



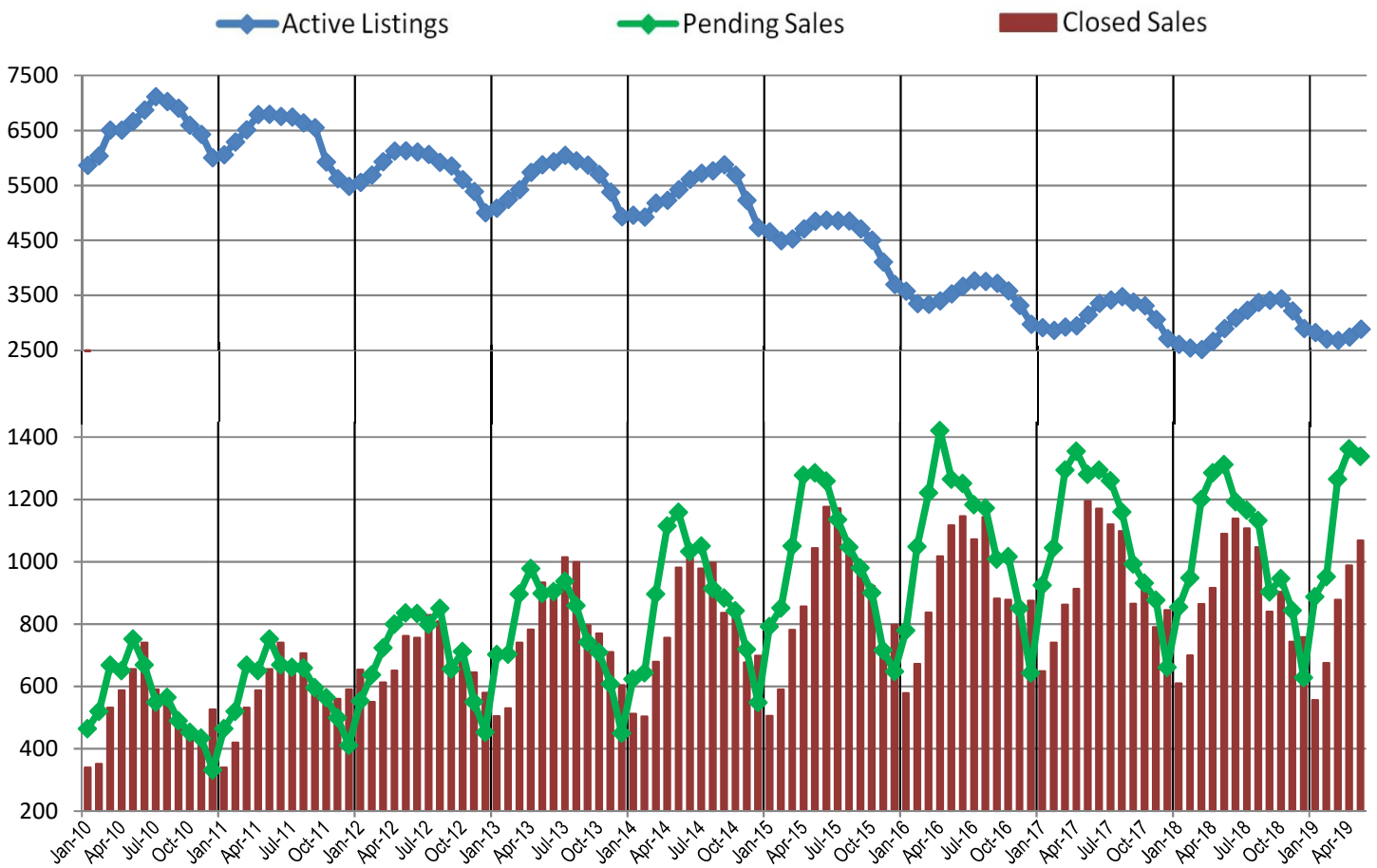
CENTRAL KY REAL ESTATE

MARKET REPORT

June 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.

