

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Dec-10

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		821		789	-4%
Month Inventory		9.6		11.4	19%
% of List Price		95.54		95.57	0%
<b><u>Residential</u></b>					
Sales	550	\$93,004,676	486	\$83,350,900	-12%
Avg Sales Price		\$167,878		\$171,504	2%
Median Sales Price		\$140,750		\$148,450	5%
Avg Days on Market		92		90	-2%
<b><u>Townhouses/Condos</u></b>					
Sales	49	\$7,641,043	35	\$6,300,941	-29%
Avg Sales Price		\$146,943		\$180,027	23%
Median Sales Price		\$120,750		\$125,000	4%
Avg Days on Market		109		143	31%
Total Activity	599	\$100,645,719	521	\$89,651,841	-13%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		16,428		16,550	1%
<b><u>Residential</u></b>					
Sales	7,368	\$1,233,856,656	6,719	\$1,148,384,703	-9%
Avg Sales Price		\$166,221		\$170,916	3%
Median Sales Price		\$140,324		\$141,500	1%
Avg Days on Market		87		89	2%
<b><u>Townhouses/Condos</u></b>					
Sales	647	\$97,296,281	545	\$89,816,975	-16%
Avg Sales Price		\$138,402		\$164,802	19%
Median Sales Price		\$116,900		\$119,500	2%
Avg Days on Market		111		105	-5%
Total Activity	8,015	\$1,331,152,937	7,264	\$1,238,201,678	-9%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909	1143	522	575	540	561	488	444	428	324
2009	472	551	677	809	894	807	772	761	759	718	528	437
2008	713	743	804	860	863	800	732	754	650	525	429	437

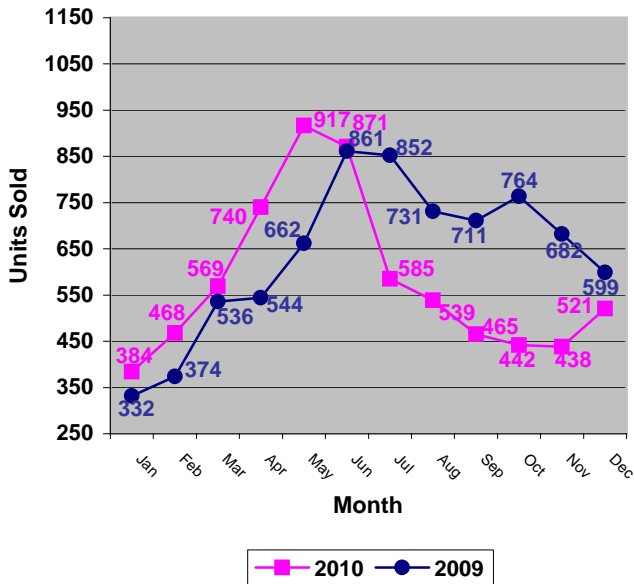
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	384	468	569	740	917	871	585	539	465	442	438	521
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531

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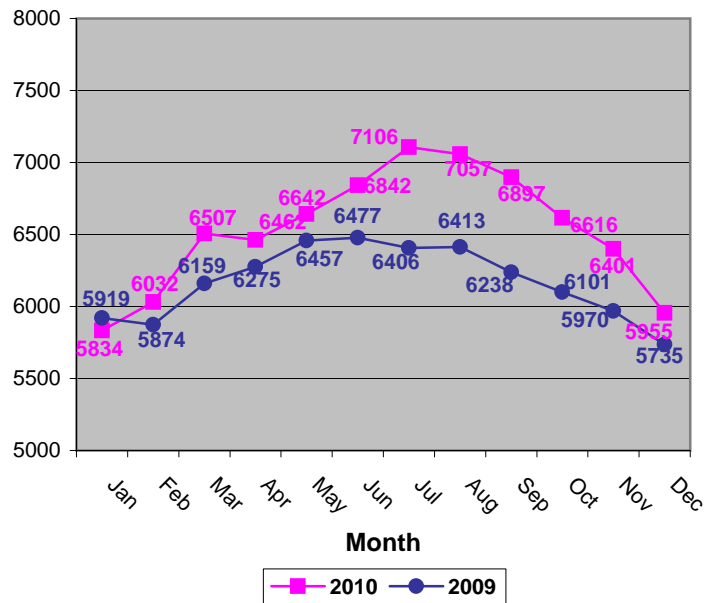
All Residential SALES and INVENTORY with PENDING

Dec-10							Current	Current	Current	Dec
						Sales	Inventory	Inventory	Pending	
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	14	29	5	48	222	4.6	40	30
50,000	-	99,999	20	52	10	82	1010	12.3	112	62
100,000	-	119,999	5	42	3	50	575	11.5	80	45
120,000	-	139,999	4	50	9	63	733	11.6	84	40
140,000	-	159,999	1	42	17	60	604	10.1	66	35
160,000	-	179,999	3	22	15	40	451	11.3	62	24
180,000	-	199,999	2	12	11	25	369	14.8	42	14
200,000	-	249,999	3	33	33	69	594	8.6	65	33
250,000	-	299,999	2	4	27	33	424	12.8	47	13
300,000	-	499,999	0	9	28	37	593	16.0	44	18
500,000	-	749,999	0	3	9	12	203	16.9	14	6
750,000	-	999,999	0	0	1	1	76	76.0	7	4
1,000,000	-	1,249,999	0	0	1	1	34	34.0	1	0
1,250,000	-	1,499,999	0	0	0	0	18	18.0	0	0
1,500,000	-	1,999,999	0	0	0	0	22	22.0	0	0
2,000,000	-	OVER	0	0	0	0	27	27.0	0	0
<b>Total</b>			<b>54</b>	<b>298</b>	<b>169</b>	<b>521</b>	<b>5955</b>	<b>11.4</b>	<b>664</b>	<b>324</b>
<b>Median Price</b>			<b>\$87,050</b>	<b>\$128,000</b>	<b>\$220,000</b>	<b>\$145,000</b>	<b>\$155,000</b>		<b>\$145,238</b>	
<b>Average Price</b>			<b>\$95,631</b>	<b>\$140,508</b>	<b>\$248,274</b>	<b>\$170,814</b>	<b>\$224,768</b>		<b>\$179,272</b>	

**Sales 09 vs 10**



**Inventory 09 vs 10**



# Lexington-Bluegrass

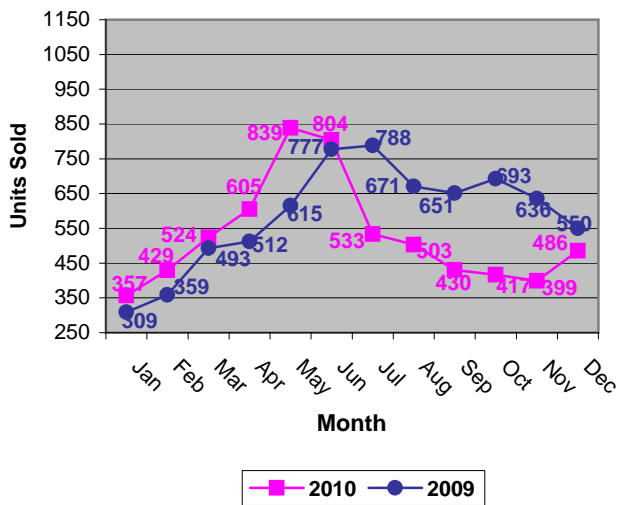
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

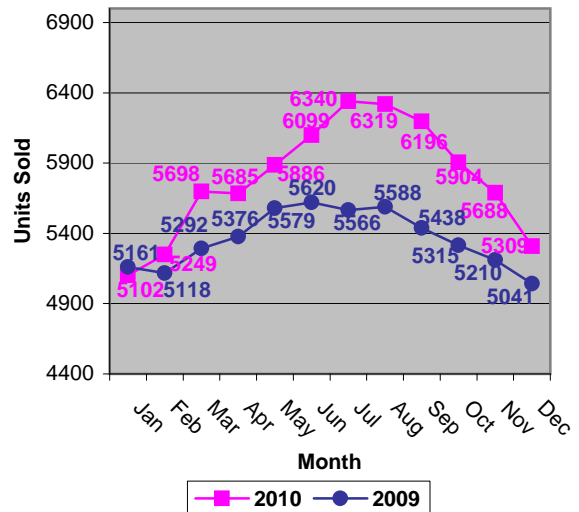
Dec-10

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	13	28	5	46	200	4.3	39
50,000	-	99,999	10	50	10	70	832	11.9	96
100,000	-	119,999	3	41	3	47	509	10.8	72
120,000	-	139,999	1	48	8	57	663	11.6	82
140,000	-	159,999	0	41	17	58	564	9.7	59
160,000	-	179,999	2	22	15	39	411	10.5	55
180,000	-	199,999	2	12	11	25	341	13.6	38
200,000	-	249,999	3	33	33	69	517	7.5	61
250,000	-	299,999	1	2	26	29	364	12.6	43
300,000	-	499,999	0	8	27	35	534	15.3	37
500,000	-	749,999	0	1	8	9	198	22.0	11
750,000	-	999,999	0	0	1	1	75	75.0	7
1,000,000	-	1,249,999	0	0	1	1	34	34.0	1
1,250,000	-	1,499,999	0	0	0	0	18	18.0	0
1,500,000	-	1,999,999	0	0	0	0	22	22.0	0
2,000,000	-	OVER	0	0	0	0	27	27.0	0
<b>Total</b>			<b>35</b>	<b>286</b>	<b>165</b>	<b>486</b>	<b>5309</b>	<b>10.9</b>	<b>601</b>
<b>Median Price</b>			<b>\$69,500</b>	<b>\$128,000</b>	<b>\$220,000</b>	<b>\$148,450</b>	<b>\$158,000</b>		
<b>Average Price</b>			<b>\$90,185</b>	<b>\$136,989</b>	<b>\$246,403</b>	<b>\$170,765</b>	<b>\$231,145</b>		<b>\$177,891</b>

