

Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		789		773	-2%
Month Inventory		11.4		9.2	-19%
% of List Price		95.57		95.25	0%
<u>Residential</u>					
Sales	486	\$83,350,900	570	\$93,840,265	17%
Avg Sales Price		\$171,504		\$164,632	-4%
Median Sales Price		\$148,450		\$134,000	-10%
Avg Days on Market		90		94	4%
<u>Townhouses/Condos</u>					
Sales	35	\$6,300,941	26	\$3,876,909	-26%
Avg Sales Price		\$180,027		\$149,112	-17%
Median Sales Price		\$125,000		\$127,000	2%
Avg Days on Market		143		106	-26%
Total Activity	521	\$89,651,841	596	\$97,717,174	14%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		16,550		15,525	-6%
<u>Residential</u>					
Sales	6,719	\$1,148,384,703	6,649	\$1,091,035,899	-1%
Avg Sales Price		\$170,916		\$164,090	-4%
Median Sales Price		\$141,500		\$137,900	-3%
Avg Days on Market		89		94	6%
<u>Townhouses/Condos</u>					
Sales	545	\$89,816,975	470	\$69,718,869	-14%
Avg Sales Price		\$164,802		\$148,338	-10%
Median Sales Price		\$119,500		\$118,000	-1%
Avg Days on Market		105		113	8%
Total Activity	7,264	\$1,238,201,678	7,119	\$1,160,754,768	-2%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273	6492	6742	6776	6772	6716	6635	6545	6374	5914	5503
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

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	456	515	652	648	753	648	621	669	527	570	568	427
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

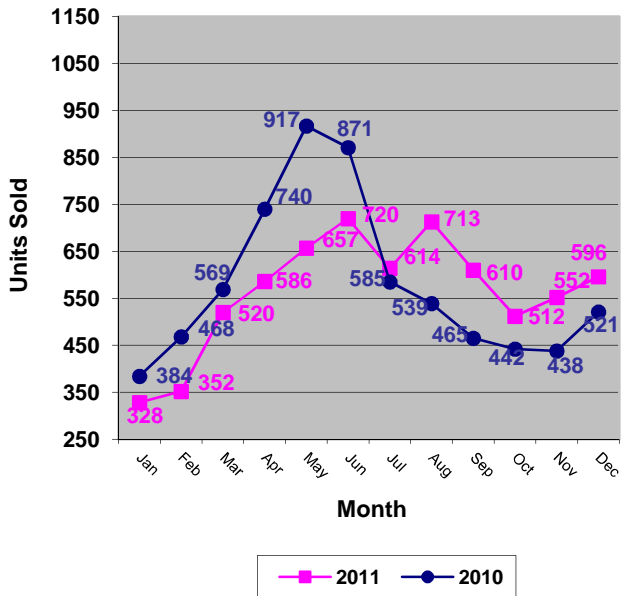
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	328	352	520	586	657	720	614	713	610	512	552	596
2010	384	468	569	740	917	871	585	539	465	442	438	521
2009	332	374	536	544	662	861	852	731	711	764	682	599

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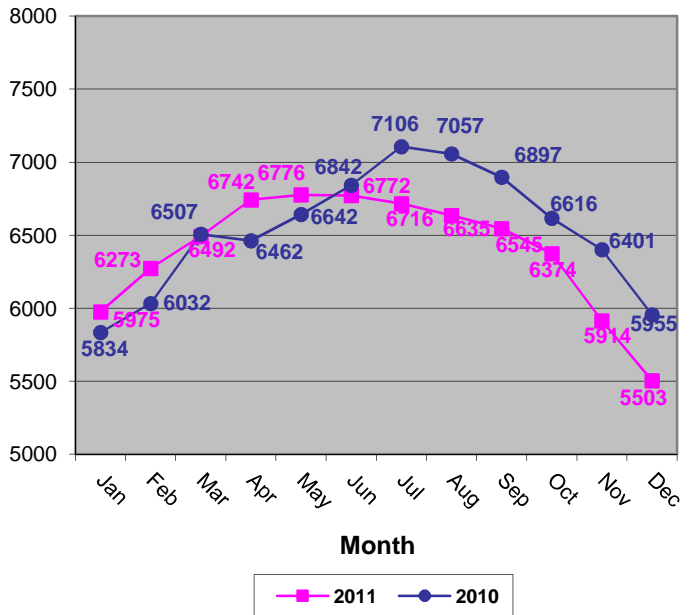
All Residential SALES and INVENTORY with PENDING

Dec-11							Current	Current	Current	Dec
			Sales			Total	Inventory	Months	Pending	Pending
Price Range			0-2	3	4+	Units	Units	Inv.	Single	Single
			Bedrm	Bedrm	Bedrm					
49,999	OR	UNDER	19	40	9	68	218	3.2	73	58
50,000	-	99,999	21	70	19	110	948	8.6	174	99
100,000	-	119,999	7	57	6	70	506	7.2	75	34
120,000	-	139,999	6	50	12	68	686	10.1	103	43
140,000	-	159,999	2	52	10	64	522	8.2	84	40
160,000	-	179,999	1	17	15	33	380	11.5	60	27
180,000	-	199,999	1	15	15	31	309	10.0	62	26
200,000	-	249,999	3	24	27	54	572	10.6	87	38
250,000	-	299,999	1	7	26	34	420	12.4	58	36
300,000	-	499,999	1	13	37	51	599	11.7	53	23
500,000	-	749,999	0	0	9	9	175	19.4	13	2
750,000	-	999,999	0	0	3	3	91	30.3	3	1
1,000,000	-	1,249,999	0	0	0	0	20	20.0	3	0
1,250,000	-	1,499,999	0	0	1	1	18	18.0	0	0
1,500,000	-	1,999,999	0	0	0	0	25	25.0	1	0
2,000,000	-	OVER	0	0	0	0	14	14.0	0	0
Total			62	345	189	596	5503	9.2	849	427
Median Price			\$194,950	\$155,000	\$190,000	\$179,250	\$134,900		\$49,500	
Average Price			\$90,746	\$130,141	\$248,550	\$163,592	\$224,643		\$169,980	

Sales 10 vs 11



Inventory 10 vs 11



Lexington-Bluegrass

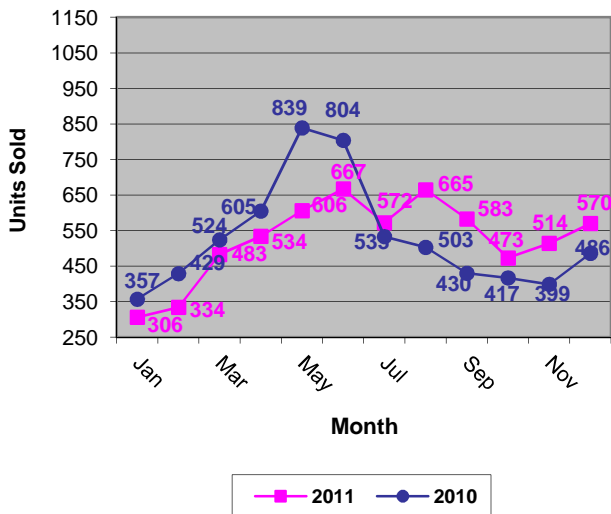
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Single Family SALES and INVENTORY and PENDING

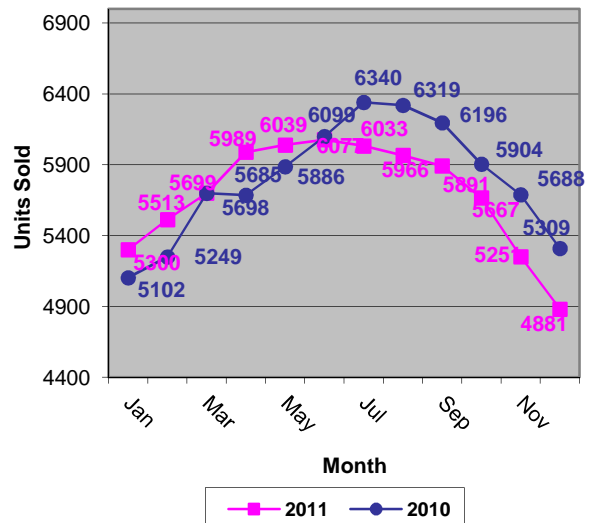
Dec-11

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	18	40	9	67	199	3.0	72
50,000	-	99,999	17	67	19	103	790	7.7	160
100,000	-	119,999	6	55	6	67	443	6.6	69
120,000	-	139,999	3	47	12	62	602	9.7	98
140,000	-	159,999	1	52	10	63	474	7.5	79
160,000	-	179,999	1	16	15	32	346	10.8	54
180,000	-	199,999	0	13	15	28	268	9.6	54
200,000	-	249,999	1	24	27	52	515	9.9	83
250,000	-	299,999	1	7	26	34	353	10.4	58
300,000	-	499,999	0	12	37	49	551	11.2	47
500,000	-	749,999	0	0	9	9	173	19.2	13
750,000	-	999,999	0	0	3	3	90	30.0	3
1,000,000	-	1,249,999	0	0	0	0	20	20.0	3
1,250,000	-	1,499,999	0	0	1	1	18	18.0	0
1,500,000	-	1,999,999	0	0	0	0	25	25.0	1
2,000,000	-	OVER	0	0	0	0	14	14.0	0
Total			48	333	189	570	4881	8.6	794
Median Price			\$53,825	\$162,000	\$190,000	\$168,500	\$167,900		
Average Price			\$77,405	\$129,189	\$248,550	\$164,406	\$232,009		\$169,962