- Central Kentucky pages 1-3
- Fayette County page 4
- Bourbon County page 5
- Clark County page 6
- Jessamine County page 7
- Madison County page 8
- Scott County page 9
- Woodford County page 10



CENTRAL KY REAL ESTATE

MARKET REPORT

June 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)	\$209,642

AVERAGE SALE PRICES

	<u>2019 (YTD)</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Central KY (Areas 1-40)	\$209,642	\$207,057	\$199,252	\$189,331
Fayette County	\$244,957	\$242,028	\$231,403	\$216,268
Bourbon County	\$202,940	\$181,538	\$163,203	\$162,704
Clark County	\$168,792	\$169,484	\$158,427	\$149,848
Jessamine County	\$266,257	\$249,048	\$229,444	\$226,216
Madison County	\$187,371	\$186,126	\$178,937	\$174,820
Scott County	\$223,947	\$224,847	\$213,541	\$203,156
Woodford County	\$241,314	\$244,088	\$259,216	\$221,445





CENTRAL KY REAL ESTATE

MARKET REPORT

June 2019

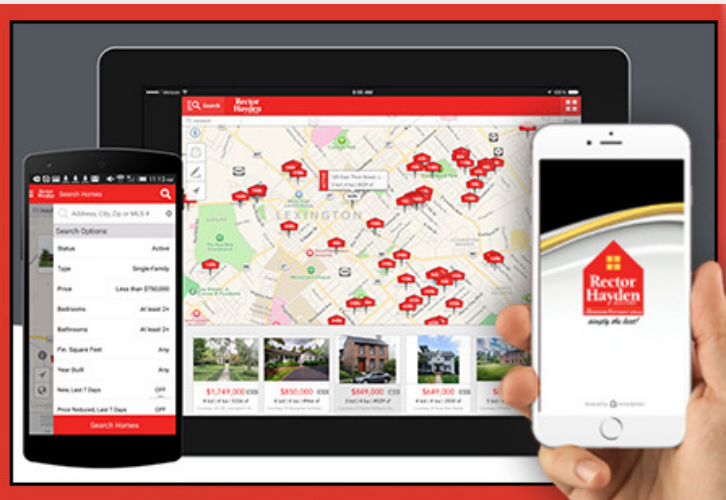
CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

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

Price Range	June 2019	SOLD/CLOSED													Indicated Months of Inventory
		May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	
\$0-69,999	179	75	70	70	77	63	60	57	53	42	52	78	68	65	3
70-99,999	146	84	68	68	82	50	69	60	52	45	55	59	62	72	2
100-119,999	98	77	68	83	71	52	74	42	55	42	48	51	56	61	2
120-139,999	152	112	101	112	110	81	98	70	72	51	63	81	84	91	2
140-159,999	110	108	111	108	107	81	104	73	84	58	77	96	113	95	1
160-179,999	124	98	126	116	112	103	94	79	75	57	61	91	114	128	1
180-199,999	153	100	97	91	86	70	77	62	65	42	58	84	96	82	2
200-249,999	359	154	169	159	124	119	114	101	109	82	109	118	146	155	3
250-299,999	355	90	100	102	98	85	63	72	74	39	54	88	70	110	4
300-349,999	299	63	78	64	74	47	58	33	50	32	36	52	68	78	5
350-399,999	211	40	55	48	36	27	41	31	27	15	19	28	39	50	6
400-449,999	132	31	27	27	16	13	10	17	18	13	11	14	24	18	8
450-499,999	132	17	20	15	17	19	10	12	10	11	6	10	10	14	10
500-549,999	62	12	10	8	8	9	7	12	1	10	9	11	10	8	7
550-599,999	71	9	7	6	5	5	6	3	2	4	7	6	2	12	13
600-649,999	45	8	10	8	8	5	1	6	4	0	1	0	9	7	9
650-699,999	40	4	3	5	4	0	4	1	3	4	0	0	2	4	16
700-749,999	29	1	2	4	1	2	4	1	0	3	1	1	2	2	15
750-799,999	26	3	7	4	3	2	2	4	1	2	2	2	2	2	9
800-999,999	74	2	5	6	6	5	5	3	1	3	5	5	8	8	15
1,000-1,999,999	73	1	4	3	2	2	2	3	2	1	1	3	3	5	28
\$2,000,000 +	18	0	0	0	0	0	0	1	0	0	0	0	0	1	108
TOTALS	2888	1089	1138	1107	1047	840	903	743	758	556	675	878	988	1068	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

