



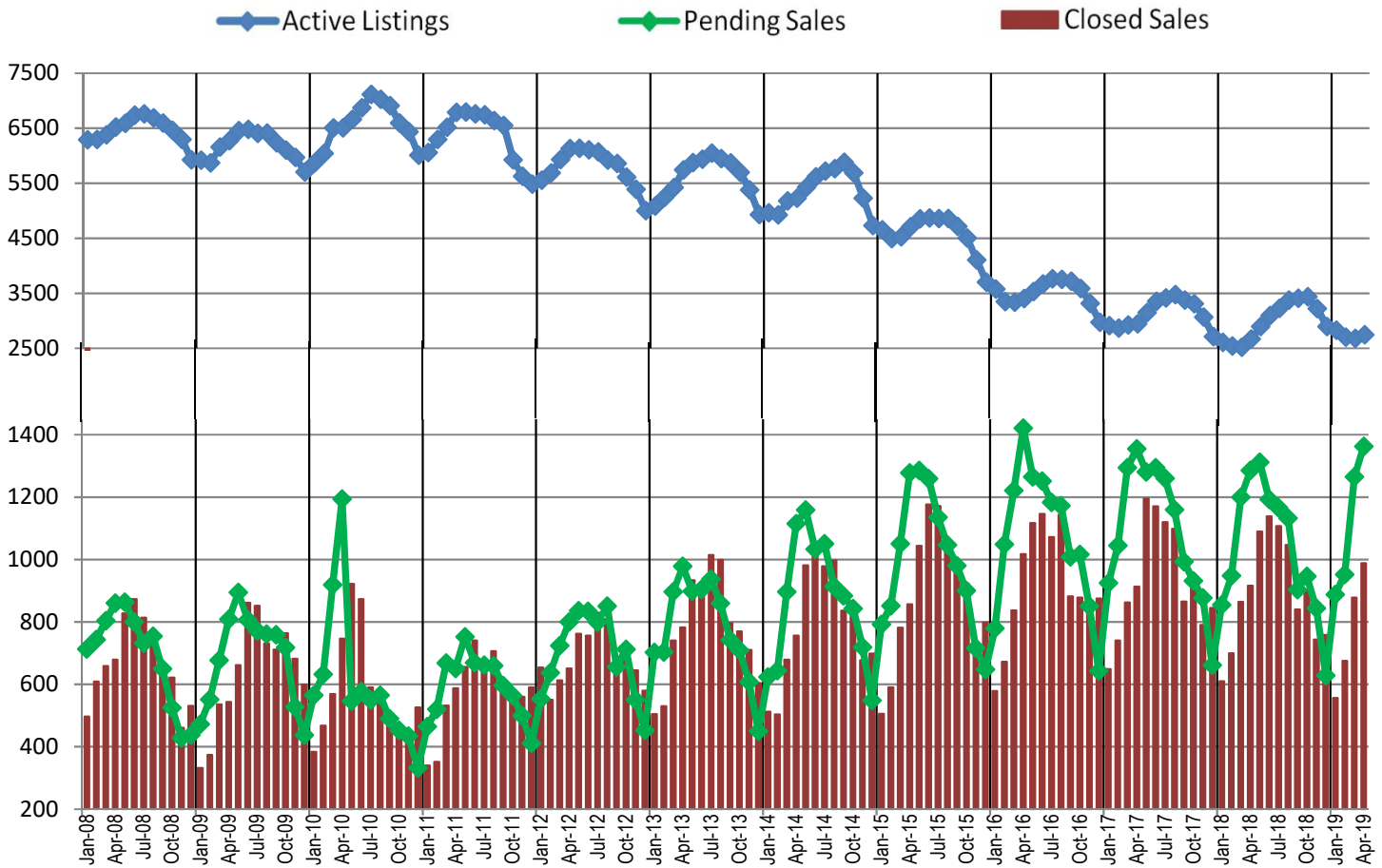
CENTRAL KY REAL ESTATE

MARKET REPORT

May 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

May 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		2019 (YTD)	\$204,928

AVERAGE SALE PRICES

	<u>2019 (YTD)</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Central KY (Areas 1-40)	\$204,928	\$207,057	\$199,252	\$189,331
Fayette County	\$236,397	\$242,028	\$231,403	\$216,268
Bourbon County	\$181,577	\$181,538	\$163,203	\$162,704
Clark County	\$164,303	\$169,484	\$158,427	\$149,848
Jessamine County	\$271,247	\$249,048	\$229,444	\$226,216
Madison County	\$187,069	\$186,126	\$178,937	\$174,820
Scott County	\$220,648	\$224,847	\$213,541	\$203,156
Woodford County	\$247,987	\$244,088	\$259,216	\$221,445





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

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

ON MARKET		SOLD/CLOSED													Indicated Months of Inventory
Price Range	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	
\$0-69,999	182	91	75	70	70	77	63	60	57	53	42	52	78	68	3
70-99,999	145	68	84	68	68	82	50	69	60	52	45	55	59	62	2
100-119,999	94	64	77	68	83	71	52	74	42	55	42	48	51	56	2
120-139,999	138	83	112	101	112	110	81	98	70	72	51	63	81	84	2
140-159,999	113	84	108	111	108	107	81	104	73	84	58	77	96	113	1
160-179,999	139	85	98	126	116	112	103	94	79	75	57	61	91	114	1
180-199,999	127	68	100	97	91	86	70	77	62	65	42	58	84	96	2
200-249,999	337	118	154	169	159	124	119	114	101	109	82	109	118	146	3
250-299,999	320	88	90	100	102	98	85	63	72	74	39	54	88	70	4
300-349,999	259	66	63	78	64	74	47	58	33	50	32	36	52	68	5
350-399,999	205	34	40	55	48	36	27	41	31	27	15	19	28	39	6
400-449,999	130	20	31	27	27	16	13	10	17	18	13	11	14	24	7
450-499,999	133	17	17	20	15	17	19	10	12	10	11	6	10	10	10
500-549,999	47	6	12	10	8	8	9	7	12	1	10	9	11	10	5
550-599,999	71	3	9	7	6	5	5	6	3	2	4	7	6	2	14
600-649,999	44	8	8	10	8	8	5	1	6	4	0	1	0	9	9
650-699,999	39	2	4	3	5	4	0	4	1	3	4	0	0	2	16
700-749,999	35	0	1	2	4	1	2	4	1	0	3	1	1	2	19
