

**Aug-12**

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	1482		1468		-1%
Month Inventory	9.3		7.0		-25%
% of List Price	94.80		95.53		1%

### Residential

Sales	665	\$110,946,311	788	\$139,684,350	18%
Avg Sales Price		\$166,837		\$177,264	6%
Median Sales Price		\$135,500		\$143,100	6%
Avg Days on Market		90		89	-1%

### Townhouses/Condos

Sales	48	\$7,524,890	62	\$9,019,879	29%
Avg Sales Price		\$156,769		\$145,482	-7%
Median Sales Price		\$135,000		\$127,000	-6%
Avg Days on Market		95		130	37%

<b>Total Activity</b>	<b>713</b>	<b>\$118,471,201</b>	<b>850</b>	<b>\$148,704,229</b>	<b>19%</b>
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CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	11,459		11,462		0%

### Residential

Sales	4,418	\$729,096,251	5,184	\$891,271,777	17%
Avg Sales Price		\$165,029		\$171,927	4%
Median Sales Price		\$138,000		\$141,000	2%
Avg Days on Market		96		93	-3%

### Townhouses/Condos

Sales	334	\$49,644,833	365	\$54,903,769	9%
Avg Sales Price		\$148,637		\$150,421	1%
Median Sales Price		\$117,900		\$125,000	6%
Avg Days on Market		110		133	21%

<b>Total Activity</b>	<b>4,752</b>	<b>\$778,741,084</b>	<b>5,549</b>	<b>\$946,175,546</b>	<b>17%</b>
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Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	5611	5694	5969	6103	6191	6112	6071	5974				
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

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	556	650	753	816	855	832	833	876				
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

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	400	448	632	649	783	785	864	850				
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

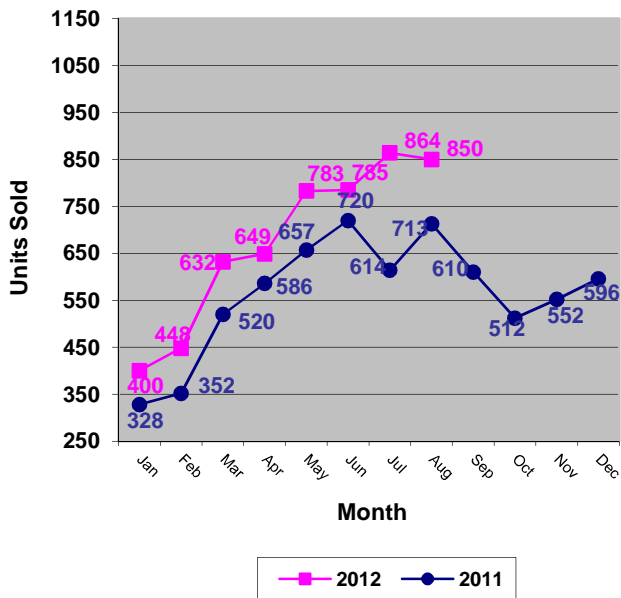
# Lexington-Bluegrass

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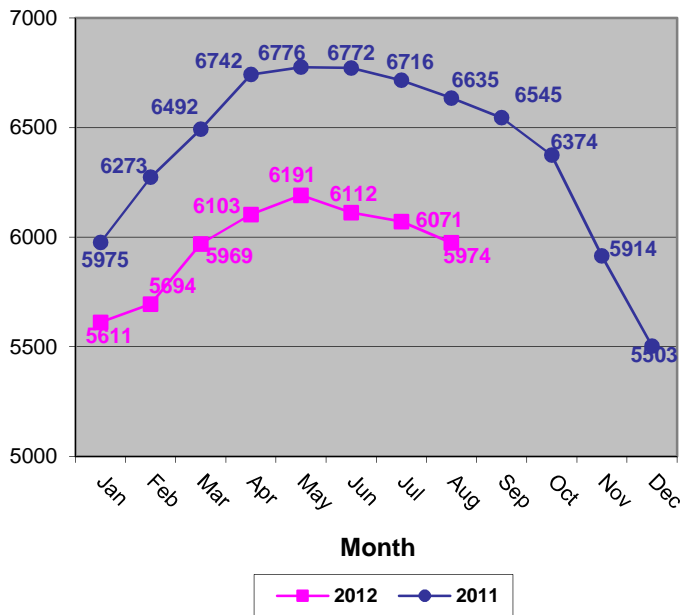
All Residential SALES and INVENTORY with PENDING

Aug-12							Current	Current	Current	Aug
						Sales	Inventory	Months	Pending	Pending
Price Range			0-2	3	4+	Total	Single	Inv.	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units		Units	Units
49,999	OR	UNDER	31	43	5	79	248	3.1	107	83
50,000	-	99,999	34	84	19	137	1070	7.8	271	160
100,000	-	119,999	8	55	12	75	516	6.9	134	83
120,000	-	139,999	11	96	22	129	752	5.8	155	100
140,000	-	159,999	4	48	10	62	552	8.9	154	86
160,000	-	179,999	3	43	23	69	443	6.4	106	50
180,000	-	199,999	1	28	21	50	358	7.2	121	63
200,000	-	249,999	7	35	57	99	585	5.9	216	103
250,000	-	299,999	1	21	36	58	422	7.3	101	57
300,000	-	499,999	1	16	57	74	595	8.0	106	69
500,000	-	749,999	0	2	8	10	231	23.1	21	16
750,000	-	999,999	0	0	5	5	111	22.2	6	3
1,000,000	-	1,249,999	0	0	1	1	22	22.0	3	2
1,250,000	-	1,499,999	0	0	1	1	20	20.0	0	0
1,500,000	-	1,999,999	0	0	0	0	31	31.0	0	0
2,000,000	-	OVER	0	0	1	1	18	18.0	0	1
<b>Total</b>			<b>101</b>	<b>471</b>	<b>278</b>	<b>850</b>	<b>5974</b>	<b>7.0</b>	<b>1501</b>	<b>876</b>
<b>Median Price</b>			<b>\$84,000</b>	<b>\$130,000</b>	<b>\$220,341</b>	<b>\$140,750</b>	<b>\$155,000</b>		<b>\$149,900</b>	
<b>Average Price</b>			<b>\$90,562</b>	<b>\$141,152</b>	<b>\$259,460</b>	<b>\$173,834</b>	<b>\$227,813</b>		<b>\$173,519</b>	

**Sales 11 vs 12**



**Inventory 11 vs 12**

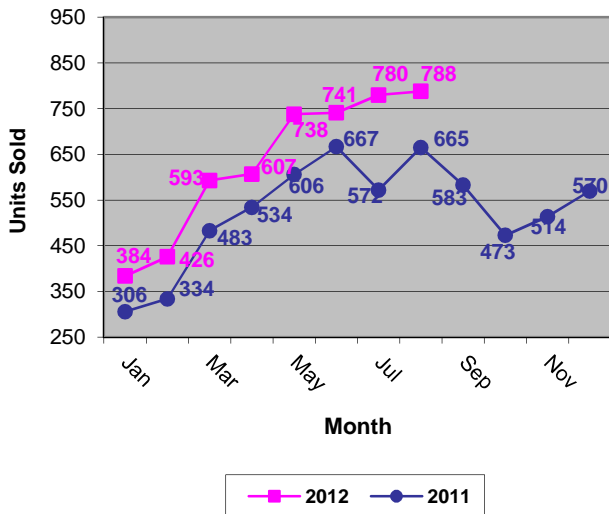


# Lexington-Bluegrass Association of Realtors®

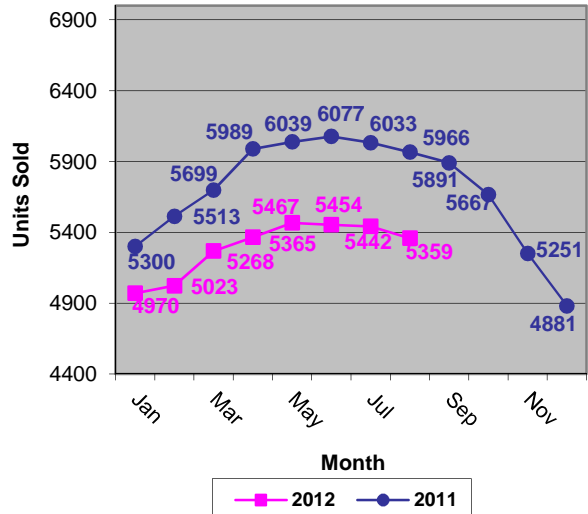
## Single Family SALES and INVENTORY and PENDING Aug-12

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	26	42	5	73	232	3.2	100
50,000 - 99,999	18	81	19	118	885	7.5	228
100,000 - 119,999	6	54	12	72	467	6.5	125
120,000 - 139,999	7	93	20	120	671	5.6	149
140,000 - 159,999	2	46	10	58	517	8.9	148
160,000 - 179,999	0	42	23	65	401	6.2	101
180,000 - 199,999	0	28	21	49	332	6.8	116
200,000 - 249,999	1	32	57	90	527	5.9	206
250,000 - 299,999	0	18	36	54	371	6.9	98
300,000 - 499,999	0	15	56	71	530	7.5	96
500,000 - 749,999	0	2	8	10	224	22.4	21
750,000 - 999,999	0	0	5	5	111	22.2	5
1,000,000 - 1,249,999	0	0	1	1	22	22.0	3
1,250,000 - 1,499,999	0	0	1	1	20	20.0	0
1,500,000 - 1,999,999	0	0	0	0	31	31.0	0
2,000,000 - OVER	0	0	1	1	18	18.0	0
<b>Total</b>	<b>60</b>	<b>453</b>	<b>275</b>	<b>788</b>	<b>5359</b>	<b>6.8</b>	<b>1396</b>
<b>Median Price</b>	<b>\$63,000</b>	<b>\$130,000</b>	<b>\$220,681</b>	<b>\$143,500</b>	<b>\$158,100</b>		<b>\$152,450</b>
<b>Average Price</b>	<b>\$68,046</b>	<b>\$139,931</b>	<b>\$259,959</b>	<b>\$176,346</b>	<b>\$234,311</b>		<b>\$175,083</b>

