



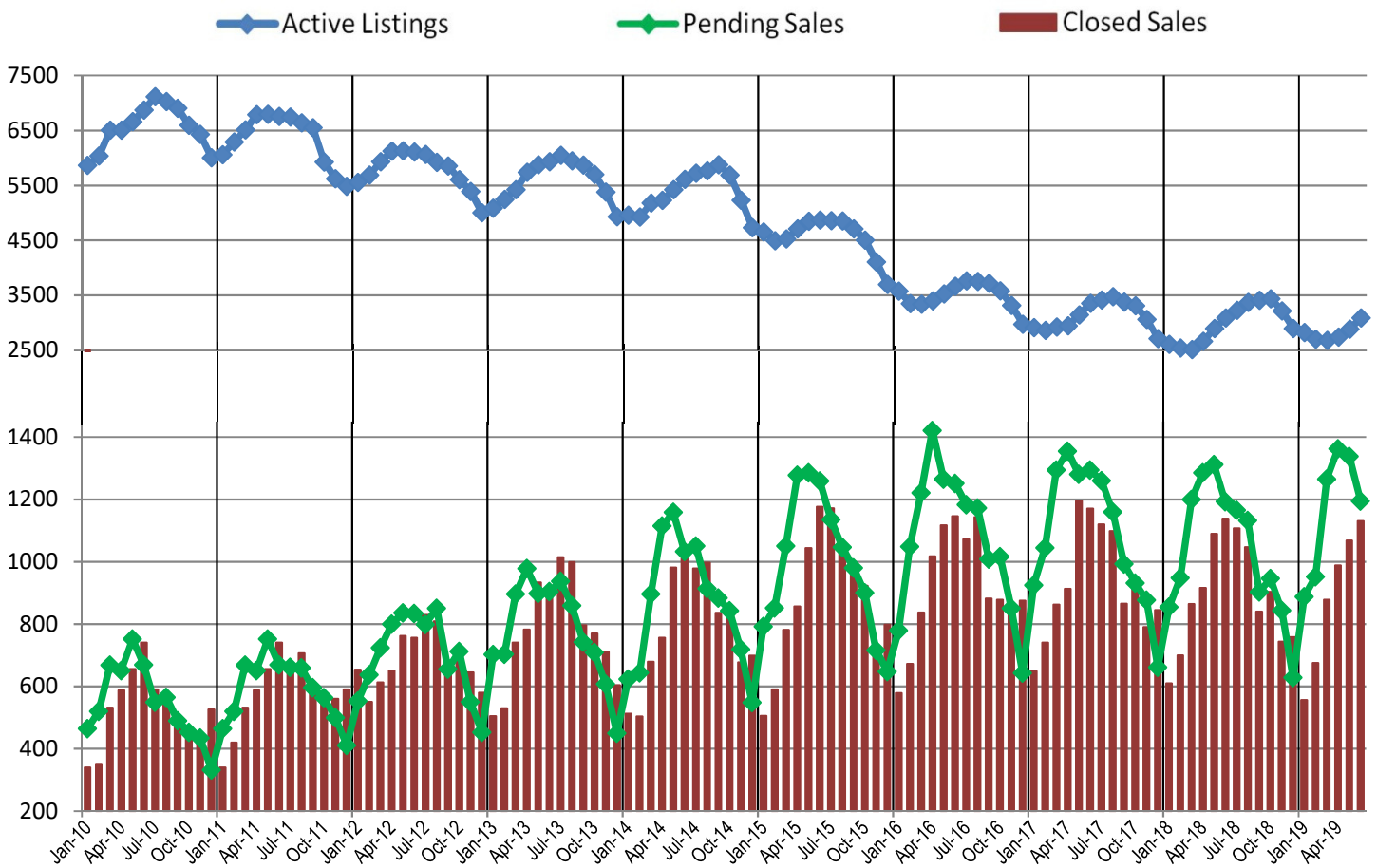
CENTRAL KY REAL ESTATE

MARKET REPORT

July 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

July 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)	\$210,445

AVERAGE SALE PRICES

	<u>2019 (YTD)</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Central KY (Areas 1-40)	\$210,445	\$207,057	\$199,252	\$189,331
Fayette County	\$244,661	\$242,028	\$231,403	\$216,268
Bourbon County	\$202,887	\$181,538	\$163,203	\$162,704
Clark County	\$169,385	\$169,484	\$158,427	\$149,848
Jessamine County	\$267,990	\$249,048	\$229,444	\$226,216
Madison County	\$187,538	\$186,126	\$178,937	\$174,820
Scott County	\$224,799	\$224,847	\$213,541	\$203,156
Woodford County	\$243,351	\$244,088	\$259,216	\$221,445