June 2019

FAYETTE COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	June 2019	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	21	26	14	3	5	5	7	2	9	7	5	19	12	7	3
70-99,999	12	15	17	17	11	15	9	11	13	10	20	16	15	20	1
100-119,999	14	18	30	23	29	16	16	16	19	16	15	21	14	19	1
120-139,999	24	28	30	40	41	26	32	21	29	12	23	25	26	27	1
140-159,999	21	34	41	44	35	40	33	24	26	22	26	40	36	36	1
160-179,999	18	31	34	54	42	40	35	27	29	28	22	35	53	35	<1
180-199,999	33	20	38	42	42	33	29	18	30	21	23	29	40	42	1
200-249,999	116	51	71	79	69	43	55	52	47	38	52	62	75	79	2
250-299,999	110	45	42	59	46	35	29	37	38	18	24	48	31	54	3
300-349,999	140	37	36	42	36	20	35	13	22	19	23	27	42	47	5
350-399,999	88	23	26	29	25	15	16	21	13	7	16	16	22	29	4
400-449,999	38	10	18	19	16	9	8	8	9	7	5	7	13	13	3
450-499,999	61	12	13	14	8	15	8	7	7	7	2	7	4	7	7
500-549,999	36	3	7	7	7	6	5	8	1	3	6	5	4	7	7
550-599,999	32	2	9	6	3	5	4	0	0	4	4	5	1	7	8
600-649,999	22	3	5	6	6	3	1	3	1	0	0	0	8	6	7
650-699,999	15	1	2	2	3	0	3	1	1	2	0	0	1	4	9
700-749,999	15	0	1	2	2	2	2	0	0	2	1	0	1	2	12
750-799,999	10	2	1	5	2	0	0	2	0	1	1	2	1	1	8
800-999,999	36	6	1	4	1	3	3	0	1	2	1	3	7	4	14
1,000-1,999,999	36	1	1	2	2	1	0	3	2	1	0	3	2	4	21
\$2,000,000 +	9	0	0	0	0	0	0	1	0	0	0	0	0	1	54
TOTALS	907	368	437	499	431	332	330	275	297	227	269	370	408	451	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

June 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 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	
\$0-69,999	9	1	3	1	3	2	2	1	2	0	1	2	5	2	5
70-99,999	5	2	2	2	3	2	3	0	0	2	2	1	0	1	3
100-119,999	5	1	2	0	1	3	4	1	1	1	2	0	0	1	4
120-139,999	3	4	2	1	0	2	3	1	1	0	0	1	0	3	3
140-159,999	6	0	0	3	0	0	2	2	0	0	2	0	2	3	5
160-179,999	4	0	1	0	2	1	0	5	2	0	0	0	4	0	3
180-199,999	8	0	1	2	0	1	0	1	0	1	1	2	2	1	8
200-249,999	7	1	0	0	2	1	2	2	0	1	0	0	2	0	8
250-299,999	6	0	0	1	0	2	0	0	0	1	0	0	0	2	12
300-349,999	3	1	1	0	0	0	0	1	0	0	0	0	0	0	18
350-399,999	13	1	0	4	0	0	0	0	1	0	0	0	1	0	26
400-449,999	7	1	0	1	0	0	0	0	0	0	0	1	0	0	42
450-499,999	3	0	0	0	0	0	0	0	1	0	0	0	0	0	36
500-549,999	1	0	0	0	0	0	0	1	0	1	0	1	0	1	3
550-599,999	4	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
600-649,999	0	0	1	0	0	0	0	2	0	0	0	0	0	0	n/a
650-699,999	2	0	0	0	0	0	0	0	0	1	0	0	0	0	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	1	0	0	1	0	0	0	12
800-999,999	5	0	0	0	0	0	0	0	0	0	0	0	0	2	30
1,000-1,999,999	1	0	1	0	0	0	1	0	0	0	0	0	0	0	6
\$2,000,000 +	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	95	12	14	15	11	14	17	18	8	8	9	8	16	16	7

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

June 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	June 2019	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	8	3	2	3	2	4	7	2	2	1	3	16	2	4	2
70-99,999	10	7	3	4	3	1	2	5	1	3	1	1	5	4	4
100-119,999	12	3	0	8	2	3	7	1	5	4	4	5	4	3	3
120-139,999	9	8	4	9	10	7	5	4	3	5	3	2	5	2	2
140-159,999	4	5	7	8	7	1	8	2	6	3	5	3	4	3	1
160-179,999	6	5	10	3	1	5	2	4	3	0	3	2	4	6	2
180-199,999	9	3	3	1	1	2	1	3	2	3	2	3	2	2	4
200-249,999	14	6	7	2	4	3	0	3	5	7	5	0	6	8	3
250-299,999	11	2	3	3	3	1	1	3	1	2	3	0	4	3	5
300-349,999	7	3	1	2	1	4	1	2	4	1	0	0	2	3	4
350-399,999	3	1	3	1	2	0	3	0	0	1	1	0	0	0	3
400-449,999	3	1	0	0	0	0	0	1	0	0	0	0	1	0	18
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	1	0	0	0	0	0	0	1	1	0	4
550-599,999	0	0	0	0	0	0	0	1	1	0	0	0	0	1	n/a
600-649,999	2	1	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
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	1	0	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	103	48	43	44	37	31	37	31	33	30	30	34	40	39	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