Sales 11 vs 12



Inventory 11 vs 12



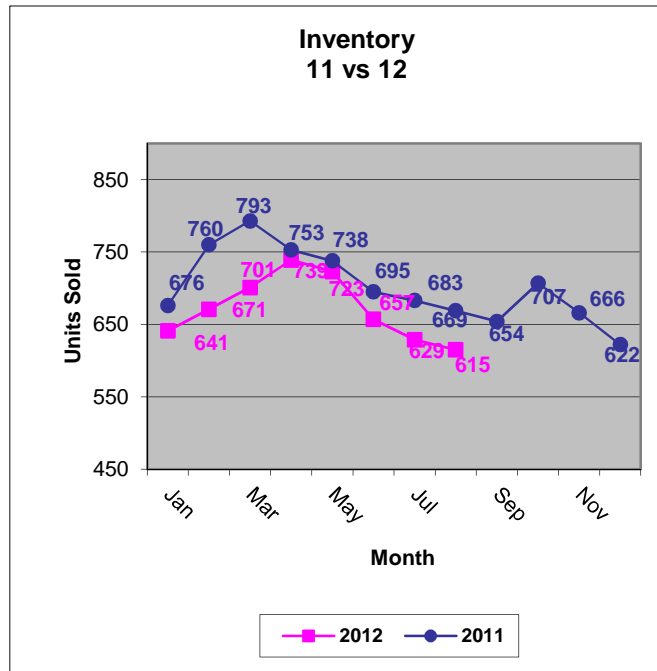
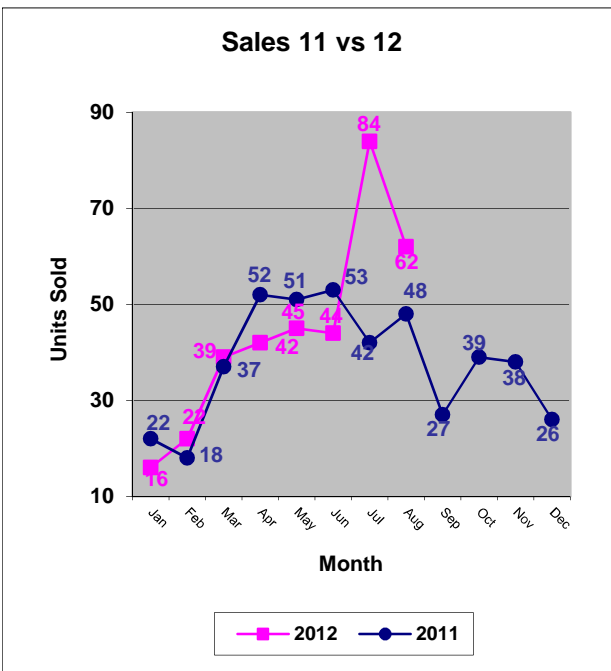
# Lexington-Bluegrass

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## Townhouse and Condo SALES and INVENTORY and PENDING

Aug-12

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	5	1	0	6	16	2.7	7
50,000	- 99,999	16	3	0	19	185	9.7	43
100,000	- 119,999	2	1	0	3	49	16.3	9
120,000	- 139,999	4	3	2	9	81	9.0	6
140,000	- 159,999	2	2	0	4	35	8.8	6
160,000	- 179,999	3	1	0	4	42	10.5	5
180,000	- 199,999	1	0	0	1	26	26.0	5
200,000	- 249,999	6	3	0	9	58	6.4	10
250,000	- 299,999	1	3	0	4	51	12.8	3
300,000	- 499,999	1	1	1	3	65	21.7	10
500,000	- 749,999	0	0	0	0	7	7.0	0
750,000	- 999,999	0	0	0	0	0	0.0	1
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>41</b>	<b>18</b>	<b>3</b>	<b>62</b>	<b>615</b>	<b>9.9</b>	<b>105</b>
<b>Median Price</b>		<b>\$95,000</b>	<b>\$153,750</b>	<b>\$132,000</b>	<b>\$127,000</b>	<b>\$129,900</b>		<b>\$110,000</b>
<b>Average Price</b>		<b>\$123,511</b>	<b>\$171,884</b>	<b>\$213,667</b>	<b>\$141,917</b>	<b>\$171,193</b>		<b>\$152,723</b>

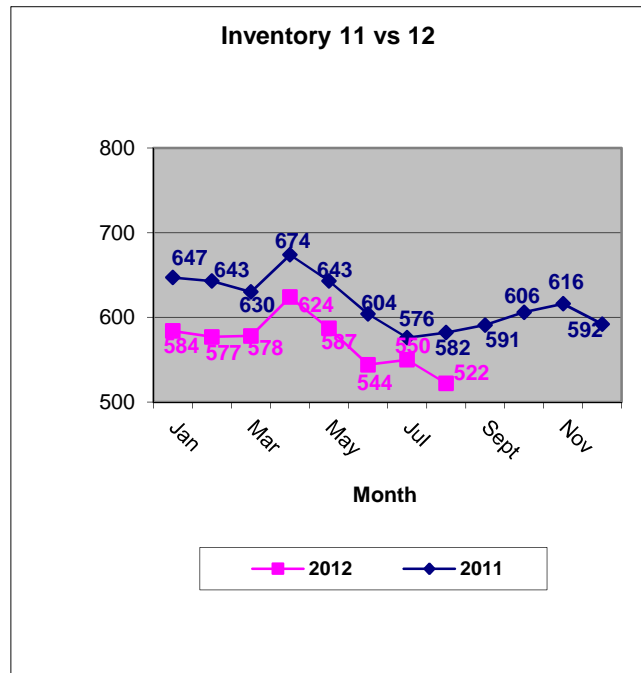
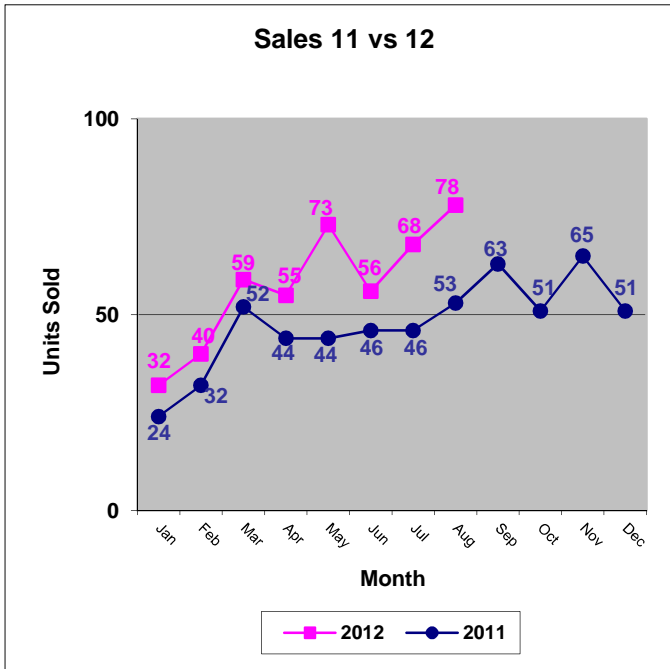


# Lexington-Bluegrass

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New Construction SALES and INVENTORY and PENDING  
Aug-12

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	0	0.0	0
50,000	- 99,999	0	1	0	1	6	6.0	3
100,000	- 119,999	0	2	0	2	15	7.5	14
120,000	- 139,999	0	12	3	15	69	4.6	18
140,000	- 159,999	0	5	0	5	53	10.6	36
160,000	- 179,999	0	11	1	12	45	3.8	42
180,000	- 199,999	0	4	1	5	41	8.2	46
200,000	- 249,999	3	7	12	22	128	5.8	116
250,000	- 299,999	0	2	7	9	62	6.9	35
300,000	- 499,999	0	1	4	5	61	12.2	26
500,000	- 749,999	0	0	1	1	32	32.0	7
750,000	- 999,999	0	0	1	1	6	6.0	2
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	3	3.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
<b>Total</b>		<b>3</b>	<b>45</b>	<b>30</b>	<b>78</b>	<b>522</b>	<b>6.7</b>	<b>345</b>
<b>Median Price</b>		<b>\$235,000</b>	<b>\$161,846</b>	<b>\$240,706</b>	<b>\$196,950</b>	<b>\$214,900</b>		<b>\$206,950</b>
<b>Average Price</b>		<b>\$229,190</b>	<b>\$171,197</b>	<b>\$277,192</b>	<b>\$214,195</b>	<b>\$262,188</b>		<b>\$222,168</b>

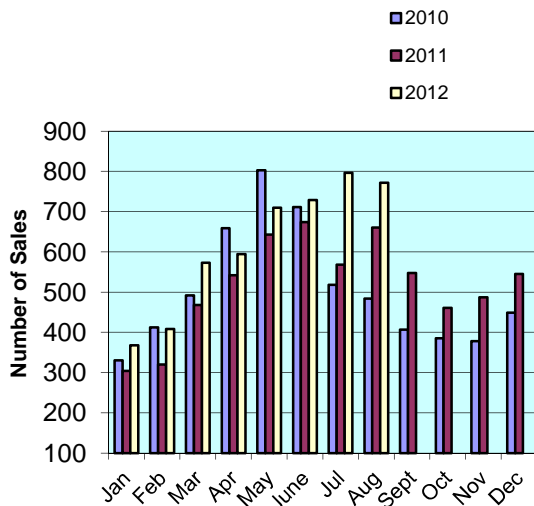


## Existing Homes Sales

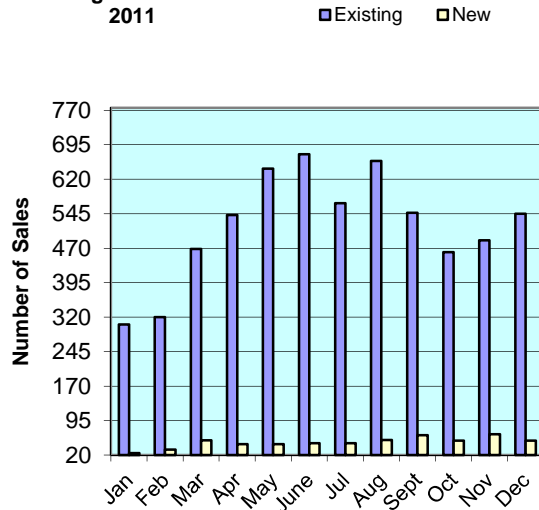
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	330	304	368
Feb	412	320	408
Mar	492	468	573
Apr	659	542	594
May	803	643	710
June	711	674	729
Jul	518	568	796
Aug	484	660	772
Sept	407	547	
Oct	385	461	
Nov	378	487	
Dec	449	545	

## New Construction Sales

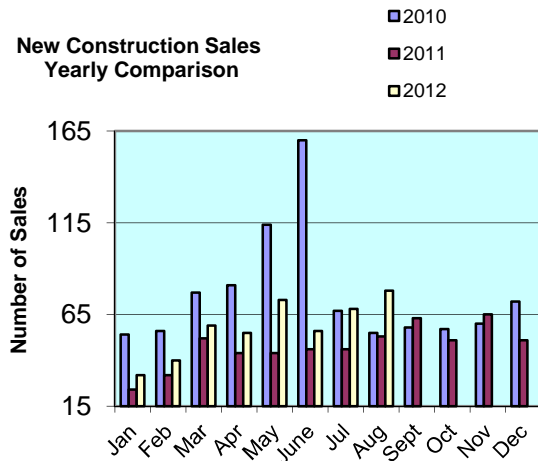
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	54	24	32
Feb	56	32	40
Mar	77	52	59
Apr	81	44	55
May	114	44	73
June	160	46	56
Jul	67	46	68
Aug	55	53	78
Sept	58	63	
Oct	57	51	
Nov	60	65	
Dec	72	51	



