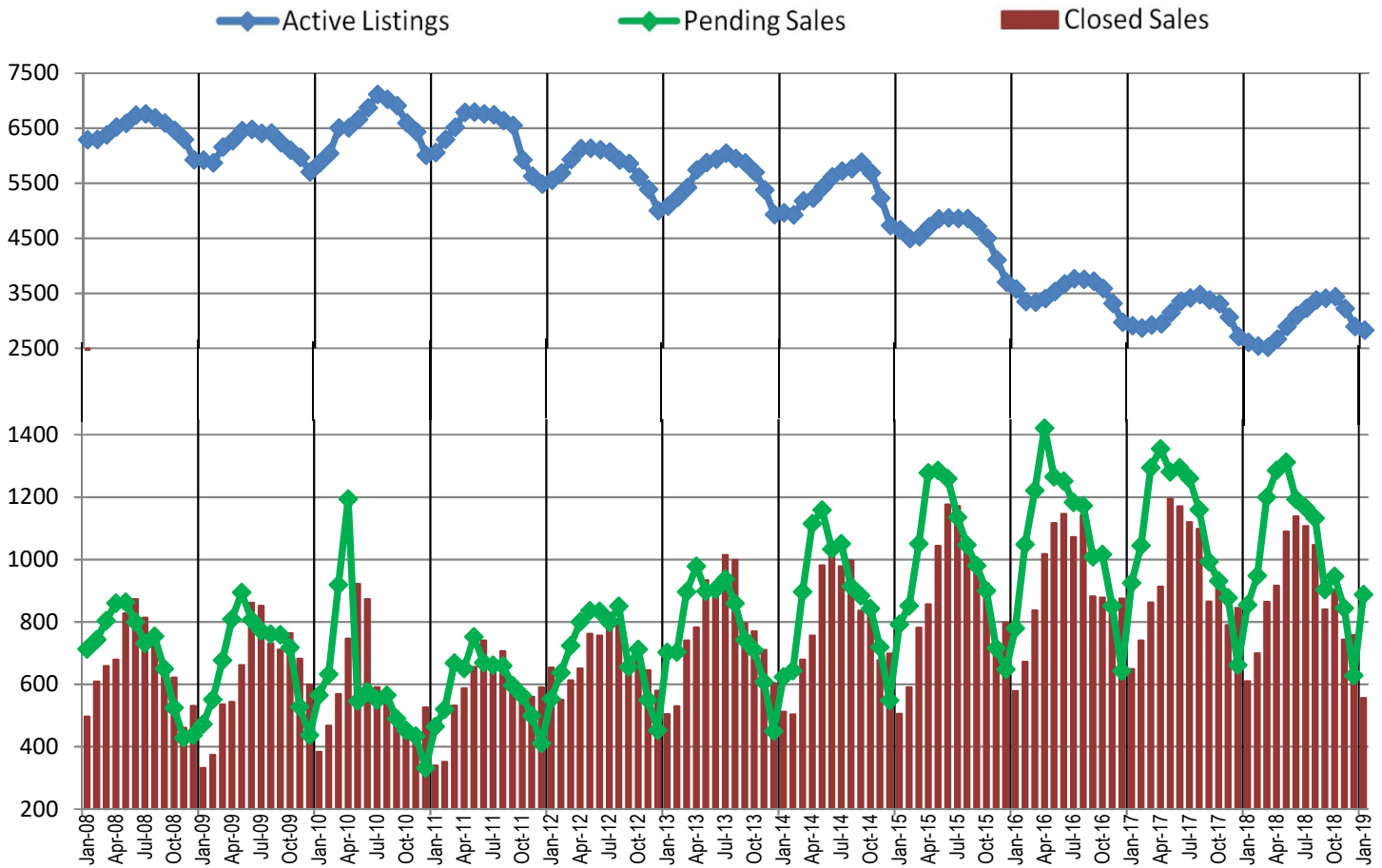
CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

THE MARKET

(Central KY/Areas 1-40, all residential listings/sales)



All information contained in this Rector Hayden Report is based on residential homes listed and sold through the Lexington Bluegrass Association of Realtors (LBAR) Multiple Listing Service (MLS). Data as of the 1st of the month. Representations contained herein are based on data supplied by the LBAR MLS. Neither the LBAR nor its MLS guarantees its accuracy. Data may not reflect all activity in the market.