750-799,999	29	3	3	7	4	3	2	2	4	1	2	2	2	2	10
800-999,999	65	7	2	5	6	6	5	5	3	1	3	5	5	8	14
1,000-1,999,999	72	1	1	4	3	2	2	2	3	2	1	1	3	3	32
\$2,000,000 +	22	0	0	0	0	0	0	0	1	0	0	0	0	0	264
TOTALS	2746	916	1089	1138	1107	1047	840	903	743	758	556	675	878	988	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

FAYETTE COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET														SOLD/CLOSED														Indicated Months of Inventory
	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019															
\$0-69,999	26	9	26	14	3	5	5	7	2	9	7	5	19	12	3														
70-99,999	13	15	15	17	17	11	15	9	11	13	10	20	16	15	1														
100-119,999	13	26	18	30	23	29	16	16	16	19	16	15	21	14	1														
120-139,999	22	31	28	30	40	41	26	32	21	29	12	23	25	26	1														
140-159,999	24	38	34	41	44	35	40	33	24	26	22	26	40	36	1														
160-179,999	26	36	31	34	54	42	40	35	27	29	28	22	35	53	1														
180-199,999	31	29	20	38	42	42	33	29	18	30	21	23	29	40	1														
200-249,999	84	57	51	71	79	69	43	55	52	47	38	52	62	75	1														
250-299,999	84	28	45	42	59	46	35	29	37	38	18	24	48	31	2														
300-349,999	116	32	37	36	42	36	20	35	13	22	19	23	27	42	4														
350-399,999	86	15	23	26	29	25	15	16	21	13	7	16	16	22	5														
400-449,999	40	9	10	18	19	16	9	8	8	9	7	5	7	13	4														
450-499,999	46	8	12	13	14	8	15	8	7	7	7	2	7	4	5														
500-549,999	28	5	3	7	7	7	6	5	8	1	3	6	5	4	5														
550-599,999	30	5	2	9	6	3	5	4	0	0	4	4	5	1	8														
600-649,999	21	4	3	5	6	6	3	1	3	1	0	0	0	8	7														
650-699,999	19	1	1	2	2	3	0	3	1	1	2	0	0	1	14														
700-749,999	20	0	0	1	2	2	2	2	0	0	2	1	0	1	18														
750-799,999	10	0	2	1	5	2	0	0	2	0	1	1	2	1	7														
800-999,999	33	0	6	1	4	1	3	3	0	1	2	1	3	7	12														
1,000-1,999,999	40	2	1	1	2	2	1	0	3	2	1	0	3	2	27														
\$2,000,000 +	10	0	0	0	0	0	0	0	1	0	0	0	0	0	120														
TOTALS	822	350	368	437	499	431	332	330	275	297	227	269	370	408	2														