Sales 10 vs 11



Inventory 10 vs 11



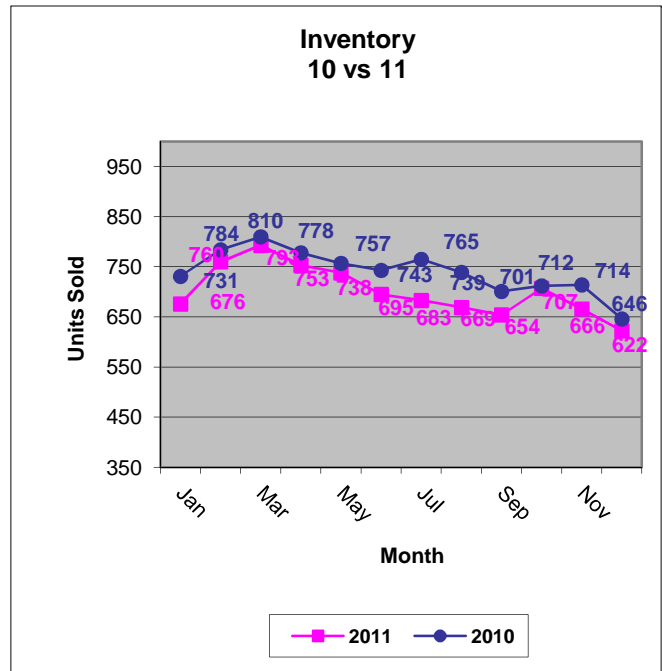
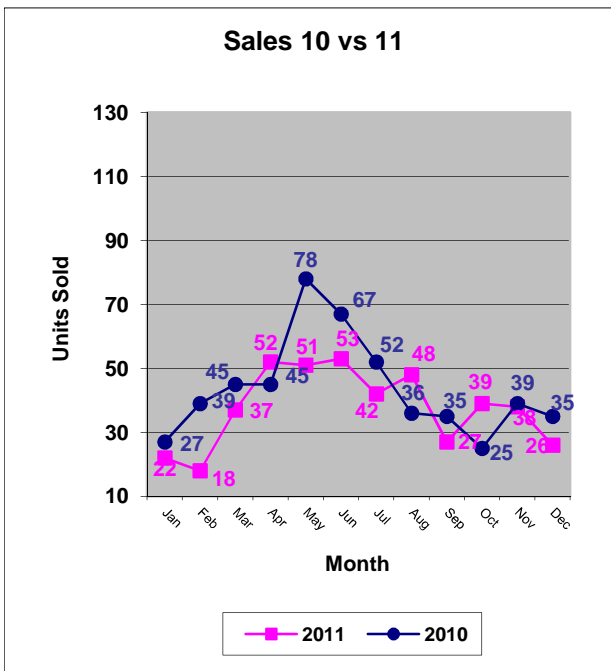
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Dec-11

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	1	0	0	1	19	19.0	1
50,000	- 99,999	4	3	0	7	158	22.6	14
100,000	- 119,999	1	2	0	3	63	21.0	6
120,000	- 139,999	3	3	0	6	84	14.0	5
140,000	- 159,999	1	0	0	1	48	48.0	5
160,000	- 179,999	0	1	0	1	34	34.0	6
180,000	- 199,999	1	2	0	3	41	13.7	8
200,000	- 249,999	2	0	0	2	57	28.5	4
250,000	- 299,999	0	0	0	0	67	67.0	0
300,000	- 499,999	1	1	0	2	48	24.0	6
500,000	- 749,999	0	0	0	0	2	2.0	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
Total		14	12	0	26	622	23.9	55
Median Price		\$91,500	\$214,250	\$0	\$142,500	\$859,950		\$80,000
Average Price		\$136,488	\$156,548	\$0	\$145,747	\$166,840		\$170,243



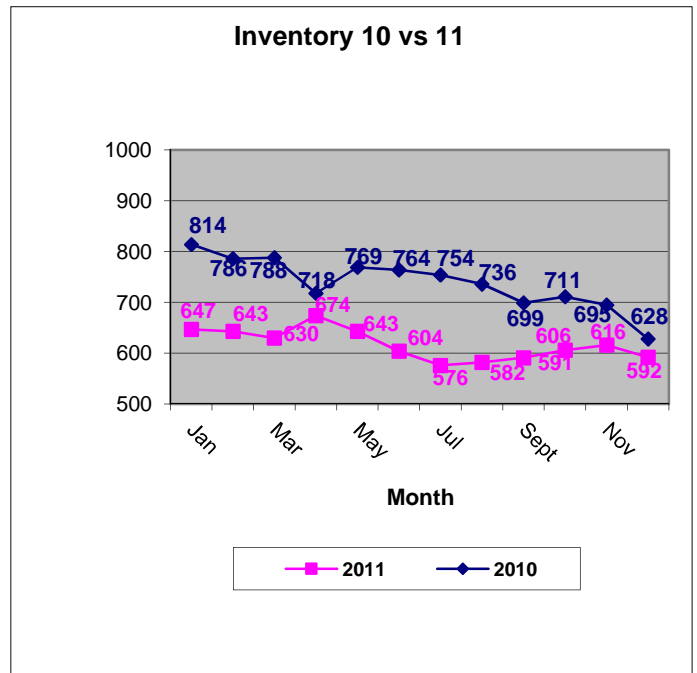
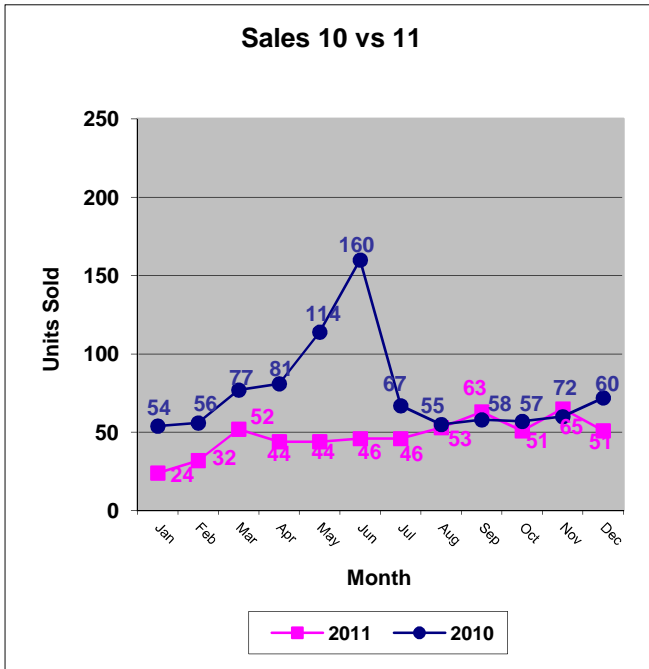
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Dec-11

Price Range	Current 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	2	2.0	0
50,000 - 99,999	0	0	0	0	10	10.0	1
100,000 - 119,999	0	2	0	2	26	13.0	11
120,000 - 139,999	0	5	1	6	85	14.2	13
140,000 - 159,999	0	8	0	8	68	8.5	16
160,000 - 179,999	0	1	0	1	45	45.0	15
180,000 - 199,999	0	2	3	5	55	11.0	22
200,000 - 249,999	0	10	6	16	133	8.3	48
250,000 - 299,999	0	1	3	4	66	16.5	24
300,000 - 499,999	0	1	2	3	57	19.0	17
500,000 - 749,999	0	0	4	4	32	8.0	5
750,000 - 999,999	0	0	2	2	9	4.5	0
1,000,000 - 1,249,999	0	0	0	0	1	1.0	1
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	2	2.0	1
2,000,000 - OVER	0	0	0	0	1	1.0	0
Total	0	30	21	51	592	11.6	174
Median Price	\$0	\$212,225	\$245,500	\$242,318	\$152,400		\$600,500
Average Price	\$0	\$179,942	\$370,420	\$258,374	\$250,487		\$243,167

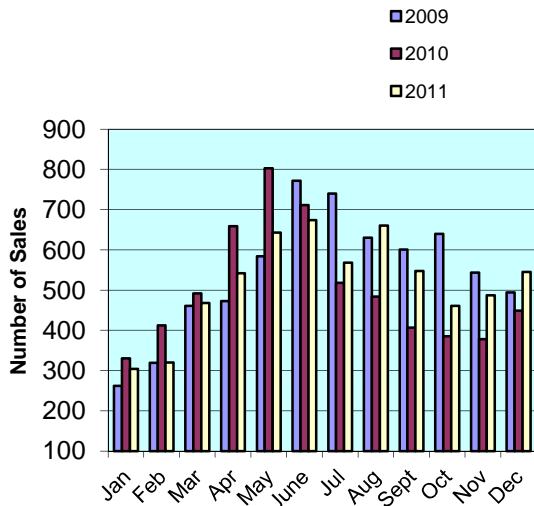


Existing Homes Sales

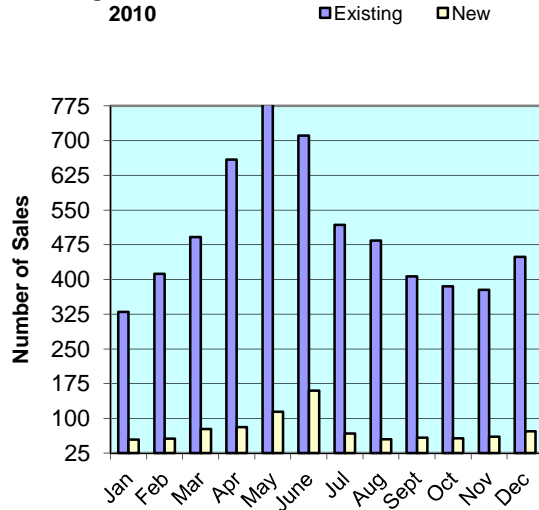
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	320
Mar	461	492	468
Apr	473	659	542
May	584	803	643
June	772	711	674
Jul	740	518	568
Aug	630	484	660
Sept	601	407	547
Oct	640	385	461
Nov	543	378	487
Dec	494	449	545