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CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

AVERAGE SALE PRICE HISTORY – Central Kentucky

1970	\$41,577		1995	\$113,278
1971	\$43,942		1996	\$114,603
1972	\$44,715		1997	\$116,996
1973	\$47,952		1998	\$124,616
1974	\$49,431		1999	\$130,773
1975	\$52,918		2000	\$136,958
1976	\$54,260		2001	\$139,771
1977	\$57,028		2002	\$146,447
1978	\$59,489		2003	\$153,861
1979	\$65,148		2004	\$161,956
1980	\$71,740		2005	\$170,716
1981	\$74,482		2006	\$174,498
1982	\$75,877		2007	\$174,063
1983	\$75,308		2008	\$169,461
1984	\$82,992		2009	\$164,273
1985	\$83,243		2010	\$167,919
1986	\$87,960		2011	\$164,240
1987	\$93,766		2012	\$168,439
1988	\$96,178		2013	\$170,092
1989	\$99,806		2014	\$175,555
1990	\$101,991		2015	\$182,958
1991	\$102,938		2016	\$189,331
1992	\$104,036		2017	\$199,252
1993	\$105,993		2018	\$207,057
1994	\$108,451			

AVERAGE SALE PRICES

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Central KY (Areas 1-40)	\$207,057	\$199,252	\$189,331	\$182,958
Fayette County	\$242,028	\$231,403	\$216,268	\$212,084
Bourbon County	\$181,538	\$163,203	\$162,704	\$145,205
Clark County	\$169,484	\$158,427	\$149,848	\$133,333
Jessamine County	\$249,048	\$229,444	\$226,216	\$220,506
Madison County	\$186,126	\$178,937	\$174,820	\$166,793
Scott County	\$224,847	\$213,541	\$203,156	\$182,261
Woodford County	\$244,088	\$259,216	\$221,445	\$209,709