**Sales 09 vs 10**



**Inventory 09 vs 10**



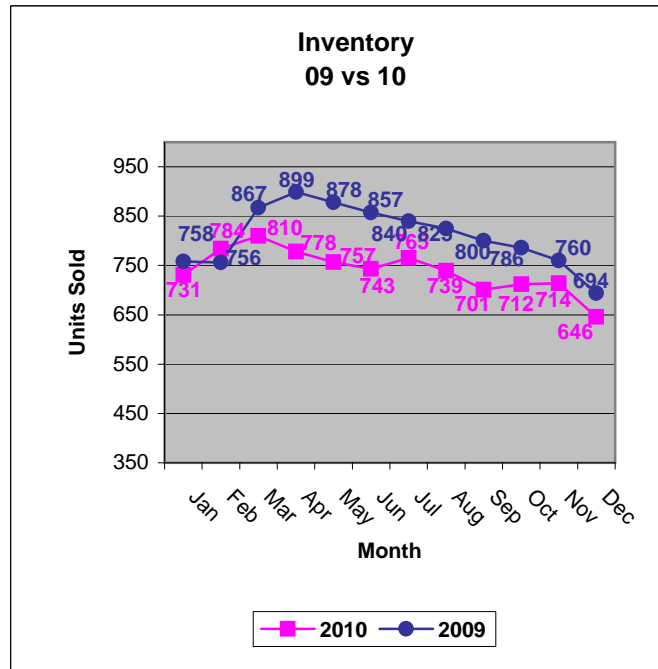
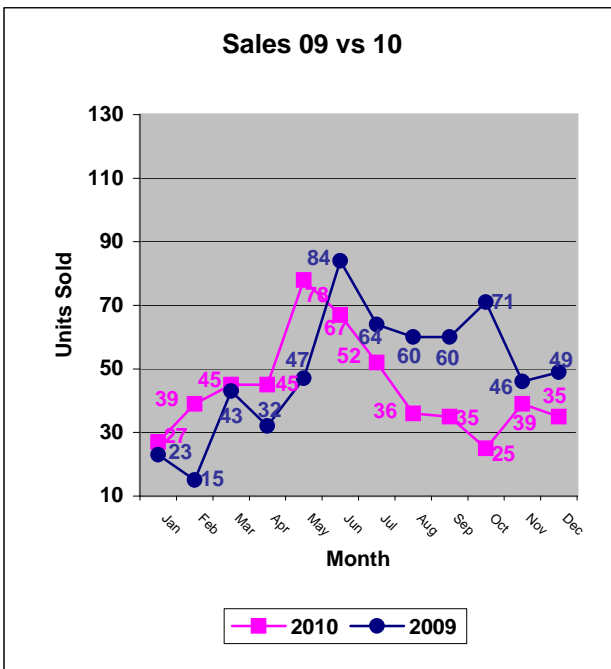
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Dec-10

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	1	1	0	2	22	11.0	1
50,000	- 99,999	10	2	0	12	179	14.9	16
100,000	- 119,999	2	1	0	3	65	21.7	8
120,000	- 139,999	3	2	1	6	70	11.7	2
140,000	- 159,999	1	1	0	2	40	20.0	7
160,000	- 179,999	1	0	0	1	40	40.0	7
180,000	- 199,999	0	0	0	0	28	28.0	4
200,000	- 249,999	0	0	0	0	77	77.0	4
250,000	- 299,999	1	2	1	4	60	15.0	4
300,000	- 499,999	0	1	1	2	59	29.5	7
500,000	- 749,999	0	2	1	3	5	1.7	3
750,000	- 999,999	0	0	0	0	1	1.0	0
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
<b>Total</b>		<b>19</b>	<b>12</b>	<b>4</b>	<b>35</b>	<b>646</b>	<b>18.5</b>	<b>63</b>
<b>Median Price</b>		<b>\$31,000</b>	<b>\$25,750</b>	<b>\$22,750</b>	<b>\$26,888</b>	<b>\$59,900</b>		<b>\$43,000</b>
<b>Average Price</b>		<b>\$105,663</b>	<b>\$224,375</b>	<b>\$325,460</b>	<b>\$171,484</b>	<b>\$172,338</b>		<b>\$192,450</b>



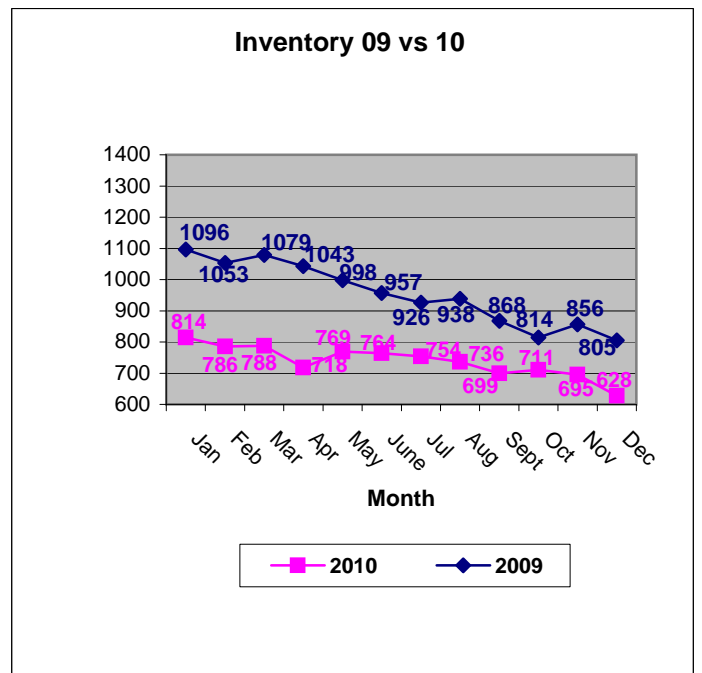
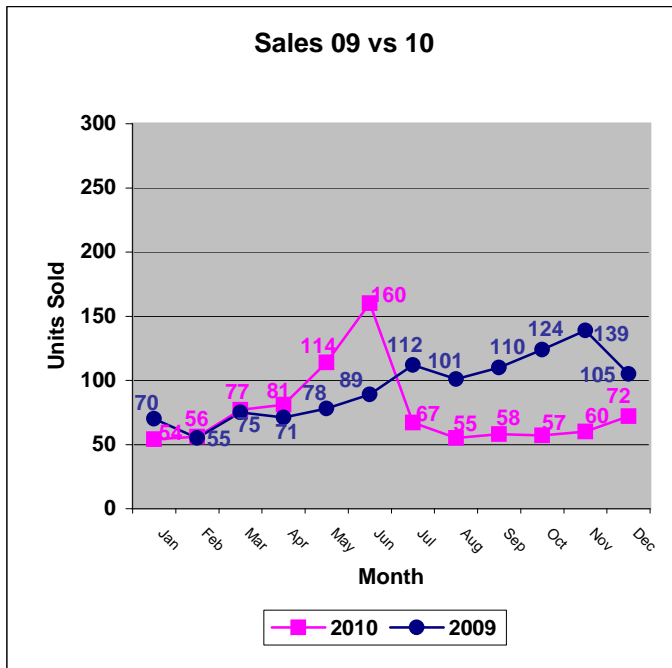
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Dec-10

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	0	0	0	0	0.0	0
50,000 - 99,999	0	0	0	0	9	9.0	2
100,000 - 119,999	1	3	0	4	25	6.3	13
120,000 - 139,999	0	6	1	7	64	9.1	12
140,000 - 159,999	0	6	1	7	77	11.0	14
160,000 - 179,999	0	5	0	5	63	12.6	17
180,000 - 199,999	0	5	2	7	69	9.9	15
200,000 - 249,999	0	9	12	21	140	6.7	36
250,000 - 299,999	0	1	9	10	64	6.4	26
300,000 - 499,999	0	1	4	5	72	14.4	14
500,000 - 749,999	0	0	5	5	29	5.8	5
750,000 - 999,999	0	0	1	1	10	10.0	1
1,000,000 - 1,249,999	0	0	0	0	3	3.0	0
1,250,000 - 1,499,999	0	0	0	0	1	1.0	0
1,500,000 - 1,999,999	0	0	0	0	1	1.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
<b>Total</b>	<b>1</b>	<b>36</b>	<b>35</b>	<b>72</b>	<b>628</b>	<b>8.7</b>	<b>155</b>
<b>Median Price</b>	<b>\$116,000</b>	<b>\$167,014</b>	<b>\$255,143</b>	<b>\$214,323</b>	<b>\$204,900</b>		<b>\$212,105</b>
<b>Average Price</b>	<b>\$116,000</b>	<b>\$179,832</b>	<b>\$316,928</b>	<b>\$245,589</b>	<b>\$254,339</b>		<b>\$231,532</b>