New Construction Sales

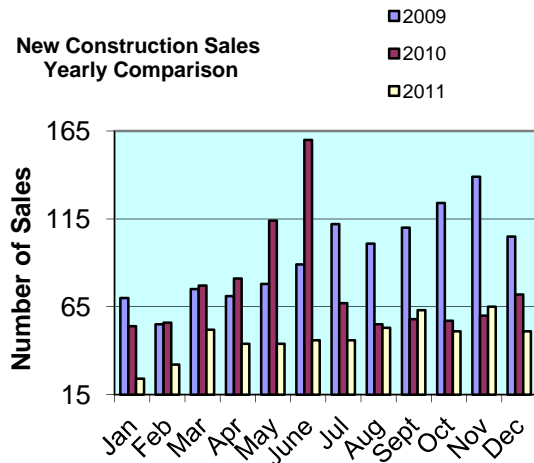
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	32
Mar	75	77	52
Apr	71	81	44
May	78	114	44
June	89	160	46
Jul	112	67	46
Aug	101	55	53
Sept	110	58	63
Oct	124	57	51
Nov	139	60	65
Dec	105	72	51



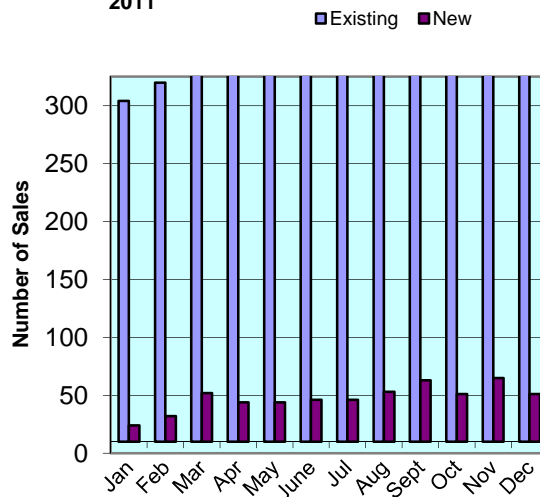
Existing vs New Sales
2010



New Construction Sales
Yearly Comparison



Existing vs New Sales
2011



Median Price by County

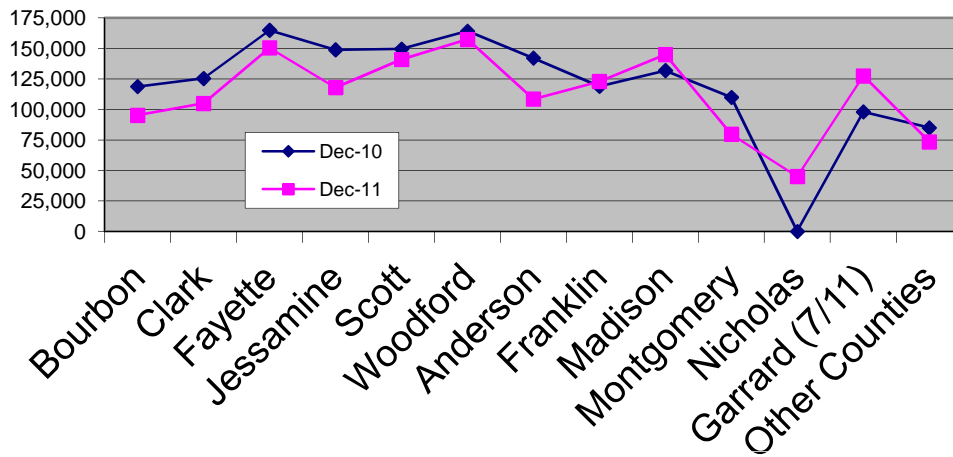
<u>County</u>	Dec-10		Dec-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	118,780	13	95,250	10
Clark	125,500	17	105,000	25
Fayette	165,000	261	150,500	256
Jessamine	148,900	35	118,000	41
Scott	149,625	40	141,000	48
Woodford	164,250	19	157,450	20
Anderson	142,172	13	108,500	16
Franklin	119,000	20	123,000	29
Madison	131,950	48	145,000	53
Montgomery	110,000	14	79,625	20
Nicholas	0	0	45,000	1
Garrard (7/11)	98,000	7	127,500	13
Other Counties	85,000	<u>34</u>	73,500	<u>64</u>
		521		596

<u>County</u>	Year to Date 12/31/10		Year to Date 12/31/11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	97,750	132	109,000	129
Clark	120,400	275	115,000	264
Fayette	154,900	3568	152,500	3352
Jessamine	138,950	466	125,000	500
Scott	149,000	575	147,384	553
Woodford	168,125	228	155,000	232
Anderson	127,450	226	120,000	188
Franklin	120,000	383	117,450	292
Madison	139,250	542	139,000	565
Montgomery	96,250	208	81,051	237
Nicholas	65,000	31	73,805	44
Garrard (7/11)	98,000	103	115,750	114
Other Counties	86,000	<u>527</u>	77,000	<u>649</u>
		7264		7119

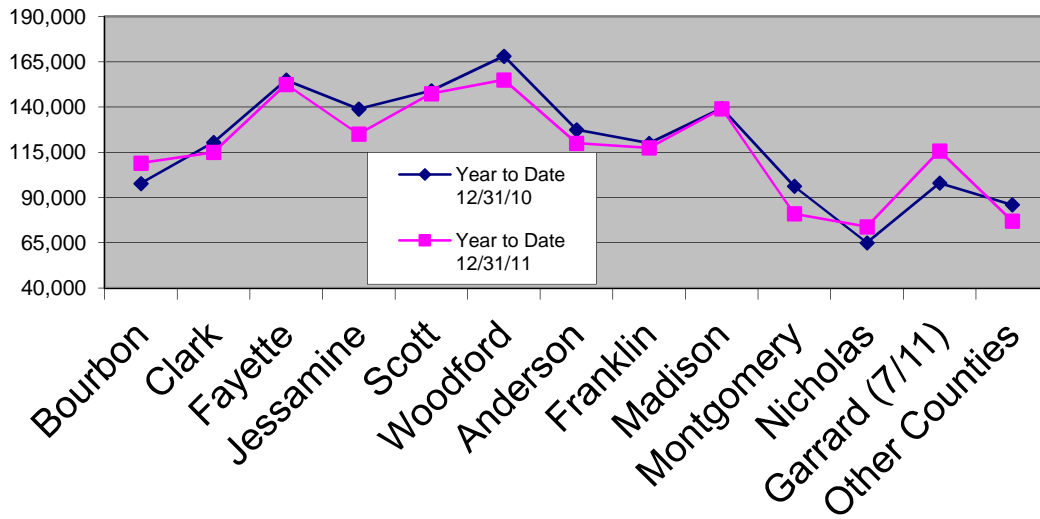


Median Price by County

Dec 10 vs Dec 11 Median



Year to date 12/31/10 vs 12/31/11 Median



Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		26		13	-50%
Month Inventory		15.0		11.8	-21%
% of List Price		94.12		93.07	
Residential					
Sales	13	\$2,010,672	16	\$2,152,000	23%
Avg Sales Price		\$154,667		\$134,500	-13%
Median Sales Price		\$142,172		\$108,500	-24%
Avg Days on Market		61		103	69%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		478		418	-13%
Residential					
Sales	226	\$28,702,334	188	\$23,629,862	-17%
Avg Sales Price		\$127,001		\$125,691	-1%
Median Sales Price		\$127,450		\$120,000	-6%
Avg Days on Market		104		108	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15	20	13	22	16	21	24	22	16	13	20	9
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

Lexington-Bluegrass

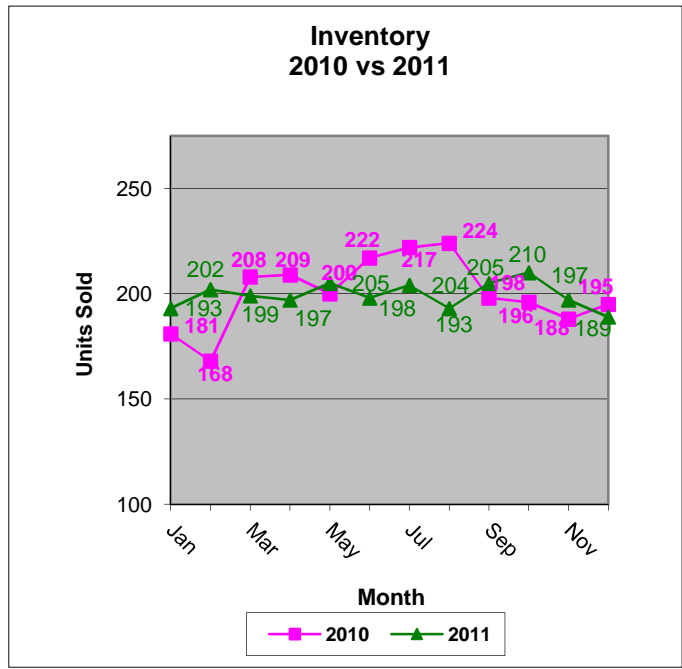
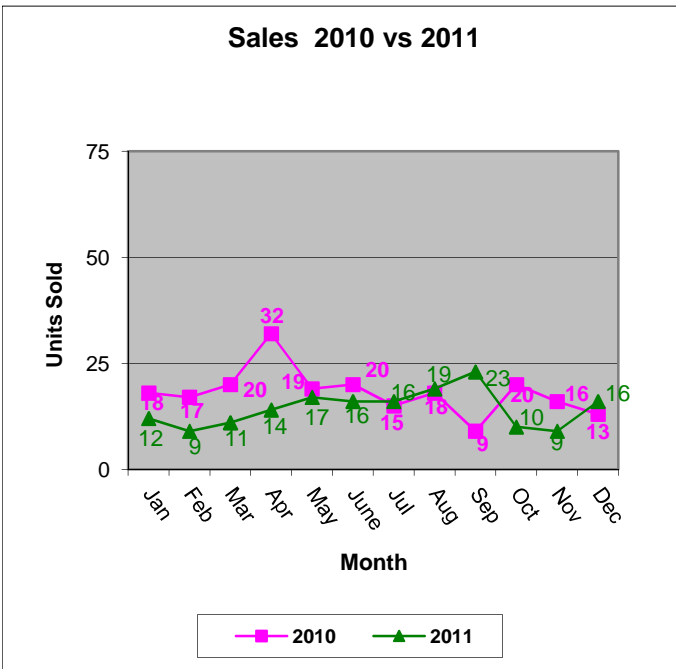
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-11