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

BOURBON COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	
\$0-69,999	10	3	1	3	1	3	2	2	1	2	0	1	2	5	5
70-99,999	6	1	2	2	2	3	2	3	0	0	2	2	1	0	4
100-119,999	4	1	1	2	0	1	3	4	1	1	1	2	0	0	3
120-139,999	0	0	4	2	1	0	2	3	1	1	0	0	1	0	n/a
140-159,999	6	1	0	0	3	0	0	2	2	0	0	2	0	2	7
160-179,999	2	0	0	1	0	2	1	0	5	2	0	0	0	4	2
180-199,999	4	1	0	1	2	0	1	0	1	0	1	1	2	2	4
200-249,999	6	1	1	0	0	2	1	2	2	0	1	0	0	2	7
250-299,999	5	0	0	0	1	0	2	0	0	0	1	0	0	0	15
300-349,999	3	1	1	1	0	0	0	0	1	0	0	0	0	0	12
350-399,999	9	0	1	0	4	0	0	0	0	1	0	0	0	1	15
400-449,999	9	0	1	0	1	0	0	0	0	0	0	0	1	0	36
450-499,999	4	0	0	0	0	0	0	0	0	1	0	0	0	0	48
500-549,999	1	0	0	0	0	0	0	0	1	0	1	0	1	0	4
550-599,999	4	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
600-649,999	0	0	0	1	0	0	0	0	2	0	0	0	0	0	n/a
650-699,999	3	0	0	0	0	0	0	0	0	0	1	0	0	0	36
700-749,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	3	0	0	0	0	0	0	0	1	0	0	1	0	0	18
800-999,999	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
1,000-1,999,999	0	0	0	1	0	0	0	1	0	0	0	0	0	0	n/a
\$2,000,000 +	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	84	9	12	14	15	11	14	17	18	8	8	9	8	16	7

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

CLARK COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	
\$0-69,999	13	4	3	2	3	2	4	7	2	2	1	3	16	2	3
70-99,999	10	2	7	3	4	3	1	2	5	1	3	1	1	5	3
100-119,999	7	5	3	0	8	2	3	7	1	5	4	4	5	4	2
120-139,999	5	5	8	4	9	10	7	5	4	3	5	3	2	5	1
140-159,999	1	3	5	7	8	7	1	8	2	6	3	5	3	4	<1
160-179,999	4	4	5	10	3	1	5	2	4	3	0	3	2	4	1
180-199,999	9	2	3	3	1	1	2	1	3	2	3	2	3	2	4
200-249,999	13	1	6	7	2	4	3	0	3	5	7	5	0	6	3
250-299,999	11	4	2	3	3	3	1	1	3	1	2	3	0	4	5
300-349,999	6	2	3	1	2	1	4	1	2	4	1	0	0	2	3
350-399,999	3	1	1	3	1	2	0	3	0	0	1	1	0	0	3
400-449,999	4	0	1	0	0	0	0	0	1	0	0	0	0	1	16
450-499,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
500-549,999	1	0	0	0	0	1	0	0	0	0	0	0	1	1	4
550-599,999	0	0	0	0	0	0	0	0	1	1	0	0	0	0	n/a
600-649,999	1	0	1	0	0	0	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	1	0	n/a
750-799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
800-999,999	2	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	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	92	33	48	43	44	37	31	37	31	33	30	30	34	40	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

