

Lexington-Bluegrass

Association of Realtors[®]

Dec-14

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		818		798	-2%
Month Inventory		7.9		6.8	-14%
% of List Price		96.37		96.00	0%
<u>Residential</u>					
Sales	637	\$104,523,173	737	\$130,633,200	16%
Avg Sales Price		\$164,087		\$177,250	8%
Median Sales Price		\$138,500		\$140,000	1%
Avg Days on Market		89		93	4%
<u>Townhouses/Condos</u>					
Sales	46	\$8,796,179	57	\$9,751,364	24%
Avg Sales Price		\$191,221		\$171,077	-11%
Median Sales Price		\$153,250		\$124,000	-19%
Avg Days on Market		95		109	15%
Total Activity	683	\$113,319,352	794	\$140,384,564	16%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		18,640		18,249	-2%
<u>Residential</u>					
Sales	9,997	\$1,675,241,103	9,926	\$1,700,672,464	-1%
Avg Sales Price		\$167,574		\$171,335	2%
Median Sales Price		\$139,900		\$140,000	0%
Avg Days on Market		82		87	6%
<u>Townhouses/Condos</u>					
Sales	694	\$117,987,895	815	\$135,618,926	17%
Avg Sales Price		\$170,011		\$166,404	-2%
Median Sales Price		\$127,500		\$128,000	0%
Avg Days on Market		100		118	18%
Total Activity	10,691	\$1,793,228,998	10,741	\$1,836,291,390	0%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	4981	4942	5213	5313	5427	5685	5741	5757	5857	5668	5902	5413
2013	5098	5312	5445	5813	5890	5991	6033	5970	5901	5680	5330	4925
2012	5611	5694	5969	6103	6191	6112	6071	5974	5841	5575	5358	5054

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	625	651	912	1141	1156	1028	1052	908	891	847	720	610
2013	706	711	909	977	1091	940	957	864	756	725	615	478
2012	556	650	753	816	855	832	833	876	670	721	582	468

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	524	517	693	787	997	1069	1006	1021	854	860	681	794
2013	511	541	758	809	984	956	1075	1009	829	790	725	618
2012	400	448	632	649	783	785	864	850	676	727	673	605

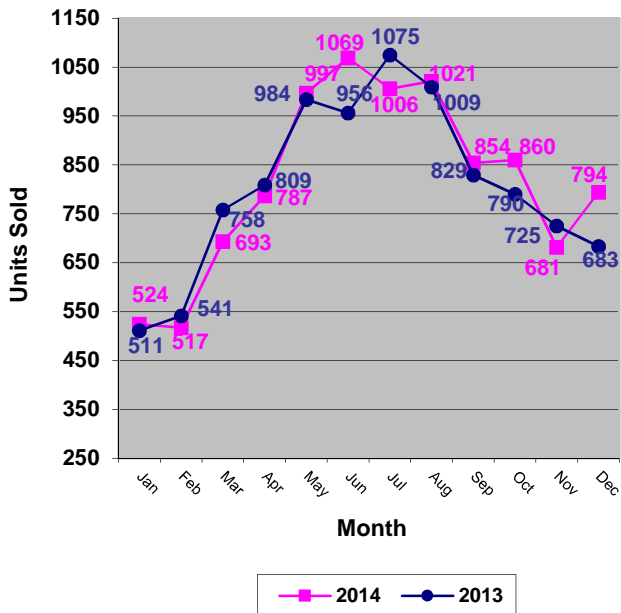
Lexington-Bluegrass

Association of Realtors®

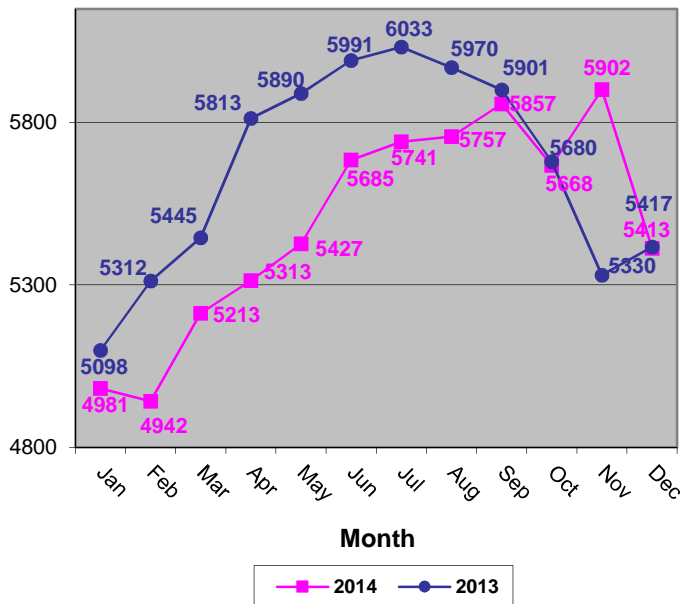
All Residential SALES and INVENTORY with PENDING

Dec-14			Sales				Current Inventory		Current Pending Inventory	Dec Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	24	43	6	73	288	3.9	99	77
50,000	-	99,999	31	97	13	141	1025	7.3	231	129
100,000	-	119,999	15	58	10	83	500	6.0	92	46
120,000	-	139,999	3	85	13	101	595	5.9	127	73
140,000	-	159,999	2	45	17	64	449	7.0	100	57
160,000	-	179,999	7	33	20	60	405	6.8	85	37
180,000	-	199,999	2	17	17	36	268	7.4	71	23
200,000	-	249,999	3	28	44	75	496	6.6	157	67
250,000	-	299,999	0	18	40	58	480	8.3	113	40
300,000	-	499,999	1	20	63	84	579	6.9	124	43
500,000	-	749,999	1	1	11	13	175	13.5	21	14
750,000	-	999,999	0	0	4	4	85	21.3	11	2
1,000,000	-	1,249,999	0	0	0	0	18	18.0	1	1
1,250,000	-	1,499,999	0	0	1	1	18	18.0	1	1
1,500,000	-	1,999,999	0	0	1	1	21	21.0	2	0
2,000,000	-	OVER	0	0	0	0	11	11.0	0	0
Total			89	445	260	794	5413	6.8	1235	610
Median Price			\$80,000	\$124,000	\$234,450	\$139,900	\$154,500		\$154,900	
Average Price			\$96,708	\$135,612	\$270,452	\$175,405	\$217,171		\$187,948	

Sales 13 vs 14



Inventory 13 vs 14



Lexington-Bluegrass

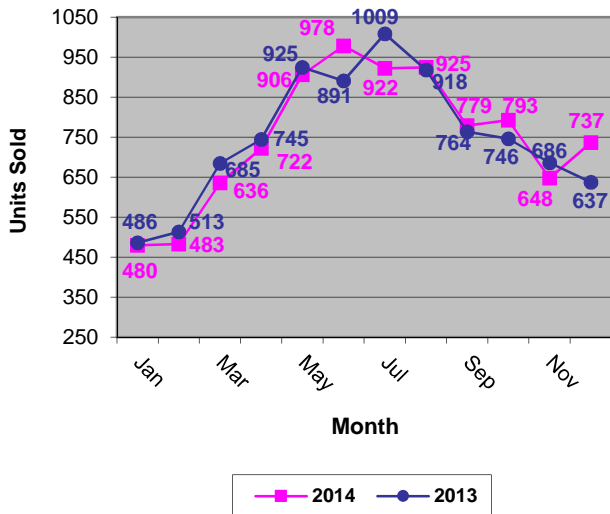
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Single Family SALES and INVENTORY and PENDING

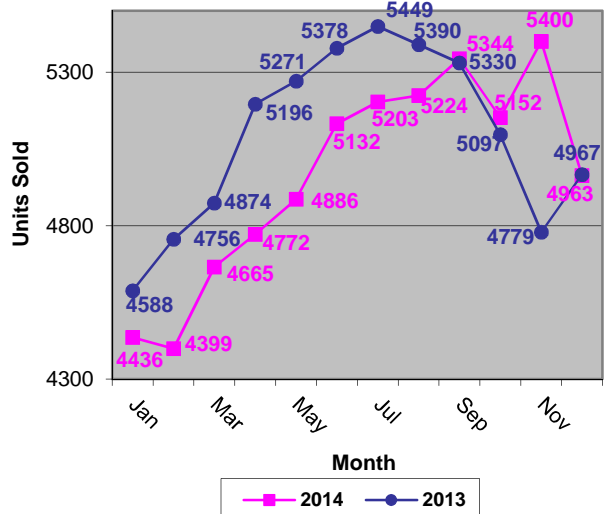
Dec-14

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	22	40	5	67	277	4.1	95
50,000	-	99,999	20	94	12	126	923	7.3	207
100,000	-	119,999	8	57	10	75	445	5.9	92
120,000	-	139,999	2	84	13	99	555	5.6	121
140,000	-	159,999	1	43	17	61	419	6.9	99
160,000	-	179,999	1	32	20	53	356	6.7	82
180,000	-	199,999	1	17	17	35	255	7.3	69
200,000	-	249,999	3	24	43	70	453	6.5	148
250,000	-	299,999	0	18	40	58	428	7.4	106
300,000	-	499,999	1	16	58	75	531	7.1	106
500,000	-	749,999	1	0	11	12	169	14.1	19
750,000	-	999,999	0	0	4	4	84	21.0	11
1,000,000	-	1,249,999	0	0	0	0	18	18.0	1
1,250,000	-	1,499,999	0	0	1	1	18	18.0	1
1,500,000	-	1,999,999	0	0	1	1	21	21.0	2
2,000,000	-	OVER	0	0	0	0	11	11.0	0
Total			60	425	252	737	4963	6.7	1159
Median Price			\$70,000	\$123,675	\$233,000	\$140,000	\$154,700		\$154,000
Average Price			\$91,375	\$133,100	\$270,656	\$176,737	\$220,478		\$186,930

Sales 13 vs 14



Inventory 13 vs 14



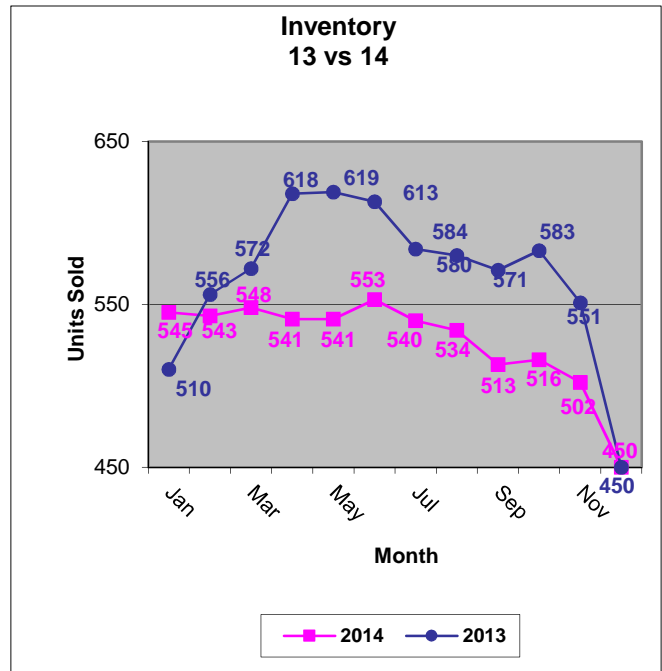
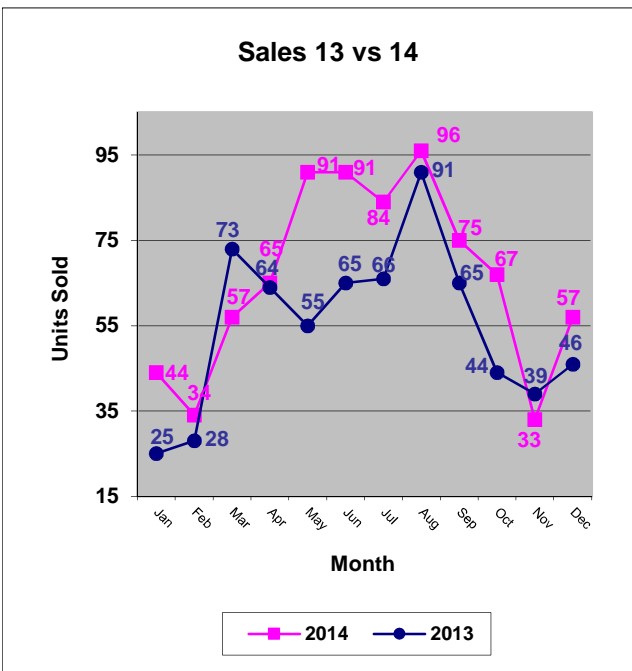
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Townhouse and Condo SALES and INVENTORY and PENDING