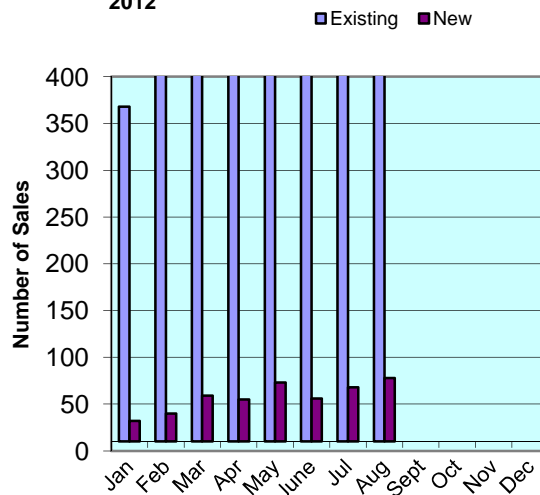
Existing vs New Sales 2011



New Construction Sales Yearly Comparison



Existing vs New Sales 2012



### Median Price by County

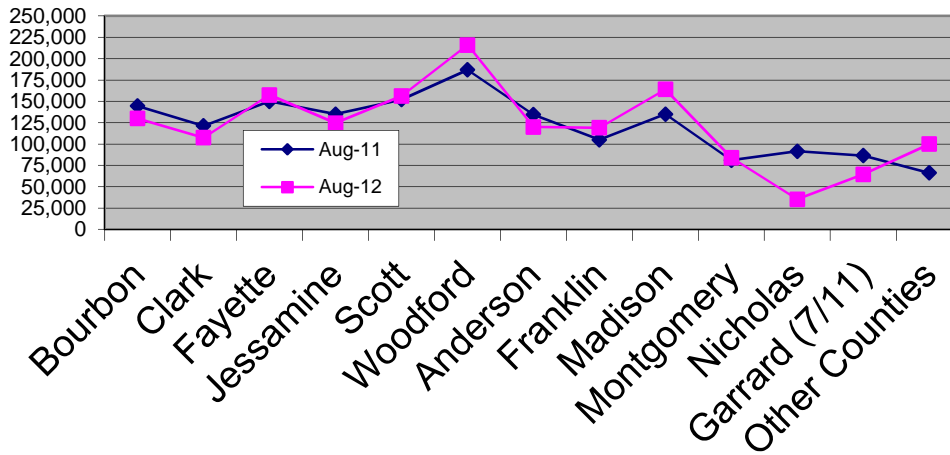
<u>County</u>	Aug-11		Aug-12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	144,500	11	130,000	17
Clark	121,250	38	107,500	22
Fayette	149,900	355	157,500	420
Jessamine	135,000	43	124,500	58
Scott	152,000	52	156,250	62
Woodford	186,900	23	215,950	26
Anderson	134,500	19	120,000	19
Franklin	105,000	19	119,000	41
Madison	135,000	54	164,000	67
Montgomery	81,000	27	84,000	23
Nicholas	91,500	6	35,250	6
Garrard (7/11)	86,450	12	64,500	14
Other Counties	66,100	<u>54</u>	100,000	<u>75</u>
		<b>713</b>		<b>850</b>

<u>County</u>	Year to Date 8/31/11		Year to Date 8/31/12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	107,700	76	115,000	103
Clark	116,750	166	125,000	205
Fayette	152,000	2343	156,700	2728
Jessamine	125,000	334	137,750	360
Scott	150,000	355	146,500	455
Woodford	158,500	141	176,500	162
Anderson	117,500	125	124,600	112
Franklin	118,000	195	117,000	269
Madison	137,750	356	142,250	428
Montgomery	81,026	148	87,000	164
Nicholas	73,805	30	41,250	16
Garrard (7/11)	105,000	81	98,000	69
Other Counties	76,500	<u>402</u>	72,750	<u>478</u>
		<b>4752</b>		<b>5549</b>

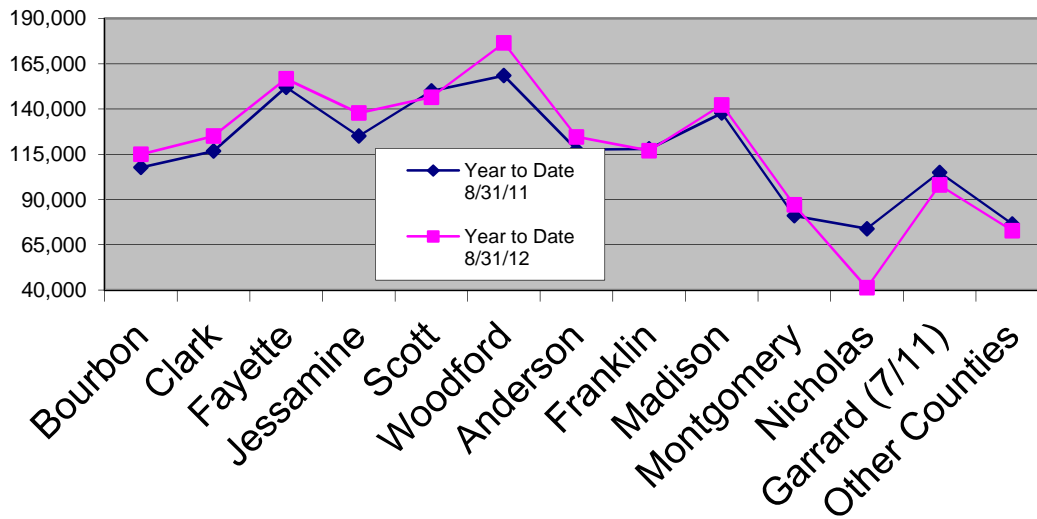


## Median Price by County

### Aug 11 vs Aug 12 Median



### Year to date 8/31/11 vs 8/31/12 Median





# Lexington-Bluegrass

Association of Realtors™

Aug-12

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	189		FmHA	3	LA-Fixed	0	Owner Finance	0
CONV	405		FLB	0	L/A-Variable	0	VA	32
EXCH	1		FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	162	L/A Escalated	0	SBA	0	Other	58	

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	105	5	6	6	8	5	20	13	7	3	25	18	21	242
Out of State Buyer	56	0	2	2	3	1	3	7	4	1	8	7	7	101
Seller Leaving County	132	5	4	5	9	6	14	19	9	2	21	14	13	253
Seller leaving State	92	3	1	2	4	4	10	11	1	1	9	5	7	150
New Construction	44	2	1	1	0	0	5	8	2	0	11	4	0	78
First Time Buyer	105	1	0	6	6	0	11	6	5	1	19	2	12	174
Listing FSBO	12	1	0	0	2	0	1	0	1	0	3	1	1	22
YDT Listing FSBO	74	3	4	1	5	1	12	4	8	0	12	4	5	133

# Lexington-Bluegrass

Association of Realtors®

**Aug-12**

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	32		52		63%
Month Inventory	10.2		11.3		11%
% of List Price	94.18		94.21		
<b>Residential</b>					
Sales	19	\$2,660,445	19	\$2,554,900	0%
Avg Sales Price		\$140,023		\$134,468	-4%
Median Sales Price		\$134,500		\$120,000	-11%
Avg Days on Market		124		108	-13%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	295		322		9%
<b>Residential</b>					
Sales	125	\$15,064,257	112	\$14,053,060	-10%
Avg Sales Price		\$120,514		\$125,474	4%
Median Sales Price		\$117,500		\$124,600	6%
Avg Days on Market		107		121	13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	12	19	12	13	20	21	36				
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

# Lexington-Bluegrass

Association of Realtors®

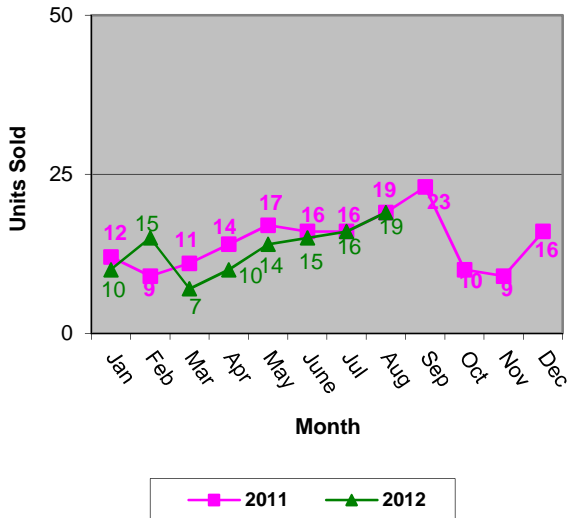
## Single Family SALES and INVENTORY and PENDING

Aug-12

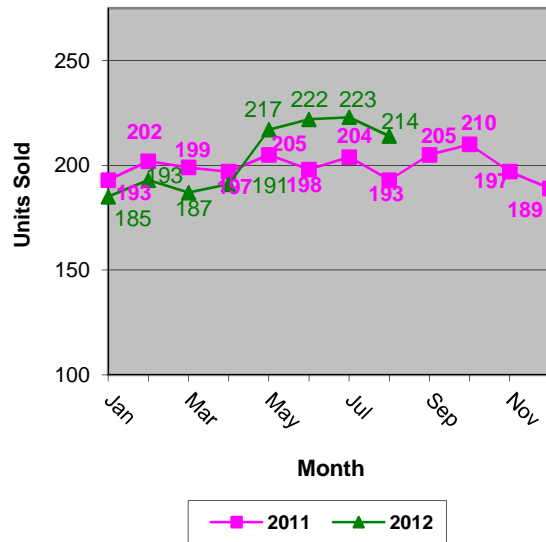
### ANDERSON COUNTY

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	0	2	6	3.0	4
50,000	-	99,999	1	3	1	5	49	9.8	13
100,000	-	119,999	0	2	0	2	24	12.0	6
120,000	-	139,999	0	0	1	1	37	37.0	6
140,000	-	159,999	0	0	1	1	14	14.0	5
160,000	-	179,999	0	1	0	1	23	23.0	1
180,000	-	199,999	0	0	2	2	15	7.5	6
200,000	-	249,999	0	1	3	4	21	5.3	2
250,000	-	299,999	0	1	0	1	13	13.0	5
300,000	-	499,999	0	0	0	0	11	11.0	3
500,000	-	749,999	0	0	0	0	0	0.0	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
<b>Total</b>			<b>2</b>	<b>9</b>	<b>8</b>	<b>19</b>	<b>214</b>	<b>11.3</b>	<b>51</b>
<b>Median Price</b>			<b>\$40,500</b>	<b>\$100,000</b>	<b>\$193,450</b>	<b>\$120,000</b>	<b>\$135,950</b>		<b>\$124,900</b>
<b>Average Price</b>			<b>\$40,500</b>	<b>\$122,889</b>	<b>\$170,988</b>	<b>\$134,468</b>	<b>\$161,320</b>		<b>\$149,024</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