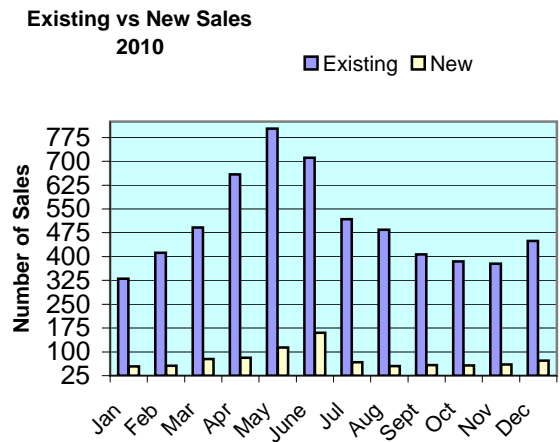
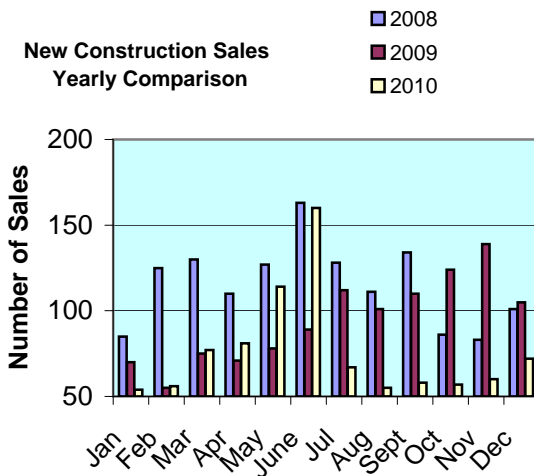
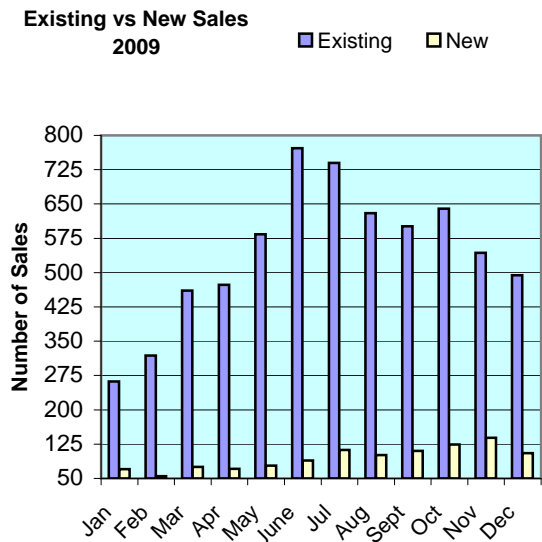
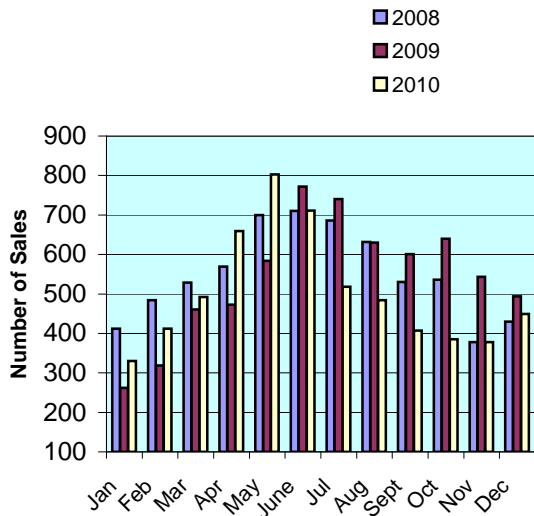


## Existing Homes Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	659
May	700	584	803
June	710	772	711
Jul	686	740	518
Aug	632	630	484
Sept	530	601	407
Oct	536	640	385
Nov	378	543	378
Dec	430	494	449

## New Construction Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	56
Mar	130	75	77
Apr	110	71	81
May	127	78	114
June	163	89	160
Jul	128	112	67
Aug	111	101	55
Sept	134	110	58
Oct	86	124	57
Nov	83	139	60
Dec	101	105	72



### Median Price by County

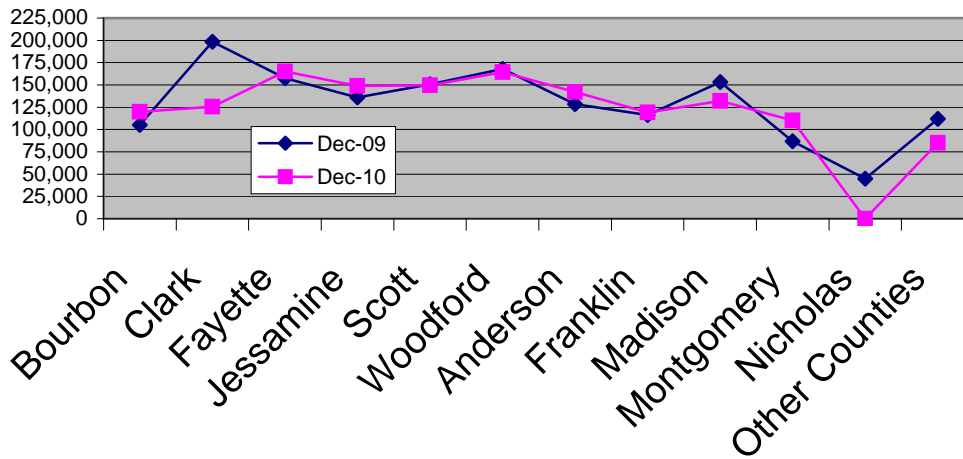
	Dec-09		Dec-10	
<u>County</u>	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	105,000	15	119,780	13
Clark	198,459	18	125,500	17
Fayette	157,500	251	165,000	261
Jessamine	136,000	49	148,900	35
Scott	150,885	48	149,625	40
Woodford	168,000	20	164,250	19
Anderson	128,575	28	142,172	13
Franklin	116,250	40	119,000	20
Madison	153,350	48	131,950	48
Montgomery	87,000	27	110,000	14
Nicholas	45,000	3	0	0
Other Counties	112,000	52	85,000	41
		<b>599</b>		<b>521</b>

	Year to Date 12/31/09		Year to Date 12/31/10	
<u>County</u>	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	119,840	132	97,750	132
Clark	118,000	301	120,400	275
Fayette	151,510	3926	154,900	3568
Jessamine	131,400	541	138,950	466
Scott	142,290	690	149,000	575
Woodford	165,000	208	168,125	228
Anderson	120,000	234	127,450	226
Franklin	119,000	457	120,000	383
Madison	145,500	605	139,250	542
Montgomery	85,000	242	96,250	208
Nicholas	73,000	31	65,000	31
Other Counties	87,500	648	86,000	630
		<b>8015</b>		<b>7264</b>

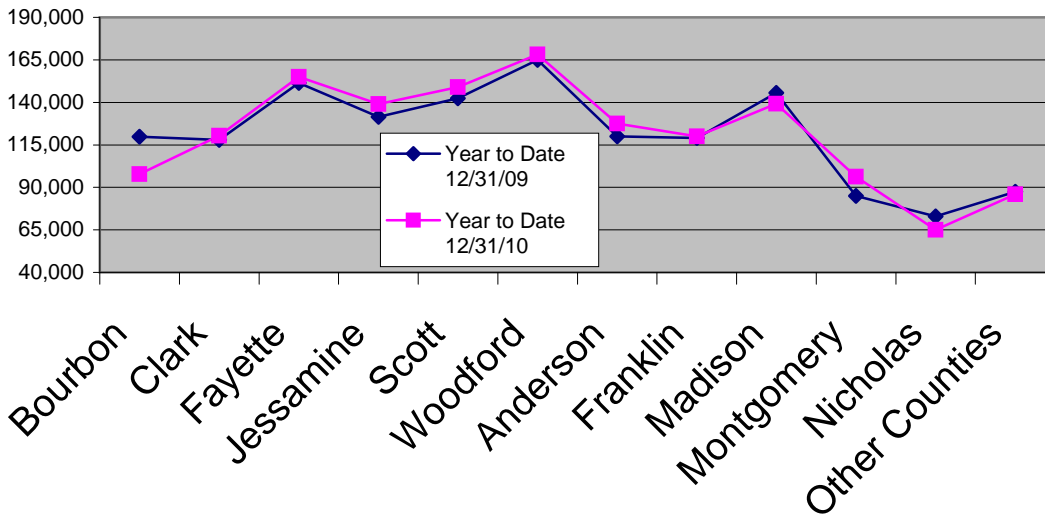


## Median Price by County

### Dec 09 vs Dec 10 Median



### Year to date 12/31/09 vs 12/31/10 Median





# Lexington-Bluegrass

Association of Realtors™

Dec-10

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	89	FmHA	2	LA-Fixed	0	Owner Finance	1
CONV	251	FLB	0	L/A-Variable	0	VA	26
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	116	L/A Escalated	0	SBA	0	Other	36

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	76	4	4	5	3	12	6	8	0	15	6	9	148
Out of State Buyer	31	0	1	3	3	3	2	1	0	7	2	3	56
Seller Leaving County	76	3	5	8	1	9	8	3	0	13	3	7	136
Seller leaving State	47	0	1	3	1	4	3	2	0	4	1	2	68
New Construction	39	1	1	0	2	5	8	1	0	8	5	2	72
First Time Buyer	67	5	1	6	3	11	4	3	0	11	2	3	116
Listing FSBO	9	0	0	1	1	0	0	1	0	0	3	1	16
YDT Listing FSBO	128	2	4	7	11	19	8	4	0	11	10	12	216

# Lexington-Bluegrass

Association of Realtors®

Dec-10

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		19		26	37%
Month Inventory		6.3		15.0	138%
% of List Price		95.86		94.12	
<b>Residential</b>					
Sales	28	\$3,833,400	13	\$2,010,672	-54%
Avg Sales Price		\$136,907		\$154,667	13%
Median Sales Price		\$128,575		\$142,172	11%
Avg Days on Market		128		61	-52%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		459		478	4%
<b>Residential</b>					
Sales	234	\$30,688,701	226	\$28,702,334	-3%
Avg Sales Price		\$131,148		\$127,001	-3%
Median Sales Price		\$120,000		\$127,450	6%
Avg Days on Market		101		104	3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	26	26	39	15	18	19	20	20	13	19	5
2009	15	18	23	34	27	22	17	23	17	20	23	10
2008	18	26	25	26	14	22	21	32	25	23	13	7