Dec-14

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	1	6	11	1.8	4
50,000	- 99,999	11	3	1	15	102	6.8	24
100,000	- 119,999	7	1	0	8	55	6.9	0
120,000	- 139,999	1	1	0	2	40	20.0	6
140,000	- 159,999	1	2	0	3	30	10.0	1
160,000	- 179,999	6	1	0	7	49	7.0	3
180,000	- 199,999	1	0	0	1	13	13.0	2
200,000	- 249,999	0	4	1	5	43	8.6	9
250,000	- 299,999	0	0	0	0	52	52.0	7
300,000	- 499,999	0	4	5	9	48	5.3	18
500,000	- 749,999	0	1	0	1	6	6.0	2
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		29	20	8	57	450	7.9	76
Median Price		\$104,000	\$161,750	\$307,500	\$118,000	\$152,400		\$184,450
Average Price		\$107,743	\$188,992	\$264,027	\$158,186	\$180,695		\$203,468



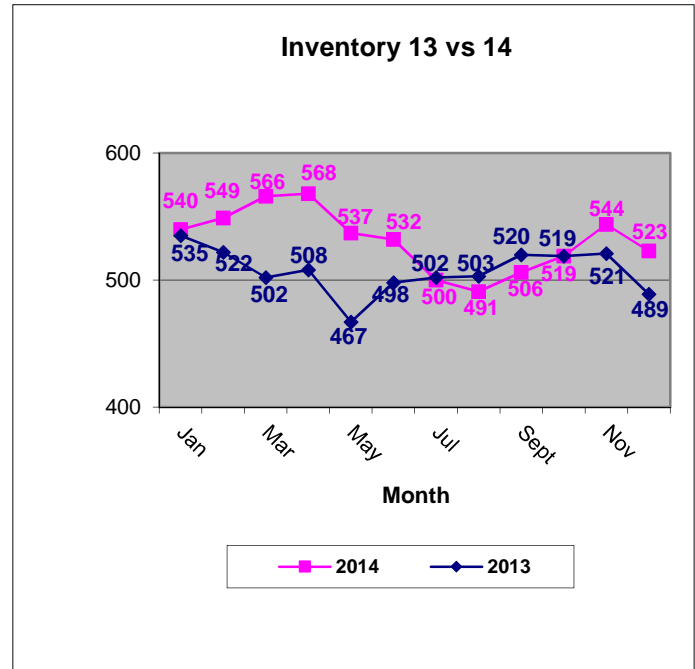
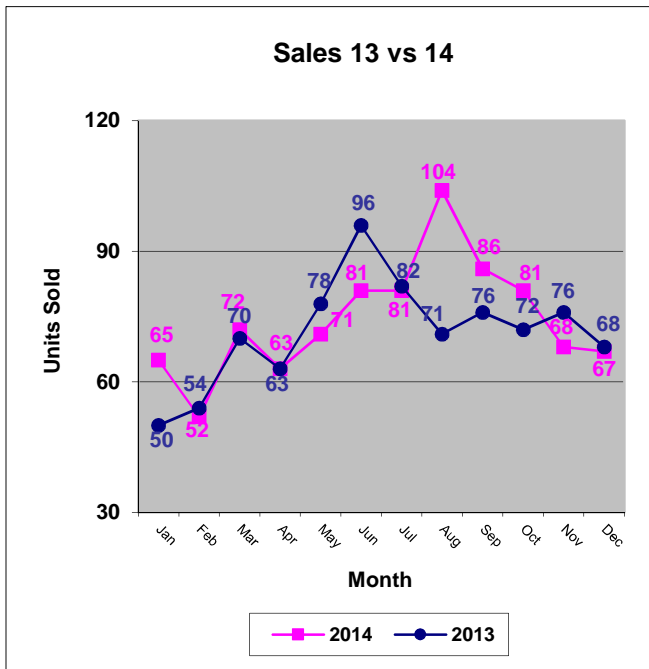
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Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Dec-14

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	3	3.0	0
100,000 - 119,999	0	1	0	1	7	7.0	2
120,000 - 139,999	0	5	0	5	31	6.2	9
140,000 - 159,999	1	6	0	7	44	6.3	17
160,000 - 179,999	2	5	0	7	44	6.3	23
180,000 - 199,999	0	3	1	4	30	7.5	23
200,000 - 249,999	0	7	4	11	100	9.1	73
250,000 - 299,999	0	1	7	8	129	16.1	65
300,000 - 499,999	0	6	15	21	103	4.9	60
500,000 - 749,999	1	0	0	1	20	20.0	5
750,000 - 999,999	0	0	1	1	9	9.0	7
1,000,000 - 1,249,999	0	0	0	0	0	0.0	1
1,250,000 - 1,499,999	0	0	0	0	2	2.0	0
1,500,000 - 1,999,999	0	0	1	1	1	1.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	4	34	29	67	523	7.8	285
Median Price	\$169,150	\$181,200	\$314,076	\$245,000	\$251,900		\$248,800
Average Price	\$269,950	\$202,242	\$381,288	\$283,782	\$278,266		\$273,797

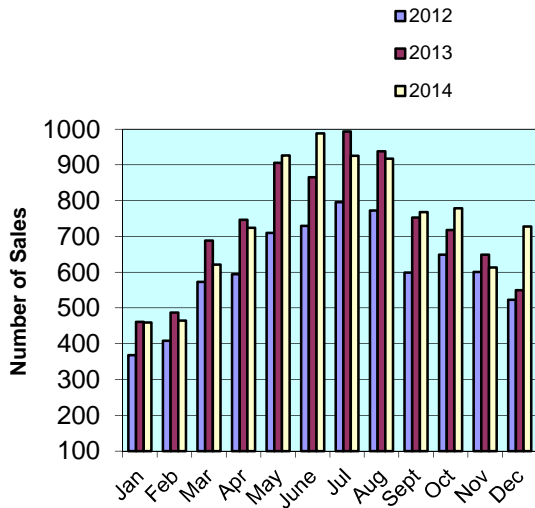


Existing Homes Sales

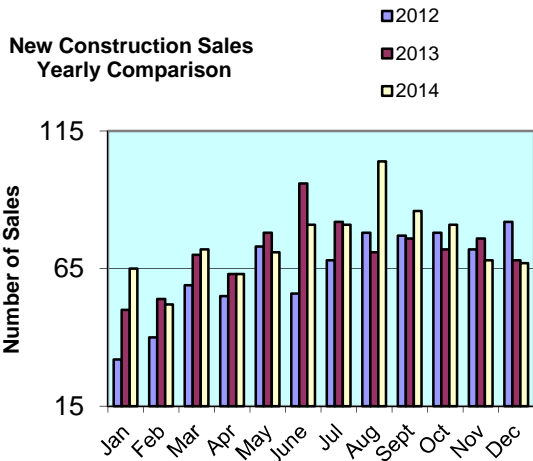
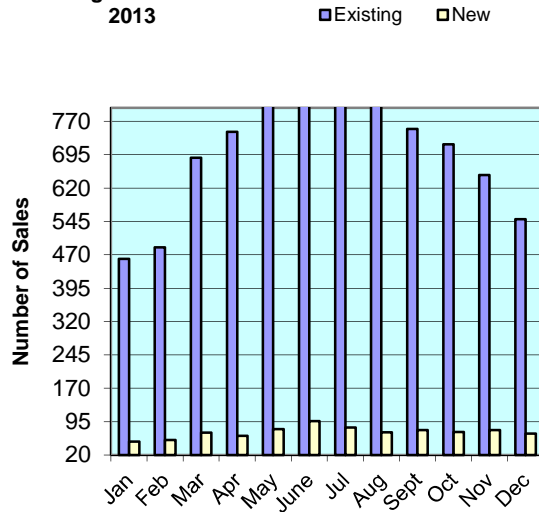
	<u>2012</u>	<u>2013</u>	<u>2014</u>
Jan	368	461	459
Feb	408	487	465
Mar	573	688	621
Apr	594	746	724
May	710	906	926
June	729	865	988
Jul	796	993	925
Aug	772	938	917
Sept	599	753	768
Oct	649	718	779
Nov	601	649	613
Dec	523	550	728

New Construction Sales

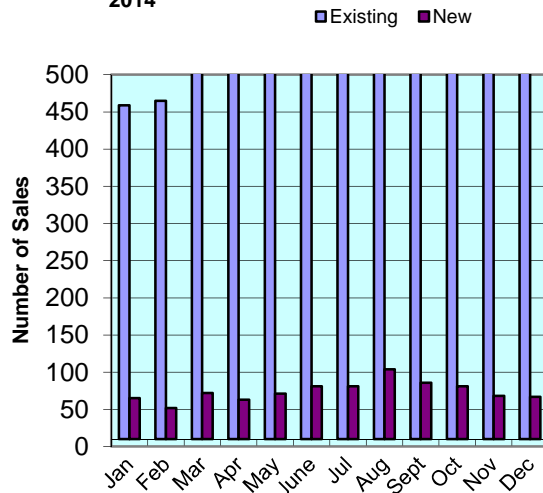
	<u>2012</u>	<u>2013</u>	<u>2014</u>
Jan	32	50	65
Feb	40	54	52
Mar	59	70	72
Apr	55	63	63
May	73	78	71
June	56	96	81
Jul	68	82	81
Aug	78	71	104
Sept	77	76	86
Oct	78	72	81
Nov	72	76	68
Dec	82	68	67



Existing vs New Sales 2013



Existing vs New Sales 2014



Median Price by County

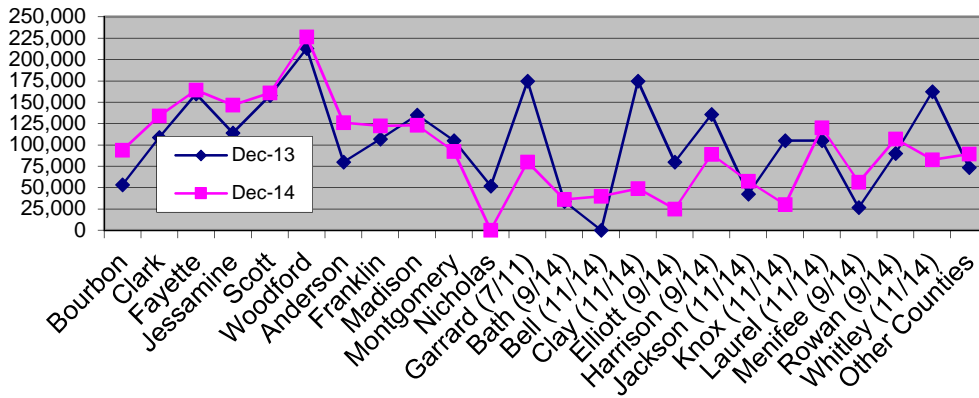
<u>County</u>	Dec-13		Dec-14	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	53,500	8	94,000	15
Clark	109,000	33	134,000	31
Fayette	159,900	275	164,300	333
Jessamine	114,000	43	146,850	45
Scott	158,000	59	160,900	61
Woodford	213,000	23	226,484	30
Anderson	80,000	14	126,088	12
Franklin	107,000	30	122,500	28
Madison	134,900	45	123,000	61
Montgomery	105,000	24	92,500	29
Nicholas	52,000	5	0	0
Garrard (7/11)	175,000	10	80,000	15
Bath (9/14)	34,000	3	36,000	3
Bell (11/14)	0	0	39,900	1
Clay (11/14)	175,000	1	48,750	2
Elliott (9/14)	80,000	1	25,000	1
Harrison (9/14)	136,000	9	89,000	7
Jackson (11/14)	42,500	2	57,450	1
Knox (11/14)	105,000	7	30,000	6
Laurel (11/14)	105,000	29	120,100	29
Menifee (9/14)	26,850	2	56,500	2
Rowan (9/14)	90,000	6	107,000	9
Whitley (11/14)	162,500	5	82,500	10
Other Counties	73,500	<u>49</u>	89,500	<u>63</u>
		683		794