**Aug-12**

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		24		25	4%
Month Inventory		12.5		7.2	-42%
% of List Price		92.87		93.49	
<b>Residential</b>					
Sales	11	\$1,811,000	17	\$2,378,951	55%
Avg Sales Price		\$164,636		\$139,938	-15%
Median Sales Price		\$144,500		\$130,000	-10%
Avg Days on Market		71		117	65%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		212		213	0%
<b>Residential</b>					
Sales	76	\$9,606,053	103	\$13,330,715	36%
Avg Sales Price		\$126,395		\$129,424	2%
Median Sales Price		\$107,700		\$115,000	7%
Avg Days on Market		112		91	-19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	7	15	11	13	18	19	21				
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

# Lexington-Bluegrass

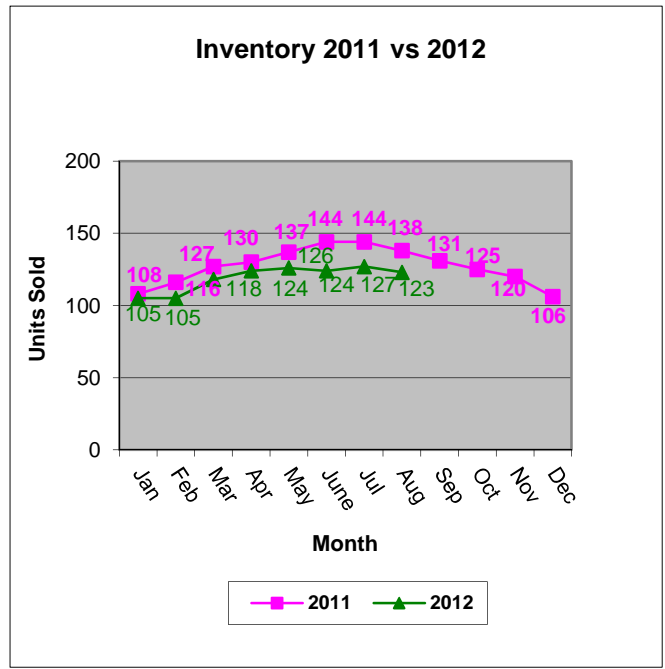
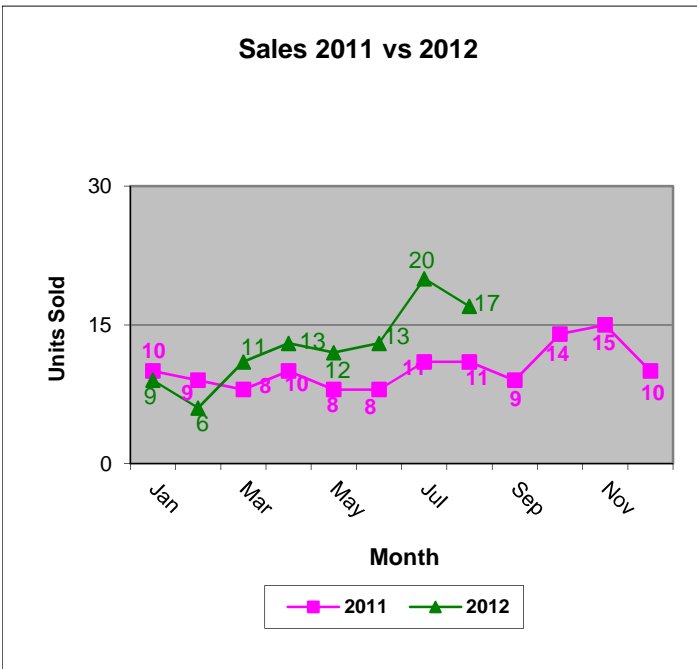
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-12

BOURBON 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	4	0	4	13	3.3	7
50,000	-	99,999	0	3	0	3	21	7.0	7
100,000	-	119,999	0	1	0	1	12	12.0	2
120,000	-	139,999	0	2	0	2	13	6.5	1
140,000	-	159,999	0	1	0	1	9	9.0	0
160,000	-	179,999	0	1	0	1	6	6.0	0
180,000	-	199,999	0	0	0	0	5	5.0	1
200,000	-	249,999	0	0	2	2	12	6.0	1
250,000	-	299,999	0	1	1	2	9	4.5	1
300,000	-	499,999	0	0	1	1	11	11.0	0
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	1	1.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>0</b>	<b>13</b>	<b>4</b>	<b>17</b>	<b>123</b>	<b>7.2</b>	<b>20</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$92,000</b>	<b>\$242,500</b>	<b>\$130,000</b>	<b>\$149,500</b>		<b>\$72,450</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$103,381</b>	<b>\$258,750</b>	<b>\$139,938</b>	<b>\$244,253</b>		<b>\$86,914</b>



# Lexington-Bluegrass

Association of Realtors®

Aug-12

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	61		66		8%
Month Inventory	8.0		13.8		73%
% of List Price	92.89		95.11		
<b><u>Residential</u></b>					
Sales	38	\$4,696,800	22	\$2,917,551	-42%
Avg Sales Price		\$123,600		\$132,616	7%
Median Sales Price		\$121,250		\$107,500	-11%
Avg Days on Market		114		110	-4%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	442		477		8%
<b><u>Residential</u></b>					
Sales	166	\$21,006,474	205	\$28,338,086	23%
Avg Sales Price		\$126,545		\$138,235	9%
Median Sales Price		\$116,750		\$125,000	7%
Avg Days on Market		123		128	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	14	21	26	38	40	34	39	33				
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

# Lexington-Bluegrass

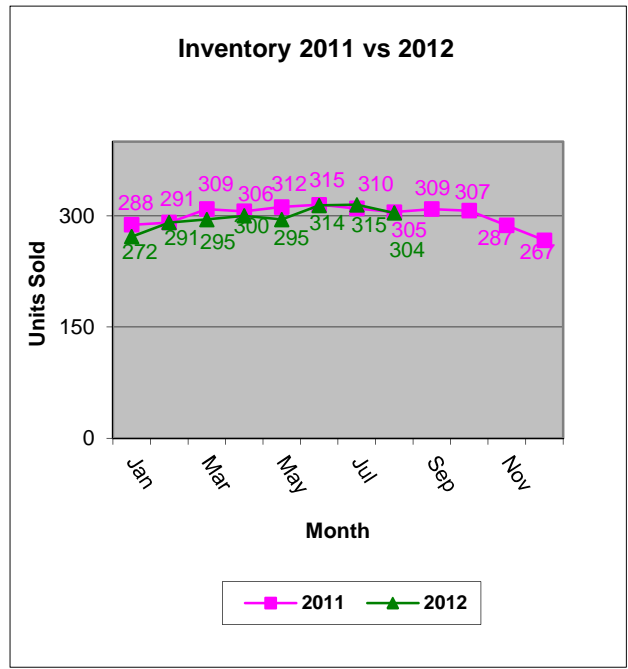
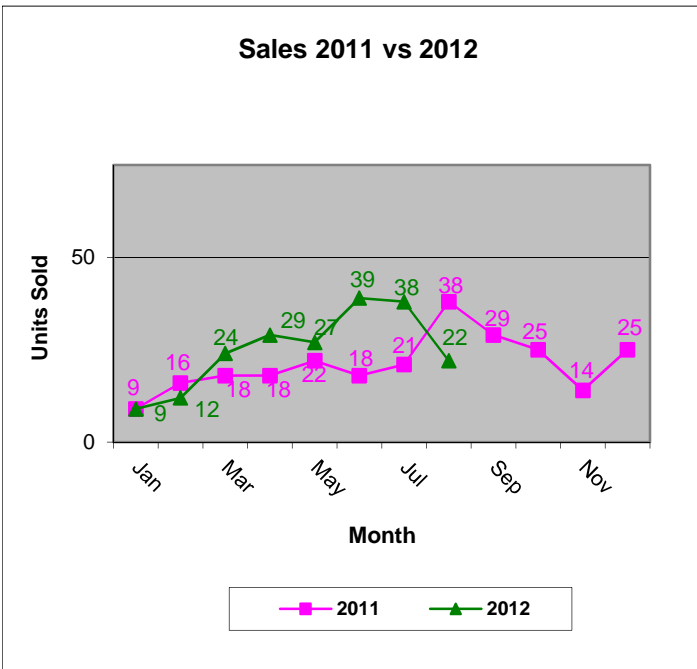
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-12

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	0	4	13	3.3	7
50,000	-	99,999	1	3	2	6	89	14.8	8
100,000	-	119,999	0	1	2	3	22	7.3	10
120,000	-	139,999	0	1	1	2	36	18.0	8
140,000	-	159,999	0	1	0	1	39	39.0	3
160,000	-	179,999	0	1	0	1	19	19.0	1
180,000	-	199,999	0	0	0	0	16	16.0	2
200,000	-	249,999	0	0	2	2	22	11.0	3
250,000	-	299,999	0	0	1	1	20	20.0	1
300,000	-	499,999	0	0	2	2	17	8.5	4
500,000	-	749,999	0	0	0	0	6	6.0	1
750,000	-	999,999	0	0	0	0	4	4.0	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	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
<b>Total</b>			<b>3</b>	<b>9</b>	<b>10</b>	<b>22</b>	<b>304</b>	<b>13.8</b>	<b>48</b>
<b>Median Price</b>			<b>\$11,750</b>	<b>\$93,000</b>	<b>\$172,500</b>	<b>\$107,500</b>	<b>\$134,900</b>		<b>\$115,450</b>
<b>Average Price</b>			<b>\$35,633</b>	<b>\$94,461</b>	<b>\$196,050</b>	<b>\$132,616</b>	<b>\$171,475</b>		<b>\$148,072</b>