June 2019

JESSAMINE COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET	SOLD/CLOSED														Indicated Months of Inventory
	June 2019	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019		
\$0-69,999	2	1	1	3	2	2	1	1	2	1	1	0	1	1	2	
70-99,999	2	7	3	6	4	3	4	2	3	2	3	5	2	1	1	
100-119,999	2	6	3	5	4	0	5	3	5	4	2	2	4	2	1	
120-139,999	7	6	2	6	4	7	4	8	4	5	5	5	5	6	1	
140-159,999	3	5	9	5	5	0	5	5	3	1	1	2	10	8	1	
160-179,999	7	8	1	4	5	8	6	4	3	2	4	7	4	6	2	
180-199,999	6	7	10	5	6	2	3	5	4	2	3	3	5	5	1	
200-249,999	22	5	7	7	10	7	6	8	10	3	7	4	8	6	3	
250-299,999	22	3	6	5	6	4	3	4	2	2	3	8	3	6	5	
300-349,999	13	3	6	3	7	2	2	1	4	4	5	3	3	5	3	
350-399,999	10	1	5	2	1	3	4	1	1	0	0	3	4	3	4	
400-449,999	12	4	2	2	1	0	0	2	1	1	1	1	0	0	13	
450-499,999	5	1	1	0	1	0	0	1	1	2	0	0	0	0	10	
500-549,999	6	3	0	0	0	0	1	1	0	3	2	2	2	0	7	
550-599,999	8	0	1	1	3	0	0	0	0	0	1	1	0	1	12	
600-649,999	5	2	2	2	1	1	0	1	1	0	0	0	0	1	7	
650-699,999	6	1	1	1	1	0	0	0	2	1	0	0	1	0	10	
700-749,999	6	0	0	1	1	0	1	0	0	0	0	0	1	0	18	
750-799,999	4	2	2	2	0	0	2	1	1	1	0	0	1	1	4	
800-999,999	14	1	1	3	3	2	1	1	0	1	3	1	0	2	9	
1,000-1,999,999	9	0	0	0	0	1	0	0	0	0	1	0	1	0	36	
\$2,000,000 +	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)	
TOTALS	174	66	63	63	65	42	48	49	47	35	42	47	55	54	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

June 2019

MADISON COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET	SOLD/CLOSED														Indicated Months of Inventory
	June 2019	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019		
\$0-69,999	6	4	6	8	5	7	7	7	4	1	5	2	2	5	1	
70-99,999	16	9	7	7	8	3	5	6	4	5	5	5	10	7	3	
100-119,999	6	4	11	7	7	4	3	5	2	5	4	2	4	7	1	
120-139,999	15	12	11	15	19	9	9	6	6	8	8	11	12	11	1	
140-159,999	10	18	15	19	13	14	21	8	12	8	11	11	21	12	1	
160-179,999	26	16	20	11	15	16	17	14	13	7	12	16	21	24	2	
180-199,999	18	14	15	11	15	8	13	12	13	8	7	15	15	7	2	
200-249,999	50	13	19	14	17	10	8	7	13	14	14	16	17	15	4	
250-299,999	38	10	9	8	13	7	6	8	7	2	5	7	9	7	5	
300-349,999	26	3	4	4	7	4	3	7	7	3	2	3	5	9	5	
350-399,999	18	4	5	2	3	2	11	3	1	1	0	3	1	6	6	
400-449,999	14	4	0	2	0	0	1	1	2	2	5	1	1	1	11	
450-499,999	8	1	3	1	2	0	1	1	0	0	0	2	1	0	9	
500-549,999	2	1	2	0	0	1	0	1	0	0	1	0	0	0	5	
550-599,999	5	0	0	1	0	0	0	0	0	0	0	0	1	0	30	
600-649,999	1	0	0	0	0	0	0	0	1	0	0	0	0	0	12	
650-699,999	3	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	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	266	113	127	110	124	85	105	86	85	64	79	94	120	111	3	

The
HOME SEARCH
APP
for Lexington &
Central KY

Homes on market are at first of each month. Representations contained herein are based in whole or in part on data supplied by the LBAR MLS. Neither the LBAR nor its MLS guarantees its accuracy. Data may not reflect all real estate activity in the market.