# Lexington-Bluegrass

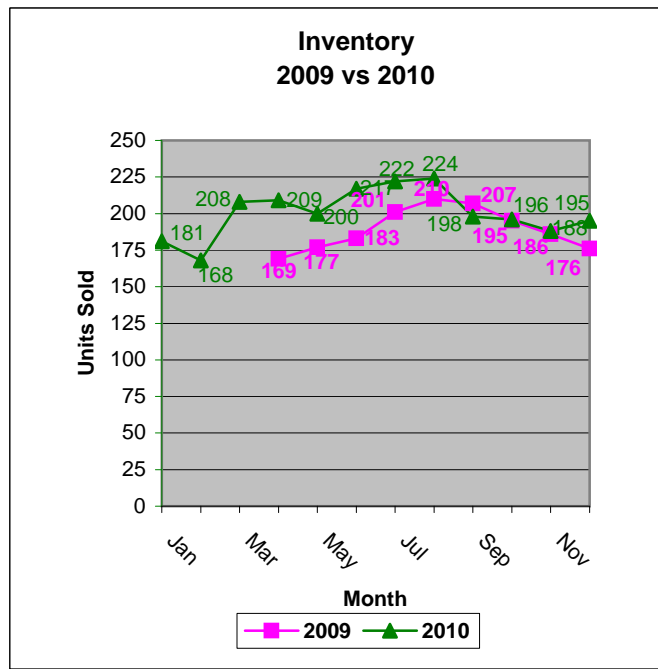
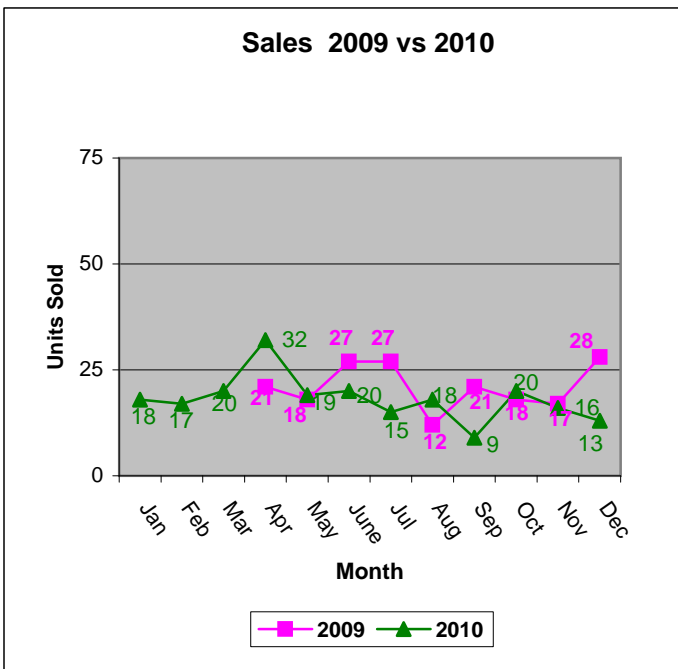
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Dec-10

ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	0	0	0	4	4.0	1
50,000	-	99,999	1	2	0	3	44	14.7	3
100,000	-	119,999	0	1	0	1	21	21.0	7
120,000	-	139,999	0	2	0	2	22	11.0	4
140,000	-	159,999	0	1	0	1	23	23.0	0
160,000	-	179,999	0	1	0	1	16	16.0	4
180,000	-	199,999	0	0	1	1	20	20.0	2
200,000	-	249,999	0	3	0	3	18	6.0	1
250,000	-	299,999	0	0	1	1	12	12.0	0
300,000	-	499,999	0	0	0	0	14	14.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>10</b>	<b>2</b>	<b>13</b>	<b>195</b>	<b>15.0</b>	<b>22</b>
<b>Median Price</b>			<b>\$89,000</b>	<b>\$136,586</b>	<b>\$224,250</b>	<b>\$142,172</b>	<b>\$145,000</b>		<b>\$124,400</b>
<b>Average Price</b>			<b>\$89,000</b>	<b>\$147,317</b>	<b>\$224,250</b>	<b>\$154,667</b>	<b>\$164,714</b>		<b>\$128,573</b>



# Lexington-Bluegrass

Association of Realtors®

Dec-10

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		21		19	-10%
Month Inventory		6.5		8.6	32%
% of List Price		92.30		91.50	
<b>Residential</b>					
Sales	15	\$1,531,490	13	\$1,636,540	-13%
Avg Sales Price		\$102,099		\$125,888	23%
Median Sales Price		\$105,000		\$119,780	14%
Avg Days on Market		178		171	-4%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		281		289	3%
<b>Residential</b>					
Sales	132	\$18,003,731	132	\$15,708,536	0%
Avg Sales Price		\$136,392		\$119,004	-13%
Median Sales Price		\$119,840		\$97,750	-18%
Avg Days on Market		125		92	-26%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6	16	10	13	7	10	12	9	12	9
2009	12	9	8	10	13	15	8	11	15	16	14	15
2008	20	11	11	7	6	16	16	18	7	6	6	7

# Lexington-Bluegrass

Association of Realtors®

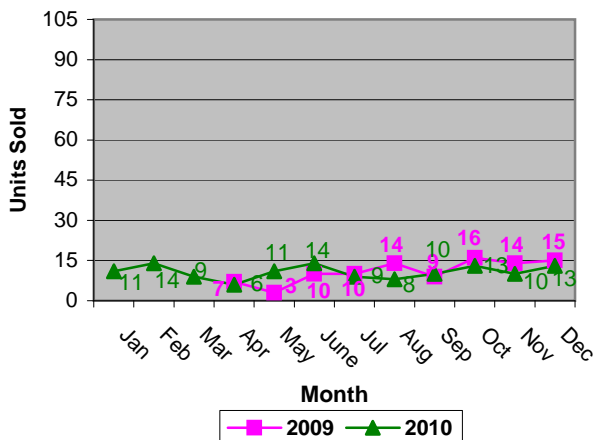
## Single Family SALES and INVENTORY and PENDING

Dec-10

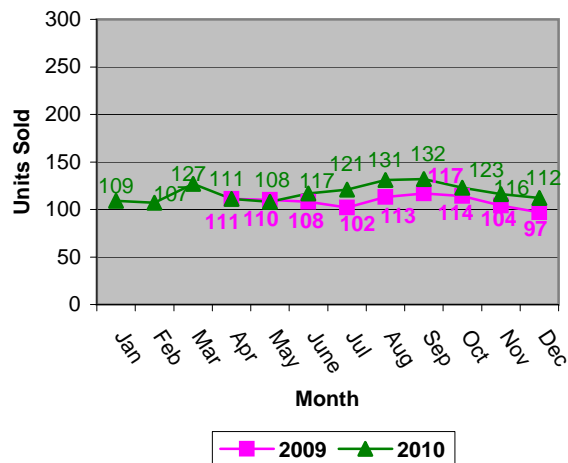
BOURBON COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	1	1	1	3	7	2.3	2
50,000	-	99,999	1	0	1	2	22	11.0	5
100,000	-	119,999	0	1	1	2	10	5.0	3
120,000	-	139,999	0	1	0	1	8	8.0	3
140,000	-	159,999	0	1	1	2	12	6.0	1
160,000	-	179,999	0	0	0	0	4	4.0	1
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	1	0	1	12	12.0	0
250,000	-	299,999	0	1	1	2	8	4.0	0
300,000	-	499,999	0	0	0	0	16	16.0	1
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>2</b>	<b>6</b>	<b>5</b>	<b>13</b>	<b>112</b>	<b>8.6</b>	<b>16</b>
<b>Median Price</b>			<b>\$67,000</b>	<b>\$137,500</b>	<b>\$119,780</b>	<b>\$119,780</b>	<b>\$156,000</b>		<b>\$108,900</b>
<b>Average Price</b>			<b>\$67,000</b>	<b>\$146,460</b>	<b>\$124,756</b>	<b>\$125,888</b>	<b>\$260,373</b>		<b>\$123,163</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

Dec-10

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings	43		47		9%
Month Inventory	18.7		17.5		-6%
% of List Price	94.31		89.48		
<b><u>Residential</u></b>					
Sales	18	\$2,212,895	17	\$2,078,509	-6%
Avg Sales Price		\$122,939		\$122,265	-1%
Median Sales Price		\$109,450		\$125,500	15%
Avg Days on Market		100		70	-30%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings	711		636		-11%
<b><u>Residential</u></b>					
Sales	301	\$39,769,989	275	\$35,056,463	-9%
Avg Sales Price		\$132,126		\$127,478	-4%
Median Sales Price		\$118,000		\$120,400	2%
Avg Days on Market		116		127	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	20	27	27	45	19	11	26	27	23	14	16	17
2009	17	24	35	28	28	33	39	27	27	28	18	20
2008	34	29	25	29	38	23	29	23	35	20	15	23

# Lexington-Bluegrass

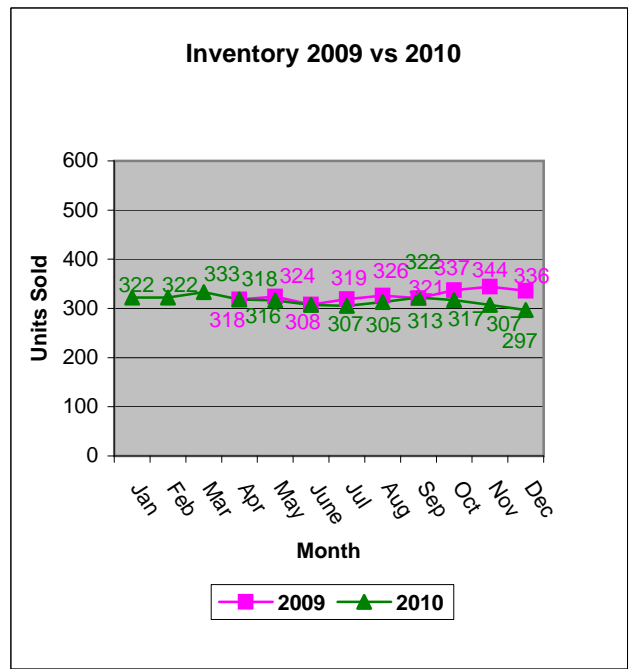
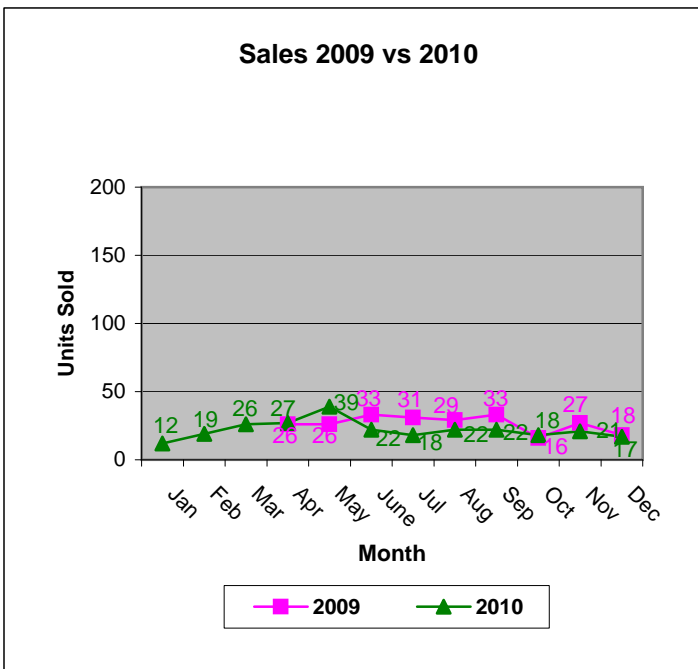
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Dec-10

CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	1	2	14	7.0	2
50,000	-	99,999	1	4	0	5	83	16.6	1
100,000	-	119,999	0	1	0	1	32	32.0	3
120,000	-	139,999	0	1	0	1	36	36.0	4
140,000	-	159,999	0	1	2	3	25	8.3	4
160,000	-	179,999	0	2	0	2	17	8.5	2
180,000	-	199,999	0	0	1	1	14	14.0	1
200,000	-	249,999	0	2	0	2	25	12.5	0
250,000	-	299,999	0	0	0	0	20	20.0	1
300,000	-	499,999	0	0	0	0	24	24.0	0
500,000	-	749,999	0	0	0	0	4	4.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>12</b>	<b>4</b>	<b>17</b>	<b>297</b>	<b>17.5</b>	<b>18</b>
<b>Median Price</b>			<b>\$53,100</b>	<b>\$114,750</b>	<b>\$150,000</b>	<b>\$125,500</b>	<b>\$135,000</b>		<b>\$136,200</b>
<b>Average Price</b>			<b>\$53,100</b>	<b>\$126,794</b>	<b>\$125,971</b>	<b>\$122,265</b>	<b>\$170,179</b>		<b>\$133,928</b>



# Lexington-Bluegrass

Association of Realtors®

Dec-10

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		354		340	-4%
Month Inventory		8.9		9.0	1%
% of List Price		96.01		96.87	
<b><u>Residential</u></b>					
Sales	251	\$47,708,996	261	\$51,909,014	4%
Avg Sales Price		\$190,076		\$198,885	5%
Median Sales Price		\$157,500		\$165,000	5%
Avg Days on Market		64		82	28%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		7,865		7,946	1%
<b><u>Residential</u></b>					
Sales	3,926	\$723,927,067	3,568	\$686,336,851	-9%
Avg Sales Price		\$184,393		\$192,359	4%
Median Sales Price		\$151,510		\$154,900	2%
Avg Days on Market		72		73	1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239	306	493	638	245	267	251	262	194	204	203	125
2009	210	282	306	445	497	398	391	373	383	328	233	193
2008	321	348	391	448	453	412	372	373	274	248	195	175



# Lexington-Bluegrass

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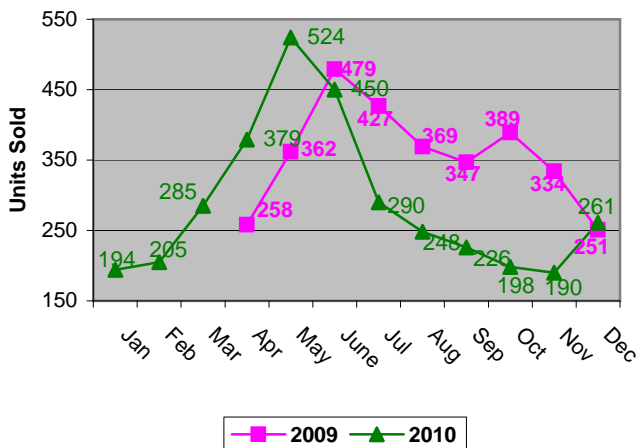
## Single Family SALES and INVENTORY and PENDING

Dec-10

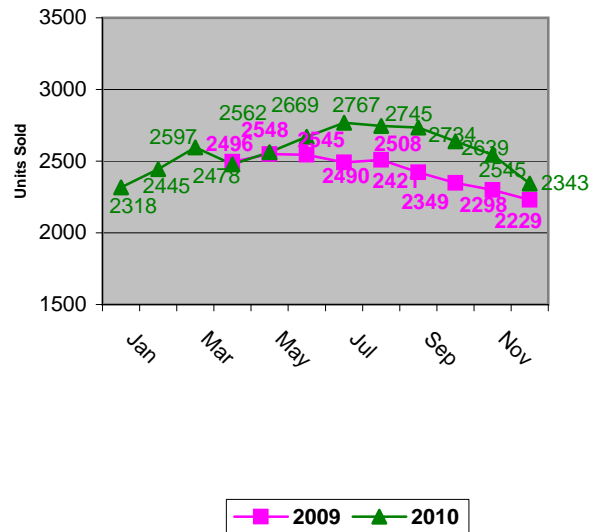
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	8	0	13	60	4.6	8
50,000	-	99,999	11	18	4	33	290	8.8	31
100,000	-	119,999	4	14	1	19	239	12.6	31
120,000	-	139,999	4	24	3	31	321	10.4	35
140,000	-	159,999	1	21	4	26	243	9.3	28
160,000	-	179,999	2	16	8	26	172	6.6	18
180,000	-	199,999	2	8	4	14	147	10.5	17
200,000	-	249,999	2	15	21	38	265	7.0	37
250,000	-	299,999	1	2	20	23	175	7.6	20
300,000	-	499,999	0	7	19	26	247	9.5	26
500,000	-	749,999	0	3	8	11	88	8.0	10
750,000	-	999,999	0	0	0	0	37	37.0	3
1,000,000	-	1,249,999	0	0	1	1	18	18.0	0
1,250,000	-	1,499,999	0	0	0	0	11	11.0	0
1,500,000	-	1,999,999	0	0	0	0	11	11.0	0
2,000,000	-	OVER	0	0	0	0	19	19.0	0
<b>Total</b>			<b>32</b>	<b>136</b>	<b>93</b>	<b>261</b>	<b>2343</b>	<b>9.0</b>	<b>264</b>
<b>Median Price</b>			<b>\$99,500</b>	<b>\$143,723</b>	<b>\$250,000</b>	<b>\$165,000</b>	<b>\$163,000</b>		<b>\$159,900</b>
<b>Average Price</b>			<b>\$109,050</b>	<b>\$162,516</b>	<b>\$282,981</b>	<b>\$198,885</b>	<b>\$251,149</b>		<b>\$204,341</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

Dec-10

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		52		38	-27%
Month Inventory		9.2		15.8	72%
% of List Price		93.23		95.11	
<b>Residential</b>					
Sales	40	\$4,855,820	20	\$2,445,576	-50%
Avg Sales Price		\$121,396		\$122,279	1%
Median Sales Price		\$116,250		\$119,000	2%
Avg Days on Market		135		83	-39%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		890		879	-1%
<b>Residential</b>					
Sales	457	\$59,240,975	383	\$50,290,304	-16%
Avg Sales Price		\$129,630		\$131,306	1%
Median Sales Price		\$119,000		\$120,000	1%
Avg Days on Market		112		110	-2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58	58	18	32	30	32	35	27	18	20
2009	32	24	41	36	43	43	54	43	44	52	30	21
2008	70	51	54	37	43	35	36	35	47	34	33	24

# Lexington-Bluegrass

Association of Realtors®

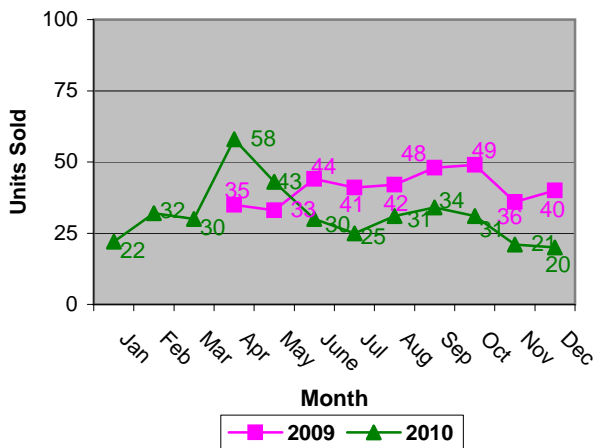
## Single Family SALES and INVENTORY and PENDING

Dec-10

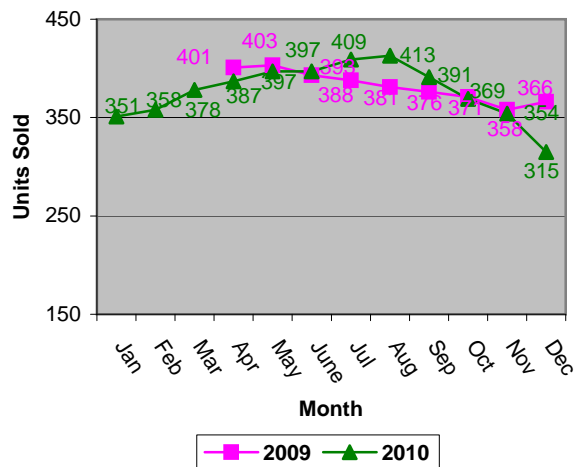
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	3	0	3	23	7.7	4
50,000	-	99,999	0	4	0	4	54	13.5	6
100,000	-	119,999	0	3	0	3	40	13.3	6
120,000	-	139,999	0	3	0	3	40	13.3	3
140,000	-	159,999	0	2	0	2	35	17.5	1
160,000	-	179,999	0	0	0	0	26	26.0	3
180,000	-	199,999	0	1	0	1	20	20.0	1
200,000	-	249,999	0	4	0	4	32	8.0	4
250,000	-	299,999	0	0	0	0	21	21.0	1
300,000	-	499,999	0	0	0	0	19	19.0	1
500,000	-	749,999	0	0	0	0	4	4.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>315</b>	<b>15.8</b>	<b>30</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$119,000</b>	<b>\$0</b>	<b>\$119,000</b>	<b>\$142,000</b>		<b>\$117,200</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$122,279</b>	<b>\$0</b>	<b>\$122,279</b>	<b>\$166,414</b>		<b>\$134,710</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Dec-10 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		60		40	-33%
Month Inventory		9.5		9.7	2%
% of List Price		97.03		97.30	
<b><u>Residential</u></b>					
Sales	48	\$8,059,497	48	\$6,946,467	0%
Avg Sales Price		\$167,906		\$144,718	-14%
Median Sales Price		\$153,350		\$131,950	-14%
Avg Days on Market		110		101	-8%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		1,214		1,212	0%
<b><u>Residential</u></b>					
Sales	605	\$99,576,437	542	\$85,000,660	-10%
Avg Sales Price		\$164,589		\$156,828	-5%
Median Sales Price		\$145,500		\$139,250	-4%
Avg Days on Market		115		106	-8%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49	73	45	45	44	41	54	39	36	30
2009	31	30	61	50	45	53	69	64	64	58	31	36
2008	35	36	62	43	45	50	36	47	52	30	26	53