# Lexington-Bluegrass

Association of Realtors®

Aug-12

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	697		651		-7%
Month Inventory	7.2		5.1		-29%
% of List Price	95.04		96.01		
<b><u>Residential</u></b>					
Sales	355	\$67,535,289	420	\$83,172,578	18%
Avg Sales Price		\$190,240		\$198,030	4%
Median Sales Price		\$149,900		\$157,500	5%
Avg Days on Market		75		71	-5%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	5,467		5,341		-2%
<b><u>Residential</u></b>					
Sales	2,243	\$436,295,279	2,728	\$529,835,167	22%
Avg Sales Price		\$186,212		\$194,221	4%
Median Sales Price		\$152,000		\$156,700	3%
Avg Days on Market		78		80	3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	253	325	410	424	394	412	418	404				
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



# Lexington-Bluegrass Association of Realtors<sup>®</sup>

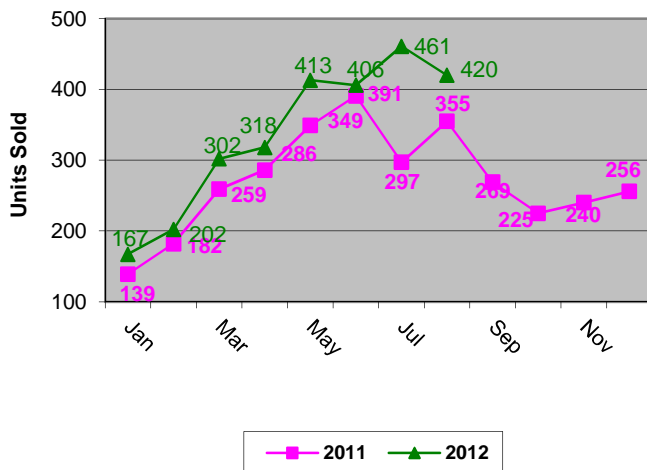
## Single Family SALES and INVENTORY and PENDING

Aug-12

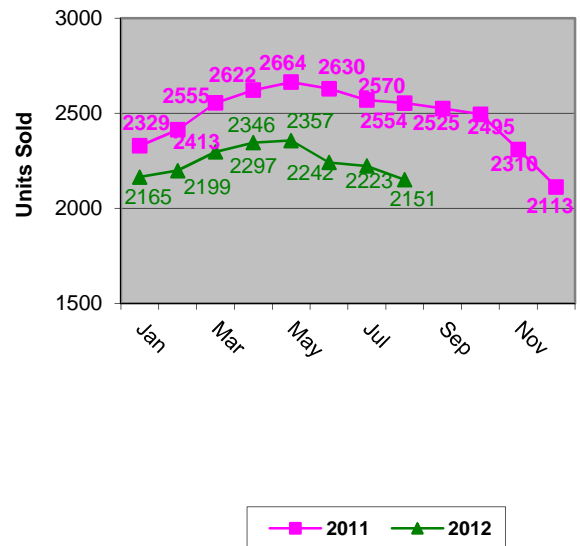
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	8	7	2	17	40	2.4	25
50,000	-	99,999	22	23	3	48	287	6.0	103
100,000	-	119,999	6	22	3	31	188	6.1	56
120,000	-	139,999	8	52	13	73	286	3.9	63
140,000	-	159,999	4	33	8	45	185	4.1	71
160,000	-	179,999	2	19	11	32	160	5.0	61
180,000	-	199,999	1	14	13	28	148	5.3	63
200,000	-	249,999	6	20	31	57	227	4.0	134
250,000	-	299,999	1	11	20	32	155	4.8	62
300,000	-	499,999	1	8	34	43	257	6.0	60
500,000	-	749,999	0	2	6	8	114	14.3	13
750,000	-	999,999	0	0	3	3	52	17.3	6
1,000,000	-	1,249,999	0	0	1	1	12	12.0	2
1,250,000	-	1,499,999	0	0	1	1	7	7.0	0
1,500,000	-	1,999,999	0	0	0	0	17	17.0	0
2,000,000	-	OVER	0	0	1	1	16	16.0	0
<b>Total</b>			<b>59</b>	<b>211</b>	<b>150</b>	<b>420</b>	<b>2151</b>	<b>5.1</b>	<b>719</b>
<b>Median Price</b>			<b>\$95,000</b>	<b>\$140,500</b>	<b>\$235,000</b>	<b>\$157,500</b>	<b>\$170,000</b>		<b>\$169,900</b>
<b>Average Price</b>			<b>\$113,713</b>	<b>\$157,937</b>	<b>\$287,592</b>	<b>\$198,030</b>	<b>\$270,615</b>		<b>\$196,482</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

**Aug-12**

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	75		101		35%
Month Inventory	20.5		9.9		-52%
% of List Price	95.33		96.19		
<b>Residential</b>					
Sales	19	\$2,212,400	41	\$5,095,606	116%
Avg Sales Price		\$116,442		\$124,283	7%
Median Sales Price		\$105,000		\$119,000	13%
Avg Days on Market		133		109	-18%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	593		665		12%
<b>Residential</b>					
Sales	195	\$25,499,788	269	\$33,837,818	38%
Avg Sales Price		\$130,768		\$125,791	-4%
Median Sales Price		\$118,000		\$117,000	-1%
Avg Days on Market		123		117	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	44	39	35	39	47	40	39	57				
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

# Lexington-Bluegrass

Association of Realtors®

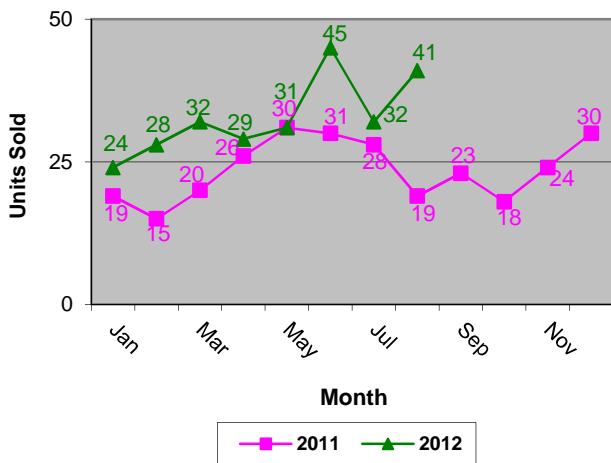
## Single Family SALES and INVENTORY and PENDING

Aug-12

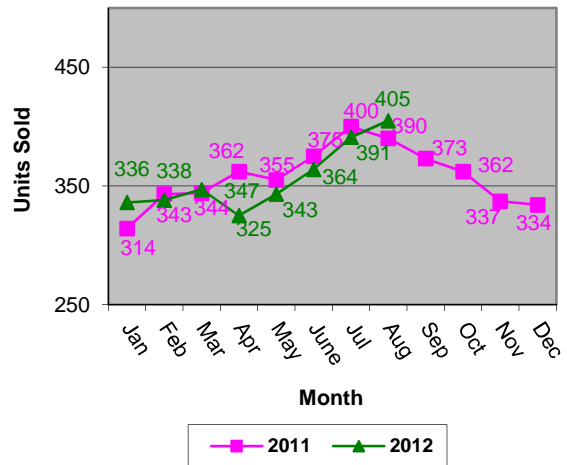
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	3	0	8	31	3.9	7
50,000	-	99,999	1	5	1	7	82	11.7	26
100,000	-	119,999	0	6	1	7	44	6.3	9
120,000	-	139,999	1	7	0	8	63	7.9	7
140,000	-	159,999	0	0	0	0	33	33.0	5
160,000	-	179,999	0	2	0	2	28	14.0	3
180,000	-	199,999	0	3	0	3	24	8.0	2
200,000	-	249,999	0	1	2	3	43	14.3	7
250,000	-	299,999	0	1	1	2	25	12.5	4
300,000	-	499,999	0	1	0	1	28	28.0	4
500,000	-	749,999	0	0	0	0	3	3.0	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>7</b>	<b>29</b>	<b>5</b>	<b>41</b>	<b>405</b>	<b>9.9</b>	<b>74</b>
<b>Median Price</b>			<b>\$35,000</b>	<b>\$128,500</b>	<b>\$209,000</b>	<b>\$119,000</b>	<b>\$135,000</b>		<b>\$106,700</b>
<b>Average Price</b>			<b>\$52,015</b>	<b>\$133,793</b>	<b>\$170,300</b>	<b>\$123,283</b>	<b>\$160,944</b>		<b>\$135,273</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**





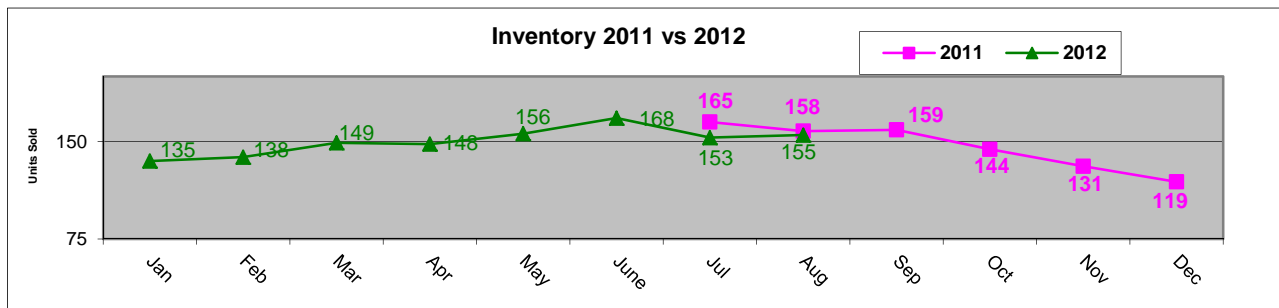
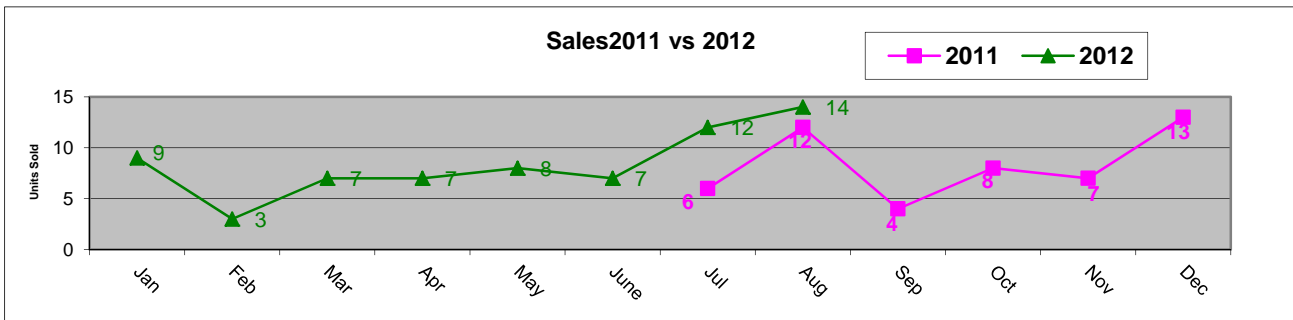
# Lexington-Bluegrass Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Aug-12

