



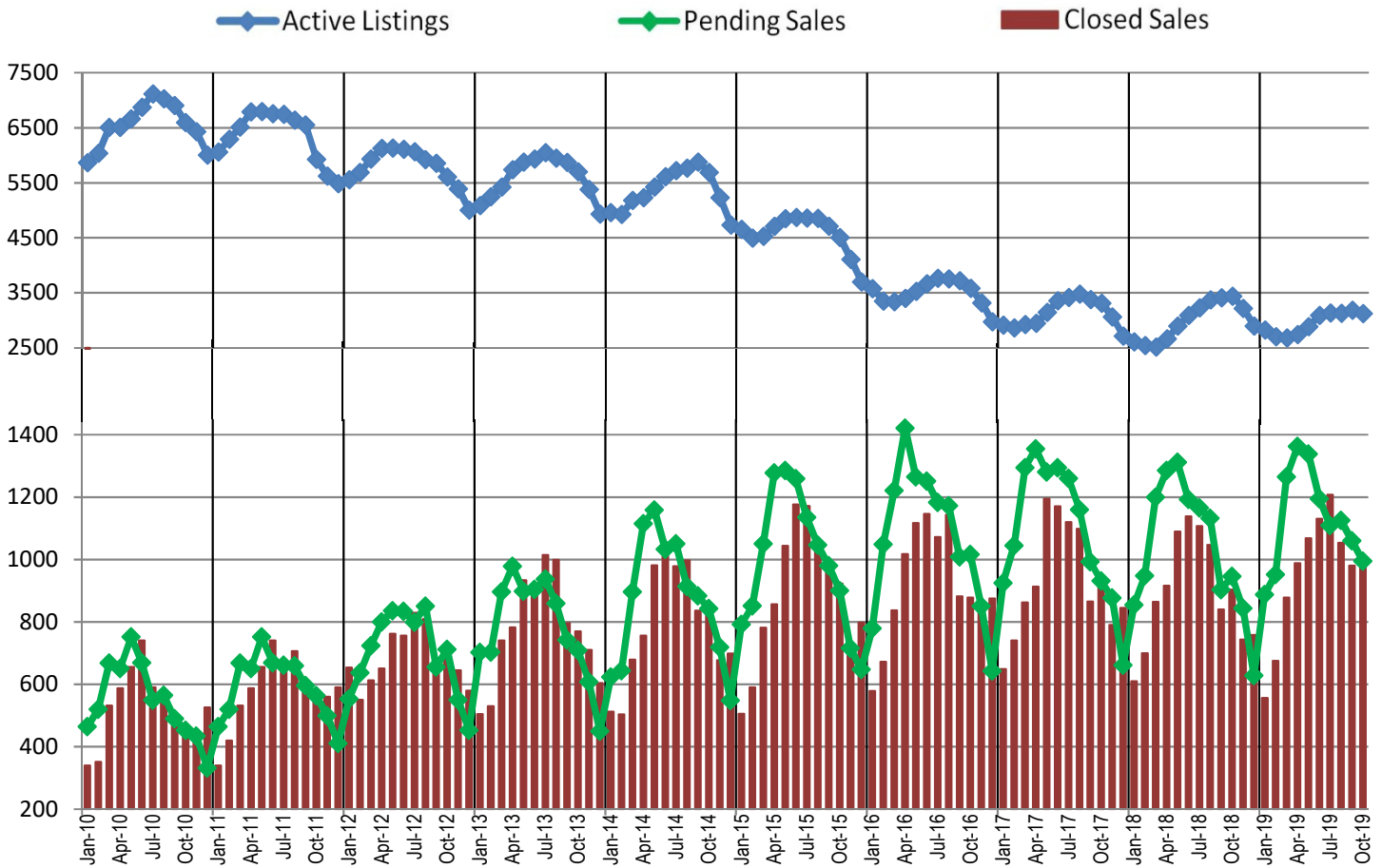
CENTRAL KY REAL ESTATE

MARKET REPORT

November 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

November 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)	\$213,691

AVERAGE SALE PRICES

	<u>2019 (YTD)</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Central KY (Areas 1-40)	\$213,691	\$207,057	\$199,252	\$189,331
Fayette County	\$255,777	\$242,028	\$231,403	\$216,268
Bourbon County	\$225,048	\$181,538	\$163,203	\$162,704
Clark County	\$163,283	\$169,484	\$158,427	\$149,848
Jessamine County	\$259,257	\$249,048	\$229,444	\$226,216
Madison County	\$186,393	\$186,126	\$178,937	\$174,820
Scott County	\$226,589	\$224,847	\$213,541	\$203,156
Woodford County	\$297,156	\$244,088	\$259,216	\$221,445