May 2019

JESSAMINE COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	
\$0-69,999	0	1	1	1	3	2	2	1	1	2	1	1	0	1	n/a
70-99,999	3	4	7	3	6	4	3	4	2	3	2	3	5	2	1
100-119,999	3	8	6	3	5	4	0	5	3	5	4	2	2	4	1
120-139,999	7	6	6	2	6	4	7	4	8	4	5	5	5	5	1
140-159,999	2	8	5	9	5	5	0	5	5	3	1	1	2	10	<1
160-179,999	6	9	8	1	4	5	8	6	4	3	2	4	7	4	1
180-199,999	6	1	7	10	5	6	2	3	5	4	2	3	3	5	1
200-249,999	27	9	5	7	7	10	7	6	8	10	3	7	4	8	4
250-299,999	18	5	3	6	5	6	4	3	4	2	2	3	8	3	4
300-349,999	11	7	3	6	3	7	2	2	1	4	4	5	3	3	3
350-399,999	9	1	1	5	2	1	3	4	1	1	0	0	3	4	4
400-449,999	10	1	4	2	2	1	0	0	2	1	1	1	1	0	8
450-499,999	7	1	1	1	0	1	0	0	1	1	2	0	0	0	12
500-549,999	3	2	3	0	0	0	0	1	1	0	3	2	2	2	3
550-599,999	7	1	0	1	1	3	0	0	0	0	0	1	1	0	12
600-649,999	4	1	2	2	2	1	1	0	1	1	0	0	0	0	5
650-699,999	3	0	1	1	1	1	0	0	0	2	1	0	0	1	5
700-749,999	5	0	0	0	1	1	0	1	0	0	0	0	0	1	15
750-799,999	5	1	2	2	2	0	0	2	1	1	1	0	0	1	5
800-999,999	13	0	1	1	3	3	2	1	1	0	1	3	1	0	9
1,000-1,999,999	9	0	0	0	0	0	1	0	0	0	0	1	0	1	36
\$2,000,000 +	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	161	66	66	63	63	65	42	48	49	47	35	42	47	55	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

MADISON COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	
\$0-69,999	2	11	4	6	8	5	7	7	7	4	1	5	2	2	<1
70-99,999	10	4	9	7	7	8	3	5	6	4	5	5	5	10	2
100-119,999	7	9	4	11	7	7	4	3	5	2	5	4	2	4	1
120-139,999	11	14	12	11	15	19	9	9	6	6	8	8	11	12	1
140-159,999	10	13	18	15	19	13	14	21	8	12	8	11	11	21	1
160-179,999	27	16	16	20	11	15	16	17	14	13	7	12	16	21	2
180-199,999	17	13	14	15	11	15	8	13	12	13	8	7	15	15	1
200-249,999	37	16	13	19	14	17	10	8	7	13	14	14	16	17	3
250-299,999	43	9	10	9	8	13	7	6	8	7	2	5	7	9	6
300-349,999	20	5	3	4	4	7	4	3	7	7	3	2	3	5	5
350-399,999	17	3	4	5	2	3	2	11	3	1	1	0	3	1	6
400-449,999	12	1	4	0	2	0	0	1	1	2	2	5	1	1	8
450-499,999	12	2	1	3	1	2	0	1	1	0	0	0	2	1	12
500-549,999	1	0	1	2	0	0	1	0	1	0	0	1	0	0	2
550-599,999	7	0	0	0	1	0	0	0	0	0	0	0	0	1	42
600-649,999	1	1	0	0	0	0	0	0	0	1	0	0	0	0	12
650-699,999	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
700-749,999	2	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	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	243	117	113	127	110	124	85	105	86	85	64	79	94	120	2