CENTRAL KY REAL ESTATE

MARKET REPORT

June 2019

SCOTT COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	June 2019	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	2	0	1	2	1	1	1	2	3	1	3	0	2	1	1
70-99,999	5	3	1	2	2	3	2	0	0	1	1	1	2	0	4
100-119,999	2	4	0	3	2	2	1	1	2	0	4	1	2	1	1
120-139,999	2	4	4	2	7	4	2	2	3	1	1	7	4	6	1
140-159,999	2	11	5	6	12	6	7	8	12	7	11	4	5	9	<1
160-179,999	10	11	11	13	13	15	18	8	9	6	9	12	12	17	1
180-199,999	10	16	10	8	6	10	11	10	9	2	6	16	13	6	1
200-249,999	38	24	21	29	9	20	18	10	14	6	10	13	14	15	3
250-299,999	54	16	8	15	15	8	11	8	8	6	5	7	12	12	6
300-349,999	37	5	8	10	4	7	4	4	8	2	4	6	5	4	7
350-399,999	28	4	7	4	3	3	1	4	6	1	0	2	4	4	9
400-449,999	20	3	4	2	3	1	0	2	3	2	0	2	2	1	11
450-499,999	17	0	0	1	2	2	0	1	0	2	0	0	3	3	15
500-549,999	4	0	1	1	1	1	0	0	0	2	1	2	1	0	5
550-599,999	0	0	0	0	0	0	0	1	0	0	1	0	0	1	n/a
600-649,999	3	0	0	0	1	0	0	0	0	0	0	0	0	0	36
650-699,999	4	1	0	1	0	0	0	0	0	0	0	0	0	0	48
700-749,999	3	0	0	0	0	0	0	1	0	1	0	0	0	0	18
750-799,999	2	0	0	0	0	0	1	0	0	0	0	0	0	0	24
800-999,999	1	0	0	0	0	0	0	1	0	0	0	0	0	0	12
1,000-1,999,999	2	0	1	0	0	0	0	0	0	0	0	0	0	1	12
\$2,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	246	102	82	99	81	83	77	63	77	40	56	73	81	81	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

June 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 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	
\$0-69,999	2	1	0	1	2	0	0	0	1	0	0	0	0	2	4
70-99,999	2	2	0	0	1	0	2	1	2	0	1	1	0	2	2
100-119,999	2	0	1	1	1	0	2	1	0	0	0	0	1	2	3
120-139,999	4	4	3	0	3	2	2	0	1	1	1	1	2	4	2
140-159,999	6	2	2	2	4	1	3	3	2	2	0	7	2	2	2
160-179,999	4	2	3	2	1	2	3	0	1	1	0	0	3	3	3
180-199,999	5	2	2	3	1	1	1	2	1	1	0	3	2	2	3
200-249,999	12	11	7	5	2	5	7	5	4	1	3	5	9	5	2
250-299,999	17	10	3	5	5	4	5	2	3	4	2	4	5	10	4
300-349,999	13	4	3	5	3	4	4	2	1	0	1	3	3	3	5
350-399,999	11	0	4	3	2	1	1	0	0	2	1	2	0	0	8
400-449,999	9	0	0	0	1	2	0	0	3	0	1	1	2	1	10
450-499,999	5	0	1	3	1	1	0	2	0	0	0	0	0	0	8
500-549,999	2	1	0	0	0	0	0	1	0	1	1	0	0	0	8
550-599,999	3	0	0	1	0	0	0	0	0	0	0	0	0	2	12
600-649,999	3	0	1	0	0	0	0	0	0	0	0	0	0	0	36
650-699,999	0	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	1	1	0	0	0	0	0	0	0	0	12
800-999,999	3	0	0	1	0	0	0	0	0	0	0	1	0	0	18
1,000-1,999,999	9	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	39	30	32	28	24	30	19	19	13	11	28	29	38	5

The
HOME SEARCH
APP
for Lexington &
Central KY

Available on the
App Store

ANDROID APP ON
Google play