CENTRAL KY REAL ESTATE

MARKET REPORT

November 2019

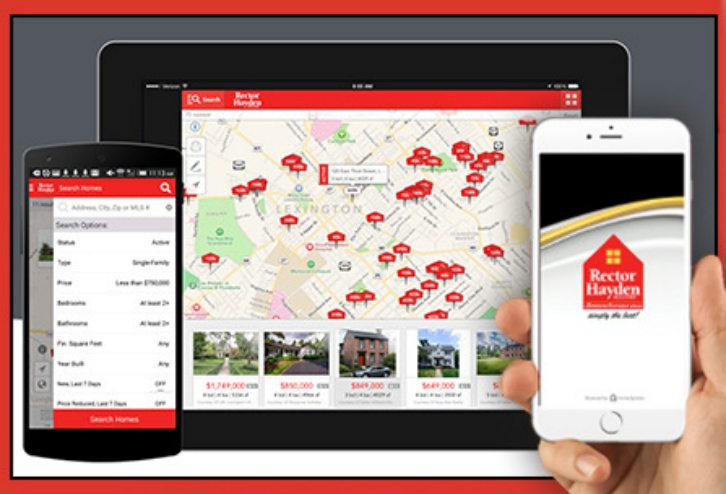
CENTRAL KENTUCKY (Areas 1-40)

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET	SOLD/CLOSED													Indicated Months of Inventory
	November 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	
\$0-69,999	140	60	57	53	42	52	78	68	65	67	61	63	56	38	2
70-99,999	169	69	60	52	45	55	59	62	72	68	69	71	52	55	3
100-119,999	114	74	42	55	42	48	51	56	61	68	72	74	56	60	2
120-139,999	194	98	70	72	51	63	81	84	91	101	104	100	96	82	2
140-159,999	155	104	73	84	58	77	96	113	95	111	114	86	91	90	2
160-179,999	204	94	79	75	57	61	91	114	128	126	130	93	101	99	2
180-199,999	186	77	62	65	42	58	84	96	82	97	118	86	86	94	2
200-249,999	461	114	101	109	82	109	118	146	155	166	191	178	165	167	3
250-299,999	330	63	72	74	39	54	88	70	110	100	126	116	111	97	4
300-349,999	296	58	33	50	32	36	52	68	78	78	74	59	62	69	5
350-399,999	233	41	31	27	15	19	28	39	50	55	46	41	38	40	6
400-449,999	135	10	17	18	13	11	14	24	18	27	27	29	25	22	6
450-499,999	111	10	12	10	11	6	10	10	14	20	21	12	15	14	8
500-549,999	66	7	12	1	10	9	11	10	8	9	11	9	5	14	7
550-599,999	64	6	3	2	4	7	6	2	12	7	12	8	4	6	10
600-649,999	29	1	6	4	0	1	0	9	7	8	9	7	3	10	5
650-699,999	36	4	1	3	4	0	0	2	4	3	3	10	2	4	11
700-749,999	28	4	1	0	3	1	1	2	2	2	5	2	1	5	12
750-799,999	24	2	4	1	2	2	2	2	2	7	1	4	3	3	8
800-999,999	59	5	3	1	3	5	5	8	8	5	7	4	6	9	10
1,000-1,999,999	70	2	3	2	1	1	3	3	5	3	6	1	2	3	24
\$2,000,000 +	22	0	1	0	0	0	0	0	1	0	0	0	0	0	132
TOTALS	3126	903	743	758	556	675	878	988	1068	1126	1207	1053	980	981	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 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
	November 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	
\$0-69,999	5	7	2	9	7	5	19	12	7	11	4	10	10	3	<1
70-99,999	18	9	11	13	10	20	16	15	20	17	13	19	10	12	1
100-119,999	21	16	16	19	16	15	21	14	19	30	13	19	17	11	1
120-139,999	39	32	21	29	12	23	25	26	27	30	35	35	36	24	1
140-159,999	36	33	24	26	22	26	40	36	36	41	41	24	31	27	1
160-179,999	43	35	27	29	28	22	35	53	35	33	43	24	31	34	1
180-199,999	55	29	18	30	21	23	29	40	42	38	45	38	29	25	2
200-249,999	150	55	52	47	38	52	62	75	79	71	76	93	73	78	2
250-299,999	93	29	37	38	18	24	48	31	54	42	52	44	42	34	2
300-349,999	109	35	13	22	19	23	27	42	47	36	45	36	31	38	3
350-399,999	79	16	21	13	7	16	16	22	29	23	29	22	17	20	4
400-449,999	47	8	8	9	7	5	7	13	13	18	16	12	11	11	4
450-499,999	56	8	7	7	7	2	7	4	7	10	15	9	9	6	7
500-549,999	32	5	8	1	3	6	5	4	7	7	8	5	3	10	5
550-599,999	35	4	0	0	4	4	5	1	7	9	8	4	3	2	8
600-649,999	12	1	3	1	0	0	0	8	6	5	5	4	2	7	3
650-699,999	10	3	1	1	2	0	0	1	4	2	2	5	2	1	5
700-749,999	10	2	0	0	2	1	0	1	2	1	2	2	1	2	8
750-799,999	12	0	2	0	1	1	2	1	1	1	0	3	2	2	9
800-999,999	31	3	0	1	2	1	3	7	4	1	3	3	4	4	10
1,000-1,999,999	37	0	3	2	1	0	3	2	4	1	6	1	2	3	16
\$2,000,000 +	11	0	1	0	0	0	0	0	1	0	0	0	0	0	66
TOTALS	941	330	275	297	227	269	370	408	451	425	461	412	366	354	2