CENTRAL KY REAL ESTATE

MARKET REPORT

July 2019

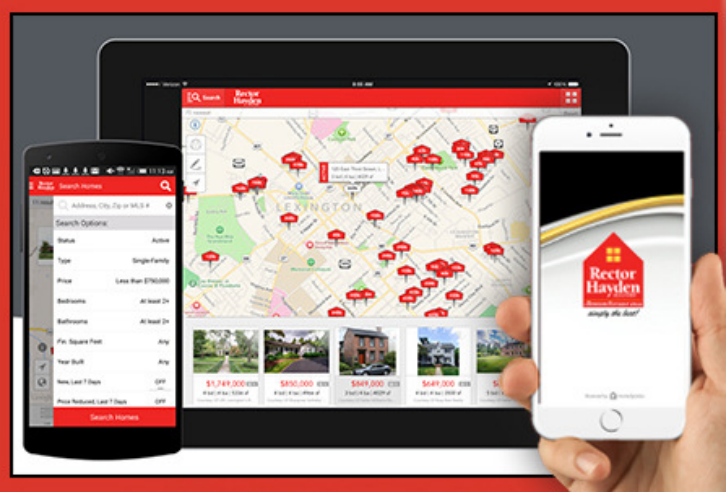
CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET July 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019		Jun 2019
\$0-69,999	223	70	70	77	63	60	57	53	42	52	78	68	65	67	3
70-99,999	173	68	68	82	50	69	60	52	45	55	59	62	72	68	2
100-119,999	104	68	83	71	52	74	42	55	42	48	51	56	61	68	2
120-139,999	152	101	112	110	81	98	70	72	51	63	81	84	91	101	2
140-159,999	168	111	108	107	81	104	73	84	58	77	96	113	95	111	1
160-179,999	200	126	116	112	103	94	79	75	57	61	91	114	128	126	1
180-199,999	190	97	91	86	70	77	62	65	42	58	84	96	82	97	2
200-249,999	350	169	159	124	119	114	101	109	82	109	118	146	155	166	3
250-299,999	369	100	102	98	85	63	72	74	39	54	88	70	110	100	4
300-349,999	278	78	64	74	47	58	33	50	32	36	52	68	78	78	5
350-399,999	213	55	48	36	27	41	31	27	15	19	28	39	50	55	6
400-449,999	92	27	27	16	13	10	17	18	13	11	14	24	18	27	8
450-499,999	122	20	15	17	19	10	12	10	11	6	10	10	14	20	10
500-549,999	67	10	8	8	9	7	12	1	10	9	11	10	8	9	7
550-599,999	78	7	6	5	5	6	3	2	4	7	6	2	12	7	13
600-649,999	38	10	8	8	5	1	6	4	0	1	0	9	7	8	9
650-699,999	52	3	5	4	0	4	1	3	4	0	0	2	4	3	16
700-749,999	19	2	4	1	2	4	1	0	3	1	1	2	2	2	15
750-799,999	29	7	4	3	2	2	4	1	2	2	2	2	2	7	9
800-999,999	80	5	6	6	5	5	3	1	3	5	5	8	8	5	15
1,000-1,999,999	69	4	3	2	2	2	3	2	1	1	3	3	5	3	28
\$2,000,000 +	28	0	0	0	0	0	1	0	0	0	0	0	1	0	108
TOTALS	3094	1138	1107	1047	840	903	743	758	556	675	878	988	1068	1126	3