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	2	3	0	5	13	2.6	0
50,000	-	99,999	0	4	0	4	34	8.5	7
100,000	-	119,999	0	1	0	1	14	14.0	1
120,000	-	139,999	0	0	0	0	18	18.0	5
140,000	-	159,999	0	1	0	1	13	13.0	4
160,000	-	179,999	0	0	0	0	17	17.0	3
180,000	-	199,999	0	0	0	0	8	8.0	1
200,000	-	249,999	0	0	0	0	16	16.0	2
250,000	-	299,999	0	2	1	3	10	3.3	3
300,000	-	499,999	0	0	0	0	10	10.0	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>2</b>	<b>11</b>	<b>1</b>	<b>14</b>	<b>155</b>	<b>11.1</b>	<b>26</b>
<b>Median Price</b>			<b>\$32,000</b>	<b>\$70,000</b>	<b>\$265,000</b>	<b>\$64,500</b>	<b>\$139,900</b>		<b>\$143,500</b>
<b>Average Price</b>			<b>\$32,000</b>	<b>\$107,868</b>	<b>\$265,000</b>	<b>\$108,254</b>	<b>\$161,429</b>		<b>\$145,658</b>



# Lexington-Bluegrass

Association of Realtors™

## Aug-12 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	92		101		10%
Month Inventory	11.3		7.6		-33%
% of List Price	95.30		95.24		
<b><u>Residential</u></b>					
Sales	43	\$7,766,554	58	\$11,062,216	35%
Avg Sales Price		\$180,618		\$190,728	6%
Median Sales Price		\$135,000		\$124,500	-8%
Avg Days on Market		87		100	15%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	868		834		-4%
<b><u>Residential</u></b>					
Sales	334	\$57,508,115	360	\$70,032,944	8%
Avg Sales Price		\$172,180		\$194,536	13%
Median Sales Price		\$125,000		\$137,750	10%
Avg Days on Market		100		83	-17%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	29	46	39	60	68	52	56	47				
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

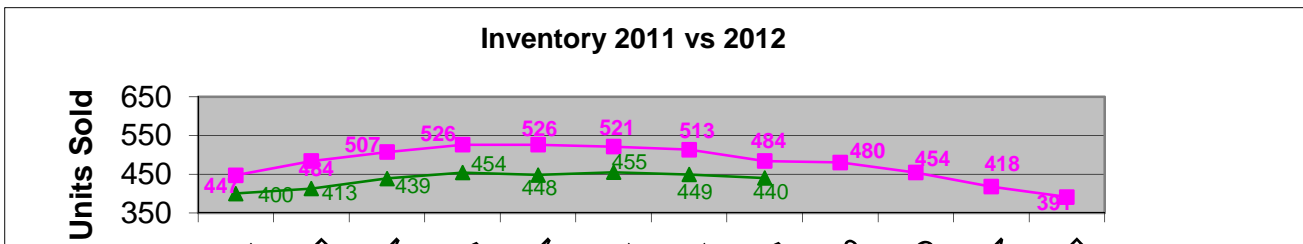
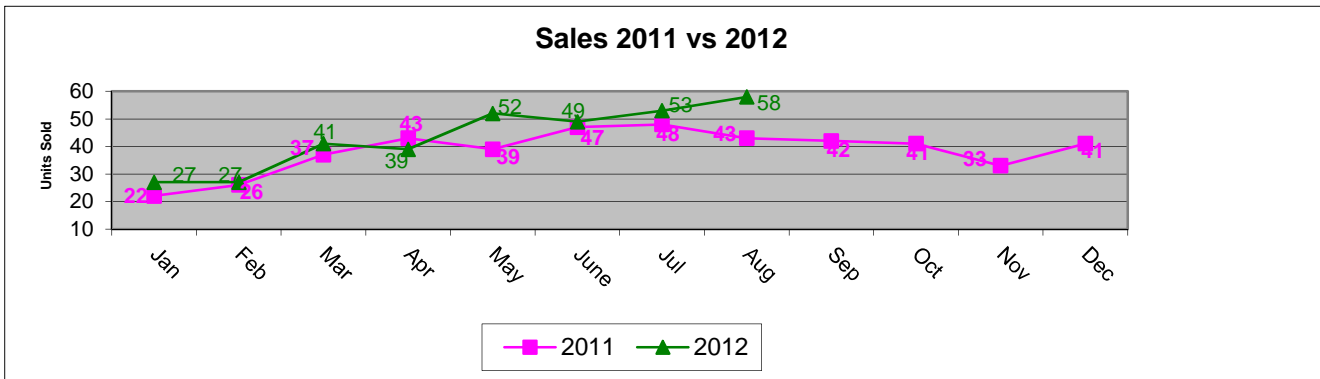
# Lexington-Bluegrass

Association of Realtors®

Aug-12

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	3	1	0	4	12	3.0	5
50,000	-	99,999	2	13	1	16	115	7.2	26
100,000	-	119,999	0	7	0	7	35	5.0	11
120,000	-	139,999	0	6	1	7	33	4.7	15
140,000	-	159,999	0	0	0	0	36	36.0	13
160,000	-	179,999	0	2	2	4	23	5.8	2
180,000	-	199,999	0	2	0	2	8	4.0	6
200,000	-	249,999	0	2	4	6	33	5.5	7
250,000	-	299,999	0	0	2	2	19	9.5	2
300,000	-	499,999	0	2	5	7	37	5.3	3
500,000	-	749,999	0	0	1	1	43	43.0	2
750,000	-	999,999	0	0	2	2	29	14.5	0
1,000,000	-	1,249,999	0	0	0	0	4	4.0	1
1,250,000	-	1,499,999	0	0	0	0	6	6.0	0
1,500,000	-	1,999,999	0	0	0	0	7	7.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>5</b>	<b>35</b>	<b>18</b>	<b>58</b>	<b>440</b>	<b>7.6</b>	<b>93</b>
<b>Median Price</b>			<b>\$28,333</b>	<b>\$112,000</b>	<b>\$261,275</b>	<b>\$124,500</b>	<b>\$154,900</b>		<b>\$124,900</b>
<b>Average Price</b>			<b>\$39,400</b>	<b>\$130,015</b>	<b>\$350,815</b>	<b>\$190,728</b>	<b>\$301,327</b>		<b>\$154,462</b>



# Lexington-Bluegrass

Association of Realtors®

## Aug-12 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		131		98	-25%
Month Inventory		11.1		7.4	-33%
% of List Price		94.53		95.92	
<b><u>Residential</u></b>					
Sales	54	\$7,920,400	67	\$10,986,910	24%
Avg Sales Price		\$146,674		\$163,984	12%
Median Sales Price		\$135,000		\$164,000	21%
Avg Days on Market		89		96	8%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		972		864	-11%
<b><u>Residential</u></b>					
Sales	356	\$55,147,469	428	\$67,692,205	20%
Avg Sales Price		\$154,909		\$158,159	2%
Median Sales Price		\$137,750		\$142,250	3%
Avg Days on Market		107		121	13%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	39	41	47	50	70	62	47	59				
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



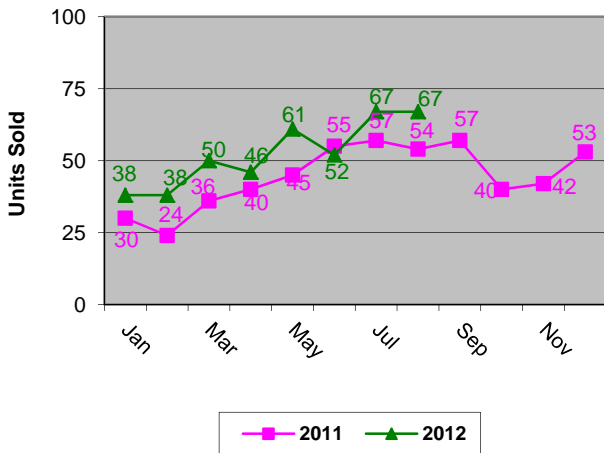
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

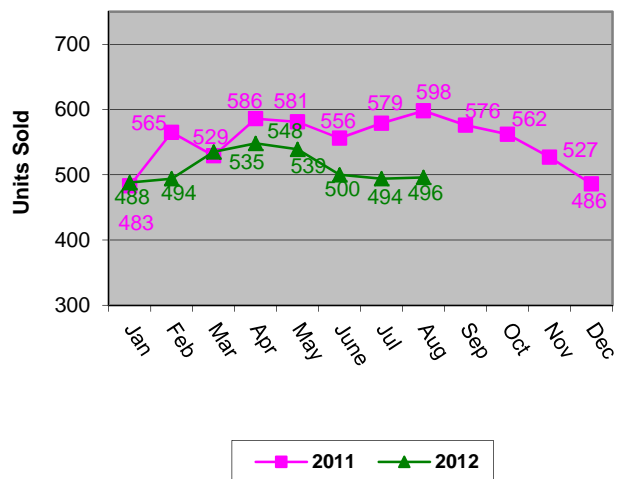
**Single Family SALES and INVENTORY and PENDING**  
**Aug-12**  
**MADISON COUNTY**

Price Range			Current			Sales		Inventory	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	3	0	4	7	1.8	7
50,000	-	99,999	1	6	2	9	64	7.1	15
100,000	-	119,999	0	2	0	2	36	18.0	9
120,000	-	139,999	0	9	3	12	63	5.3	14
140,000	-	159,999	0	4	1	5	72	14.4	18
160,000	-	179,999	1	9	3	13	44	3.4	7
180,000	-	199,999	0	3	2	5	30	6.0	4
200,000	-	249,999	0	5	5	10	50	5.0	13
250,000	-	299,999	0	2	2	4	56	14.0	7
300,000	-	499,999	0	0	3	3	58	19.3	6
500,000	-	749,999	0	0	0	0	9	9.0	2
750,000	-	999,999	0	0	0	0	6	6.0	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
<b>Total</b>			<b>3</b>	<b>43</b>	<b>21</b>	<b>67</b>	<b>496</b>	<b>7.4</b>	<b>102</b>
<b>Median Price</b>			<b>\$79,900</b>	<b>\$148,250</b>	<b>\$194,000</b>	<b>\$164,000</b>	<b>\$165,000</b>		<b>\$146,738</b>
<b>Average Price</b>			<b>\$96,650</b>	<b>\$147,223</b>	<b>\$207,922</b>	<b>\$163,984</b>	<b>\$206,281</b>		<b>\$166,639</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Aug-12 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		49		32	-35%
Month Inventory		10.1		10.1	0%
% of List Price		94.46		93.19	
<b><u>Residential</u></b>					
Sales	27	\$2,565,334	23	\$2,360,874	-15%
Avg Sales Price		\$95,012		\$102,647	8%
Median Sales Price		\$81,000		\$84,000	4%
Avg Days on Market		100		93	-7%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		371		340	-8%
<b><u>Residential</u></b>					
Sales	148	\$13,496,957	164	\$17,375,767	11%
Avg Sales Price		\$91,196		\$105,950	16%
Median Sales Price		\$81,026		\$87,000	7%
Avg Days on Market		127		121	-5%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	22	13	30	17	32	23	22	27				
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