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 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	Nov 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	
\$0-69,999	6	2	1	2	0	1	2	5	2	1	4	2	2	4	3
70-99,999	2	3	0	0	2	2	1	0	1	2	3	3	4	3	<1
100-119,999	4	4	1	1	1	2	0	0	1	0	1	1	2	2	3
120-139,999	3	3	1	1	0	0	1	0	3	1	3	2	2	2	2
140-159,999	4	2	2	0	0	2	0	2	3	3	3	4	1	3	2
160-179,999	2	0	5	2	0	0	0	4	0	0	2	3	1	2	1
180-199,999	3	0	1	0	1	1	2	2	1	2	0	1	1	2	3
200-249,999	2	2	2	0	1	0	0	2	0	0	3	2	1	2	2
250-299,999	9	0	0	0	1	0	0	0	2	1	1	3	1	1	11
300-349,999	6	0	1	0	0	0	0	0	0	0	0	1	1	0	24
350-399,999	10	0	0	1	0	0	0	1	0	4	0	1	1	1	13
400-449,999	7	0	0	0	0	0	1	0	0	1	1	0	0	0	28
450-499,999	3	0	0	1	0	0	0	0	0	0	1	0	0	1	12
500-549,999	1	0	1	0	1	0	1	0	1	0	0	0	0	0	3
550-599,999	1	0	0	0	0	0	0	0	0	0	0	0	0	1	12
600-649,999	0	0	2	0	0	0	0	0	0	0	0	0	0	0	n/a
650-699,999	3	0	0	0	1	0	0	0	0	0	0	0	0	0	36
700-749,999	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
750-799,999	1	0	1	0	0	1	0	0	0	0	0	0	0	0	6
800-999,999	2	0	0	0	0	0	0	0	2	0	0	0	0	0	12
1,000-1,999,999	0	1	0	0	0	0	0	0	0	0	0	0	0	0	n/a
\$2,000,000 +	3	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	73	17	18	8	8	9	8	16	16	15	22	23	17	24	4

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 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	Nov 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	
\$0-69,999	8	7	2	2	1	3	16	2	4	2	7	4	2	0	2
70-99,999	11	2	5	1	3	1	1	5	4	3	6	5	2	2	3
100-119,999	18	7	1	5	4	4	5	4	3	2	6	10	6	5	3
120-139,999	18	5	4	3	5	3	2	5	2	10	4	10	6	2	4
140-159,999	7	8	2	6	3	5	3	4	3	7	6	4	8	5	1
160-179,999	4	2	4	3	0	3	2	4	6	1	7	4	3	3	1
180-199,999	10	1	3	2	3	2	3	2	2	1	4	3	2	4	4
200-249,999	12	0	3	5	7	5	0	6	8	4	6	3	7	4	2
250-299,999	8	1	3	1	2	3	0	4	3	3	2	5	6	2	3
300-349,999	10	1	2	4	1	0	0	2	3	1	2	1	1	1	6
350-399,999	3	3	0	0	1	1	0	0	0	2	3	0	0	0	4
400-449,999	3	0	1	0	0	0	0	1	0	0	0	0	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	2	0	0	0	0	0	1	1	0	1	0	0	0	0	8
550-599,999	1	0	1	1	0	0	0	0	1	0	1	0	0	0	3
600-649,999	0	0	0	0	0	0	0	0	0	0	0	1	0	0	n/a
650-699,999	3	0	0	0	0	0	0	0	0	0	0	0	0	1	36
700-749,999	1	0	0	0	0	0	1	0	0	0	1	0	0	0	6
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	125	37	31	33	30	30	34	40	39	37	55	50	43	29	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 2019