<u>County</u>	Year to Date 12/31/13		Year to Date 12/31/14	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	90,000	171	120,000	177
Clark	120,000	392	117,000	394
Fayette	159,500	4763	162,000	4527
Jessamine	135,500	653	140,000	631
Scott	150,000	873	155,000	932
Woodford	183,500	315	173,350	312
Anderson	123,500	234	119,900	259
Franklin	119,000	496	113,500	485
Madison	145,000	731	144,700	848
Montgomery	105,338	256	107,500	269
Nicholas	74,200	39	69,750	30
Garrard (7/11)	116,950	156	94,000	151
Bath (9/14)	52,250	62	52,101	54
Bell (11/14)	22,100	4	35,000	9
Clay (11/14)	65,000	25	48,750	28
Elliott (9/14)	44,000	2	44,000	3
Harrison (9/14)	85,250	114	100,500	92
Jackson (11/14)	60,000	15	54,400	24
Knox (11/14)	85,000	83	80,000	81
Laurel (11/14)	106,500	364	115,000	399
Menifee (9/14)	45,000	29	59,750	40
Rowan (9/14)	105,000	123	101,000	124
Whitley (11/14)	73,500	99	78,000	129
Other Counties	77,000	<u>692</u>	85,000	<u>743</u>
		10691		10741

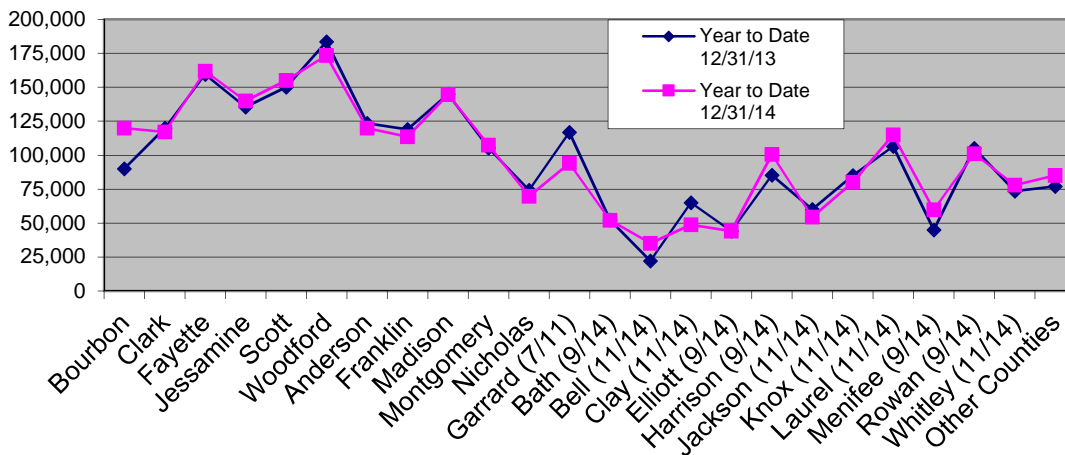


Median Price by County

Dec 13 vs Dec 14 Median



Year to date 12/31/13 vs 12/31/14 Median



Lexington-Bluegrass

Association of Realtors™

Dec-14

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	177	FmHA	1	L/A Escalated	0	SBA	0
CONV	391	FLB	1	LA-Fixed	0	Owner Finance	0
EXCH	0	FNMA	1	L/A-Variable	0	VA	50
FHA	97	KHC	5	L/A + 2nd	0	Wrap Around	0
				RHS	46	Other	25

Other Statistics

	Fayette	Ander	Bath	Bell	Bourbon	Clark	Clay	Elliott	Franklin	Garrard	Harrison	Jackson	Jess	TOTAL
Out of County Buyer	70	4	1	0	4	11	1	0	6	4	4	1	22	128
Out of State Buyer	48	1	0	0	0	6	0	0	3	3	0	0	8	69
Seller Leaving County	97	4	1	0	4	12	0	0	5	3	4	1	12	143
Seller leaving State	51	2	0	0	2	5	0	0	2	3	3	0	7	75
New Construction	34	1	0	0	1	0	0	0	0	1	0	0	7	44
First Time Buyer	77	0	2	0	1	7	0	1	2	2	3	0	11	106
Listing FSBO	15	0	0	0	0	0	0	0	0	0	0	0	3	18
YTD Listing FSBO	155	5	1	0	2	12	0	0	13	0	1	0	18	207

	Knox	Laurel	Madison	Meniffee	Montg	Nicholas	Rowan	Scott	Whitley	Woodford	Others	TOTAL	GRAND TOTAL
Out of County Buyer	4	8	14	1	8	0	4	23	3	12	15	92	220
Out of State Buyer	2	0	6	0	1	0	0	6	2	6	5	28	97
Seller Leaving County	3	6	14	2	11	0	3	19	0	6	13	77	220
Seller leaving State	1	4	11	1	7	0	2	16	0	1	7	50	125
New Construction	0	2	4	0	2	0	0	9	0	6	0	23	67
First Time Buyer	1	6	7	1	5	0	4	14	3	4	4	49	155
Listing FSBO	0	0	2	0	0	0	1	1	0	3	2	9	27
YTD Listing FSBO	0	4	11	1	4	0	6	17	1	7	18	69	276

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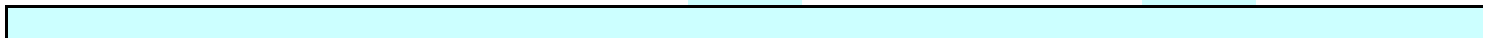
Dec-14

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		19		23	21%
Month Inventory		12.1		13.1	8%
% of List Price		94.97		94.87	
Residential					
Sales	14	\$1,505,400	12	\$1,500,975	-14%
Avg Sales Price		\$107,529		\$125,081	16%
Median Sales Price		\$80,000		\$126,088	58%
Avg Days on Market		82		60	-27%



CUMMULATIVE SUMMARY	Jan 13 -Dec 13		Jan 14 -Dec 14		% CHANGE
New Listings		454		426	-6%
Residential					
Sales	234	\$29,540,416	259	\$32,686,407	11%
Avg Sales Price		\$126,241		\$126,202	0%
Median Sales Price		\$123,500		\$119,900	-3%
Avg Days on Market		117		112	-4%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	23	9	19	41	28	31	36	19	23	21	10	10
2013	22	19	30	24	21	23	21	21	24	13	27	22
2012	13	12	19	12	13	20	21	36	17	24	24	6

Lexington-Bluegrass

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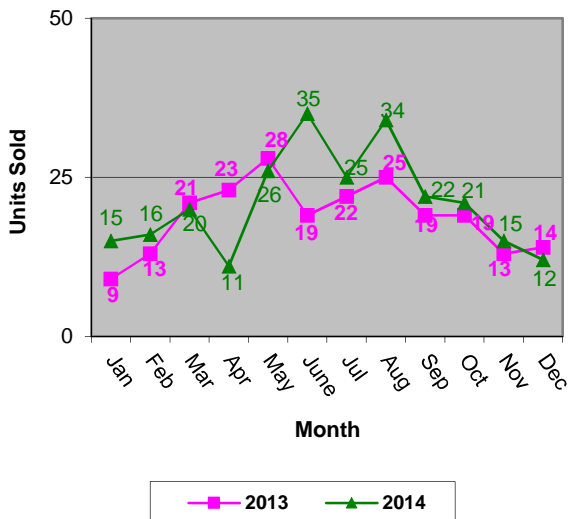
Single Family SALES and INVENTORY and PENDING

Dec-14

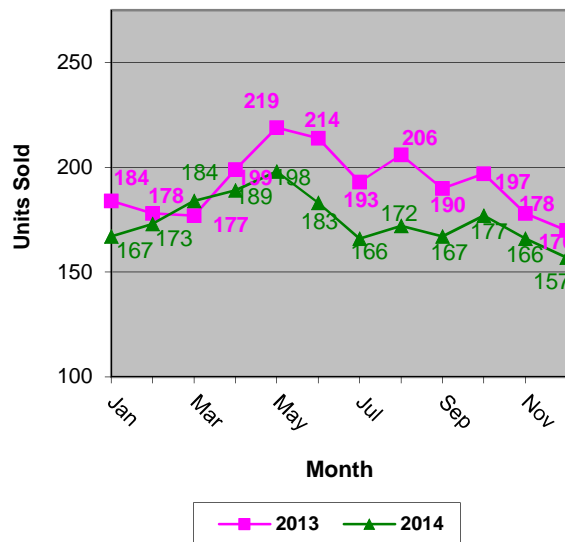
ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	3	0	0	3	6	2.0	2
50,000	-	99,999	1	0	0	1	32	32.0	7
100,000	-	119,999	0	0	0	0	19	19.0	4
120,000	-	139,999	0	4	0	4	24	6.0	3
140,000	-	159,999	0	0	1	1	13	13.0	4
160,000	-	179,999	0	0	0	0	12	12.0	3
180,000	-	199,999	0	0	1	1	12	12.0	1
200,000	-	249,999	0	0	1	1	9	9.0	2
250,000	-	299,999	0	0	1	1	15	15.0	0
300,000	-	499,999	0	0	0	0	12	12.0	2
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			4	4	4	12	157	13.1	28
Median Price			\$33,450	\$126,088	\$203,950	\$126,088	\$136,800		\$128,200
Average Price			\$42,600	\$127,169	\$205,475	\$125,081	\$173,396		\$143,288

Sales 2013 vs 2014



Inventory 2013 vs 2014



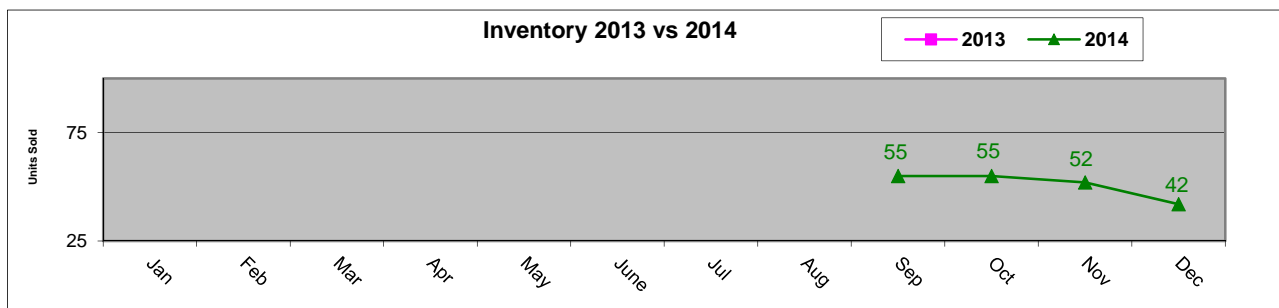
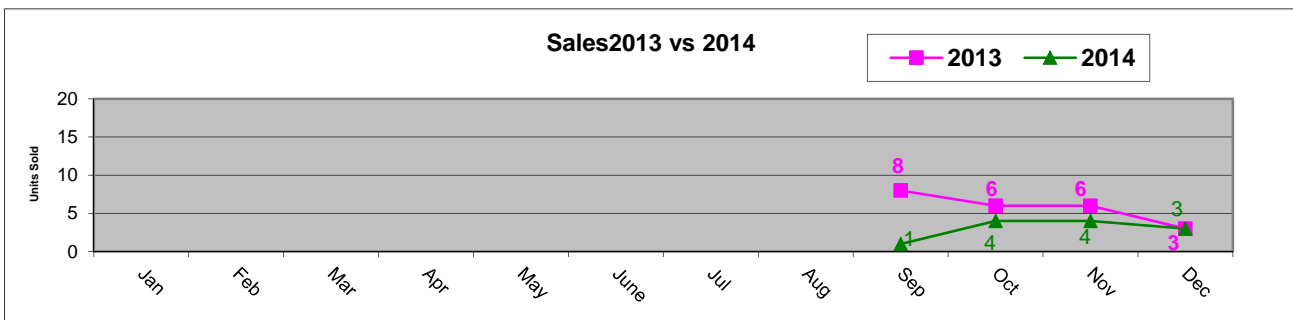
Lexington-Bluegrass Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Dec-14

BATH 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	4	2.0	2
50,000	-	99,999	0	0	0	0	11	11.0	3
100,000	-	119,999	0	0	0	0	3	3.0	1
120,000	-	139,999	0	0	0	0	5	5.0	0
140,000	-	159,999	1	0	0	1	5	5.0	0
160,000	-	179,999	0	0	0	0	0	0.0	0
180,000	-	199,999	0	0	0	0	2	2.0	0
200,000	-	249,999	0	0	0	0	5	5.0	1
250,000	-	299,999	0	0	0	0	2	2.0	1
300,000	-	499,999	0	0	0	0	4	4.0	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			2	1	0	3	42	14.0	8
Median Price			\$78,250	\$36,000	\$0	\$36,000	\$134,450		\$85,950
Average Price			\$78,250	\$36,000	\$0	\$64,167	\$166,460		\$115,125