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	1	0	0	1	4	4.0	4
50,000	-	99,999	0	3	0	3	40	13.3	3
100,000	-	119,999	0	6	0	6	16	2.7	6
120,000	-	139,999	0	1	0	1	26	26.0	6
140,000	-	159,999	0	1	0	1	27	27.0	1
160,000	-	179,999	0	0	0	0	15	15.0	1
180,000	-	199,999	0	0	0	0	16	16.0	3
200,000	-	249,999	1	1	1	3	16	5.3	1
250,000	-	299,999	0	1	0	1	14	14.0	0
300,000	-	499,999	0	0	0	0	12	12.0	1
500,000	-	749,999	0	0	0	0	1	1.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	13	1	16	189	11.8	26
Median Price			\$140,750	\$84,000	\$228,500	\$95,500	\$224,900		\$109,400
Average Price			\$140,750	\$126,308	\$228,500	\$134,500	\$174,778		\$130,927



Lexington-Bluegrass

Association of Realtors™

Dec-11

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	137	FmHA	4	LA-Fixed	0	Owner Finance	0
CONV	263	FLB	0	L/A-Variable	0	VA	30
EXCH	0	FNMA	1	L/A + 2nd	0	Wrap Around	0
FHA	119	L/A Escalated	0	SBA	0	Other	42

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	51	5	0	6	2	7	10	14	8	1	15	8	19	146
Out of State Buyer	21	4	0	1	0	1	3	8	2	0	5	1	9	55
Seller Leaving County	70	7	4	6	3	4	10	7	4	1	15	9	14	154
Seller leaving State	51	3	2	3	2	2	6	4	1	0	9	5	7	95
New Construction	29	1	0	0	0	1	5	4	1	0	8	2	0	51
First Time Buyer	69	2	2	5	8	4	7	4	7	0	11	4	9	132
Listing FSBO	6	1	0	0	0	0	0	0	0	0	0	0	6	13
YDT Listing FSBO	107	4	8	5	3	1	14	4	7	1	7	10	19	190

Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		19		13	-32%
Month Inventory		8.6		10.6	23%
% of List Price		91.50		96.11	
Residential					
Sales	13	\$1,636,540	10	\$1,330,850	-23%
Avg Sales Price		\$125,888		\$133,085	6%
Median Sales Price		\$119,780		\$95,250	-20%
Avg Days on Market		171		136	-20%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		289		290	0%
Residential					
Sales	132	\$15,708,536	129	\$17,578,853	-2%
Avg Sales Price		\$119,004		\$136,270	15%
Median Sales Price		\$97,750		\$109,000	12%
Avg Days on Market		92		110	20%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11	11	9	10	9	13	8	17	10	13	7
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

Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings	47		25		-47%
Month Inventory	17.5		10.7		-39%
% of List Price	89.48		93.57		
<u>Residential</u>					
Sales	17	\$2,078,509	25	\$2,927,400	47%
Avg Sales Price		\$122,265		\$117,096	-4%
Median Sales Price		\$125,500		\$105,000	-16%
Avg Days on Market		70		136	94%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings	636		589		-7%
<u>Residential</u>					
Sales	275	\$35,056,463	264	\$32,723,824	-4%
Avg Sales Price		\$127,478		\$123,954	-3%
Median Sales Price		\$120,400		\$115,000	-4%
Avg Days on Market		127		123	-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12	19	17	18	25	24	29	39	23	20	19	16
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

Lexington-Bluegrass

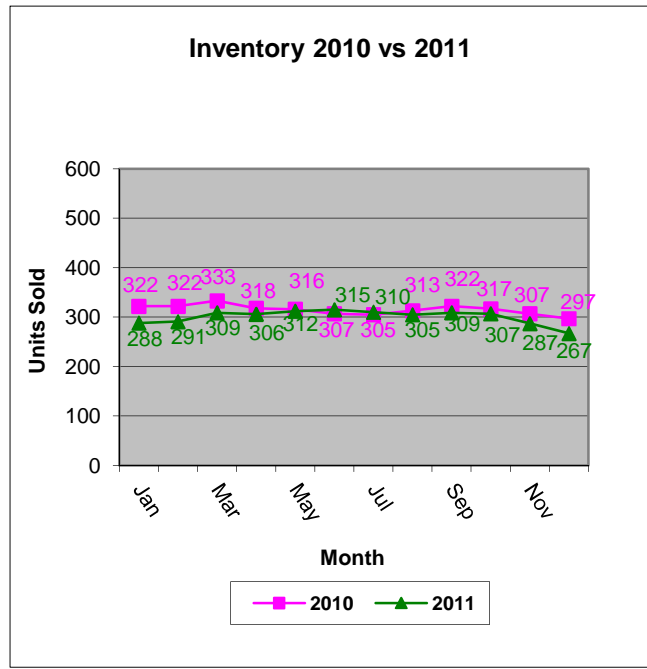
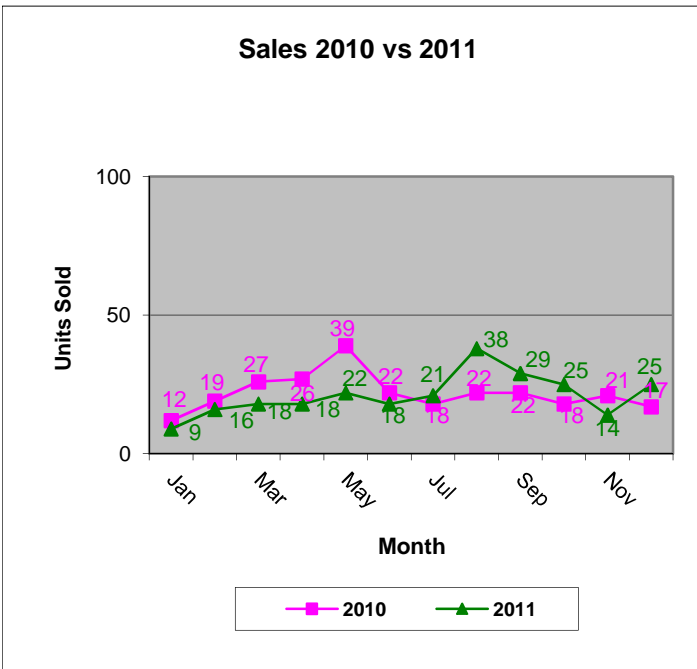
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-11

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	2	2	1	5	10	2.0	2
50,000	-	99,999	0	2	2	4	69	17.3	5
100,000	-	119,999	2	6	0	8	26	3.3	2
120,000	-	139,999	0	0	1	1	34	34.0	2
140,000	-	159,999	0	2	0	2	31	15.5	3
160,000	-	179,999	0	0	0	0	17	17.0	1
180,000	-	199,999	0	1	1	2	17	8.5	1
200,000	-	249,999	0	0	1	1	18	18.0	3
250,000	-	299,999	0	0	1	1	12	12.0	1
300,000	-	499,999	0	0	1	1	24	24.0	1
500,000	-	749,999	0	0	0	0	6	6.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	13	8	25	267	10.7	21
Median Price			\$77,450	\$10,000	\$141,250	\$215,000	\$79,000		\$82,000
Average Price			\$68,850	\$100,169	\$168,725	\$117,096	\$174,387		\$141,086



Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings	340		329		-3%
Month Inventory	9.0		8.3		-8%
% of List Price	96.87		95.99		
<u>Residential</u>					
Sales	261	\$51,909,014	256	\$48,356,430	-2%
Avg Sales Price		\$198,885		\$188,892	-5%
Median Sales Price		\$165,000		\$150,500	-9%
Avg Days on Market		82		83	1%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings	7,946		7,367		-7%
<u>Residential</u>					
Sales	3,568	\$686,336,851	3,352	\$620,606,367	-6%
Avg Sales Price		\$192,359		\$185,145	-4%
Median Sales Price		\$154,900		\$152,500	-2%
Avg Days on Market		73		77	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227	263	326	344	370	317	286	285	206	239	263	182
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

Lexington-Bluegrass Association of Realtors®

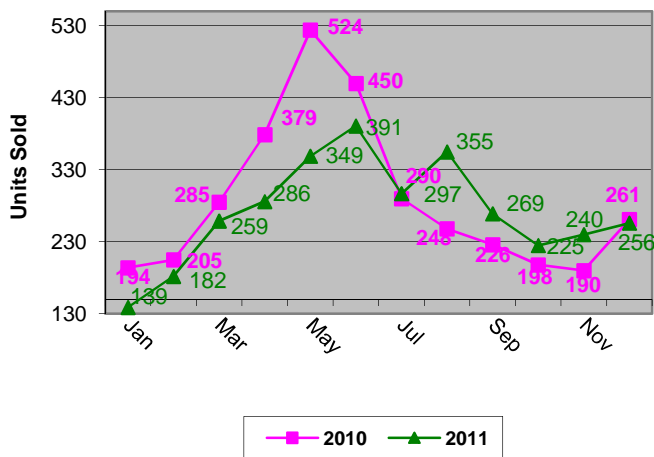
Single Family SALES and INVENTORY and PENDING