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

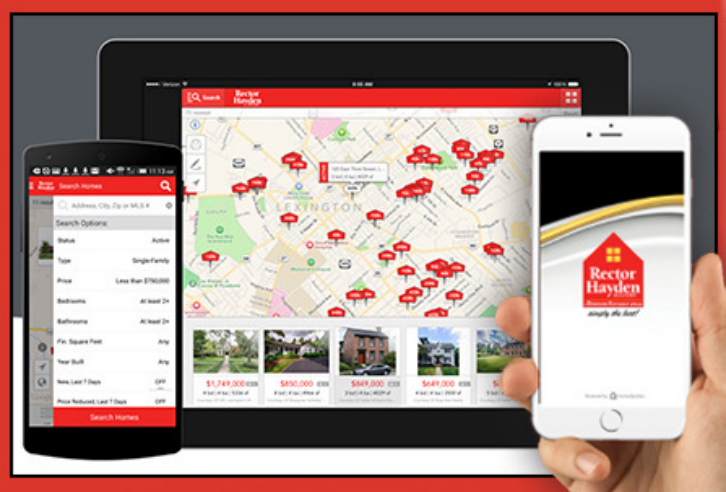
CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	February 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018		Jan 2019
\$0-69,999	206	49	45	56	91	75	70	70	77	63	60	57	53	42	3
70-99,999	186	59	44	59	68	84	68	68	82	50	69	60	52	45	3
100-119,999	104	59	45	69	64	77	68	83	71	52	74	42	55	42	2
120-139,999	169	57	62	101	83	112	101	112	110	81	98	70	72	51	2
140-159,999	167	67	68	90	84	108	111	108	107	81	104	73	84	58	2
160-179,999	181	66	50	100	85	98	126	116	112	103	94	79	75	57	2
180-199,999	174	42	40	64	68	100	97	91	86	70	77	62	65	42	2
200-249,999	384	66	92	120	118	154	169	159	124	119	114	101	109	82	3
250-299,999	309	52	58	67	88	90	100	102	98	85	63	72	74	39	4
300-349,999	223	34	38	50	66	63	78	64	74	47	58	33	50	32	4
350-399,999	178	20	21	29	34	40	55	48	36	27	41	31	27	15	5
400-449,999	114	12	16	16	20	31	27	27	16	13	10	17	18	13	6
450-499,999	95	4	13	14	17	17	20	15	17	19	10	12	10	11	7
500-549,999	42	3	3	10	6	12	10	8	8	9	7	12	1	10	5
550-599,999	56	2	3	8	3	9	7	6	5	5	6	3	2	4	11
600-649,999	25	5	1	5	8	8	10	8	8	5	1	6	4	0	5
650-699,999	38	4	1	1	2	4	3	5	4	0	4	1	3	4	14
700-749,999	17	0	4	0	0	1	2	4	1	2	4	1	0	3	9
750-799,999	28	1	1	1	3	3	7	4	3	2	2	4	1	2	10
800-999,999	62	3	4	0	7	2	5	6	6	5	5	3	1	3	16
1,000-1,999,999	52	4	1	4	1	1	4	3	2	2	2	3	2	1	24
\$2,000,000 +	19	1	0	0	0	0	0	0	0	0	0	1	0	0	228
TOTALS	2829	610	610	864	916	1089	1138	1107	1047	840	903	743	758	556	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

FAYETTE COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	February 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018		Jan 2019
\$0-69,999	34	9	15	10	9	26	14	3	5	5	7	2	9	7	4
70-99,999	16	13	16	9	15	15	17	17	11	15	9	11	13	10	1
100-119,999	20	27	20	18	26	18	30	23	29	16	16	16	19	16	1
120-139,999	31	29	21	20	31	28	30	40	41	26	32	21	29	12	1
140-159,999	23	27	21	29	38	34	41	44	35	40	33	24	26	22	1
160-179,999	37	42	27	14	36	31	34	54	42	40	35	27	29	28	1
180-199,999	38	26	21	15	29	20	38	42	42	33	29	18	30	21	1
200-249,999	104	41	25	37	57	51	71	79	69	43	55	52	47	38	2
250-299,999	101	31	22	31	28	45	42	59	46	35	29	37	38	18	3
300-349,999	92	28	17	22	32	37	36	42	36	20	35	13	22	19	3
350-399,999	77	14	10	7	15	23	26	29	25	15	16	21	13	7	4
400-449,999	42	9	7	8	9	10	18	19	16	9	8	8	9	7	4
450-499,999	35	4	2	9	8	12	13	14	8	15	8	7	7	7	4
500-549,999	17	4	3	2	5	3	7	7	7	6	5	8	1	3	4
550-599,999	21	1	1	3	5	2	9	6	3	5	4	0	0	4	6
600-649,999	13	4	4	1	4	3	5	6	6	3	1	3	1	0	4
650-699,999	14	0	3	1	1	1	2	2	3	0	3	1	1	2	8
700-749,999	12	1	0	3	0	0	1	2	2	2	2	0	0	2	10
750-799,999	11	1	1	0	0	2	1	5	2	0	0	2	0	1	9
800-999,999	30	2	2	3	0	6	1	4	1	3	3	0	1	2	14
1,000-1,999,999	29	2	3	1	2	1	1	2	2	1	0	3	2	1	18
\$2,000,000 +	12	1	0	0	0	0	0	0	0	0	0	1	0	0	144
TOTALS	809	316	241	243	350	368	437	499	431	332	330	275	297	227	2