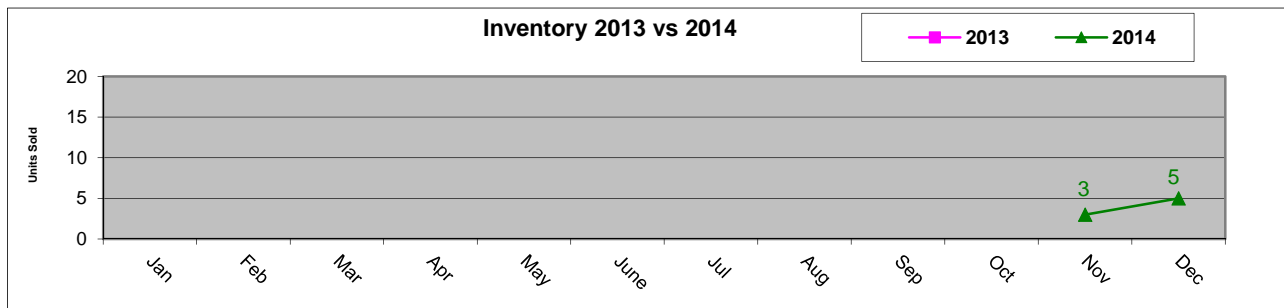
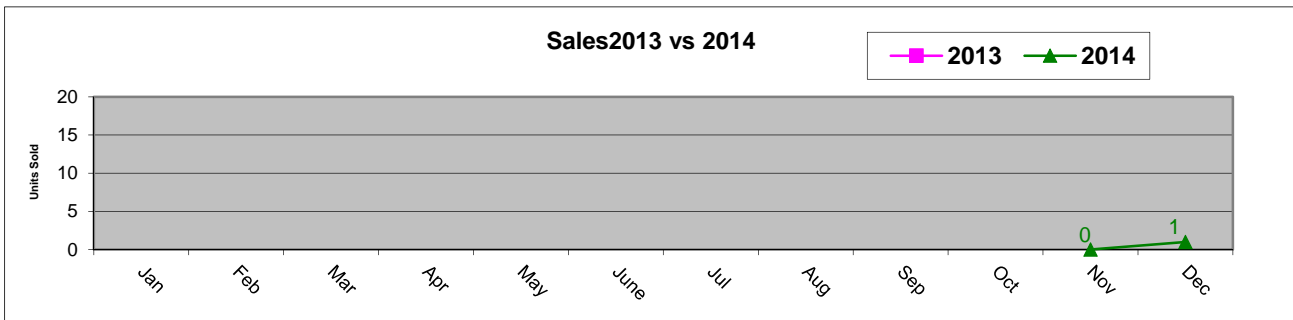
Lexington-Bluegrass Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Dec-14

BELL 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	0
50,000	-	99,999	0	0	0	0	1	1.0	0
100,000	-	119,999	0	0	0	0	0	0.0	0
120,000	-	139,999	0	0	0	0	0	0.0	0
140,000	-	159,999	0	0	0	0	0	0.0	0
160,000	-	179,999	0	0	0	0	1	1.0	0
180,000	-	199,999	0	0	0	0	0	0.0	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	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	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	1	0	1	5	5.0	0
Median Price			\$0	\$39,900	\$0	\$39,900	\$49,900		\$0
Average Price			\$0	\$39,900	\$0	\$39,900	\$69,540		\$0



Lexington-Bluegrass

Association of Realtors®

Dec-14

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	16		9		-44%
Month Inventory	12.6		5.1		-60%
% of List Price	90.51		95.10		
Residential					
Sales	8	\$500,400	15	\$2,129,308	88%
Avg Sales Price		\$62,550		\$141,954	127%
Median Sales Price		\$53,500		\$94,000	76%
Avg Days on Market		73		111	52%



CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	312		267		-14%
Residential					
Sales	171	\$19,298,758	177	\$24,639,997	4%
Avg Sales Price		\$112,858		\$139,209	23%
Median Sales Price		\$90,000		\$120,000	33%
Avg Days on Market		95		103	8%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	9	8	14	21	13	18	21	17	18	23	11	12
2013	15	12	18	16	8	8	24	17	16	16	14	6
2012	13	7	15	11	13	18	19	21	7	10	10	10

Lexington-Bluegrass

Association of Realtors®

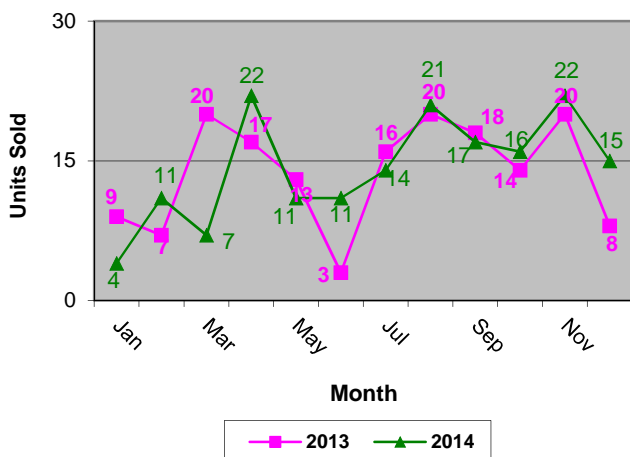
Single Family SALES and INVENTORY and PENDING

Dec-14

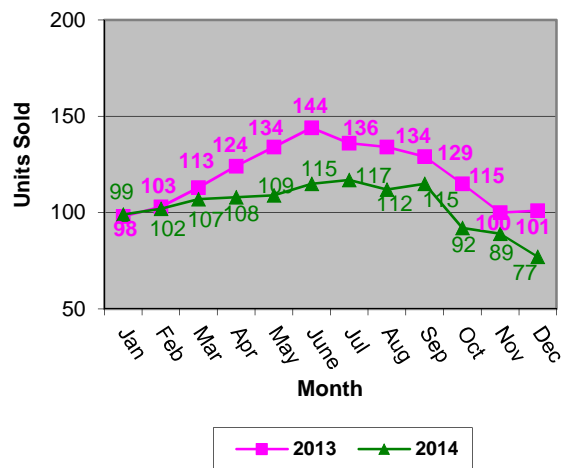
BOURBON COUNTY

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	1	2	0	3	5	1.7	2
50,000 - 99,999	5	1	0	6	22	3.7	5
100,000 - 119,999	0	1	0	1	6	6.0	1
120,000 - 139,999	0	0	0	0	5	5.0	2
140,000 - 159,999	0	0	0	0	4	4.0	2
160,000 - 179,999	1	0	1	2	7	3.5	1
180,000 - 199,999	0	0	0	0	0	0.0	1
200,000 - 249,999	0	0	0	0	6	6.0	1
250,000 - 299,999	0	0	1	1	7	7.0	0
300,000 - 499,999	0	0	2	2	9	4.5	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	7	4	4	15	77	5.1	15
Median Price	\$80,000	\$65,000	\$321,000	\$94,000	\$149,900		\$109,900
Average Price	\$89,214	\$66,577	\$309,625	\$141,954	\$215,422		\$115,773

Sales 2013 vs 2014



Inventory 2013 vs 2014



Lexington-Bluegrass

Association of Realtors®

Dec-14

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	39		24		-38%
Month Inventory	8.0		7.9		-1%
% of List Price	94.08		95.11		
Residential					
Sales	33	\$3,808,895	31	\$4,096,949	-6%
Avg Sales Price		\$115,421		\$132,160	15%
Median Sales Price		\$109,000		\$134,000	23%
Avg Days on Market		116		116	0%

CUMMULATIVE SUMMARY	Jan 13 -Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	705		684		-3%
Residential					
Sales	392	\$51,446,358	394	\$51,857,859	1%
Avg Sales Price		\$131,241		\$131,619	0%
Median Sales Price		\$120,000		\$117,000	-3%
Avg Days on Market		110		102	-7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	26	36	38	42	41	35	41	44	28	37	22	22
2013	36	38	25	28	46	32	39	40	43	26	28	34
2012	14	21	26	38	40	34	39	33	28	27	18	21

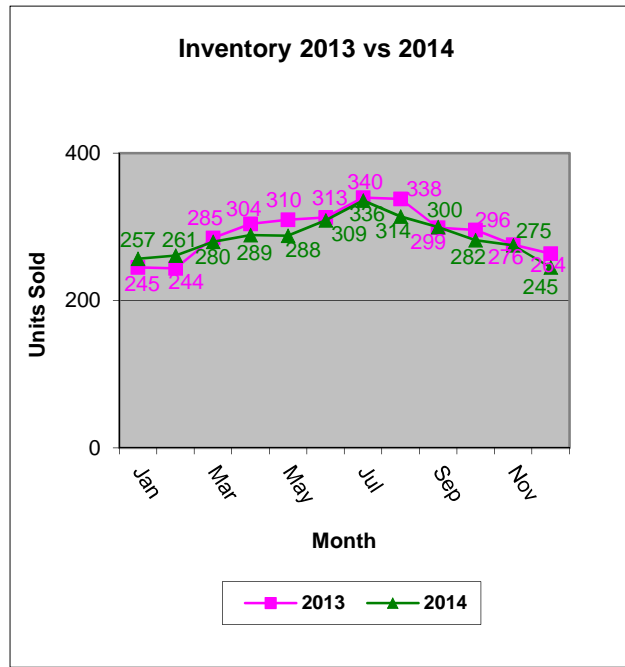
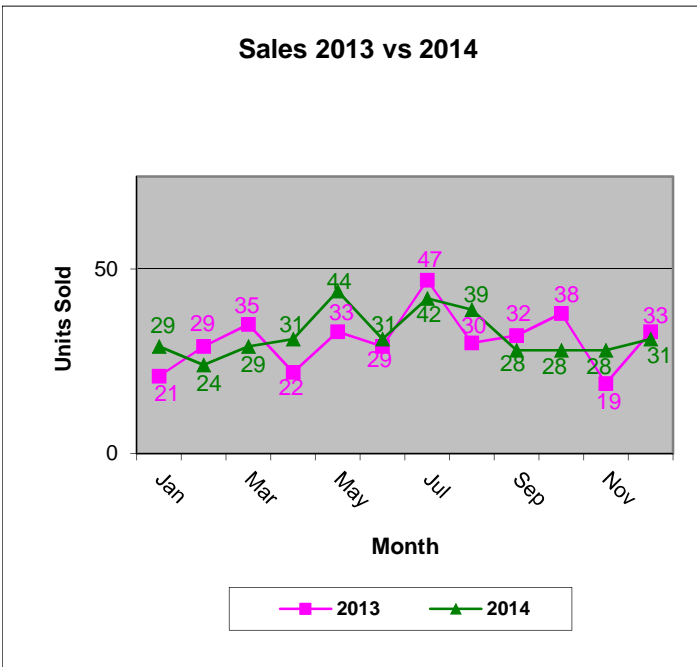
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Dec-14

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	2	0	2	12	6.0	6
50,000	-	99,999	1	7	0	8	66	8.3	4
100,000	-	119,999	0	4	0	4	23	5.8	2
120,000	-	139,999	0	4	1	5	34	6.8	7
140,000	-	159,999	0	3	2	5	17	3.4	5
160,000	-	179,999	0	0	0	0	17	17.0	1
180,000	-	199,999	0	0	1	1	14	14.0	3
200,000	-	249,999	0	2	3	5	21	4.2	0
250,000	-	299,999	0	0	0	0	15	15.0	3
300,000	-	499,999	0	0	1	1	16	16.0	2
500,000	-	749,999	0	0	0	0	8	8.0	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	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	22	8	31	245	7.9	35
Median Price			\$80,000	\$105,200	\$195,000	\$134,000	\$135,000		\$135,900
Average Price			\$80,000	\$110,434	\$109,425	\$132,160	\$171,139		\$168,146