The
HOME SEARCH
APP
for Lexington &
Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 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	July 2019	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	13	14	3	5	5	7	2	9	7	5	19	12	7	11	3
70-99,999	11	17	17	11	15	9	11	13	10	20	16	15	20	17	1
100-119,999	12	30	23	29	16	16	16	19	16	15	21	14	19	30	1
120-139,999	20	30	40	41	26	32	21	29	12	23	25	26	27	30	1
140-159,999	25	41	44	35	40	33	24	26	22	26	40	36	36	41	1
160-179,999	42	34	54	42	40	35	27	29	28	22	35	53	35	33	<1
180-199,999	44	38	42	42	33	29	18	30	21	23	29	40	42	38	1
200-249,999	100	71	79	69	43	55	52	47	38	52	62	75	79	71	2
250-299,999	123	42	59	46	35	29	37	38	18	24	48	31	54	42	3
300-349,999	123	36	42	36	20	35	13	22	19	23	27	42	47	36	5
350-399,999	96	26	29	25	15	16	21	13	7	16	16	22	29	23	4
400-449,999	37	18	19	16	9	8	8	9	7	5	7	13	13	18	3
450-499,999	42	13	14	8	15	8	7	7	7	2	7	4	7	10	7
500-549,999	33	7	7	7	6	5	8	1	3	6	5	4	7	7	7
550-599,999	37	9	6	3	5	4	0	0	4	4	5	1	7	9	8
600-649,999	14	5	6	6	3	1	3	1	0	0	0	8	6	5	7
650-699,999	20	2	2	3	0	3	1	1	2	0	0	1	4	2	9
700-749,999	12	1	2	2	2	2	0	0	2	1	0	1	2	1	12
750-799,999	11	1	5	2	0	0	2	0	1	1	2	1	1	1	8
800-999,999	34	1	4	1	3	3	0	1	2	1	3	7	4	1	14
1,000-1,999,999	41	1	2	2	1	0	3	2	1	0	3	2	4	1	21
\$2,000,000 +	16	0	0	0	0	0	1	0	0	0	0	0	1	0	54
TOTALS	906	437	499	431	332	330	275	297	227	269	370	408	451	425	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 2019

BOURBON COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET	SOLD/CLOSED												Indicated Months of Inventory	
	July 2019	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019		Jun 2019
\$0-69,999	7	3	1	3	2	2	1	2	0	1	2	5	2	1	5
70-99,999	7	2	2	3	2	3	0	0	2	2	1	0	1	2	3
100-119,999	3	2	0	1	3	4	1	1	1	2	0	0	1	0	4
120-139,999	1	2	1	0	2	3	1	1	0	0	1	0	3	1	3
140-159,999	3	0	3	0	0	2	2	0	0	2	0	2	3	3	5
160-179,999	5	1	0	2	1	0	5	2	0	0	0	4	0	0	3
180-199,999	3	1	2	0	1	0	1	0	1	1	2	2	1	2	8
200-249,999	4	0	0	2	1	2	2	0	1	0	0	2	0	0	8
250-299,999	8	0	1	0	2	0	0	0	1	0	0	0	2	1	12
300-349,999	5	1	0	0	0	0	1	0	0	0	0	0	0	0	18
350-399,999	2	0	4	0	0	0	0	1	0	0	0	1	0	4	26
400-449,999	2	0	1	0	0	0	0	0	0	1	0	0	0	1	42
450-499,999	1	0	0	0	0	0	0	1	0	0	0	0	0	0	36
500-549,999	3	0	0	0	0	0	1	0	1	0	1	0	1	0	3
550-599,999	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
600-649,999	4	1	0	0	0	0	2	0	0	0	0	0	0	0	n/a
650-699,999	4	0	0	0	0	0	0	0	1	0	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	1	0	0	0	0	0	1	0	0	1	0	0	0	0	12
800-999,999	7	0	0	0	0	0	0	0	0	0	0	0	2	0	30
1,000-1,999,999	2	1	0	0	0	1	0	0	0	0	0	0	0	0	6
\$2,000,000 +	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	77	14	15	11	14	17	18	8	8	9	8	16	16	15	7