Dec-11

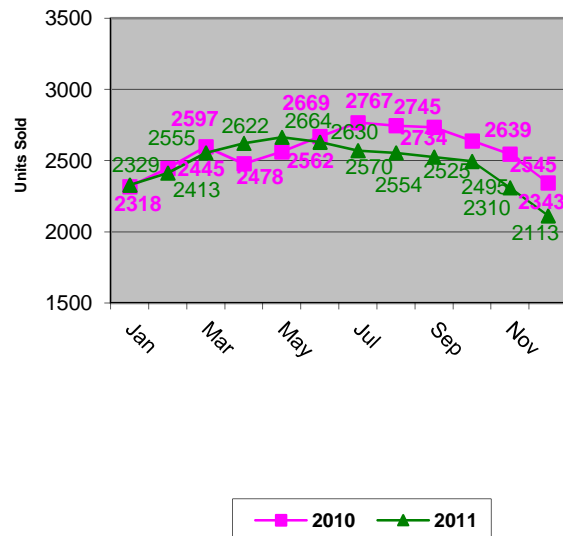
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	12	0	16	49	3.1	15
50,000	-	99,999	11	19	7	37	281	7.6	54
100,000	-	119,999	2	20	3	25	213	8.5	28
120,000	-	139,999	5	21	5	31	291	9.4	43
140,000	-	159,999	1	27	4	32	190	5.9	47
160,000	-	179,999	0	6	8	14	142	10.1	28
180,000	-	199,999	1	8	8	17	118	6.9	23
200,000	-	249,999	2	12	17	31	263	8.5	54
250,000	-	299,999	0	3	14	17	159	9.4	31
300,000	-	499,999	1	7	18	26	245	9.4	33
500,000	-	749,999	0	0	8	8	77	9.6	11
750,000	-	999,999	0	0	2	2	45	22.5	1
1,000,000	-	1,249,999	0	0	0	0	8	8.0	2
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	10	10.0	0
Total			27	135	94	256	2113	8.3	370
Median Price			\$113,500	\$155,000	\$302,750	\$194,000	\$225,000		\$200,343
Average Price			\$109,678	\$143,389	\$276,996	\$188,892	\$248,034		\$198,274

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Dec-11

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings	38		56		47%
Month Inventory	15.8		11.1		-30%
% of List Price	95.11		94.17		
Residential					
Sales	20	\$2,445,576	30	\$4,419,550	50%
Avg Sales Price	\$122,279		\$147,318		20%
Median Sales Price	\$119,000		\$119,500		0%
Avg Days on Market	83		122		47%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings	879		808		-8%
Residential					
Sales	383	\$50,290,304	293	\$39,877,443	-23%
Avg Sales Price	\$131,306		\$136,100		4%
Median Sales Price	\$120,000		\$117,400		-2%
Avg Days on Market	110		118		7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20	29	24	32	31	21	27	30	23	25	23
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

Lexington-Bluegrass

Association of Realtors®

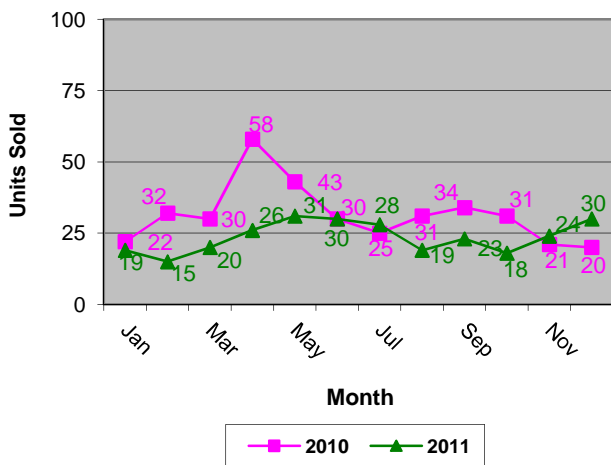
Single Family SALES and INVENTORY and PENDING

Dec-11

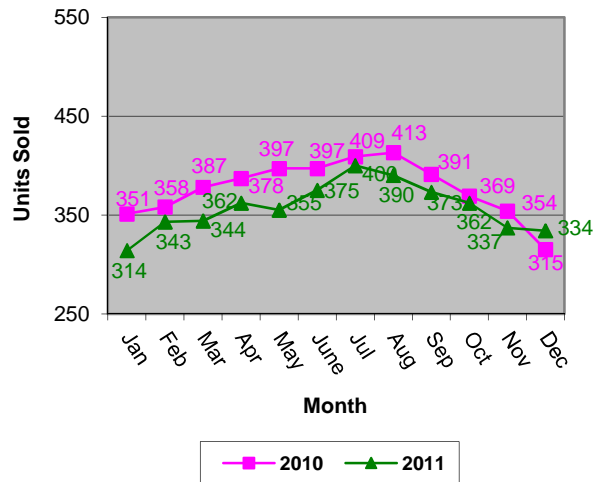
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	2	0	4	21	5.3	4
50,000	-	99,999	1	8	0	9	77	8.6	9
100,000	-	119,999	1	1	0	2	36	18.0	4
120,000	-	139,999	0	3	0	3	41	13.7	3
140,000	-	159,999	0	2	1	3	29	9.7	6
160,000	-	179,999	0	1	0	1	24	24.0	3
180,000	-	199,999	0	2	0	2	17	8.5	2
200,000	-	249,999	0	1	1	2	37	18.5	2
250,000	-	299,999	0	0	1	1	19	19.0	1
300,000	-	499,999	0	1	2	3	29	9.7	1
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	0	0.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	21	5	30	334	11.1	35
Median Price			\$75,000	\$187,500	\$354,800	\$118,250	\$181,400		\$39,900
Average Price			\$70,475	\$130,107	\$281,080	\$147,318	\$166,752		\$132,447

Sales 2010 vs 2011



Inventory 2010 vs 2011

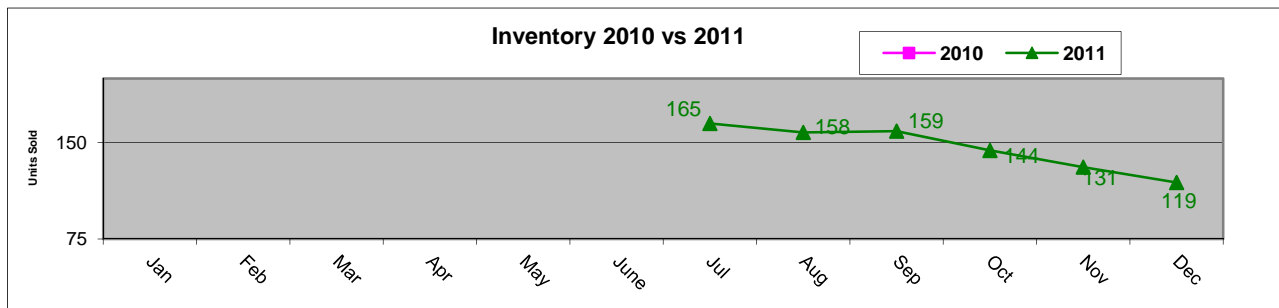
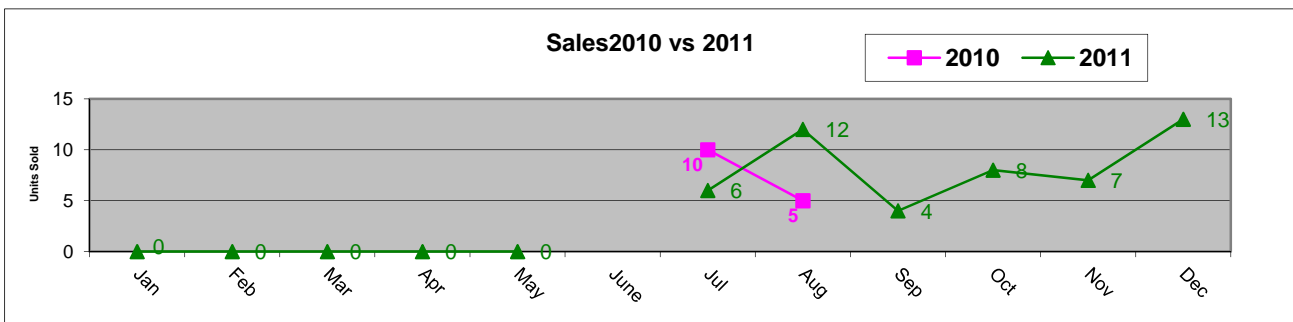


Single Family SALES and INVENTORY and PENDING

Dec-11

GARRARD 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	11	5.5	2
50,000	-	99,999	0	2	0	2	21	10.5	7
100,000	-	119,999	0	1	0	1	8	8.0	1
120,000	-	139,999	0	3	1	4	18	4.5	0
140,000	-	159,999	0	0	0	0	14	14.0	0
160,000	-	179,999	0	0	0	0	13	13.0	1
180,000	-	199,999	0	1	0	1	7	7.0	1
200,000	-	249,999	0	2	0	2	6	3.0	1
250,000	-	299,999	0	0	0	0	8	8.0	2
300,000	-	499,999	0	1	0	1	10	10.0	0
500,000	-	749,999	0	0	0	0	3	3.0	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
Total			0	11	2	13	119	9.2	15
Median Price			\$0	\$127,500	\$78,250	\$127,500	\$284,900		\$53,900
Average Price			\$0	\$163,499	\$78,250	\$150,384	\$169,539		\$121,847



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		70		60	-14%
Month Inventory		11.7		9.5	-19%
% of List Price		95.43		97.00	
<u>Residential</u>					
Sales	35	\$7,158,090	41	\$7,523,507	17%
Avg Sales Price		\$204,517		\$183,500	-10%
Median Sales Price		\$148,900		\$118,000	-21%
Avg Days on Market		125		86	-31%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		1,223		1,173	-4%
<u>Residential</u>					
Sales	466	\$86,976,136	500	\$88,794,598	7%
Avg Sales Price		\$186,644		\$177,589	-5%
Median Sales Price		\$138,950		\$125,000	-10%
Avg Days on Market		88		99	13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	31	31	55	48	53	47	41	45	55	38	46	21
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