JESSAMINE COUNTY

— RESIDENTIAL HOMES —

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

Price Range	ON MARKET November 2019	SOLD/CLOSED												Indicated Months of Inventory	
		Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019		Oct 2019
\$0-69,999	2	1	1	2	1	1	0	1	1	2	2	1	1	1	2
70-99,999	3	4	2	3	2	3	5	2	1	4	2	1	1	2	1
100-119,999	9	5	3	5	4	2	2	4	2	4	5	8	1	0	2
120-139,999	4	4	8	4	5	5	5	5	6	4	5	3	4	8	<1
140-159,999	5	5	5	3	1	1	2	10	8	5	4	3	8	5	1
160-179,999	8	6	4	3	2	4	7	4	6	5	7	10	2	3	2
180-199,999	7	3	5	4	2	3	3	5	5	6	8	7	7	5	1
200-249,999	28	6	8	10	3	7	4	8	6	10	13	13	8	8	3
250-299,999	22	3	4	2	2	3	8	3	6	6	10	7	8	5	4
300-349,999	18	2	1	4	4	5	3	3	5	7	1	1	4	5	5
350-399,999	15	4	1	1	0	0	3	4	3	1	0	2	4	4	7
400-449,999	10	0	2	1	1	1	1	0	0	1	2	2	2	2	8
450-499,999	7	0	1	1	2	0	0	0	0	1	0	0	2	2	9
500-549,999	6	1	1	0	3	2	2	2	0	0	1	0	0	1	6
550-599,999	5	0	0	0	0	1	1	0	1	3	0	2	1	2	5
600-649,999	4	0	1	1	0	0	0	0	1	1	2	0	0	1	7
650-699,999	2	0	0	2	1	0	0	1	0	1	1	0	0	2	3
700-749,999	7	1	0	0	0	0	0	1	0	1	1	0	0	2	14
750-799,999	3	2	1	1	1	0	0	1	1	0	1	1	3	1	3
800-999,999	4	1	1	0	1	3	1	0	2	3	3	0	0	4	3
1,000-1,999,999	6	0	0	0	0	1	0	1	0	0	0	0	0	0	36
\$2,000,000 +	2	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	177	48	49	47	35	42	47	55	54	65	68	61	56	63	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

November 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	Nov 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	
\$0-69,999	9	7	7	4	1	5	2	2	5	5	2	4	4	3	2
70-99,999	20	5	6	4	5	5	5	10	7	8	3	9	2	5	3
100-119,999	5	3	5	2	5	4	2	4	7	7	9	6	9	8	<1
120-139,999	18	9	6	6	8	8	11	12	11	19	7	6	14	6	2
140-159,999	14	21	8	12	8	11	11	21	12	13	15	10	9	12	1
160-179,999	35	17	14	13	7	12	16	21	24	15	25	16	24	14	2
180-199,999	45	13	12	13	8	7	15	15	7	15	22	7	13	13	3
200-249,999	65	8	7	13	14	14	16	17	15	17	24	17	20	20	4
250-299,999	50	6	8	7	2	5	7	9	7	13	19	9	8	10	5
300-349,999	23	3	7	7	3	2	3	5	9	7	8	7	5	9	4
350-399,999	21	11	3	1	1	0	3	1	6	3	5	3	5	4	5
400-449,999	15	1	1	2	2	5	1	1	1	0	2	4	3	1	8
450-499,999	10	1	1	0	0	0	2	1	0	2	3	0	3	1	9
500-549,999	8	0	1	0	0	1	0	0	0	0	0	1	0	1	24
550-599,999	5	0	0	0	0	0	0	1	0	0	2	0	0	0	20
600-649,999	1	0	0	1	0	0	0	0	0	0	0	0	0	1	6
650-699,999	5	0	0	0	0	0	0	0	0	0	0	1	0	0	60
700-749,999	2	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	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 +	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	355	105	86	85	64	79	94	120	111	124	146	100	119	108	3