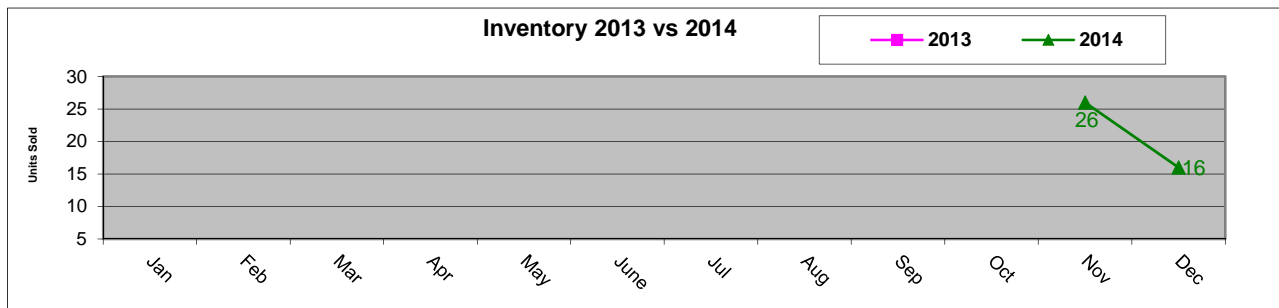
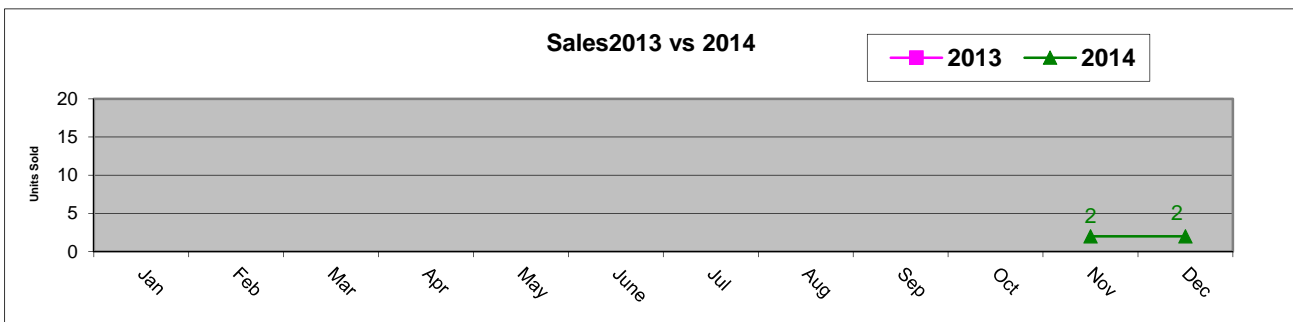
Lexington-Bluegrass Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Dec-14

CLAY 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	3	1.5	2
50,000	-	99,999	0	0	0	0	4	4.0	3
100,000	-	119,999	0	0	0	0	1	1.0	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	1	1.0	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	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	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	1	0	2	16	8.0	7
Median Price			\$49,000	\$48,500	\$0	\$48,750	\$114,450		\$75,000
Average Price			\$49,000	\$48,500	\$0	\$48,750	\$109,581		\$78,186



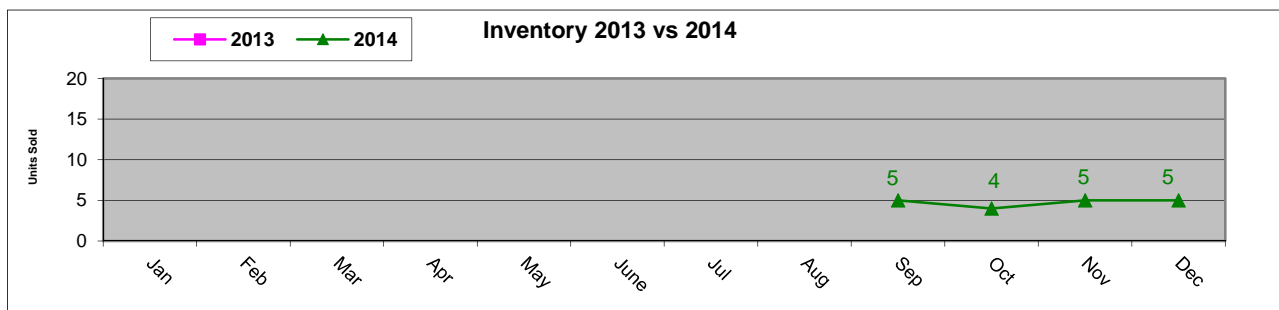
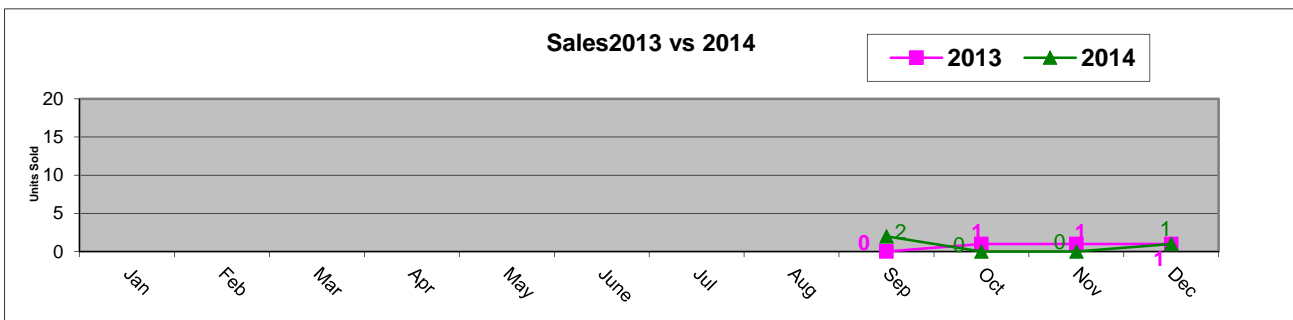
Lexington-Bluegrass Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Dec-14

ELLIOTT 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	1	1.0	0
50,000	-	99,999	0	0	0	0	2	2.0	0
100,000	-	119,999	0	0	0	0	0	0.0	0
120,000	-	139,999	0	0	0	0	0	0.0	0
140,000	-	159,999	0	0	0	0	0	0.0	0
160,000	-	179,999	0	0	0	0	0	0.0	0
180,000	-	199,999	0	0	0	0	2	2.0	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	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	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	1	0	1	5	5.0	0
Median Price			\$0	\$25,000	\$0	\$25,000	\$60,000		\$0
Average Price			\$0	\$25,000	\$0	\$25,000	\$107,560		\$0



Lexington-Bluegrass

Association of Realtors®

Dec-14

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		325		269	-17%
Month Inventory		5.8		4.8	-17%
% of List Price		97.56		97.15	
Residential					
Sales	275	\$53,637,872	333	\$67,283,361	21%
Avg Sales Price		\$195,047		\$202,052	4%
Median Sales Price		\$159,900		\$164,300	3%
Avg Days on Market		65		73	12%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		7,553		7,074	-6%
Residential					
Sales	4,763	\$927,551,497	4,527	\$918,154,765	-5%
Avg Sales Price		\$194,741		\$202,817	4%
Median Sales Price		\$159,500		\$162,000	2%
Avg Days on Market		62		68	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	293	271	426	549	566	463	441	389	368	270	289	230
2013	323	343	478	480	533	489	472	382	328	346	252	186
2012	253	325	410	424	394	412	418	404	310	342	263	224

Lexington-Bluegrass

Association of Realtors[®]

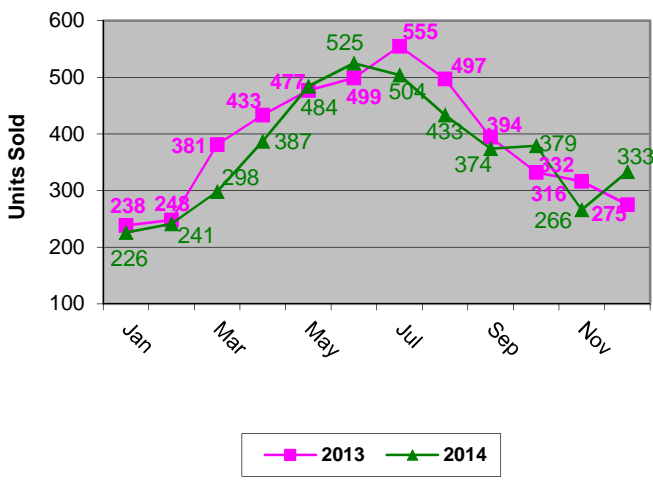
Single Family SALES and INVENTORY and PENDING

Dec-14

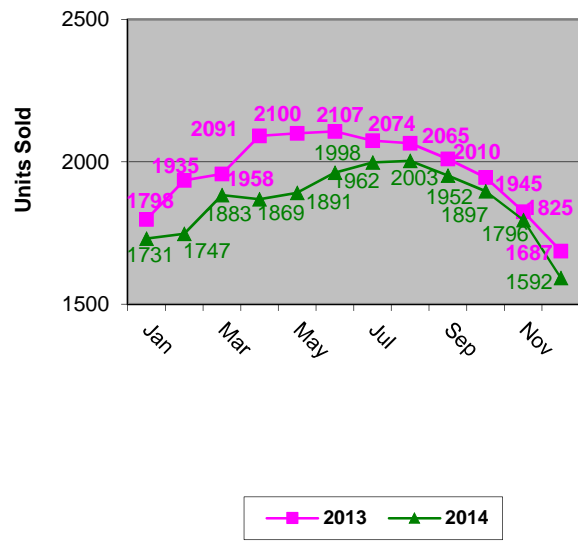
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	7	8	1	16	26	1.6	10
50,000	-	99,999	9	28	4	41	191	4.7	49
100,000	-	119,999	11	21	4	36	167	4.6	37
120,000	-	139,999	2	33	3	38	168	4.4	45
140,000	-	159,999	1	19	7	27	127	4.7	34
160,000	-	179,999	6	19	10	35	139	4.0	30
180,000	-	199,999	0	7	9	16	72	4.5	27
200,000	-	249,999	3	10	19	32	171	5.3	64
250,000	-	299,999	0	10	24	34	171	5.0	70
300,000	-	499,999	0	11	36	47	225	4.8	73
500,000	-	749,999	1	1	6	8	68	8.5	10
750,000	-	999,999	0	0	2	2	31	15.5	8
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	1	1	9	9.0	0
1,500,000	-	1,999,999	0	0	0	0	11	11.0	1
2,000,000	-	OVER	0	0	0	0	8	8.0	0
Total			40	167	126	333	1592	4.8	459
Median Price			\$105,000	\$135,000	\$265,750	\$164,300	\$175,000		\$199,900
Average Price			\$120,401	\$153,239	\$292,670	\$202,052	\$264,403		\$230,711

Sales 2013 vs 2014



Inventory 2013 vs 2014



Lexington-Bluegrass

Association of Realtors®

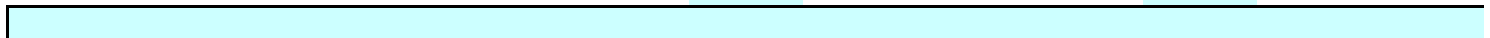
Dec-14

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	31		49		58%
Month Inventory	11.3		12.1		7%
% of List Price	93.88		96.44		
Residential					
Sales	30	\$3,446,601	28	\$3,784,200	-7%
Avg Sales Price	\$114,887		\$135,150		18%
Median Sales Price	\$107,000		\$122,500		14%
Avg Days on Market	116		109		-6%



CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	961		875		-9%
Residential					
Sales	496	\$62,565,154	485	\$60,861,615	-2%
Avg Sales Price	\$126,139		\$125,488		-1%
Median Sales Price	\$119,000		\$113,500		-5%
Avg Days on Market	109		112		3%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	30	30	43	48	54	48	69	59	57	31	29	22
2013	43	31	47	53	57	49	48	48	37	41	29	26
2012	44	39	35	39	47	40	39	57	31	40	34	26

Lexington-Bluegrass

Association of Realtors[®]

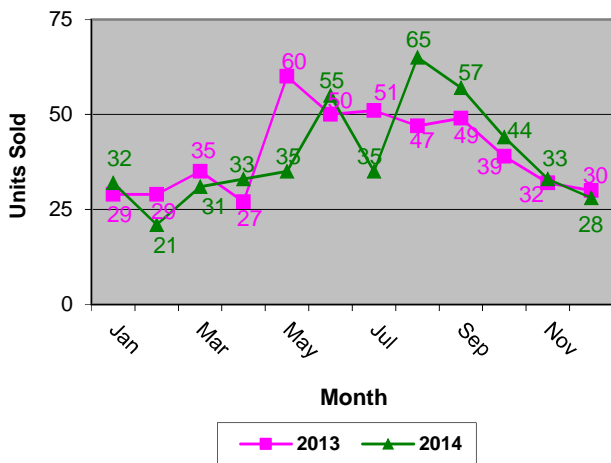
Single Family SALES and INVENTORY and PENDING

