BLUEGRASS REALTORS®

September 2025 vs September 2026						
County	Median Price September 2025	Median Price September 2026	% Change	Total Sold September 2025	Total Sold September 2026	% Change
Fayette	$342,500	$360,000	5%	314	301	-4%
Madison	$300,000	$314,000	5%	108	108	0%
Scott	$325,000	$369,900	14%	71	73	3%
Pulaski	$260,000	$210,000	-19%	50	72	44%
Jessamine	$356,580	$427,500	20%	61	68	11%
Laurel	$240,000	$210,000	-13%	50	50	0%
Franklin	$247,000	$312,000	26%	33	45	36%
Clark	$263,000	$271,500	3%	53	34	-36%
Bourbon	$220,000	$350,000	59%	22	27	23%
Lincoln	$215,000	$203,000	-6%	29	25	-14%
Anderson	$310,000	$285,000	-8%	19	24	26%
Montgomery	$230,000	$250,000	9%	28	22	-21%
Wayne	$185,500	$206,000	11%	13	21	62%
Woodford	$375,000	$356,398	-5%	25	21	-16%
Whitley	$164,000	$215,000	31%	19	19	0%
Powell	$135,000	$228,000	69%	7	19	171%
Boyle	$294,000	$265,000	-10%	40	19	-53%
Knox	$175,000	$135,000	-23%	12	17	42%
Russell	$191,000	$187,000	-2%	16	16	0%
Rowan	$240,000	$215,000	-10%	14	16	14%
Mercer	$230,000	$265,000	15%	27	14	-48%
Hardin	$369,034	$271,990	-26%	3	12	300%
Garrard	$200,000	$370,000	85%	21	12	-43%
Menifee	$154,500	$164,000	6%	10	11	10%
Bath	$193,000	$191,000	-1%	6	9	50%
Rockcastle	$180,000	$225,000	25%	12	9	-25%
McCreary	$212,000	$132,000	-38%	4	9	125%
Fleming	$188,000	$166,000	-12%	4	8	100%
Lewis	$262,500	$182,000	-31%	1	8	700%
Harrison	$285,000	$249,000	-13%	14	8	-43%
Estill	$175,000	$258,000	47%	5	7	40%
Clay	$155,000	$160,000	3%	4	7	75%
Jackson	$52,500	$229,200	337%	2	6	200%
Floyd	$130,000	$195,000	50%	4	6	50%
Bell	$60,000	$198,500	231%	5	5	0%
Carter	$295,000	$255,000	-14%	3	5	67%
Washington	$284,900	$220,000	-23%	1	4	300%
Grant	$418,000	$210,000	-50%	2	4	100%

Pike	N/A	$148,500	N/A	N/A	4	N/A
Morgan	$176,500	$349,000	98%	9	4	-56%
Boone	$365,000	$317,500	-13%	1	4	300%
Lee	$85,000	$255,000	200%	4	4	0%
Casey	$270,000	$175,000	-35%	5	4	-20%
Nicholas	N/A	$200,000	N/A	N/A	4	N/A
Muhlenberg	N/A	$134,900	N/A	N/A	4	N/A
Jefferson	$220,000	$230,000	5%	4	3	-25%
Hopkins	$119,900	$232,500	94%	2	3	50%
Harlan	$116,500	$154,500	33%	5	3	-40%
Johnson	$355,000	$155,000	-56%	3	3	0%
Owen	N/A	$250,000	N/A	N/A	3	N/A
Shelby	$355,000	$575,000	62%	9	3	-67%
Breathitt	$197,000	$150,000	-24%	2	3	50%
Mason	$157,900	$179,000	13%	1	2	100%
Leslie	N/A	$75,000	N/A	N/A	2	N/A
Kenton	N/A	$210,000	N/A	N/A	2	N/A
Boyd	$353,500	$35,000	-90%	1	2	100%
Perry	$25,000	$110,000	340%	5	2	-60%
Lawrence	N/A	$175,000	N/A	N/A	2	N/A
Bracken	N/A	$25,000	N/A	N/A	2	N/A
Campbell	$386,500	$180,000	-53%	1	2	100%
Taylor	$89,900	$157,000	75%	2	2	0%
Breckinridge	N/A	$290,000	N/A	N/A	1	N/A
Owsley	$175,000	$425,000	143%	1	1	0%
Metcalfe	N/A	$500,999	N/A	N/A	1	N/A
Wolfe	$345,000	$445,000	29%	4	1	-75%
Daviess	N/A	$90,000	N/A	N/A	1	N/A
Greenup	N/A	$228,218	N/A	N/A	1	N/A
Bullitt	$155,000	$400,000	158%	2	1	-50%
Clinton	$155,000	$260,000	68%	1	1	0%
Henderson	N/A	$238,000	N/A	N/A	1	N/A
Williamson	N/A	$1,650,000	N/A	N/A	1	N/A
Logan	N/A	$87,000	N/A	N/A	1	N/A
Martin	N/A	$185,000	N/A	N/A	1	N/A
Barren	$152,000	$400,000	163%	1	1	0%
Hart	N/A	$539,900	N/A	N/A	1	N/A
Robertson	N/A	$335,000	N/A	N/A	1	N/A
Total	**$286,000**	**$290,000**	**1%**	**1,197**	**1,223**	**2%**