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

BOURBON COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	ON MARKET February 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018		Jan 2019
\$0-69,999	8	3	3	2	3	1	3	1	3	2	2	1	2	0	4
70-99,999	5	1	0	3	1	2	2	2	3	2	3	0	0	2	3
100-119,999	0	0	0	1	1	1	2	0	1	3	4	1	1	1	n/a
120-139,999	5	1	0	1	0	4	2	1	0	2	3	1	1	0	4
140-159,999	2	1	0	1	1	0	0	3	0	0	2	2	0	0	3
160-179,999	5	0	1	0	0	0	1	0	2	1	0	5	2	0	5
180-199,999	5	3	0	0	1	0	1	2	0	1	0	1	0	1	9
200-249,999	7	1	2	0	1	1	0	0	2	1	2	2	0	1	7
250-299,999	2	0	1	1	0	0	0	1	0	2	0	0	0	1	4
300-349,999	3	1	1	2	1	1	1	0	0	0	0	1	0	0	5
350-399,999	6	0	0	0	0	1	0	4	0	0	0	0	1	0	12
400-449,999	3	0	1	0	0	1	0	1	0	0	0	0	0	0	12
450-499,999	2	0	0	0	0	0	0	0	0	0	0	0	1	0	24
500-549,999	1	0	0	0	0	0	0	0	0	0	0	1	0	1	6
550-599,999	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
600-649,999	0	0	0	0	0	0	1	0	0	0	0	2	0	0	n/a
650-699,999	2	0	0	0	0	0	0	0	0	0	0	0	0	1	24
700-749,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	2	0	0	0	0	0	0	0	0	0	0	1	0	0	24
800-999,999	5	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
1,000-1,999,999	0	0	0	0	0	0	1	0	0	0	1	0	0	0	n/a
\$2,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	65	11	9	11	9	12	14	15	11	14	17	18	8	8	5

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

CLARK COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	February 2019	SOLD/CLOSED													Indicated Months of Inventory
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	
\$0-69,999	12	4	3	6	4	3	2	3	2	4	7	2	2	1	4
70-99,999	15	3	3	2	2	7	3	4	3	1	2	5	1	3	5
100-119,999	10	2	2	5	5	3	0	8	2	3	7	1	5	4	3
120-139,999	7	1	3	6	5	8	4	9	10	7	5	4	3	5	1
140-159,999	3	2	2	7	3	5	7	8	7	1	8	2	6	3	1
160-179,999	8	0	6	6	4	5	10	3	1	5	2	4	3	0	2
180-199,999	7	1	1	0	2	3	3	1	1	2	1	3	2	3	4
200-249,999	9	2	1	6	1	6	7	2	4	3	0	3	5	7	2
250-299,999	14	2	1	3	4	2	3	3	3	1	1	3	1	2	6
300-349,999	5	1	0	3	2	3	1	2	1	4	1	2	4	1	3
350-399,999	1	0	0	0	1	1	3	1	2	0	3	0	0	1	1
400-449,999	2	0	0	0	0	1	0	0	0	0	0	1	0	0	12
450-499,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
500-549,999	3	0	0	1	0	0	0	0	1	0	0	0	0	0	18
550-599,999	0	0	0	0	0	0	0	0	0	0	0	1	1	0	n/a
600-649,999	1	0	0	0	0	1	0	0	0	0	0	0	0	0	12
650-699,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
700-749,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
800-999,999	2	0	1	0	0	0	0	0	0	0	0	0	0	0	24
1,000-1,999,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
\$2,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	103	18	23	45	33	48	43	44	37	31	37	31	33	30	3