Dec-14

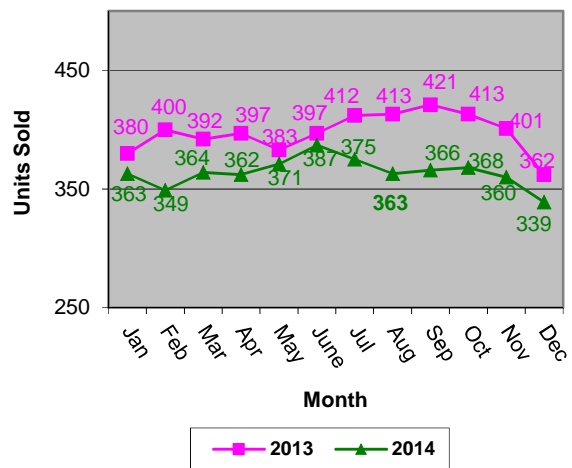
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR UNDER		0	1	1	2	26	13.0	9
50,000	-	99,999	1	5	1	7	79	11.3	11
100,000	-	119,999	0	3	1	4	45	11.3	1
120,000	-	139,999	0	6	0	6	50	8.3	9
140,000	-	159,999	0	1	0	1	23	23.0	1
160,000	-	179,999	0	1	0	1	22	22.0	1
180,000	-	199,999	0	1	2	3	17	5.7	3
200,000	-	249,999	0	0	1	1	24	24.0	4
250,000	-	299,999	0	1	1	2	32	16.0	1
300,000	-	499,999	0	0	1	1	15	15.0	2
500,000	-	749,999	0	0	0	0	3	3.0	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	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			1	19	8	28	339	12.1	42
Median Price			\$56,000	\$120,000	\$187,500	\$122,500	\$125,000		\$117,450
Average Price			\$56,000	\$120,800	\$179,125	\$135,150	\$159,139		\$126,678

Sales 2013 vs 2014



Inventory 2013 vs 2014



Lexington-Bluegrass

Association of Realtors[®]

Dec-14

Statistical Report Residential, Condo, & Townhouses GARRARD COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		5		16	220%
Month Inventory		12.6		6.8	-46%
% of List Price		92.41		92.56	
<u>Residential</u>					
Sales	10	\$1,728,600	16	\$1,917,075	60%
Avg Sales Price		\$172,860		\$119,817	-31%
Median Sales Price		\$175,000		\$84,750	-52%
Avg Days on Market		115		116	1%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		321		260	-19%
<u>Residential</u>					
Sales	156	\$20,136,547	153	\$17,649,557	-2%
Avg Sales Price		\$129,080		\$115,357	-11%
Median Sales Price		\$116,950		\$94,000	-20%
Avg Days on Market		123		129	5%

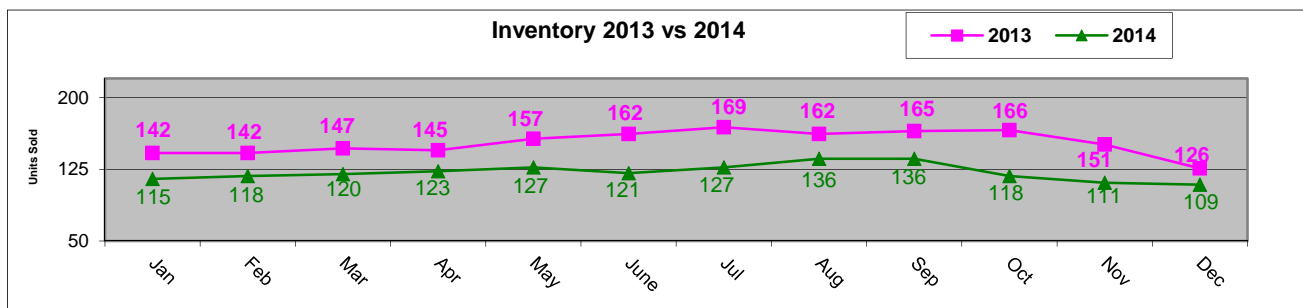
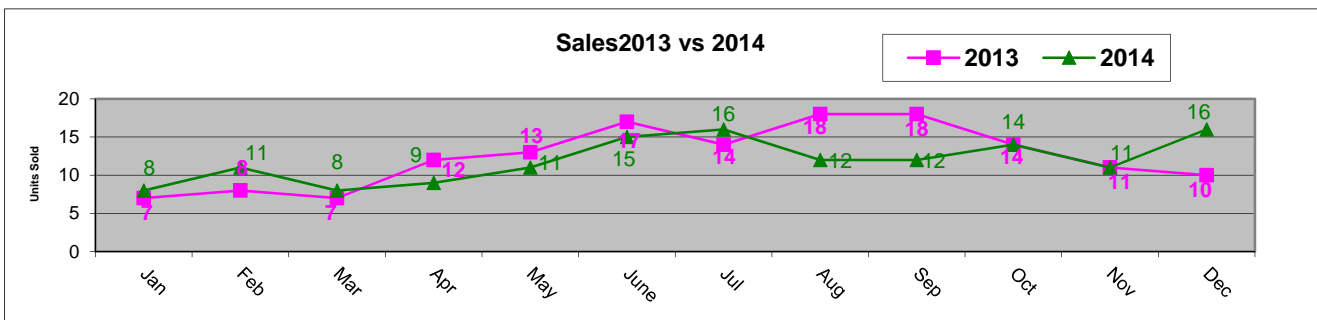
Total Pendings By Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	14	5	5	13	22	15	13	16	16	17	8	13
2013	10	10	9	18	9	15	18	17	14	11	9	5
2012	5	5	7	9	9	14	14	14	11	7	8	4

Single Family SALES and INVENTORY and PENDING

Dec-14

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	4	1	5	9	1.8	0
50,000	-	99,999	2	3	1	6	27	4.5	7
100,000	-	119,999	0	1	0	1	8	8.0	3
120,000	-	139,999	0	0	0	0	11	11.0	1
140,000	-	159,999	0	0	0	0	10	10.0	3
160,000	-	179,999	0	0	0	0	8	8.0	0
180,000	-	199,999	0	1	0	1	9	9.0	1
200,000	-	249,999	0	1	1	2	8	4.0	5
250,000	-	299,999	0	0	0	0	8	8.0	0
300,000	-	499,999	0	1	0	1	10	10.0	1
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			2	11	3	16	109	6.8	21
Median Price			\$83,900	\$80,000	\$92,250	\$84,750	\$139,900		\$139,900
Average Price			\$83,900	\$124,502	\$126,583	\$119,817	\$163,589		\$149,983

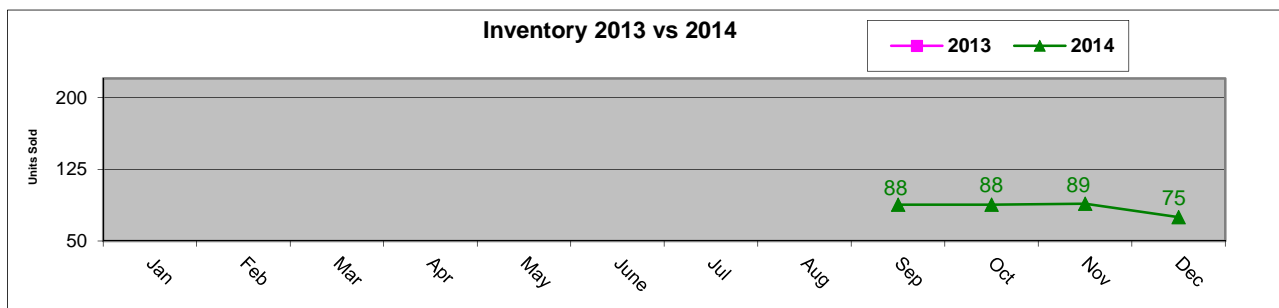
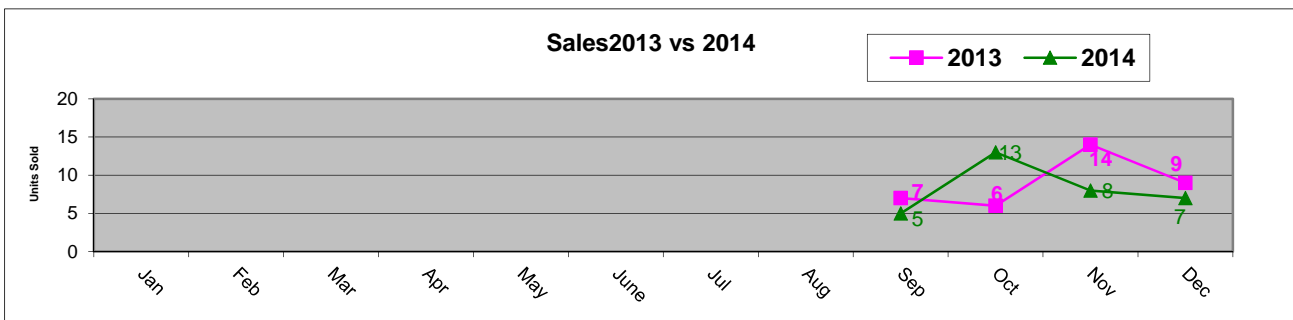


Single Family SALES and INVENTORY and PENDING

Dec-14

HARRISON 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	9	9.0	2
50,000	-	99,999	0	3	0	3	19	6.3	6
100,000	-	119,999	0	0	0	0	5	5.0	2
120,000	-	139,999	0	1	0	1	9	9.0	2
140,000	-	159,999	0	0	0	0	9	9.0	2
160,000	-	179,999	0	1	0	1	6	6.0	2
180,000	-	199,999	0	0	0	0	2	2.0	0
200,000	-	249,999	0	0	0	0	4	4.0	1
250,000	-	299,999	0	1	0	1	6	6.0	0
300,000	-	499,999	0	0	0	0	6	6.0	1
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	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	6	1	7	75	10.7	18
Median Price			\$0	\$107,750	\$32,250	\$89,000	\$129,900		\$113,200
Average Price			\$0	\$132,917	\$32,250	\$118,536	\$144,847		\$119,489

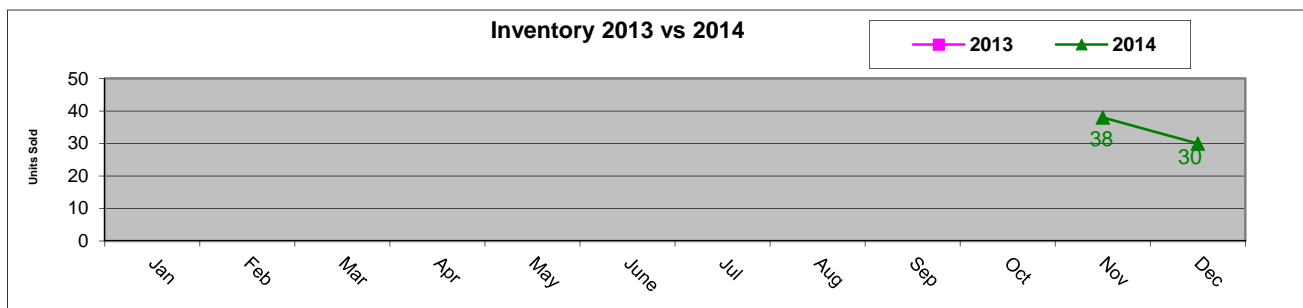
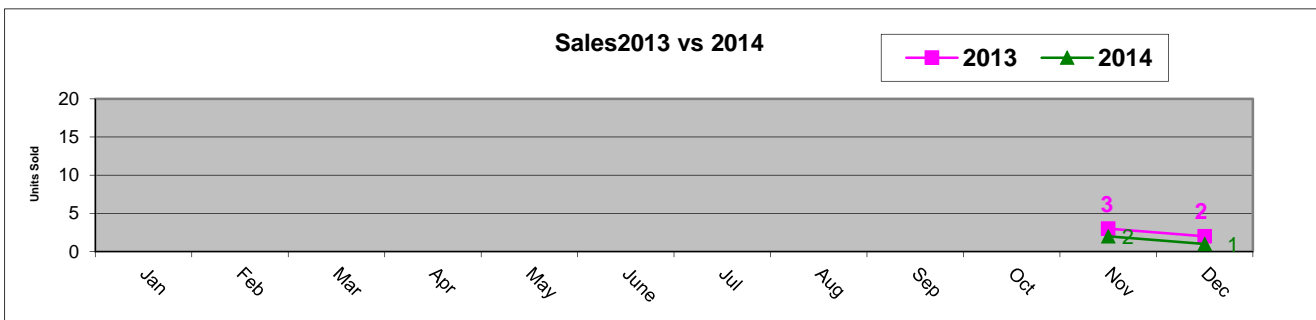


Single Family SALES and INVENTORY and PENDING

Dec-14

JACKSON 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	0	0	1	1	1.0	1
50,000	-	99,999	0	0	0	0	13	13.0	1
100,000	-	119,999	0	0	0	0	4	4.0	0
120,000	-	139,999	0	0	0	0	1	1.0	0
140,000	-	159,999	0	0	0	0	3	3.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	0	0.0	0
200,000	-	249,999	0	0	0	0	0	0.0	0
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	4	4.0	0
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	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	0	0	1	30	30.0	2
Median Price			\$30,000	\$0	\$0	\$30,000	\$109,600		\$46,350
Average Price			\$30,000	\$0	\$0	\$30,000	\$151,397		\$46,350