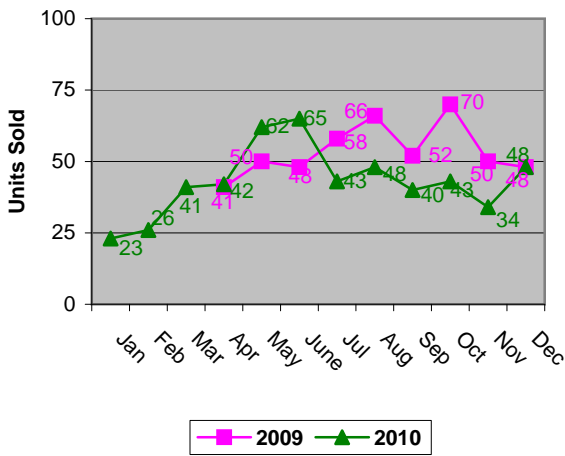
# Lexington-Bluegrass

Association of Realtors®

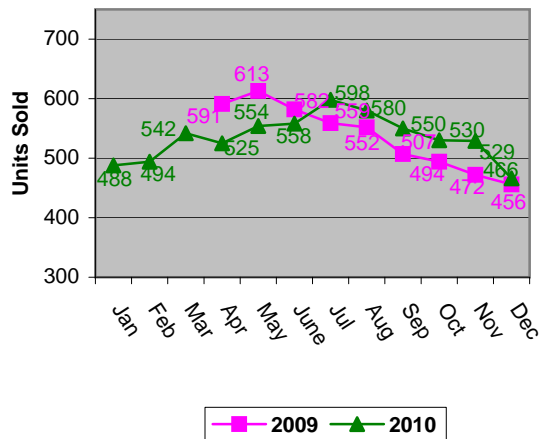
**Single Family SALES and INVENTORY and PENDING**  
**Dec-10**  
**MADISON COUNTY**

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	0	2	11	5.5	2
50,000	-	99,999	2	3	2	7	65	9.3	13
100,000	-	119,999	1	7	1	9	32	3.6	4
120,000	-	139,999	0	6	2	8	57	7.1	9
140,000	-	159,999	0	6	4	10	65	6.5	14
160,000	-	179,999	0	2	2	4	48	12.0	4
180,000	-	199,999	0	0	1	1	33	33.0	6
200,000	-	249,999	0	1	0	1	44	44.0	5
250,000	-	299,999	0	0	4	4	27	6.8	6
300,000	-	499,999	0	1	1	2	65	32.5	4
500,000	-	749,999	0	0	0	0	16	16.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>4</b>	<b>27</b>	<b>17</b>	<b>48</b>	<b>466</b>	<b>9.7</b>	<b>67</b>
<b>Median Price</b>			<b>\$53,625</b>	<b>\$125,000</b>	<b>\$159,200</b>	<b>\$131,950</b>	<b>\$163,450</b>		<b>\$149,900</b>
<b>Average Price</b>			<b>\$62,882</b>	<b>\$133,732</b>	<b>\$181,422</b>	<b>\$144,718</b>	<b>\$205,522</b>		<b>\$164,095</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Dec-10 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		19		22	16%
Month Inventory		8.7		19.1	120%
% of List Price		92.42		93.36	
<b><u>Residential</u></b>					
Sales	27	\$3,632,072	14	\$1,477,900	-48%
Avg Sales Price		\$134,521		\$105,564	-22%
Median Sales Price		\$87,000		\$110,000	26%
Avg Days on Market		175		73	-58%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		524		530	1%
<b><u>Residential</u></b>					
Sales	242	\$25,133,189	208	\$21,828,097	-14%
Avg Sales Price		\$103,856		\$104,943	1%
Median Sales Price		\$85,000		\$96,250	13%
Avg Days on Market		115		112	-3%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	11	14	20	21	21	20	16	15	11	17	9	11
2009	16	14	17	14	26	23	15	24	13	29	18	13
2008	16	17	20	28	23	22	22	15	22	14	13	13

# Lexington-Bluegrass

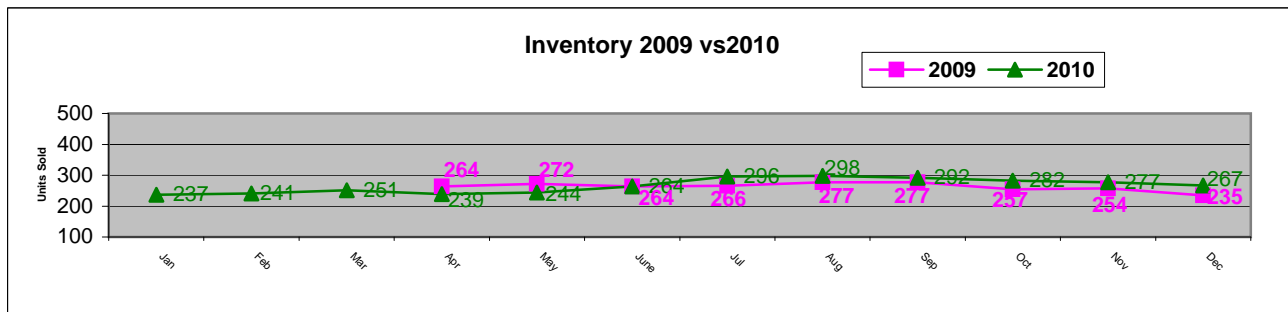
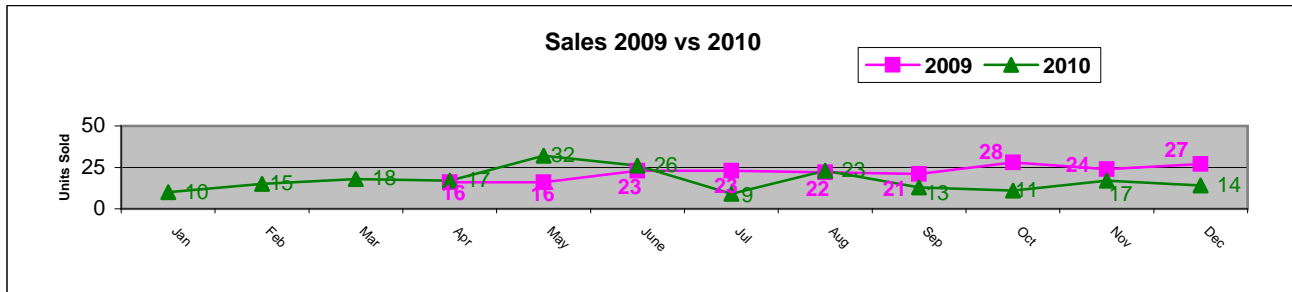
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Dec-10

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	28	9.3	2
50,000	-	99,999	0	3	0	3	73	24.3	5
100,000	-	119,999	0	2	0	2	26	13.0	0
120,000	-	139,999	0	2	0	2	37	18.5	1
140,000	-	159,999	0	1	2	3	21	7.0	1
160,000	-	179,999	0	0	0	0	19	19.0	1
180,000	-	199,999	0	0	0	0	8	8.0	1
200,000	-	249,999	0	0	1	1	23	23.0	0
250,000	-	299,999	0	0	0	0	9	9.0	1
300,000	-	499,999	0	0	0	0	15	15.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
<b>Total</b>			<b>1</b>	<b>10</b>	<b>3</b>	<b>14</b>	<b>267</b>	<b>19.1</b>	<b>12</b>
<b>Median Price</b>			<b>\$22,500</b>	<b>\$95,000</b>	<b>\$159,900</b>	<b>\$110,000</b>	<b>\$124,500</b>		<b>\$86,250</b>
<b>Average Price</b>			<b>\$22,500</b>	<b>\$90,200</b>	<b>\$184,467</b>	<b>\$105,564</b>	<b>\$175,509</b>		<b>\$113,230</b>







# Lexington-Bluegrass

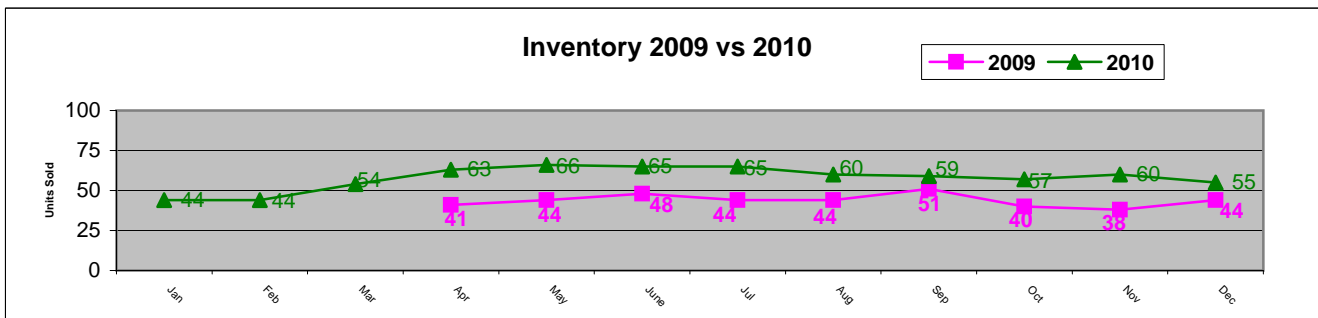
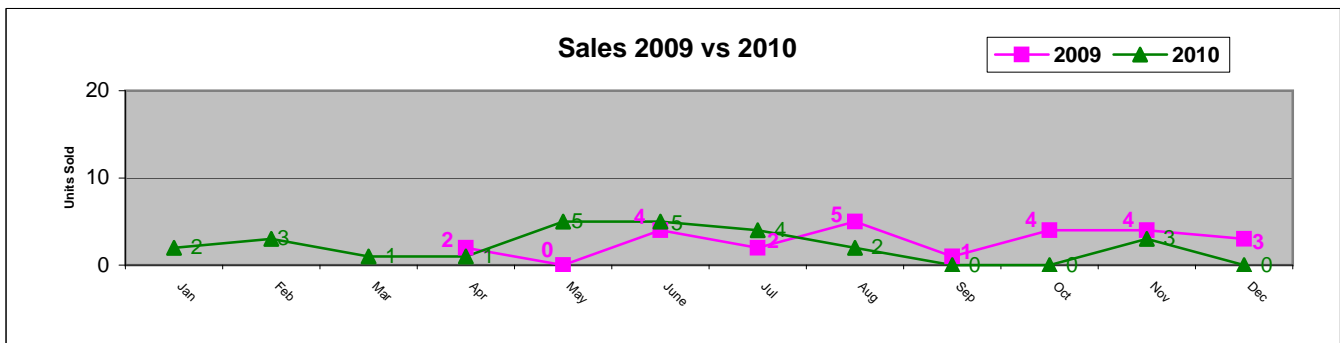
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Dec-10