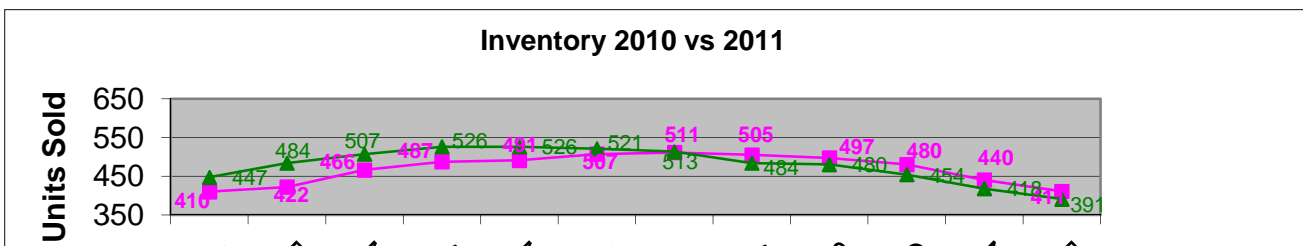
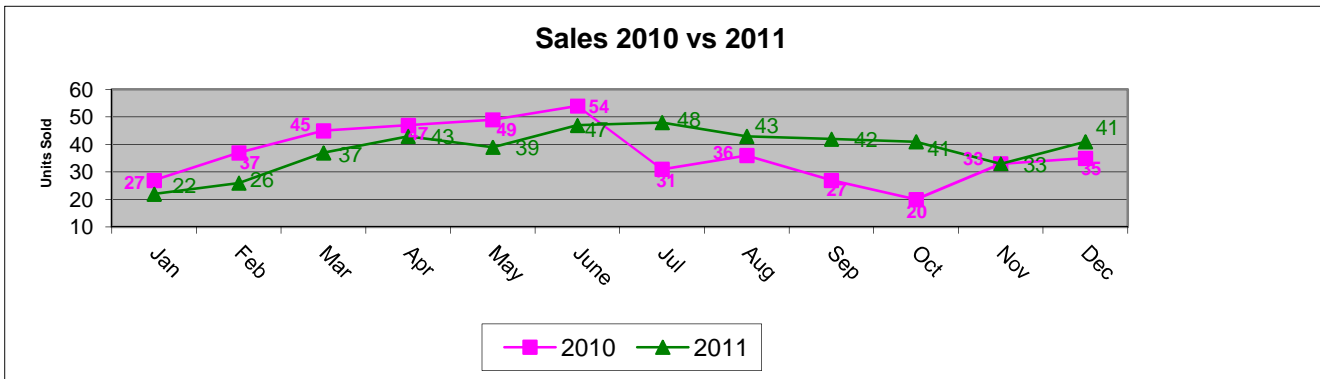
Lexington-Bluegrass

Association of Realtors®

Dec-11

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv. Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	0	1	0	1	10	10.0	1
50,000	-	99,999	0	11	1	12	86	7.2	13
100,000	-	119,999	0	6	2	8	25	3.1	9
120,000	-	139,999	0	3	0	3	30	10.0	5
140,000	-	159,999	0	2	0	2	24	12.0	4
160,000	-	179,999	0	0	1	1	23	23.0	4
180,000	-	199,999	0	0	4	4	15	3.8	2
200,000	-	249,999	0	0	2	2	29	14.5	4
250,000	-	299,999	0	0	0	0	23	23.0	4
300,000	-	499,999	0	2	4	6	49	8.2	1
500,000	-	749,999	0	0	1	1	35	35.0	1
750,000	-	999,999	0	0	1	1	28	28.0	1
1,000,000	-	1,249,999	0	0	0	0	5	5.0	1
1,250,000	-	1,499,999	0	0	0	0	4	4.0	0
1,500,000	-	1,999,999	0	0	0	0	5	5.0	1
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	25	16	41	391	9.5	51
Median Price			\$0	\$98,000	\$510,000	\$825,000	\$388,000		\$129,950
Average Price			\$0	\$119,432	\$283,606	\$183,500	\$317,692		\$217,670



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		40		61	53%
Month Inventory		9.7		9.2	-5%
% of List Price		97.30		95.89	
<u>Residential</u>					
Sales	48	\$6,946,467	53	\$8,369,499	10%
Avg Sales Price		\$144,718		\$157,915	9%
Median Sales Price		\$131,950		\$145,000	10%
Avg Days on Market		101		106	5%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		1,212		1,308	8%
<u>Residential</u>					
Sales	542	\$85,000,660	565	\$89,383,095	4%
Avg Sales Price		\$156,828		\$158,200	1%
Median Sales Price		\$139,250		\$139,000	0%
Avg Days on Market		106		110	4%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30	31	37	39	69	47	44	48	41	52	50	32
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

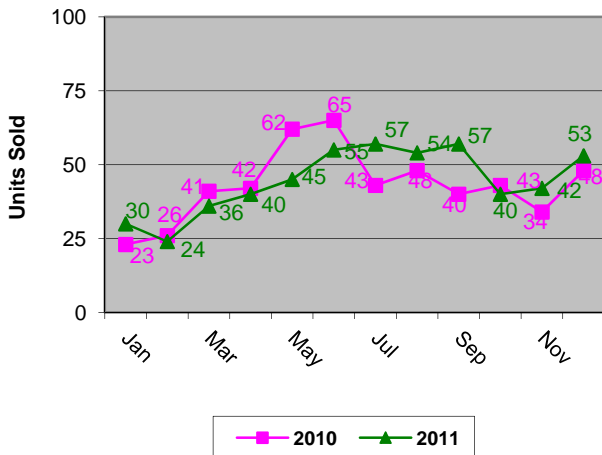
Lexington-Bluegrass

Association of Realtors®

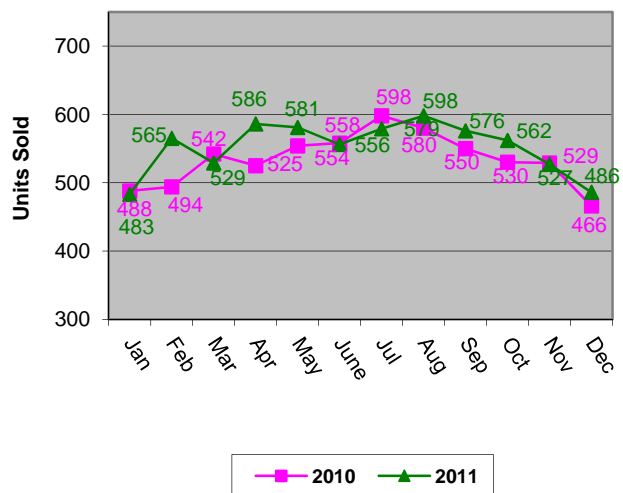
Single Family SALES and INVENTORY and PENDING
Dec-11
MADISON COUNTY

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	0	3	2	5	17	3.4	4
50,000 - 99,999	1	0	3	4	69	17.3	9
100,000 - 119,999	0	6	0	6	31	5.2	3
120,000 - 139,999	0	7	2	9	64	7.1	11
140,000 - 159,999	0	6	3	9	62	6.9	7
160,000 - 179,999	0	5	2	7	51	7.3	4
180,000 - 199,999	0	1	1	2	30	15.0	8
200,000 - 249,999	0	2	0	2	44	22.0	5
250,000 - 299,999	0	1	5	6	47	7.8	6
300,000 - 499,999	0	1	2	3	64	21.3	6
500,000 - 749,999	0	0	0	0	6	6.0	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
Total	1	32	20	53	486	9.2	63
Median Price	\$65,500	\$145,995	\$258,500	\$117,000	\$126,250		\$189,900
Average Price	\$65,500	\$146,290	\$181,135	\$157,915	\$192,694		\$170,760

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings	22		27		23%
Month Inventory	19.1		11.7		-39%
% of List Price	93.36		94.20		
<u>Residential</u>					
Sales	14	\$1,477,900	20	\$1,653,549	43%
Avg Sales Price		\$105,564		\$82,677	-22%
Median Sales Price		\$110,000		\$79,625	-28%
Avg Days on Market		73		117	60%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings	530		513		-3%
<u>Residential</u>					
Sales	208	\$21,828,097	237	\$21,842,042	14%
Avg Sales Price		\$104,943		\$92,161	-12%
Median Sales Price		\$96,250		\$81,051	-16%
Avg Days on Market		112		118	5%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	21	15	22	20	24	17	16	24	14	30	10	15
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