BLUEGRASS REALTORS®

YTD September 2025 vs YTD September 2026						
County	Median Price YTD 2025	Median Price YTD 2026	% Change	Total Sold YTD 2025	Total Sold YTD 2026	% Change
Fayette	$340,000	$355,000	4%	2843	2963	4%
Madison	$298,000	$310,000	4%	971	976	1%
Scott	$355,000	$360,000	1%	740	703	-5%
Jessamine	$347,000	$374,000	8%	510	593	16%
Pulaski	$240,000	$255,000	6%	542	590	9%
Laurel	$235,000	$239,000	2%	372	427	15%
Franklin	$255,000	$275,000	8%	417	409	-2%
Clark	$252,000	$267,000	6%	343	304	-11%
Boyle	$265,000	$264,000	0%	264	272	3%
Mercer	$245,000	$264,000	8%	214	247	15%
Woodford	$362,000	$374,000	3%	199	245	23%
Anderson	$279,000	$285,000	2%	198	224	13%
Montgomery	$250,000	$245,000	-2%	217	211	-3%
Whitley	$201,900	$215,000	6%	165	177	7%
Lincoln	$207,500	$224,500	8%	166	171	3%
Bourbon	$217,500	$274,000	26%	151	167	11%
Garrard	$259,900	$312,500	20%	160	152	-5%
Russell	$210,000	$197,000	-6%	116	142	22%
Harrison	$255,500	$275,000	8%	117	138	18%
Wayne	$206,500	$170,000	-18%	76	124	63%
Knox	$180,270	$170,000	-6%	101	114	13%
Rowan	$218,000	$225,000	3%	106	105	-1%
Rockcastle	$179,000	$184,000	3%	87	97	11%
Powell	$200,000	$216,500	8%	78	94	21%
Menifee	$165,000	$159,000	-4%	66	71	8%
Estill	$203,900	$185,000	-9%	77	69	-10%
Bath	$195,000	$192,000	-2%	62	64	3%
Hardin	$279,990	$277,990	-1%	16	61	281%
Jackson	$180,000	$179,999	0%	42	60	43%
Fleming	$210,000	$185,000	-12%	56	53	-5%
Jefferson	$329,900	$295,000	-11%	69	53	-23%
McCreary	$150,000	$165,000	10%	58	50	-14%
Bell	$125,000	$173,675	39%	40	46	15%
Clay	$160,000	$120,000	-25%	36	42	17%
Morgan	$189,000	$175,000	-7%	46	42	-9%
Harlan	$98,000	$135,000	38%	36	41	14%
Floyd	$145,000	$173,000	19%	48	41	-15%
Shelby	$329,000	$345,000	5%	53	40	-25%