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	7	7.0	3
50,000	-	99,999	0	0	0	0	20	20.0	2
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	0	0	0	2	2.0	2
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	2	2.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	7	7.0	0
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	2	2.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>55.0</b>	<b>7</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,000</b>		<b>\$59,900</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$143,769</b>		<b>\$74,943</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Dec-10 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings	69		70		1%
Month Inventory	8.4		11.7		39%
% of List Price	95.56		95.43		
<b><u>Residential</u></b>					
Sales	49	\$9,885,914	35	\$7,158,090	-29%
Avg Sales Price	\$201,753		\$204,517		1%
Median Sales Price	\$136,000		\$148,900		9%
Avg Days on Market	79		125		58%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings	1,342		1,223		-9%
<b><u>Residential</u></b>					
Sales	541	\$97,848,319	466	\$86,976,136	-14%
Avg Sales Price	\$180,886		\$186,644		3%
Median Sales Price	\$131,400		\$138,950		6%
Avg Days on Market	82		88		7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	52	39	56	68	37	34	30	37	36	28	32	26
2009	32	32	45	62	56	63	45	46	50	51	43	32
2008	56	62	55	62	61	58	68	60	55	32	23	49

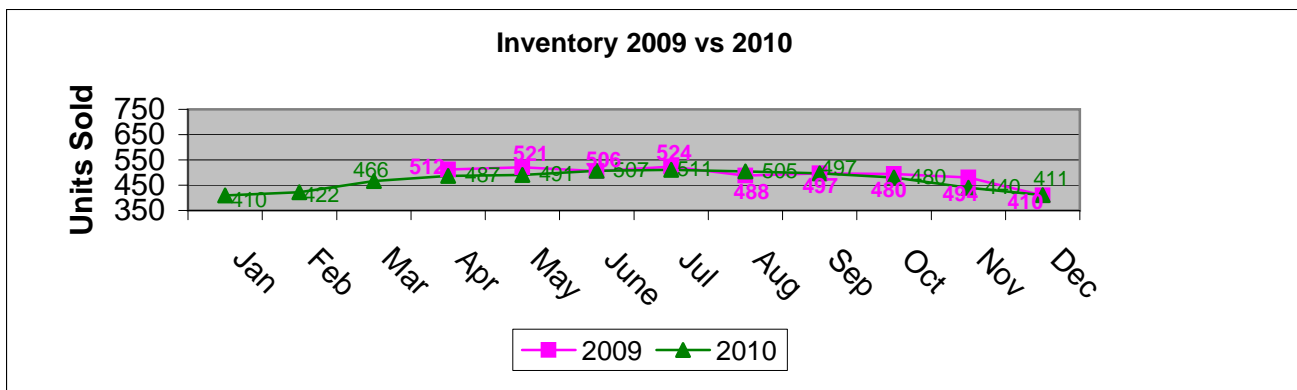
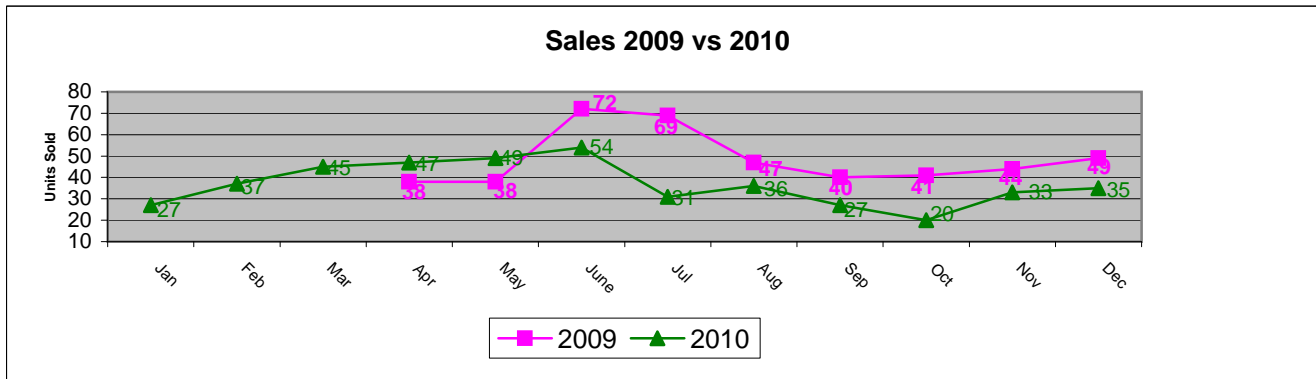
# Lexington-Bluegrass

Association of Realtors®

Dec-10

Single Family SALES and INVENTORY and PENDING  
JESSAMINE COUNTY

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	9 97.85				
49,999	OR	UNDER	0	2	0	2	5	2.5	1
50,000	-	99,999	1	6	0	7	101	14.4	13
100,000	-	119,999	0	3	0	3	39	13.0	7
120,000	-	139,999	0	3	1	4	38	9.5	3
140,000	-	159,999	0	2	1	3	39	13.0	3
160,000	-	179,999	0	0	1	1	21	21.0	9
180,000	-	199,999	0	2	2	4	19	4.8	2
200,000	-	249,999	0	1	2	3	32	10.7	2
250,000	-	299,999	0	0	0	0	16	16.0	3
300,000	-	499,999	0	0	7	7	34	4.9	3
500,000	-	749,999	0	0	0	0	34	34.0	2
750,000	-	999,999	0	0	1	1	18	18.0	3
1,000,000	-	1,249,999	0	0	0	0	9	9.0	1
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	3	3.0	1
2,000,000	-	OVER	0	0	0	0	2	2.0	0
<b>Total</b>			<b>1</b>	<b>19</b>	<b>15</b>	<b>35</b>	<b>411</b>	<b>11.7</b>	<b>53</b>
<b>Median Price</b>			<b>\$82,500</b>	<b>\$110,500</b>	<b>\$315,000</b>	<b>\$148,900</b>	<b>\$153,500</b>		<b>\$151,900</b>
<b>Average Price</b>			<b>\$82,500</b>	<b>\$108,824</b>	<b>\$333,862</b>	<b>\$204,517</b>	<b>\$285,422</b>		<b>\$257,925</b>



# Lexington-Bluegrass

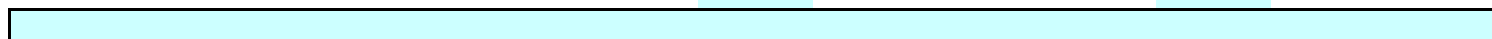
Association of Realtors<sup>®</sup>

Dec-10

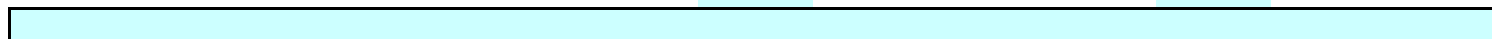
## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		82		94	15%
Month Inventory		13.7		18.6	36%
% of List Price		92.77		91.96	
<b><u>Residential</u></b>					
Sales	52	\$6,086,277	41	\$3,758,869	-21%
Avg Sales Price		\$117,044		\$91,680	-22%
Median Sales Price		\$112,000		\$85,000	-24%
Avg Days on Market		116		106	-9%



CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		1,512		1,661	10%
<b><u>Residential</u></b>					
Sales	648	\$69,656,205	630	\$68,617,482	-3%
Avg Sales Price		\$107,494		\$108,917	1%
Median Sales Price		\$87,500		\$86,000	-2%
Avg Days on Market		110		120	9%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50	46	53	74	47	62	60	50	48	41	37	40
2009	44	50	47	57	60	50	56	63	55	46	54	40
2008	73	67	72	80	79	71	57	72	78	56	56	59