# Lexington-Bluegrass

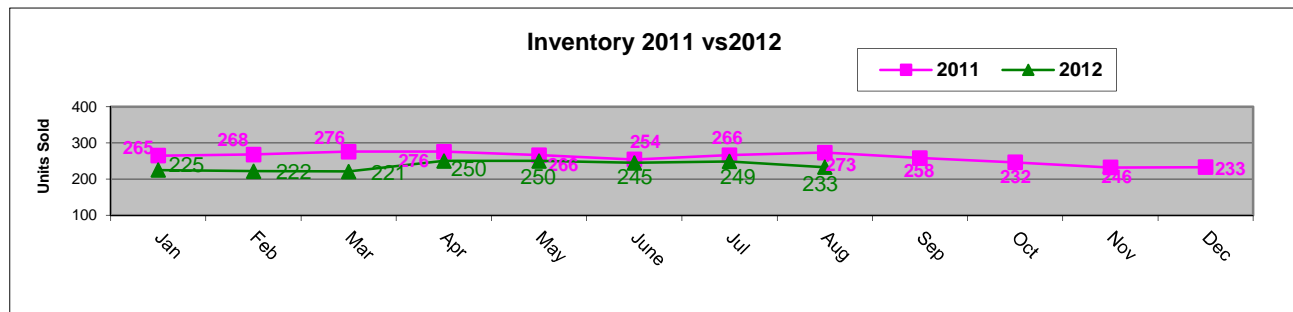
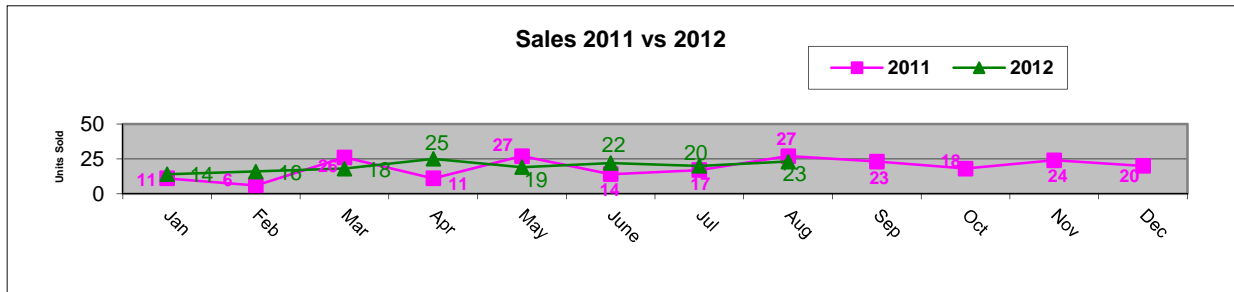
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-12

MONTGOMERY COUNTY

Price Range			Current Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	3	0	3	23	7.7	8
50,000	-	99,999	0	9	1	10	64	6.4	10
100,000	-	119,999	0	1	1	2	21	10.5	0
120,000	-	139,999	0	3	0	3	39	13.0	4
140,000	-	159,999	0	1	0	1	13	13.0	2
160,000	-	179,999	0	1	1	2	18	9.0	0
180,000	-	199,999	0	1	0	1	12	12.0	4
200,000	-	249,999	0	0	1	1	17	17.0	4
250,000	-	299,999	0	0	0	0	7	7.0	0
300,000	-	499,999	0	0	0	0	13	13.0	1
500,000	-	749,999	0	0	0	0	3	3.0	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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>19</b>	<b>4</b>	<b>23</b>	<b>233</b>	<b>10.1</b>	<b>33</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$83,500</b>	<b>\$142,000</b>	<b>\$84,000</b>	<b>\$125,000</b>		<b>\$89,500</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$94,735</b>	<b>\$140,225</b>	<b>\$102,647</b>	<b>\$160,683</b>		<b>\$115,780</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Aug-12 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings	11		10		-9%
Month Inventory	8.3		10.7		29%
% of List Price	88.36		87.63		
<b><u>Residential</u></b>					
Sales	6	\$651,110	6	\$329,500	0%
Avg Sales Price		\$108,518		\$54,917	98%
Median Sales Price		\$91,500		\$35,250	160%
Avg Days on Market		129		183	-30%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings	67		67		0%
<b><u>Residential</u></b>					
Sales	30	\$2,767,550	16	\$999,900	-47%
Avg Sales Price		\$92,252		\$62,494	-32%
Median Sales Price		\$73,805		\$41,250	-44%
Avg Days on Market		135		199	47%

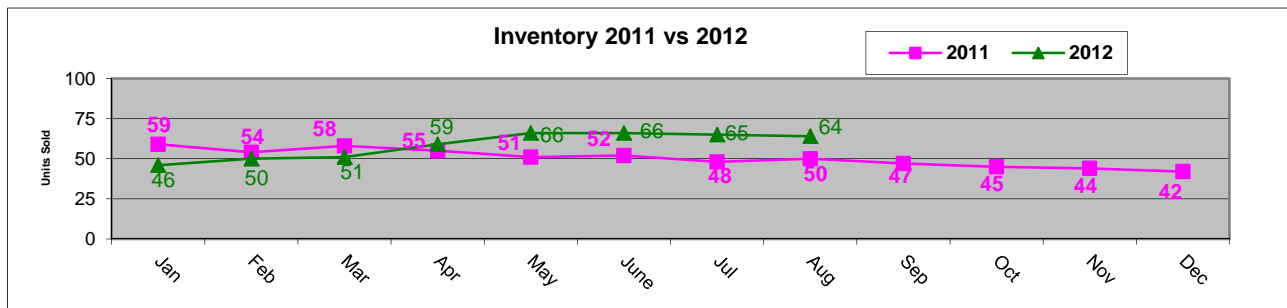
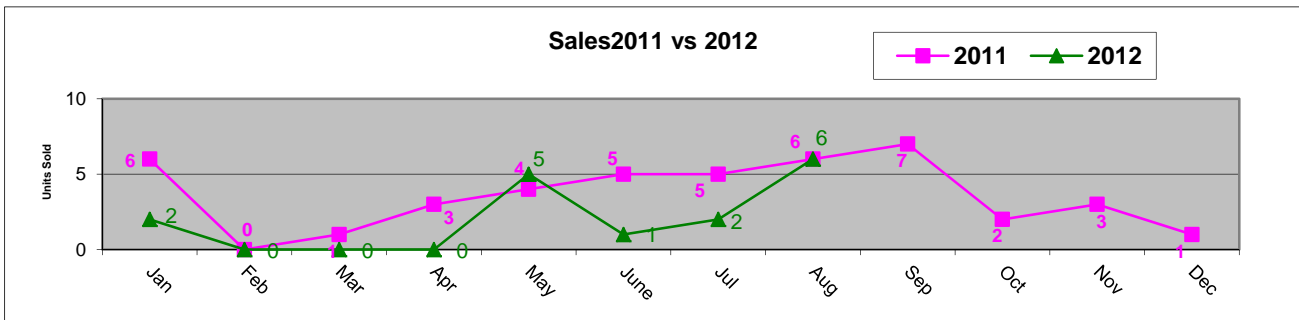
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	0	1	0	2	1	3	5	5				
2011	0	3	2	4	6	9	5	5	1	2	3	1
2010	4	2	1	7	4	5	1	4	2	1	5	3

## Single Family SALES and INVENTORY and PENDING

Aug-12

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	4	0	4	10	2.5	1
50,000	-	99,999	0	0	0	0	28	28.0	0
100,000	-	119,999	1	0	1	2	6	3.0	2
120,000	-	139,999	0	0	0	0	6	6.0	2
140,000	-	159,999	0	0	0	0	7	7.0	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	1	1.0	0
250,000	-	299,999	0	0	0	0	1	1.0	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
<b>Total</b>			<b>1</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>64</b>	<b>10.7</b>	<b>5</b>
<b>Median Price</b>			<b>\$115,000</b>	<b>\$26,000</b>	<b>\$108,000</b>	<b>\$35,250</b>	<b>\$85,250</b>		<b>\$114,900</b>
<b>Average Price</b>			<b>\$115,000</b>	<b>\$26,625</b>	<b>\$108,000</b>	<b>\$54,917</b>	<b>\$105,717</b>		<b>\$104,280</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Aug-12 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		101		124	23%
Month Inventory		10.3		8.2	-20%
% of List Price		96.51		96.91	
<b><u>Residential</u></b>					
Sales	51	\$8,215,911	62	\$11,167,921	22%
Avg Sales Price		\$161,096		\$180,128	12%
Median Sales Price		\$154,000		\$156,250	1%
Avg Days on Market		108		108	0%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		896		956	7%
<b><u>Residential</u></b>					
Sales	354	\$61,246,076	455	\$76,801,923	29%
Avg Sales Price		\$173,012		\$168,795	-2%
Median Sales Price		\$150,500		\$146,500	-3%
Avg Days on Market		115		106	-8%