The
HOME SEARCH
APP
for Lexington &
Central KY

Available on the
App Store

ANDROID APP ON
Google play





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

JESSAMINE COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	ON MARKET February 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018		Jan 2019
0-69,999	0	2	2	1	1	1	1	3	2	2	1	1	2	1	n/a
70-99,999	6	5	2	0	4	7	3	6	4	3	4	2	3	2	2
100-119,999	7	6	4	2	8	6	3	5	4	0	5	3	5	4	2
120-139,999	5	3	3	3	6	6	2	6	4	7	4	8	4	5	1
140-159,999	4	3	4	3	8	5	9	5	5	0	5	5	3	1	1
160-179,999	8	4	5	8	9	8	1	4	5	8	6	4	3	2	2
180-199,999	3	3	0	4	1	7	10	5	6	2	3	5	4	2	1
200-249,999	21	1	6	2	9	5	7	7	10	7	6	8	10	3	3
250-299,999	15	4	6	6	5	3	6	5	6	4	3	4	2	2	3
300-349,999	15	2	2	1	7	3	6	3	7	2	2	1	4	4	4
350-399,999	11	0	2	1	1	1	5	2	1	3	4	1	1	0	6
400-449,999	5	2	1	2	1	4	2	2	1	0	0	2	1	1	4
450-499,999	2	0	3	3	1	1	1	0	1	0	0	1	1	2	2
500-549,999	1	0	0	0	2	3	0	0	0	0	1	1	0	3	1
550-599,999	8	1	0	0	1	0	1	1	3	0	0	0	0	0	16
600-649,999	4	0	0	1	1	2	2	2	1	1	0	1	1	0	4
650-699,999	3	1	0	0	0	1	1	1	1	0	0	0	2	1	5
700-749,999	1	0	1	0	0	0	0	1	1	0	1	0	0	0	3
750-799,999	7	0	0	1	1	2	2	2	0	0	2	1	1	1	6
800-999,999	8	0	0	0	0	1	1	3	3	2	1	1	0	1	7
1,000-1,999,999	4	0	0	2	0	0	0	0	0	1	0	0	0	0	16
\$2,000,000 +	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	140	37	41	40	66	66	63	63	65	42	48	49	47	35	3

The HOME SEARCH APP for Lexington & Central KY

Available on the App Store

ANDROID APP ON Google play





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

MADISON COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	ON MARKET February 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018		Jan 2019
\$0-69,999	5	2	5	4	11	4	6	8	5	7	7	7	4	1	1
70-99,999	13	8	8	6	4	9	7	7	8	3	5	6	4	5	2
100-119,999	9	10	1	7	9	4	11	7	7	4	3	5	2	5	2
120-139,999	14	10	9	18	14	12	11	15	19	9	9	6	6	8	1
140-159,999	24	7	5	18	13	18	15	19	13	14	21	8	12	8	2
160-179,999	29	10	9	16	16	16	20	11	15	16	17	14	13	7	2
180-199,999	32	1	6	10	13	14	15	11	15	8	13	12	13	8	3
200-249,999	46	12	14	13	16	13	19	14	17	10	8	7	13	14	3
250-299,999	26	6	7	5	9	10	9	8	13	7	6	8	7	2	3
300-349,999	24	2	1	3	5	3	4	4	7	4	3	7	7	3	6
350-399,999	17	1	3	3	3	4	5	2	3	2	11	3	1	1	5
400-449,999	9	2	1	1	1	4	0	2	0	0	1	1	2	2	7
450-499,999	7	0	1	2	2	1	3	1	2	0	1	1	0	0	6
500-549,999	4	0	0	2	0	1	2	0	0	1	0	1	0	0	7
550-599,999	5	0	0	0	0	0	0	1	0	0	0	0	0	0	60
600-649,999	0	0	0	0	1	0	0	0	0	0	0	0	1	0	n/a
650-699,999	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
700-749,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
800-999,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
1,000-1,999,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
\$2,000,000 +	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	272	71	70	108	117	113	127	110	124	85	105	86	85	64	3

The
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Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