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 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	July 2019	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	7	2	3	2	4	7	2	2	1	3	16	2	4	2	2
70-99,999	7	3	4	3	1	2	5	1	3	1	1	5	4	3	4
100-119,999	3	0	8	2	3	7	1	5	4	4	5	4	3	2	3
120-139,999	13	4	9	10	7	5	4	3	5	3	2	5	2	10	2
140-159,999	14	7	8	7	1	8	2	6	3	5	3	4	3	7	1
160-179,999	11	10	3	1	5	2	4	3	0	3	2	4	6	1	2
180-199,999	7	3	1	1	2	1	3	2	3	2	3	2	2	1	4
200-249,999	13	7	2	4	3	0	3	5	7	5	0	6	8	4	3
250-299,999	18	3	3	3	1	1	3	1	2	3	0	4	3	3	5
300-349,999	8	1	2	1	4	1	2	4	1	0	0	2	3	1	4
350-399,999	5	3	1	2	0	3	0	0	1	1	0	0	0	2	3
400-449,999	0	0	0	0	0	0	1	0	0	0	0	1	0	0	18
450-499,999	4	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
500-549,999	1	0	0	1	0	0	0	0	0	0	1	1	0	1	4
550-599,999	3	0	0	0	0	0	1	1	0	0	0	0	1	0	n/a
600-649,999	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
650-699,999	0	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	1	0	0	0	n/a
750-799,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
800-999,999	3	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 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	121	43	44	37	31	37	31	33	30	30	34	40	39	37	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 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	July 2019	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	1	1	3	2	2	1	1	2	1	1	0	1	1	2	2
70-99,999	3	3	6	4	3	4	2	3	2	3	5	2	1	4	1
100-119,999	2	3	5	4	0	5	3	5	4	2	2	4	2	4	1
120-139,999	9	2	6	4	7	4	8	4	5	5	5	5	6	4	1
140-159,999	4	9	5	5	0	5	5	3	1	1	2	10	8	5	1
160-179,999	4	1	4	5	8	6	4	3	2	4	7	4	6	5	2
180-199,999	4	10	5	6	2	3	5	4	2	3	3	5	5	6	1
200-249,999	17	7	7	10	7	6	8	10	3	7	4	8	6	10	3
250-299,999	18	6	5	6	4	3	4	2	2	3	8	3	6	6	5
300-349,999	18	6	3	7	2	2	1	4	4	5	3	3	5	7	3
350-399,999	11	5	2	1	3	4	1	1	0	0	3	4	3	1	4
400-449,999	5	2	2	1	0	0	2	1	1	1	1	0	0	1	13
450-499,999	6	1	0	1	0	0	1	1	2	0	0	0	0	1	10
500-549,999	3	0	0	0	0	1	1	0	3	2	2	2	0	0	7
550-599,999	5	1	1	3	0	0	0	0	0	1	1	0	1	3	12
600-649,999	6	2	2	1	1	0	1	1	0	0	0	0	1	1	7
650-699,999	9	1	1	1	0	0	0	2	1	0	0	1	0	1	10
700-749,999	3	0	1	1	0	1	0	0	0	0	0	1	0	1	18
750-799,999	3	2	2	0	0	2	1	1	1	0	0	1	1	0	4
800-999,999	17	1	3	3	2	1	1	0	1	3	1	0	2	3	9
1,000-1,999,999	5	0	0	0	1	0	0	0	0	1	0	1	0	0	36
\$2,000,000 +	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	156	63	63	65	42	48	49	47	35	42	47	55	54	65	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

July 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	July 2019	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	15	6	8	5	7	7	7	4	1	5	2	2	5	5	1
70-99,999	12	7	7	8	3	5	6	4	5	5	5	10	7	8	3
100-119,999	13	11	7	7	4	3	5	2	5	4	2	4	7	7	1
120-139,999	15	11	15	19	9	9	6	6	8	8	11	12	11	19	1
140-159,999	26	15	19	13	14	21	8	12	8	11	11	21	12	13	1
160-179,999	24	20	11	15	16	17	14	13	7	12	16	21	24	15	2
180-199,999	33	15	11	15	8	13	12	13	8	7	15	15	7	15	2
200-249,999	33	19	14	17	10	8	7	13	14	14	16	17	15	17	4
250-299,999	46	9	8	13	7	6	8	7	2	5	7	9	7	13	5
300-349,999	16	4	4	7	4	3	7	7	3	2	3	5	9	7	5
350-399,999	19	5	2	3	2	11	3	1	1	0	3	1	6	3	6
400-449,999	8	0	2	0	0	1	1	2	2	5	1	1	1	0	11
450-499,999	12	3	1	2	0	1	1	0	0	0	2	1	0	2	9
500-549,999	3	2	0	0	1	0	1	0	0	1	0	0	0	0	5
550-599,999	3	0	1	0	0	0	0	0	0	0	0	1	0	0	30
600-649,999	2	0	0	0	0	0	0	1	0	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	0	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 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	285	127	110	124	85	105	86	85	64	79	94	120	111	124	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 2019