Lexington-Bluegrass

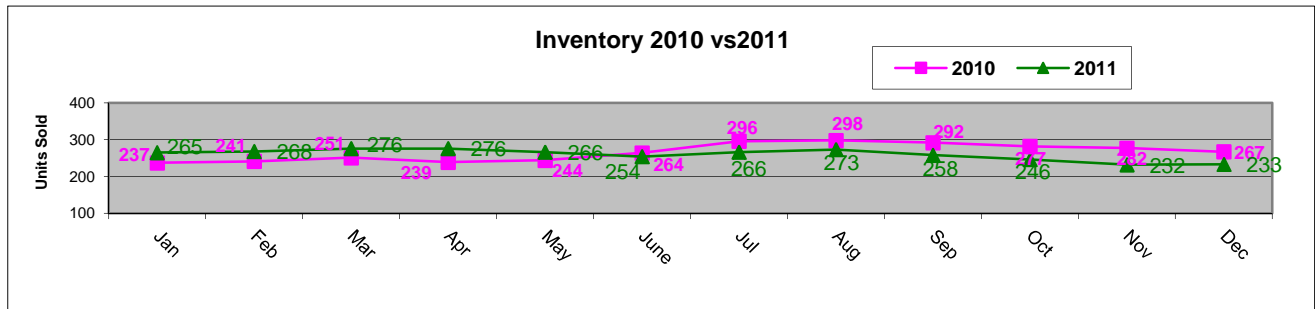
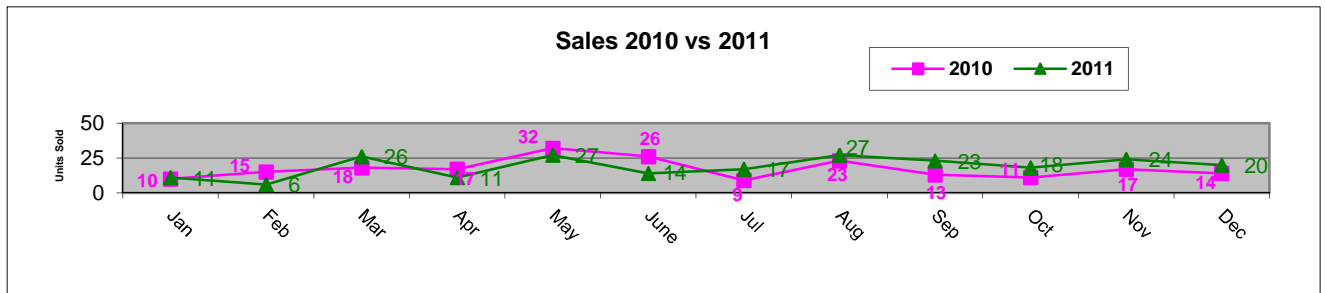
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-11

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	4	1	6	18	3.0	6
50,000	-	99,999	1	4	1	6	65	10.8	13
100,000	-	119,999	1	2	0	3	26	8.7	0
120,000	-	139,999	0	2	0	2	24	12.0	1
140,000	-	159,999	0	1	0	1	26	26.0	4
160,000	-	179,999	0	0	1	1	10	10.0	0
180,000	-	199,999	0	0	1	1	15	15.0	1
200,000	-	249,999	0	0	0	0	18	18.0	0
250,000	-	299,999	0	0	0	0	10	10.0	1
300,000	-	499,999	0	0	0	0	11	11.0	1
500,000	-	749,999	0	0	0	0	5	5.0	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	3	3.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			3	13	4	20	233	11.7	27
Median Price			\$100,000	\$3,250	\$178,125	\$104,725	\$184,000		\$50,400
Average Price			\$51,417	\$79,381	\$116,838	\$82,677	\$178,989		\$97,856



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		5		2	-60%
Month Inventory		55.0		42.0	-24%
% of List Price		0.00		81.97	
<u>Residential</u>					
Sales	0	\$0	1	\$45,000	
Avg Sales Price		\$0		\$45,000	
Median Sales Price		\$0		\$45,000	
Avg Days on Market		0		88	

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		112		82	-27%
<u>Residential</u>					
Sales	31	\$25,717,800	44	\$3,880,850	42%
Avg Sales Price		\$82,961		\$88,201	6%
Median Sales Price		\$65,000		\$73,805	14%
Avg Days on Market		121		131	8%

Total Pendings By Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0	3	2	4	6	9	5	5	1	2	3	1
2010	4	2	1	7	4	5	1	4	2	1	5	3
2009	1	5	1	2	5	2	3	6	4	6	3	0

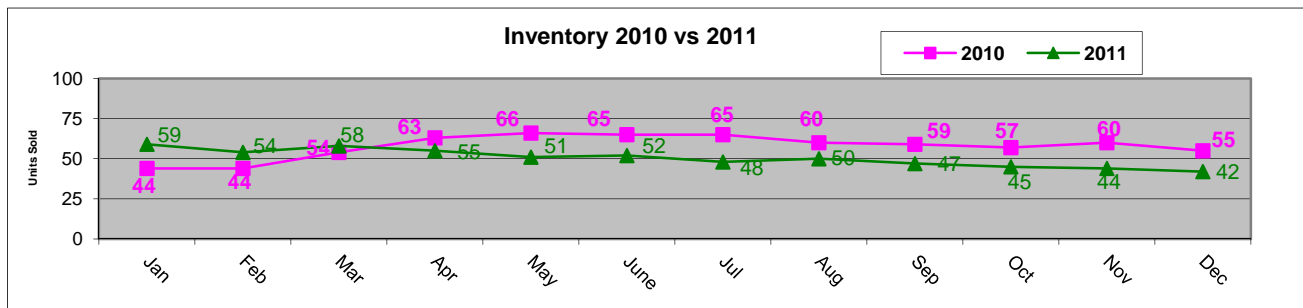
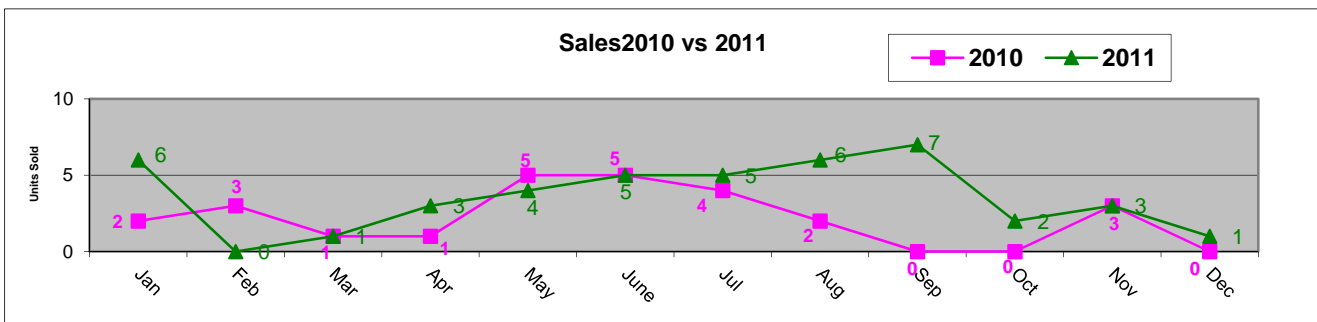
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Dec-11

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	1	1	6	6.0	0
50,000	-	99,999	0	0	0	0	23	23.0	1
100,000	-	119,999	0	0	0	0	1	1.0	0
120,000	-	139,999	0	0	0	0	7	7.0	1
140,000	-	159,999	0	0	0	0	0	0.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	1	1.0	0
200,000	-	249,999	0	0	0	0	0	0.0	0
250,000	-	299,999	0	0	0	0	0	0.0	0
300,000	-	499,999	0	0	0	0	0	0.0	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
Total			0	0	1	1	42	42.0	2
Median Price			\$0	\$0	\$45,000	\$45,000	\$109,500		\$95,750
Average Price			\$0	\$0	\$45,000	\$45,000	\$103,086		\$95,750



Lexington-Bluegrass

Association of Realtors[®]

Dec-11

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		94		82	-13%
Month Inventory		18.6		9.5	-49%
% of List Price		91.96		92.53	
<u>Residential</u>					
Sales	41	\$3,758,869	65	\$7,254,201	59%
Avg Sales Price		\$91,680		\$111,603	22%
Median Sales Price		\$85,000		\$73,500	-14%
Avg Days on Market		106		89	-16%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		1,661		1,415	-15%
<u>Residential</u>					
Sales	630	\$68,617,482	650	\$66,118,483	3%
Avg Sales Price		\$108,917		\$101,721	-7%
Median Sales Price		\$86,000		\$77,000	-10%
Avg Days on Market		120		115	-4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	51	48	67	61	66	62	60	74	51	56	55	54
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

Lexington-Bluegrass

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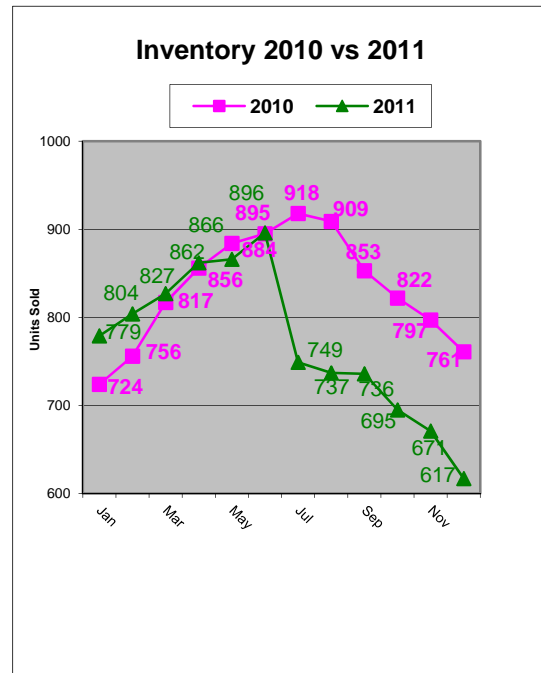
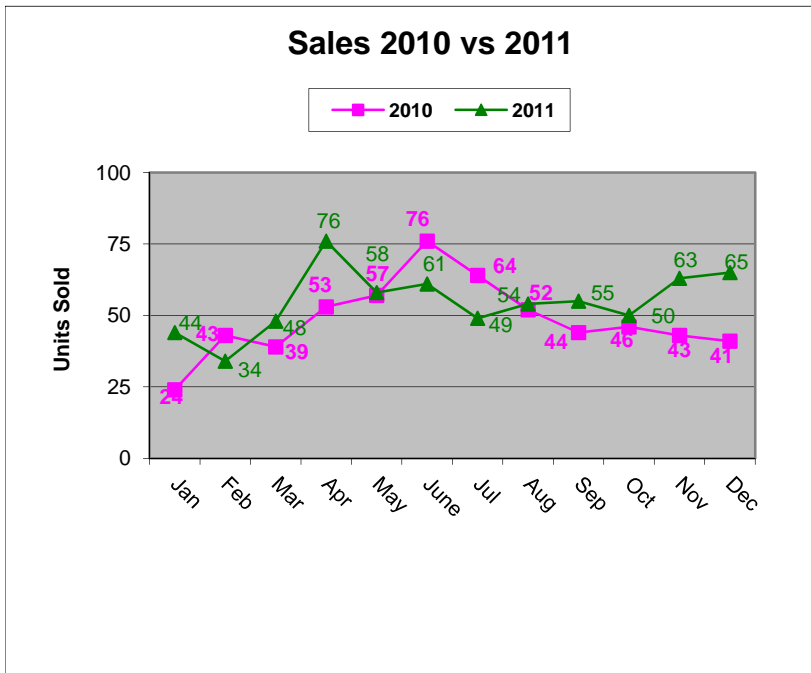
Single Family SALES and INVENTORY and PENDING