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 2019

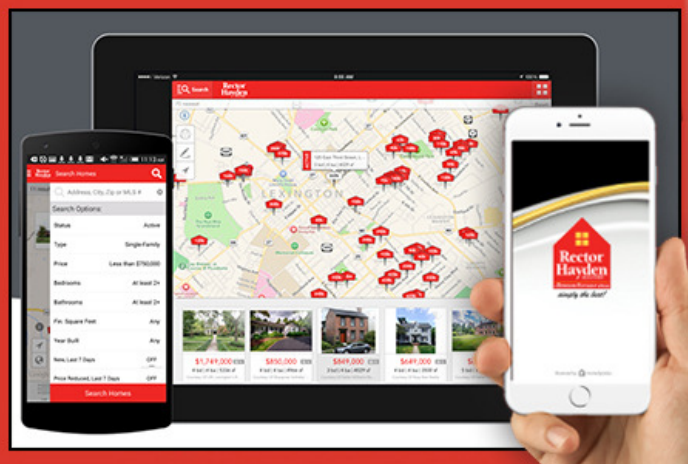
SCOTT COUNTY

— RESIDENTIAL HOMES —

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

Price Range	SOLD/CLOSED														Indicated Months of Inventory
	ON MARKET	Nov 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	
\$0-69,999	1	1	2	3	1	3	0	2	1	1	8	3	0	1	<1
70-99,999	3	2	0	0	1	1	1	2	0	3	7	1	1	1	2
100-119,999	0	1	1	2	0	4	1	2	1	2	5	6	0	5	n/a
120-139,999	4	2	2	3	1	1	7	4	6	4	5	5	1	1	<1
140-159,999	11	7	8	12	7	11	4	5	9	6	8	8	3	4	1
160-179,999	33	18	8	9	6	9	12	12	17	15	12	12	11	11	3
180-199,999	24	11	10	9	2	6	16	13	6	10	13	11	8	16	2
200-249,999	51	18	10	14	6	10	13	14	15	20	23	20	21	24	3
250-299,999	59	11	8	8	6	5	7	12	12	8	11	19	19	17	5
300-349,999	67	4	4	8	2	4	6	5	4	7	12	4	13	6	10
350-399,999	42	1	4	6	1	0	2	4	4	3	4	2	6	4	12
400-449,999	16	0	2	3	2	0	2	2	1	1	2	5	6	4	6
450-499,999	9	0	1	0	2	0	0	3	3	2	0	0	1	0	9
500-549,999	6	0	0	0	2	1	2	1	0	1	1	2	0	2	6
550-599,999	4	0	1	0	0	1	0	0	1	0	0	1	0	1	10
600-649,999	1	0	0	0	0	0	0	0	0	0	0	0	0	1	12
650-699,999	3	0	0	0	0	0	0	0	0	0	0	3	0	0	12
700-749,999	2	0	1	0	1	0	0	0	0	0	0	0	0	1	8
750-799,999	0	1	0	0	0	0	0	0	0	0	0	0	0	0	n/a
800-999,999	4	0	1	0	0	0	0	0	0	0	0	0	0	0	48
1,000-1,999,999	4	0	0	0	0	0	0	0	1	0	0	0	0	0	48
\$2,000,000 +	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
TOTALS	345	77	63	77	40	56	73	81	81	83	111	102	90	99	4

The HOME SEARCH APP for Lexington & Central KY





CENTRAL KY REAL ESTATE

MARKET REPORT

November 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	Nov 2019	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	
\$0-69,999	1	0	0	1	0	0	0	0	2	1	1	1	0	0	2
70-99,999	1	2	1	2	0	1	1	0	2	0	0	0	0	1	1
100-119,999	1	2	1	0	0	0	0	1	2	1	1	0	2	1	1
120-139,999	2	2	0	1	1	1	1	2	4	0	2	0	3	1	1
140-159,999	3	3	3	2	2	0	7	2	2	2	4	2	4	3	1
160-179,999	1	3	0	1	1	0	0	3	3	2	3	1	3	2	1
180-199,999	1	1	2	1	1	0	3	2	2	3	2	1	1	3	1
200-249,999	13	7	5	4	1	3	5	9	5	5	8	2	8	3	2
250-299,999	7	5	2	3	4	2	4	5	10	5	3	9	7	7	1
300-349,999	11	4	2	1	0	1	3	3	3	5	2	1	1	2	5
350-399,999	11	1	0	0	2	1	2	0	0	3	1	4	2	1	8
400-449,999	7	0	0	3	0	1	1	2	1	0	3	2	2	0	6
450-499,999	3	0	2	0	0	0	0	0	0	3	1	0	0	1	5
500-549,999	3	0	1	0	1	1	0	0	0	0	1	0	0	0	9
550-599,999	3	0	0	0	0	0	0	0	2	1	1	0	0	0	9
600-649,999	3	0	0	0	0	0	0	0	0	0	1	0	1	0	18
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	1	0	0	0	0	0	0	0	0	0	0	0	0	0	(no sales)
800-999,999	2	0	0	0	0	0	1	0	0	1	0	1	0	0	8
1,000-1,999,999	7	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	83	30	19	19	13	11	28	29	38	32	34	24	34	25	3

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