# Lexington-Bluegrass

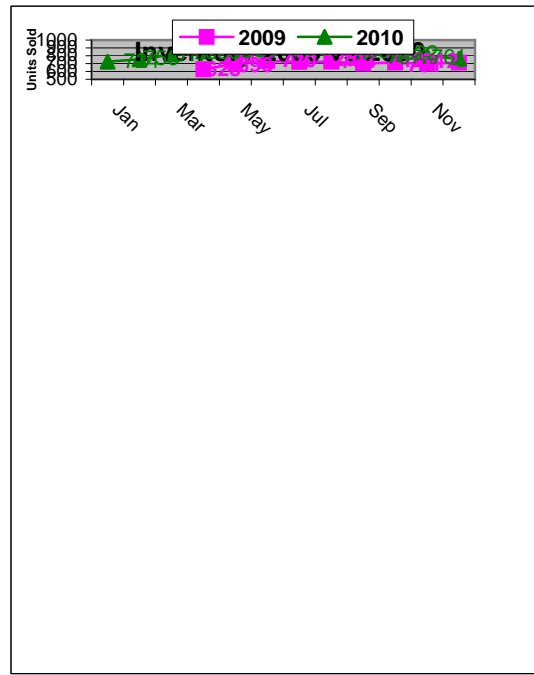
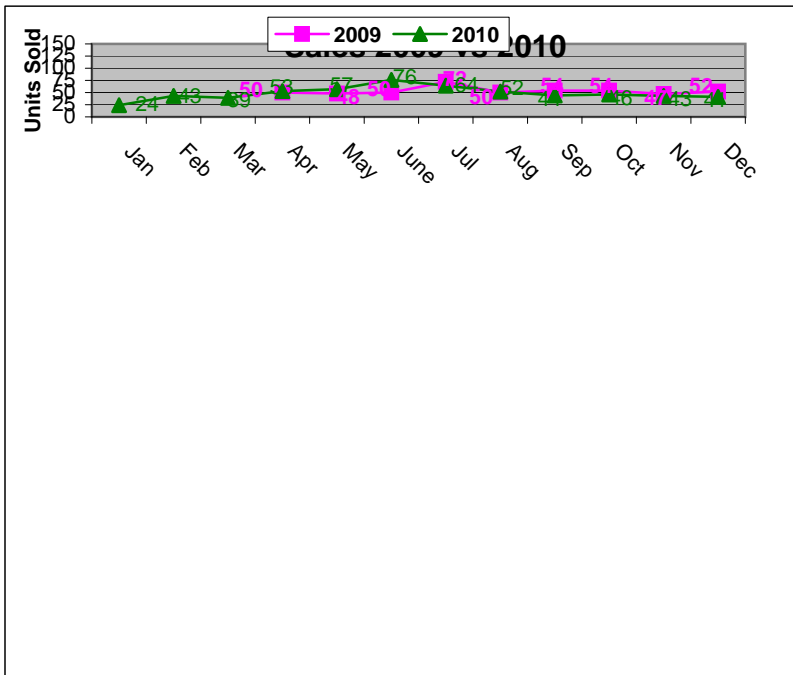
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Dec-10

### OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	8	2	15	54	3.6	15
50,000	-	99,999	2	6	2	10	198	19.8	27
100,000	-	119,999	0	4	0	4	66	16.5	7
120,000	-	139,999	0	2	3	5	81	16.2	9
140,000	-	159,999	0	0	1	1	64	64.0	6
160,000	-	179,999	0	0	0	0	57	57.0	3
180,000	-	199,999	0	0	0	0	44	44.0	5
200,000	-	249,999	0	3	2	5	57	11.4	4
250,000	-	299,999	1	0	0	1	42	42.0	3
300,000	-	499,999	0	0	0	0	60	60.0	4
500,000	-	749,999	0	0	0	0	23	23.0	1
750,000	-	999,999	0	0	0	0	5	5.0	0
1,000,000	-	1,249,999	0	0	0	0	6	6.0	0
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>8</b>	<b>23</b>	<b>10</b>	<b>41</b>	<b>761</b>	<b>18.6</b>	<b>84</b>
<b>Median Price</b>			<b>\$25,194</b>	<b>\$64,500</b>	<b>\$120,375</b>	<b>\$85,000</b>	<b>\$139,000</b>		<b>\$104,900</b>
<b>Average Price</b>			<b>\$68,392</b>	<b>\$89,477</b>	<b>\$115,375</b>	<b>\$91,680</b>	<b>\$186,063</b>		<b>\$130,788</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Dec-10 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		75		67	-11%
Month Inventory		10.5		13.4	28%
% of List Price		97.07		91.75	
<b><u>Residential</u></b>					
Sales	48	\$8,103,493	41	\$6,493,063	-15%
Avg Sales Price		\$168,823		\$158,367	-6%
Median Sales Price		\$150,885		\$150,000	-1%
Avg Days on Market		91		83	-9%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		1,513		1,467	-3%
<b><u>Residential</u></b>					
Sales	690	\$112,581,500	576	\$98,860,787	-17%
Avg Sales Price		\$163,162		\$171,633	5%
Median Sales Price		\$142,290		\$149,000	5%
Avg Days on Market		93		94	1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88	48	49	43	38	39	37	29	27
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

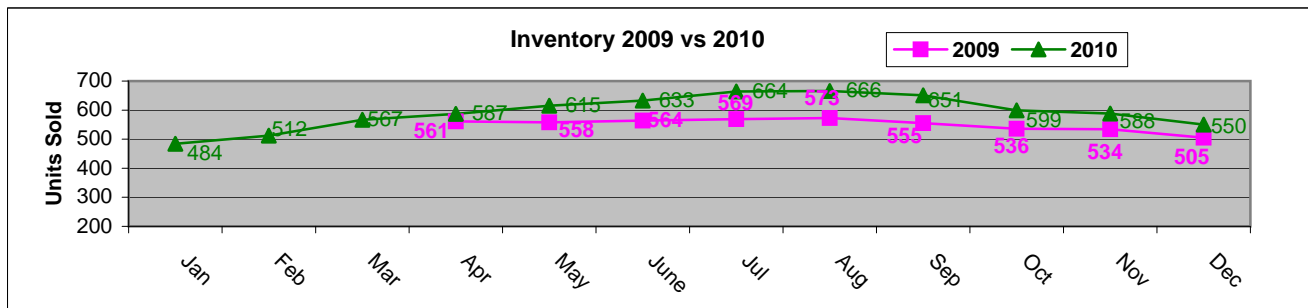
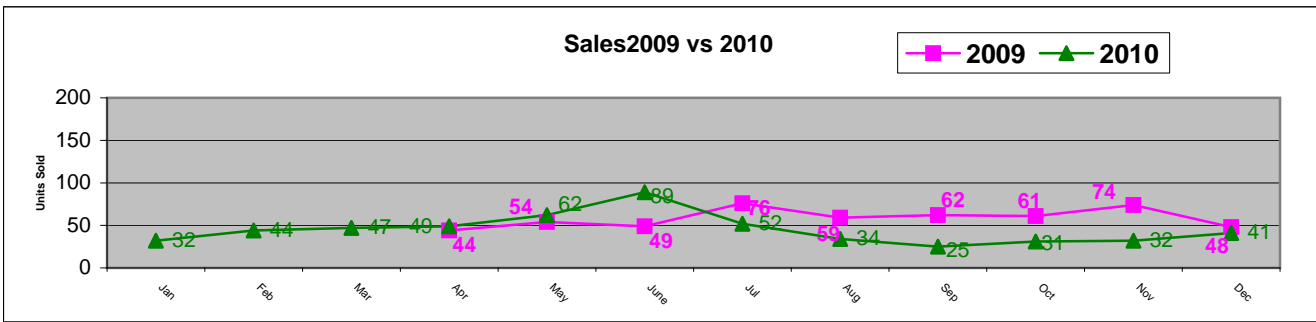
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Dec-10

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	1	4	7	1.8	0
50,000	-	99,999	1	3	1	5	30	6.0	5
100,000	-	119,999	0	4	0	4	47	11.8	9
120,000	-	139,999	0	5	0	5	84	16.8	9
140,000	-	159,999	0	5	2	7	64	9.1	4
160,000	-	179,999	1	0	3	4	55	13.8	11
180,000	-	199,999	0	1	2	3	46	15.3	6
200,000	-	249,999	1	2	3	6	62	10.3	12
250,000	-	299,999	0	1	0	1	61	61.0	9
300,000	-	499,999	0	0	1	1	76	76.0	3
500,000	-	749,999	0	0	1	1	17	17.0	1
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>4</b>	<b>23</b>	<b>14</b>	<b>41</b>	<b>550</b>	<b>13.4</b>	<b>69</b>
<b>Median Price</b>			<b>\$133,950</b>	<b>\$128,000</b>	<b>\$179,250</b>	<b>\$150,000</b>	<b>\$175,000</b>		<b>\$179,900</b>
<b>Average Price</b>			<b>\$123,675</b>	<b>\$132,534</b>	<b>\$210,721</b>	<b>\$158,367</b>	<b>\$215,590</b>		<b>\$189,572</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Dec-10 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	December-09		December-10		% CHANGE
New Listings		25		23	-8%
Month Inventory		9.2		11.2	22%
% of List Price		98.03		95.37	
<b><u>Residential</u></b>					
Sales	20	\$3,650,865	19	\$3,336,141	-5%
Avg Sales Price		\$182,543		\$175,586	-4%
Median Sales Price		\$168,000		\$164,250	-2%
Avg Days on Market		85		120	41%

CUMMULATIVE SUMMARY	Jan 09 - Dec 09		Jan 10 - Dec 10		% CHANGE
New Listings		528		563	7%
<b><u>Residential</u></b>					
Sales	208	\$36,132,453	228	\$41,400,470	10%
Avg Sales Price		\$173,714		\$181,581	5%
Median Sales Price		\$165,000		\$168,125	2%
Avg Days on Market		97		96	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	20	39	22	14	22	18	27	15	19	16	12
2009	9	20	15	15	25	23	20	20	25	18	17	12
2008	24	19	27	27	24	18	30	25	17	18	16	8



# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Dec-10

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	5	5.0	0
50,000	-	99,999	0	3	0	3	36	12.0	1
100,000	-	119,999	0	2	0	2	19	9.5	1
120,000	-	139,999	0	1	0	1	9	9.0	3
140,000	-	159,999	0	2	0	2	13	6.5	4
160,000	-	179,999	0	1	1	2	14	7.0	6
180,000	-	199,999	0	0	0	0	16	16.0	1
200,000	-	249,999	0	1	4	5	21	4.2	0
250,000	-	299,999	0	1	1	2	32	16.0	1
300,000	-	499,999	0	1	0	1	25	25.0	2
500,000	-	749,999	0	0	0	0	9	9.0	0
750,000	-	999,999	0	0	0	0	7	7.0	1
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	0
<b>Total</b>			<b>0</b>	<b>13</b>	<b>6</b>	<b>19</b>	<b>213</b>	<b>11.2</b>	<b>20</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$126,000</b>	<b>\$219,621</b>	<b>\$164,250</b>	<b>\$189,900</b>		<b>\$162,550</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$155,423</b>	<b>\$219,274</b>	<b>\$175,586</b>	<b>\$297,086</b>		<b>\$213,965</b>