Lexington-Bluegrass

Association of Realtors[®]

Dec-14 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		58		53	-9%
Month Inventory		8.4		7.0	-17%
% of List Price		95.72		95.25	
<u>Residential</u>					
Sales	43	\$7,640,890	45	\$11,303,702	5%
Avg Sales Price		\$177,695		\$251,193	41%
Median Sales Price		\$114,000		\$146,850	29%
Avg Days on Market		80		109	36%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		1,186		1,112	-6%
<u>Residential</u>					
Sales	653	\$126,064,536	631	\$125,536,969	-3%
Avg Sales Price		\$193,054		\$198,949	3%
Median Sales Price		\$135,500		\$140,000	3%
Avg Days on Market		77		94	22%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	37	43	47	86	80	68	70	55	50	38	42	35
2013	54	48	68	61	78	68	73	52	42	40	44	43
2012	29	46	39	60	68	52	56	47	45	41	42	29

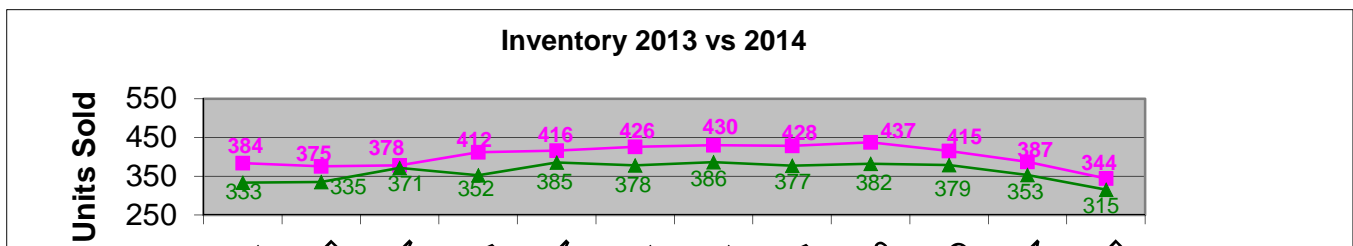
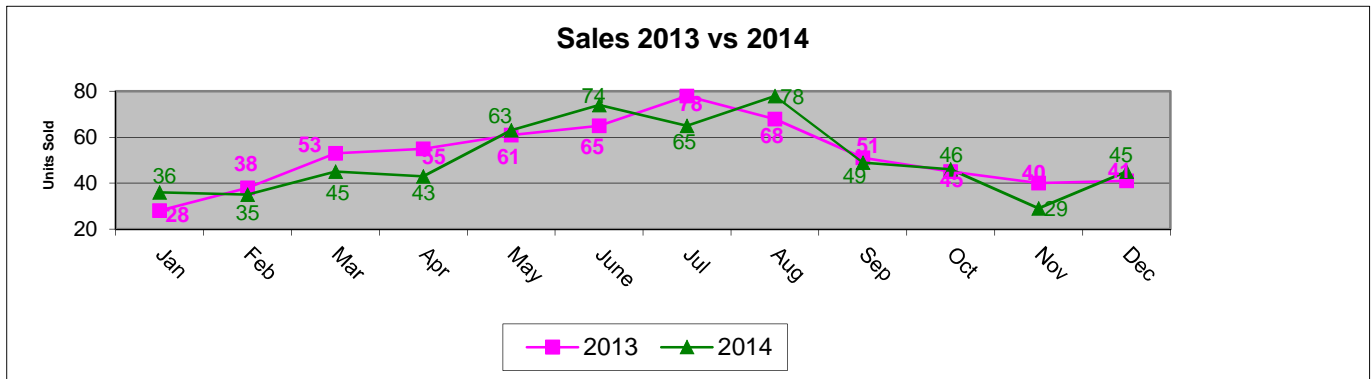
Lexington-Bluegrass

Association of Realtors®

Dec-14

Single Family SALES and INVENTORY and PENDING
JESSAMINE 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	2	0	2	11	5.5	2
50,000	-	99,999	0	3	1	4	42	10.5	13
100,000	-	119,999	1	6	0	7	28	4.0	8
120,000	-	139,999	0	5	1	6	32	5.3	10
140,000	-	159,999	0	3	3	6	32	5.3	7
160,000	-	179,999	0	1	0	1	18	18.0	5
180,000	-	199,999	0	1	1	2	15	7.5	2
200,000	-	249,999	0	1	3	4	25	6.3	9
250,000	-	299,999	0	2	1	3	27	9.0	4
300,000	-	499,999	0	1	3	4	23	5.8	7
500,000	-	749,999	0	0	4	4	33	8.3	5
750,000	-	999,999	0	0	1	1	21	21.0	3
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
1,500,000	-	1,999,999	0	0	1	1	2	2.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			1	25	19	45	315	7.0	75
Median Price			\$101,000	\$128,900	\$295,000	\$146,850	\$174,900		\$154,500
Average Price			\$101,000	\$140,176	\$405,174	\$251,193	\$304,058		\$229,962

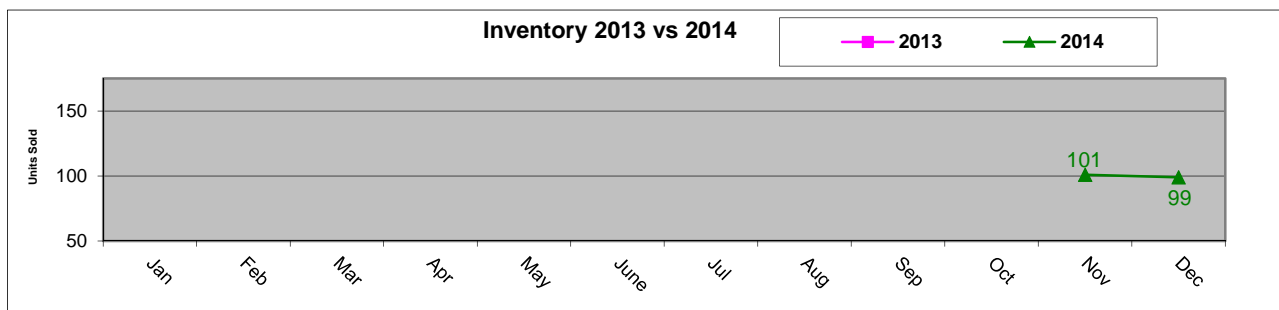
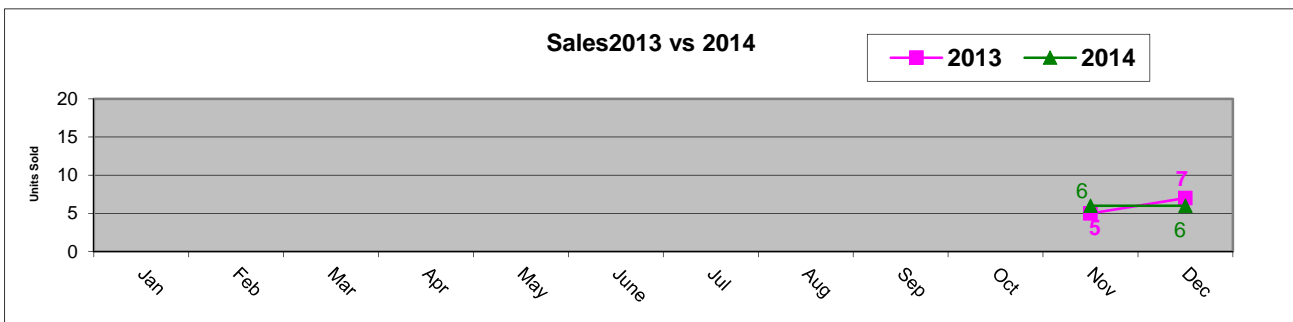


Single Family SALES and INVENTORY and PENDING

Dec-14

KNOX 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	0	0	1	9	9.0	1
50,000	-	99,999	1	2	0	3	29	9.7	6
100,000	-	119,999	0	0	0	0	11	11.0	0
120,000	-	139,999	0	1	0	1	10	10.0	1
140,000	-	159,999	0	0	1	1	9	9.0	0
160,000	-	179,999	0	0	0	0	4	4.0	2
180,000	-	199,999	0	0	0	0	4	4.0	1
200,000	-	249,999	0	0	0	0	5	5.0	0
250,000	-	299,999	0	0	0	0	9	9.0	0
300,000	-	499,999	0	0	0	0	7	7.0	0
500,000	-	749,999	0	0	0	0	0	0.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	3	1	6	99	16.5	11
Median Price			\$46,500	\$95,000	\$149,500	\$91,250	\$122,500		\$99,000
Average Price			\$46,500	\$103,400	\$149,500	\$92,117	\$158,805		\$106,959

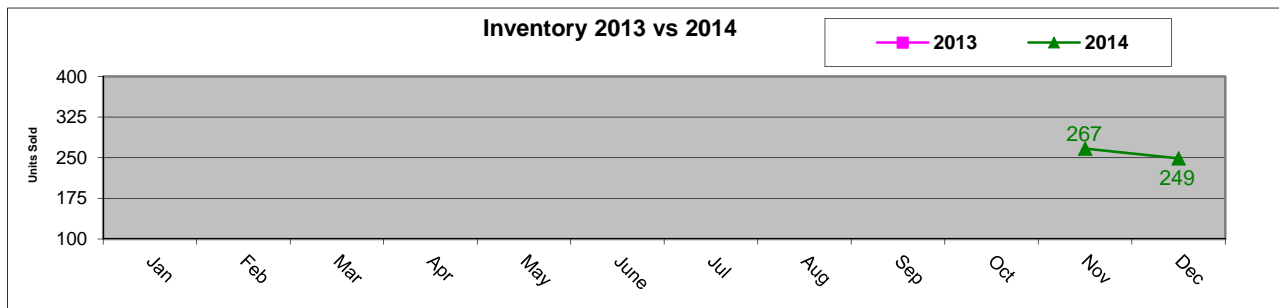
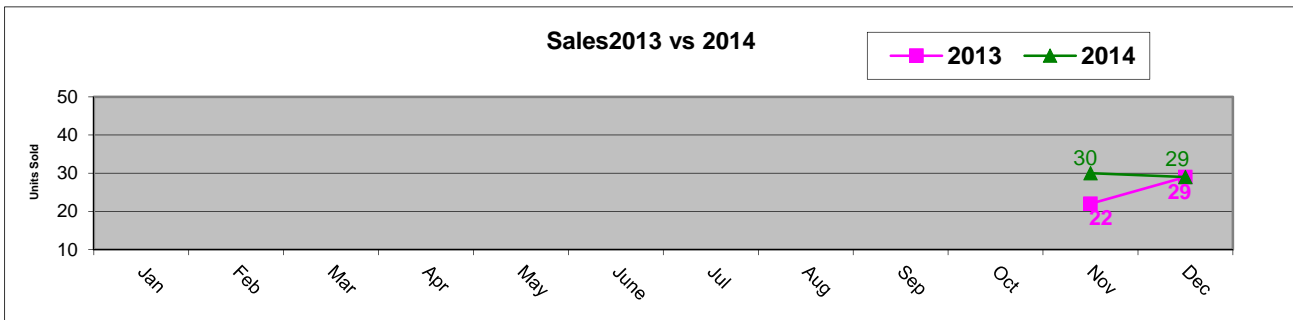


Single Family SALES and INVENTORY and PENDING

Dec-14

LAUREL 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	2	0	3	8	2.7	4
50,000	-	99,999	3	2	0	5	54	10.8	8
100,000	-	119,999	1	5	0	6	25	4.2	3
120,000	-	139,999	0	5	1	6	37	6.2	4
140,000	-	159,999	0	1	0	1	21	21.0	1
160,000	-	179,999	0	0	1	1	13	13.0	3
180,000	-	199,999	0	1	1	2	12	6.0	3
200,000	-	249,999	0	2	3	5	15	3.0	0
250,000	-	299,999	0	0	0	0	15	15.0	3
300,000	-	499,999	0	0	0	0	34	34.0	0
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	3	3.0	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
Total			5	18	6	29	249	8.6	29
Median Price			\$65,000	\$118,550	\$191,000	\$12,100	\$144,720		\$119,900
Average Price			\$65,000	\$118,550	\$193,033	\$124,728	\$217,989		\$129,374



Lexington-Bluegrass

Association of Realtors[®]