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

SCOTT COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET		SOLD/CLOSED												Indicated Months of Inventory
	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	
\$0-69,999	1	1	0	1	2	1	1	1	2	3	1	3	0	2	1
70-99,999	3	3	3	1	2	2	3	2	0	0	1	1	1	2	2
100-119,999	2	1	4	0	3	2	2	1	1	2	0	4	1	2	1
120-139,999	4	4	4	4	2	7	4	2	2	3	1	1	7	4	1
140-159,999	0	7	11	5	6	12	6	7	8	12	7	11	4	5	n/a
160-179,999	11	9	11	11	13	13	15	18	8	9	6	9	12	12	1
180-199,999	10	14	16	10	8	6	10	11	10	9	2	6	16	13	1
200-249,999	43	20	24	21	29	9	20	18	10	14	6	10	13	14	3
250-299,999	55	13	16	8	15	15	8	11	8	8	6	5	7	12	6
300-349,999	39	9	5	8	10	4	7	4	4	8	2	4	6	5	7
350-399,999	28	3	4	7	4	3	3	1	4	6	1	0	2	4	9
400-449,999	18	4	3	4	2	3	1	0	2	3	2	0	2	2	9
450-499,999	19	1	0	0	1	2	2	0	1	0	2	0	0	3	21
500-549,999	6	0	0	1	1	1	1	0	0	0	2	1	2	1	7
550-599,999	1	0	0	0	0	0	0	0	1	0	0	1	0	0	6
600-649,999	2	1	0	0	0	1	0	0	0	0	0	0	0	0	24
650-699,999	2	0	1	0	1	0	0	0	0	0	0	0	0	0	12
700-749,999	3	0	0	0	0	0	0	0	1	0	1	0	0	0	18
750-799,999	2	0	0	0	0	0	0	1	0	0	0	0	0	0	24
800-999,999	1	1	0	0	0	0	0	0	1	0	0	0	0	0	12
1,000-1,999,999	1	0	0	1	0	0	0	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	251	91	102	82	99	81	83	77	63	77	40	56	73	81	3

The HOME SEARCH APP

for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

May 2019

WOODFORD COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	May 2019	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	
\$0-69,999	1	0	1	0	1	2	0	0	0	1	0	0	0	0	2
70-99,999	3	2	2	0	0	1	0	2	1	2	0	1	1	0	4
100-119,999	3	0	0	1	1	1	0	2	1	0	0	0	0	1	5
120-139,999	5	2	4	3	0	3	2	2	0	1	1	1	1	2	3
140-159,999	3	0	2	2	2	4	1	3	3	2	2	0	7	2	1
160-179,999	4	1	2	3	2	1	2	3	0	1	1	0	0	3	3
180-199,999	1	2	2	2	3	1	1	1	2	1	1	0	3	2	1
200-249,999	14	5	11	7	5	2	5	7	5	4	1	3	5	9	3
250-299,999	18	3	10	3	5	5	4	5	2	3	4	2	4	5	4
300-349,999	13	2	4	3	5	3	4	4	2	1	0	1	3	3	5
350-399,999	13	1	0	4	3	2	1	1	0	0	2	1	2	0	10
400-449,999	11	2	0	0	0	1	2	0	0	3	0	1	1	2	13
450-499,999	6	0	0	1	3	1	1	0	2	0	0	0	0	0	9
500-549,999	0	1	1	0	0	0	0	0	1	0	1	1	0	0	n/a
550-599,999	4	0	0	0	1	0	0	0	0	0	0	0	0	0	48
600-649,999	3	1	0	1	0	0	0	0	0	0	0	0	0	0	36
650-699,999	1	1	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	2	0	0	0	0	1	1	0	0	0	0	0	0	0	12
800-999,999	3	0	0	0	1	0	0	0	0	0	0	0	1	0	18
1,000-1,999,999	7	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	118	23	39	30	32	28	24	30	19	19	13	11	28	29	5

The HOME SEARCH APP

for Lexington & Central KY