SCOTT COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	ON MARKET February 2019	SOLD/CLOSED													Indicated Months of Inventory
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	
\$0-69,999	3	0	1	0	1	0	1	2	1	1	1	2	3	1	3
70-99,999	4	2	0	1	3	3	1	2	2	3	2	0	0	1	3
100-119,999	3	1	2	2	1	4	0	3	2	2	1	1	2	0	2
120-139,999	3	2	3	6	4	4	4	2	7	4	2	2	3	1	1
140-159,999	9	13	8	5	7	11	5	6	12	6	7	8	12	7	1
160-179,999	28	10	6	16	9	11	11	13	13	15	18	8	9	6	2
180-199,999	19	7	9	10	14	16	10	8	6	10	11	10	9	2	2
200-249,999	60	13	19	15	20	24	21	29	9	20	18	10	14	6	4
250-299,999	60	6	7	5	13	16	8	15	15	8	11	8	8	6	6
300-349,999	31	5	6	3	9	5	8	10	4	7	4	4	8	2	5
350-399,999	24	2	6	2	3	4	7	4	3	3	1	4	6	1	7
400-449,999	11	1	5	1	4	3	4	2	3	1	0	2	3	2	4
450-499,999	15	0	0	1	1	0	0	1	2	2	0	1	0	2	18
500-549,999	9	0	0	0	0	0	1	1	1	1	0	0	0	2	18
550-599,999	5	0	0	0	0	0	0	0	0	0	0	1	0	0	60
600-649,999	1	0	0	0	1	0	0	0	1	0	0	0	0	0	6
650-699,999	3	0	0	0	0	1	0	1	0	0	0	0	0	0	18
700-749,999	1	0	0	0	0	0	0	0	0	0	0	1	0	1	6
750-799,999	2	0	0	0	0	0	0	0	0	0	1	0	0	0	24
800-999,999	1	0	0	0	1	0	0	0	0	0	0	1	0	0	6
1,000-1,999,999	1	0	0	0	0	0	1	0	0	0	0	0	0	0	12
\$2,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	293	62	72	67	91	102	82	99	81	83	77	63	77	40	4

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

February 2019

WOODFORD COUNTY

— RESIDENTIAL HOMES —

(below based on average of sales over past 12 mos.)

Price Range	ON MARKET February 2019	SOLD/CLOSED													Indicated Months of Inventory
		Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	
\$0-69,999	0	0	0	1	0	1	0	1	2	0	0	0	1	0	n/a
70-99,999	3	1	2	0	2	2	0	0	1	0	2	1	2	0	3
100-119,999	3	0	0	0	0	0	1	1	1	0	2	1	0	0	6
120-139,999	5	5	1	5	2	4	3	0	3	2	2	0	1	1	3
140-159,999	8	1	1	0	0	2	2	2	4	1	3	3	2	2	4
160-179,999	2	0	2	1	1	2	3	2	1	2	3	0	1	1	1
180-199,999	5	1	3	2	2	2	2	3	1	1	1	2	1	1	3
200-249,999	14	0	1	6	5	11	7	5	2	5	7	5	4	1	3
250-299,999	13	5	1	3	3	10	3	5	5	4	5	2	3	4	3
300-349,999	12	2	3	0	2	4	3	5	3	4	4	2	1	0	5
350-399,999	9	1	1	2	1	0	4	3	2	1	1	0	0	2	6
400-449,999	12	0	0	0	2	0	0	0	1	2	0	0	3	0	18
450-499,999	3	1	0	0	0	0	1	3	1	1	0	2	0	0	5
500-549,999	0	0	0	0	1	1	0	0	0	0	0	1	0	1	n/a
550-599,999	2	0	0	0	0	0	0	1	0	0	0	0	0	0	24
600-649,999	1	0	0	0	1	0	1	0	0	0	0	0	0	0	6
650-699,999	1	0	0	0	1	0	0	0	0	0	0	0	0	0	12
700-749,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	1	0	0	0	0	0	0	0	1	1	0	0	0	0	6
800-999,999	4	0	0	0	0	0	0	1	0	0	0	0	0	0	48
1,000-1,999,999	6	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
\$2,000,000 +	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	107	17	15	20	23	39	30	32	28	24	30	19	19	13	4

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