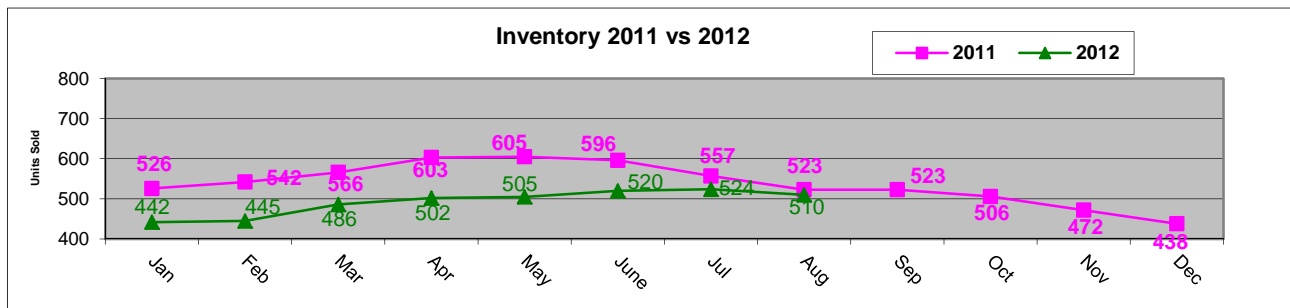
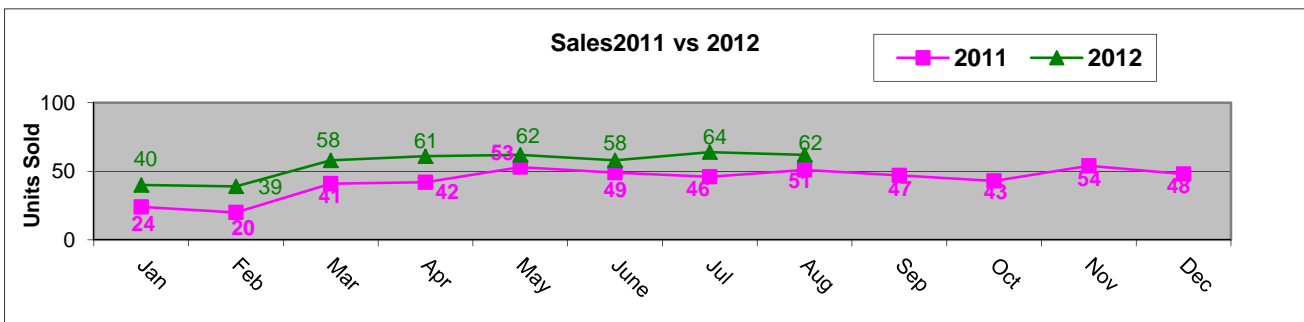
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	49	60	63	64	70	64	64	93				
2011	35	42	50	46	60	44	59	61	48	56	42	54
2010	58	51	82	88	48	49	43	38	39	37	29	27

## Single Family SALES and INVENTORY and PENDING

Aug-12

### 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	2	1	0	3	13	4.3	2
50,000	-	99,999	3	5	0	8	32	4.0	14
100,000	-	119,999	0	5	1	6	34	5.7	21
120,000	-	139,999	1	7	1	9	87	9.7	23
140,000	-	159,999	0	6	0	6	64	10.7	25
160,000	-	179,999	0	4	4	8	45	5.6	17
180,000	-	199,999	0	3	1	4	31	7.8	16
200,000	-	249,999	0	3	2	5	55	11.0	23
250,000	-	299,999	0	1	3	4	52	13.0	9
300,000	-	499,999	0	1	8	9	79	8.8	14
500,000	-	749,999	0	0	0	0	15	15.0	2
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	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
<b>Total</b>			<b>6</b>	<b>36</b>	<b>20</b>	<b>62</b>	<b>510</b>	<b>8.2</b>	<b>166</b>
<b>Median Price</b>			<b>\$70,750</b>	<b>\$140,878</b>	<b>\$264,649</b>	<b>\$156,250</b>	<b>\$169,900</b>		<b>\$155,835</b>
<b>Average Price</b>			<b>\$62,417</b>	<b>\$144,293</b>	<b>\$279,944</b>	<b>\$180,128</b>	<b>\$216,597</b>		<b>\$180,665</b>



# Lexington-Bluegrass

Association of Realtors®

## Aug-12 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		52		55	6%
Month Inventory		10.1		7.5	-26%
% of List Price		94.83		95.49	
<b><u>Residential</u></b>					
Sales	23	\$4,720,415	26	\$5,756,086	13%
Avg Sales Price		\$205,235		\$221,388	8%
Median Sales Price		\$186,900		\$215,950	16%
Avg Days on Market		114		136	19%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		368		355	-4%
<b><u>Residential</u></b>					
Sales	141	\$24,592,455	162	\$31,214,276	15%
Avg Sales Price		\$174,415		\$192,681	10%
Median Sales Price		\$158,500		\$176,500	11%
Avg Days on Market		97		107	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	17	21	14	23	31	20	28	25				
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



# Lexington-Bluegrass

Association of Realtors®

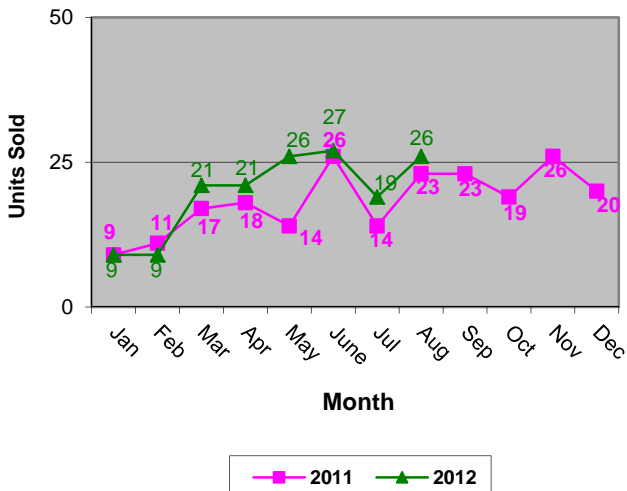
## Single Family SALES and INVENTORY and PENDING

Aug-12

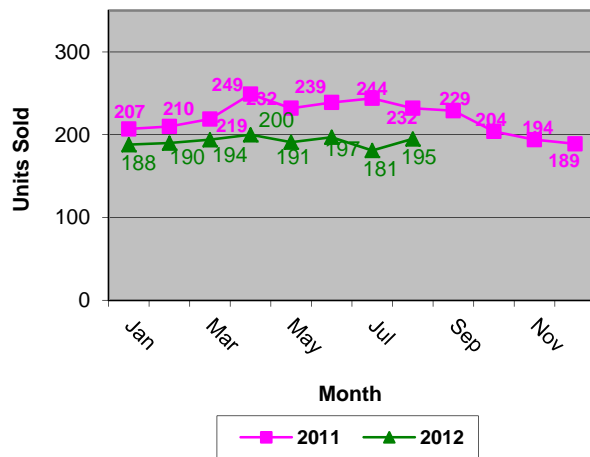
### WOODFORD COUNTY

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	3	3.0	1
50,000	-	99,999	1	2	1	4	18	4.5	9
100,000	-	119,999	0	1	0	1	23	23.0	2
120,000	-	139,999	0	2	0	2	8	4.0	2
140,000	-	159,999	0	0	0	0	18	18.0	2
160,000	-	179,999	0	1	1	2	15	7.5	5
180,000	-	199,999	0	1	1	2	12	6.0	5
200,000	-	249,999	0	2	1	3	33	11.0	16
250,000	-	299,999	0	1	5	6	20	3.3	4
300,000	-	499,999	0	2	2	4	20	5.0	5
500,000	-	749,999	0	0	1	1	12	12.0	1
750,000	-	999,999	0	0	0	0	6	6.0	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	4	4.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>1</b>	<b>13</b>	<b>12</b>	<b>26</b>	<b>195</b>	<b>7.5</b>	<b>52</b>
<b>Median Price</b>			<b>\$95,000</b>	<b>\$162,000</b>	<b>\$259,893</b>	<b>215,950</b>	<b>\$200,000</b>		<b>\$201,703</b>
<b>Average Price</b>			<b>\$95,000</b>	<b>\$191,177</b>	<b>\$264,649</b>	<b>\$221,388</b>	<b>\$306,376</b>		<b>\$202,219</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Aug-12 Statistical Report Residential, Condo, & Townhouses OTHER COUNTIES

MONTHLY SUMMARY	August-11		August-12		% CHANGE
New Listings		126		123	-2%
Month Inventory		13.6		9.2	-32%
% of List Price		92.39		90.93	
<b><u>Residential</u></b>					
Sales	54	\$4,966,943	75	\$8,460,527	39%
Avg Sales Price		\$91,980		\$112,807	23%
Median Sales Price		\$66,100		\$100,000	51%
Avg Days on Market		104		140	35%

CUMMULATIVE SUMMARY	Jan 11 - Aug 11		Jan 12 - Aug 12		% CHANGE
New Listings		1,014		1,033	2%
<b><u>Residential</u></b>					
Sales	403	\$41,179,721	478	\$48,734,289	19%
Avg Sales Price		\$102,183		\$101,955	0%
Median Sales Price		\$76,500		\$72,750	-5%
Avg Days on Market		126		117	-7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	57	61	51	72	59	72	70	56				
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

# Lexington-Bluegrass

Association of Realtors®

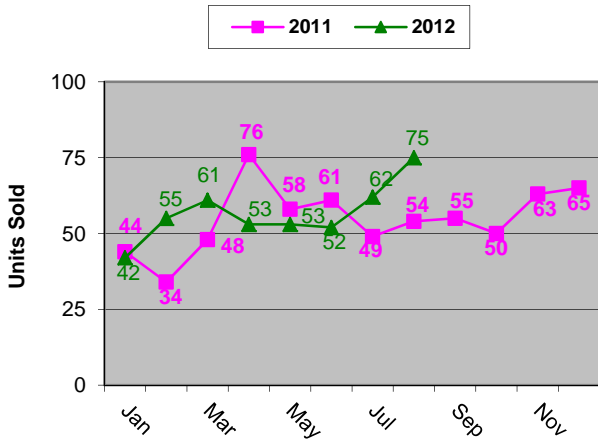
## Single Family SALES and INVENTORY and PENDING

Aug-12

### 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	7	10	3	20	63	3.2	34
50,000 - 99,999	2	8	7	17	189	11.1	33
100,000 - 119,999	1	6	3	10	59	5.9	5
120,000 - 139,999	1	7	2	10	64	6.4	6
140,000 - 159,999	0	1	0	1	49	49.0	6
160,000 - 179,999	0	2	1	3	42	14.0	5
180,000 - 199,999	0	1	2	3	48	16.0	9
200,000 - 249,999	1	1	4	6	56	9.3	4
250,000 - 299,999	0	1	0	1	35	35.0	3
300,000 - 499,999	0	2	2	4	54	13.5	6
500,000 - 749,999	0	0	0	0	17	17.0	0
750,000 - 999,999	0	0	0	0	9	9.0	0
1,000,000 - 1,249,999	0	0	0	0	2	2.0	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	0	0.0	0
<b>Total</b>	<b>12</b>	<b>39</b>	<b>24</b>	<b>75</b>	<b>689</b>	<b>9.2</b>	<b>111</b>
<b>Median Price</b>	<b>\$33,900</b>	<b>\$105,000</b>	<b>\$113,250</b>	<b>\$100,000</b>	<b>\$132,500</b>		<b>\$79,500</b>
<b>Average Price</b>	<b>\$62,518</b>	<b>\$110,867</b>	<b>\$141,104</b>	<b>\$112,807</b>	<b>\$179,114</b>		<b>\$111,816</b>

Sales 2011 vs 2012



Inventory 2011 vs 2012