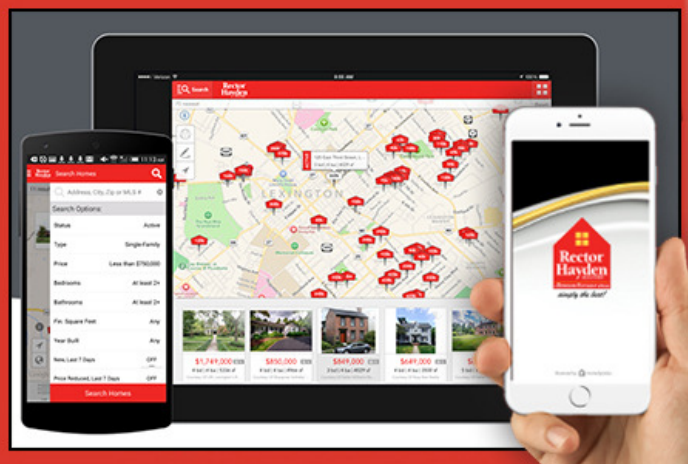
SCOTT COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	July 2019	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	1	1	2	1	1	1	2	3	1	3	0	2	1	1	1
70-99,999	5	1	2	2	3	2	0	0	1	1	1	2	0	3	4
100-119,999	6	0	3	2	2	1	1	2	0	4	1	2	1	2	1
120-139,999	4	4	2	7	4	2	2	3	1	1	7	4	6	4	1
140-159,999	4	5	6	12	6	7	8	12	7	11	4	5	9	6	<1
160-179,999	34	11	13	13	15	18	8	9	6	9	12	12	17	15	1
180-199,999	35	10	8	6	10	11	10	9	2	6	16	13	6	10	1
200-249,999	41	21	29	9	20	18	10	14	6	10	13	14	15	20	3
250-299,999	31	8	15	15	8	11	8	8	6	5	7	12	12	8	6
300-349,999	35	8	10	4	7	4	4	8	2	4	6	5	4	7	7
350-399,999	20	7	4	3	3	1	4	6	1	0	2	4	4	3	9
400-449,999	10	4	2	3	1	0	2	3	2	0	2	2	1	1	11
450-499,999	11	0	1	2	2	0	1	0	2	0	0	3	3	2	15
500-549,999	13	1	1	1	1	0	0	0	2	1	2	1	0	1	5
550-599,999	6	0	0	0	0	0	1	0	0	1	0	0	1	0	n/a
600-649,999	1	0	0	1	0	0	0	0	0	0	0	0	0	0	36
650-699,999	4	0	1	0	0	0	0	0	0	0	0	0	0	0	48
700-749,999	1	0	0	0	0	0	1	0	1	0	0	0	0	0	18
750-799,999	4	0	0	0	0	1	0	0	0	0	0	0	0	0	24
800-999,999	3	0	0	0	0	0	1	0	0	0	0	0	0	0	12
1,000-1,999,999	1	1	0	0	0	0	0	0	0	0	0	0	1	0	12
\$2,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	270	82	99	81	83	77	63	77	40	56	73	81	81	83	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

July 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	July 2019	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	0	1	2	0	0	0	1	0	0	0	0	2	1	4
70-99,999	2	0	0	1	0	2	1	2	0	1	1	0	2	0	2
100-119,999	2	1	1	1	0	2	1	0	0	0	0	1	2	1	3
120-139,999	4	3	0	3	2	2	0	1	1	1	1	2	4	0	2
140-159,999	6	2	2	4	1	3	3	2	2	0	7	2	2	2	2
160-179,999	4	3	2	1	2	3	0	1	1	0	0	3	3	2	3
180-199,999	5	2	3	1	1	1	2	1	1	0	3	2	2	3	3
200-249,999	12	7	5	2	5	7	5	4	1	3	5	9	5	5	2
250-299,999	17	3	5	5	4	5	2	3	4	2	4	5	10	5	4
300-349,999	13	3	5	3	4	4	2	1	0	1	3	3	3	5	5
350-399,999	11	4	3	2	1	1	0	0	2	1	2	0	0	3	8
400-449,999	9	0	0	1	2	0	0	3	0	1	1	2	1	0	10
450-499,999	5	1	3	1	1	0	2	0	0	0	0	0	0	3	8
500-549,999	2	0	0	0	0	0	1	0	1	1	0	0	0	0	8
550-599,999	3	0	1	0	0	0	0	0	0	0	0	0	2	1	12
600-649,999	3	1	0	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	1	1	0	0	0	0	0	0	0	0	0	12
800-999,999	3	0	1	0	0	0	0	0	0	0	1	0	0	1	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	30	32	28	24	30	19	19	13	11	28	29	38	32	5

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Central KY

Available on the
App Store

ANDROID APP ON
Google play