Dec-11

OTHER COUNTIES

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	9	12	3	24	58	2.4	28
50,000 - 99,999	3	13	3	19	156	8.2	31
100,000 - 119,999	0	2	1	3	54	18.0	3
120,000 - 139,999	0	3	0	3	65	21.7	11
140,000 - 159,999	1	2	1	4	39	9.8	3
160,000 - 179,999	1	2	0	3	36	12.0	1
180,000 - 199,999	0	1	0	1	27	27.0	8
200,000 - 249,999	0	2	0	2	55	27.5	0
250,000 - 299,999	0	1	2	3	48	16.0	3
300,000 - 499,999	0	1	1	2	50	25.0	2
500,000 - 749,999	0	0	0	0	16	16.0	1
750,000 - 999,999	0	0	0	0	5	5.0	0
1,000,000 - 1,249,999	0	0	1	1	3	3.0	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	1	1.0	0
Total	14	39	12	65	617	9.5	91
Median Price	\$11,825	\$107,500	\$45,925	\$85,000	\$234,900		\$52,000
Average Price	\$56,887	\$96,012	\$226,113	\$111,603	\$192,890		\$102,722

***AS OF 7/11 GARRARD CO STATS WERE REMOVED FROM THIS-OTHER COUNTIES REPT-



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings		67		63	-6%
Month Inventory		13.4		9.1	-32%
% of List Price		91.75		95.37	
<u>Residential</u>					
Sales	41	\$6,493,063	48	\$8,313,143	17%
Avg Sales Price		\$158,367		\$173,190	9%
Median Sales Price		\$150,000		\$141,000	-6%
Avg Days on Market		83		91	10%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings		1,467		1,265	-14%
<u>Residential</u>					
Sales	576	\$98,860,787	553	\$94,139,931	-4%
Avg Sales Price		\$171,633		\$170,235	-1%
Median Sales Price		\$149,000		\$147,384	-1%
Avg Days on Market		94		109	16%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42	50	46	60	44	59	61	48	56	42	54
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

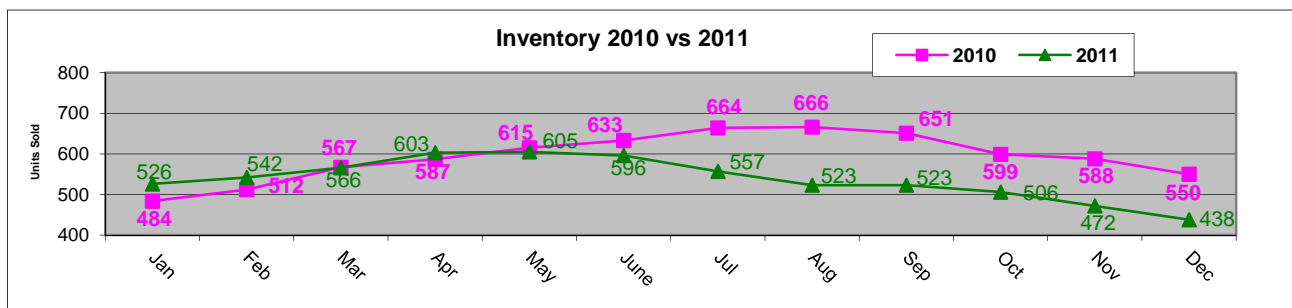
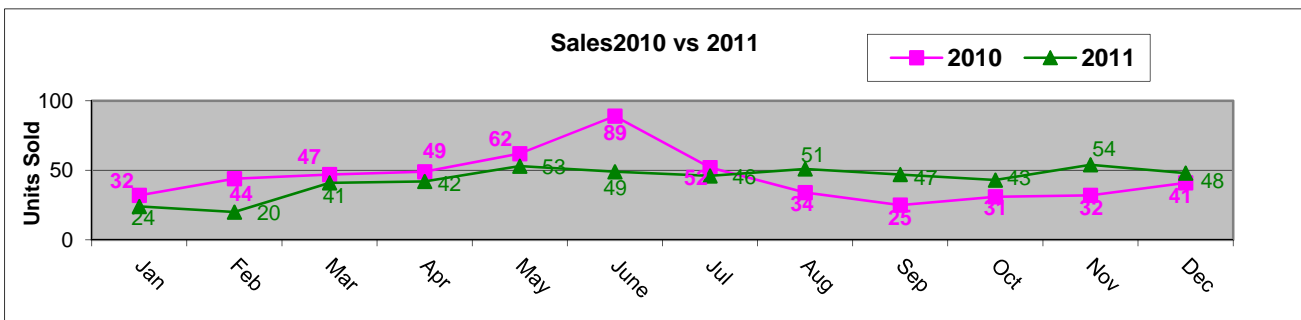
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-11

SCOTT COUNTY

Price Range			67			Sales	Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	8	4.0	3
50,000	-	99,999	1	4	2	7	22	3.1	21
100,000	-	119,999	1	5	0	6	43	7.2	18
120,000	-	139,999	0	4	3	7	74	10.6	18
140,000	-	159,999	0	5	1	6	60	10.0	9
160,000	-	179,999	0	2	2	4	27	6.8	15
180,000	-	199,999	0	1	0	1	29	29.0	10
200,000	-	249,999	0	3	3	6	49	8.2	19
250,000	-	299,999	0	0	2	2	45	22.5	8
300,000	-	499,999	0	0	7	7	67	9.6	3
500,000	-	749,999	0	0	0	0	11	11.0	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	1	1.0	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
Total			2	26	20	48	438	9.1	124
Median Price			\$95,000	\$126,642	\$328,085	\$271,250	\$136,200		\$115,745
Average Price			\$95,000	\$130,640	\$236,326	\$173,190	\$215,921		\$158,821



Lexington-Bluegrass

Association of Realtors[®]

Dec-11 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	December-10		December-11		% CHANGE
New Listings	23		32		39%
Month Inventory	11.2		9.5		-15%
% of List Price	95.37		90.18		
<u>Residential</u>					
Sales	19	\$3,336,141	20	\$3,517,415	5%
Avg Sales Price		\$175,586		\$175,871	0%
Median Sales Price		\$164,250		\$157,450	-4%
Avg Days on Market		120		129	8%

CUMMULATIVE SUMMARY	Jan 10 - Dec 10		Jan 11 - Dec 11		% CHANGE
New Listings	563		507		-10%
<u>Residential</u>					
Sales	228	\$41,400,470	232	\$39,807,217	2%
Avg Sales Price		\$181,581		\$171,583	-6%
Median Sales Price		\$168,125		\$155,000	-8%
Avg Days on Market		96		104	8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15	24	14	26	20	17	21	21	27	14	6
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

Lexington-Bluegrass

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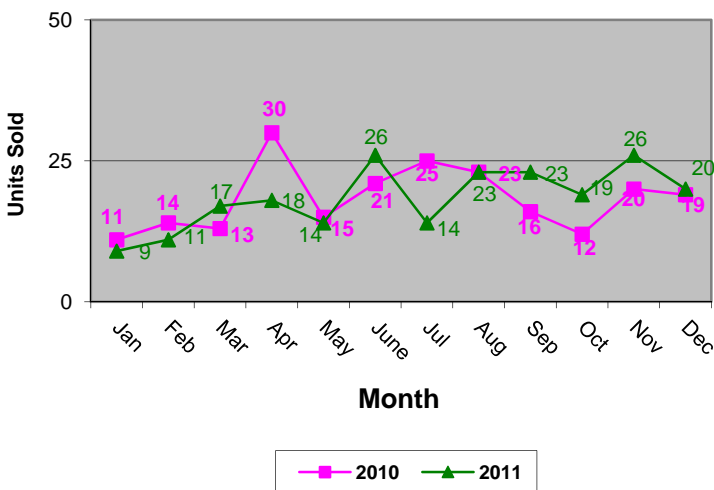
Single Family SALES and INVENTORY and PENDING

Dec-11

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	0	0	0	1	1.0	0
50,000	-	99,999	1	2	0	3	15	5.0	7
100,000	-	119,999	0	2	0	2	20	10.0	1
120,000	-	139,999	1	2	0	3	11	3.7	2
140,000	-	159,999	0	3	0	3	13	4.3	1
160,000	-	179,999	0	1	1	2	16	8.0	3
180,000	-	199,999	0	0	0	0	16	16.0	2
200,000	-	249,999	0	1	2	3	31	10.3	2
250,000	-	299,999	0	1	2	3	27	9.0	0
300,000	-	499,999	0	0	1	1	23	23.0	2
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	3	3.0	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	3	3.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			2	12	6	20	189	9.5	21
Median Price			\$97,500	\$116,463	\$210,950	\$210,950	\$229,500		\$89,000
Average Price			\$97,500	\$144,923	\$263,890	\$175,871	\$305,419		\$200,586

Sales 2010 vs 2011



Inventory 2010 vs 2011