Lewis	$172,000	$138,000	-20%	28	35	25%
Casey	$189,000	$237,450	26%	52	33	-37%
Owen	$235,500	$250,000	6%	14	32	129%
Wolfe	$256,000	$327,500	28%	32	31	-3%
Lee	$190,000	$250,000	32%	27	29	7%
Nicholas	$161,000	$215,000	34%	28	29	4%
Adair	$170,000	$189,900	12%	25	26	4%
Carter	$212,500	$160,000	-25%	25	25	0%
Greenup	$209,000	$235,000	12%	10	25	150%
Grant	$260,000	$269,000	3%	15	19	27%
Johnson	$172,400	$158,000	-8%	24	19	-21%
Washington	$210,000	$225,000	7%	23	19	-17%
Pike	$130,000	$137,000	5%	15	18	20%
Taylor	$190,000	$205,000	8%	14	16	14%
Warren	$245,000	$235,000	-4%	7	16	129%
Hopkins	$170,000	$190,000	12%	15	14	-7%
Breathitt	$240,000	$150,000	-38%	14	14	0%
Boyd	$210,000	$206,000	-2%	11	13	18%
Nelson	$249,900	$247,000	-1%	12	12	0%
Mason	$195,000	$170,000	-13%	21	12	-43%
Perry	$33,000	$102,000	209%	17	12	-29%
Boone	$380,000	$350,000	-8%	6	12	100%
Kenton	$246,000	$230,000	-7%	14	10	-29%
Clinton	$155,000	$170,000	10%	9	10	11%
Bracken	$185,000	$187,500	1%	7	8	14%
Muhlenberg	$115,000	$134,900	17%	5	8	60%
Robertson	$132,000	$160,000	21%	9	8	-11%
Letcher	$135,500	$130,000	-4%	5	7	40%
Bullitt	$349,900	$260,000	-26%	9	7	-22%
Lawrence	$104,900	$200,000	91%	8	7	-13%
Oldham	$490,000	$487,000	-1%	8	7	-13%
Magoffin	$203,000	$150,000	-26%	6	7	17%
Webster	$38,000	$145,000	282%	2	6	200%
Henry	$250,000	$209,500	-16%	5	6	20%
Logan	$30,000	$210,000	600%	2	6	200%
Barren	$193,500	$195,000	1%	7	6	-14%
Meade	N/A	$199,000	N/A	N/A	5	N/A
Marion	$197,500	$303,000	53%	10	5	-50%
Pendleton	$250,000	$140,000	-44%	9	5	-44%
Cumberland	$159,000	$189,000	19%	10	5	-50%
Green	$137,000	$369,000	169%	6	5	-17%
Owsley	$150,000	$164,500	10%	9	4	-56%
Leslie	$85,000	$155,000	82%	6	4	-33%
Spencer	$352,000	$400,000	14%	6	3	-50%
Campbell	$247,049	$252,000	2%	5	3	-40%
Knott	$118,000	$125,900	7%	7	3	-57%
Union	$160,000	$275,000	72%	3	3	0%

Hart	$70,000	$440,000	529%	4	3	-25%
Daviess	$189,900	$90,000	-53%	1	2	100%
Elliott	$110,600	$140,000	27%	4	2	-50%
Carroll	$175,000	$250,000	43%	3	2	-33%
McLean	$78,000	$60,000	-23%	1	2	100%
Martin	$85,000	$5,501	-94%	1	2	100%
Breckinridge	$312,500	$290,000	-7%	1	1	0%
Metcalfe	$199,900	$500,999	151%	3	1	-67%
Larue	$164,900	$253,500	54%	2	1	-50%
Allen	$520,000	$286,000	-45%	3	1	-67%
Hancock	N/A	$30,000	N/A	N/A	1	N/A
Gallatin	$245,000	$248,000	1%	3	1	-67%
Henderson	N/A	$238,000	N/A	N/A	1	N/A
Williamson	N/A	$1,650,000	N/A	N/A	1	N/A
Monroe	$115,000	$65,000	-43%	1	1	0%
Grayson	$173,500	$437,000	152%	1	1	0%
Trimble	$310,000	$220,000	-29%	1	1	0%
Total	**$285,000**	**$294,900**	**4%**	**10,529**	**11,039**	**5%**