Dec-14 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		66		72	9%
Month Inventory		10.4		7.2	-31%
% of List Price		95.39		95.36	
<u>Residential</u>					
Sales	45	\$6,922,736	62	\$9,618,876	38%
Avg Sales Price		\$153,839		\$155,143	1%
Median Sales Price		\$134,900		\$123,250	-9%
Avg Days on Market		114		97	-15%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		1,349		1,448	7%
<u>Residential</u>					
Sales	731	\$119,685,518	849	\$138,629,209	16%
Avg Sales Price		\$163,728		\$163,285	0%
Median Sales Price		\$145,000		\$144,900	0%
Avg Days on Market		98		99	1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	47	55	92	83	81	102	92	95	66	68	58	51
2013	44	35	56	50	86	51	64	58	61	52	52	33
2012	39	41	47	50	70	62	47	59	48	62	48	36

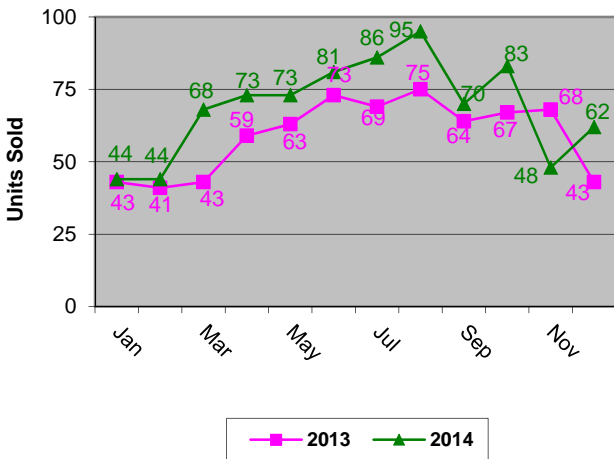
Lexington-Bluegrass

Association of Realtors[®]

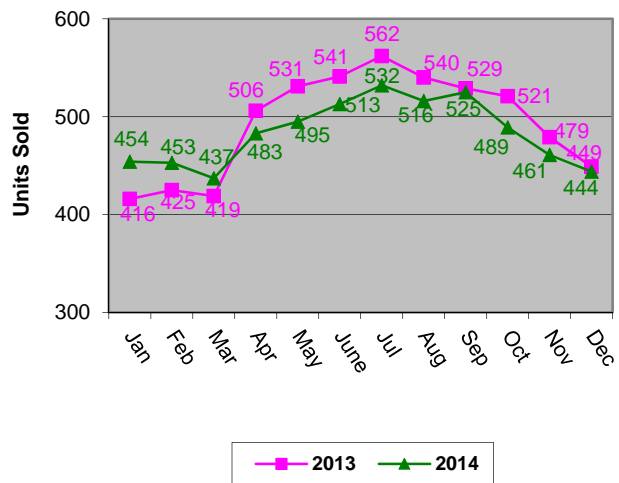
Single Family SALES and INVENTORY and PENDING
Dec-14
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	4	0	5	15	3.0	12
50,000	-	99,999	0	9	1	10	68	6.8	23
100,000	-	119,999	1	10	1	12	38	3.2	11
120,000	-	139,999	0	7	2	9	49	5.4	13
140,000	-	159,999	0	4	2	6	42	7.0	14
160,000	-	179,999	0	5	1	6	51	8.5	10
180,000	-	199,999	0	0	0	0	22	22.0	4
200,000	-	249,999	0	1	2	3	46	15.3	6
250,000	-	299,999	0	3	2	5	37	7.4	8
300,000	-	499,999	0	0	6	6	61	10.2	6
500,000	-	749,999	0	0	0	0	11	11.0	1
750,000	-	999,999	0	0	0	0	3	3.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	43	17	62	444	7.2	109
Median Price			\$70,000	\$115,000	\$226,000	\$123,250	\$165,000		\$135,000
Average Price			\$70,000	\$124,597	\$242,424	\$155,143	\$204,305		\$156,348

Sales 2013 vs 2014



Inventory 2013 vs 2014

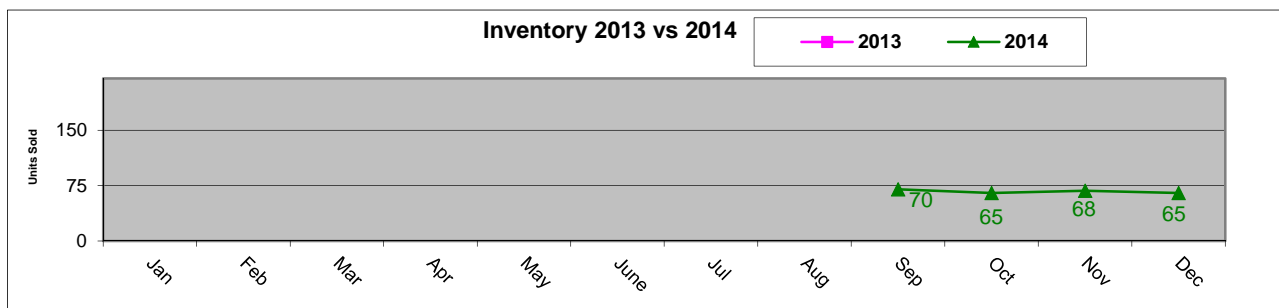
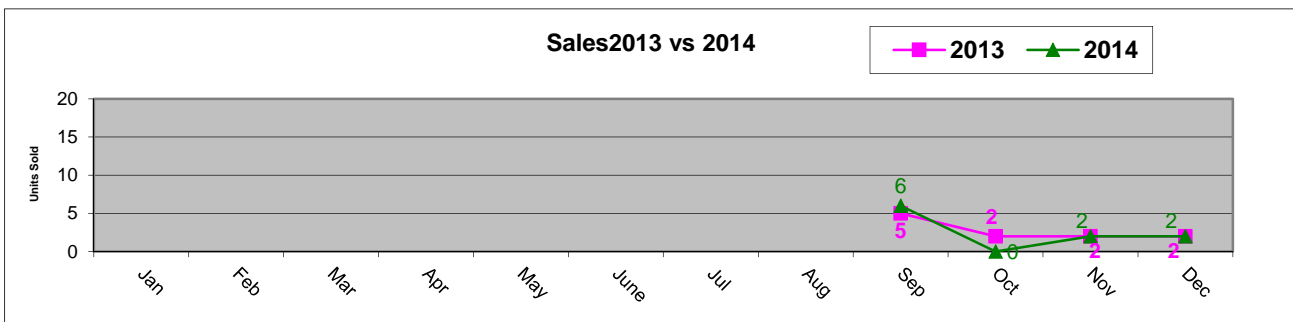


Single Family SALES and INVENTORY and PENDING

Dec-14

MENIFEE 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	24	24.0	0
50,000	-	99,999	0	1	0	1	26	26.0	2
100,000	-	119,999	0	0	0	0	2	2.0	0
120,000	-	139,999	0	0	0	0	4	4.0	0
140,000	-	159,999	0	0	0	0	3	3.0	0
160,000	-	179,999	0	0	0	0	1	1.0	0
180,000	-	199,999	0	0	0	0	2	2.0	0
200,000	-	249,999	0	0	0	0	0	0.0	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	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	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	2	0	2	65	32.5	2
Median Price			\$0	\$56,500	\$0	\$56,500	\$64,900		\$76,950
Average Price			\$0	\$56,500	\$0	\$56,500	\$84,169		\$76,950



Lexington-Bluegrass

Association of Realtors[®]

Dec-14

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	21		15		-29%
Month Inventory	7.7		5.5		-29%
% of List Price	94.62		94.05		
<u>Residential</u>					
Sales	24	\$2,612,425	29	\$3,301,725	21%
Avg Sales Price		\$108,851		\$113,853	5%
Median Sales Price		\$105,000		\$92,500	-12%
Avg Days on Market		76		137	80%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	458		495		8%
<u>Residential</u>					
Sales	256	\$28,934,254	269	\$30,921,164	5%
Avg Sales Price		\$113,024		\$114,949	2%
Median Sales Price		\$105,338		\$107,500	2%
Avg Days on Market		106		117	10%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	16	21	19	32	30	20	23	18	24	31	21	22
2013	14	19	23	24	18	23	16	21	20	22	26	16
2012	22	13	30	17	32	23	22	27	18	16	22	17

Lexington-Bluegrass

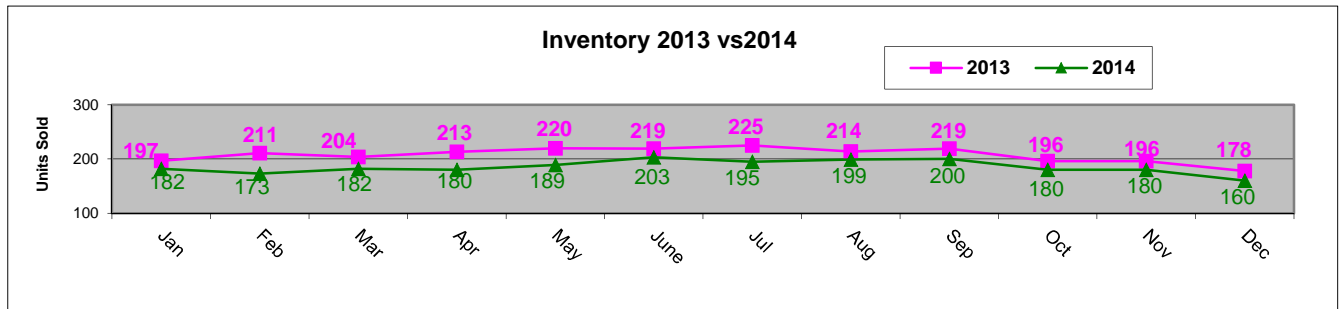
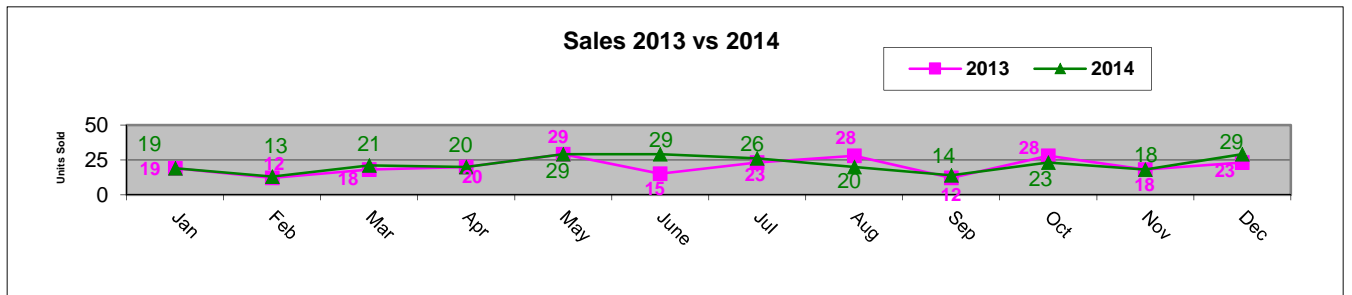
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-14

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	0	2	1	3	18	6.0	6
50,000	-	99,999	3	8	1	12	44	3.7	6
100,000	-	119,999	0	0	1	1	16	16.0	5
120,000	-	139,999	1	3	0	4	14	3.5	0
140,000	-	159,999	0	2	1	3	17	5.7	4
160,000	-	179,999	0	1	2	3	9	3.0	0
180,000	-	199,999	0	0	0	0	9	9.0	0
200,000	-	249,999	0	0	2	2	13	6.5	6
250,000	-	299,999	0	0	0	0	7	7.0	0
300,000	-	499,999	0	0	1	1	10	10.0	0
500,000	-	749,999	0	0	0	0	0	0.0	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	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
Total			4	16	9	29	160	5.5	27
Median Price			\$64,500	\$86,000	\$160,000	\$92,500	\$123,950		\$108,500
Average Price			\$75,375	\$93,639	\$166,889	\$113,853	\$162,301		\$118,409



Lexington-Bluegrass

Association of Realtors[®]

Dec-14 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	2				-50%
Month Inventory	5.4				0.0
% of List Price	85.64				0.00
<u>Residential</u>					
Sales	5	\$375,360	0	\$0	
Avg Sales Price		\$75,072		\$0	
Median Sales Price		\$52,000		\$0	
Avg Days on Market		210		0	

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	68				10%
<u>Residential</u>					
Sales	39	\$3,184,936	30	\$2,286,812	-23%
Avg Sales Price		\$81,665		\$76,227	-7%
Median Sales Price		\$74,200		\$69,750	-6%
Avg Days on Market		147		164	12%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	1	5	3	4	4	1	8	0	2	5	1	3
2013	2	7	4	2	5	0	4	0	4	4	3	1
2012	0	1	0	2	1	3	5	5	4	2	4	2

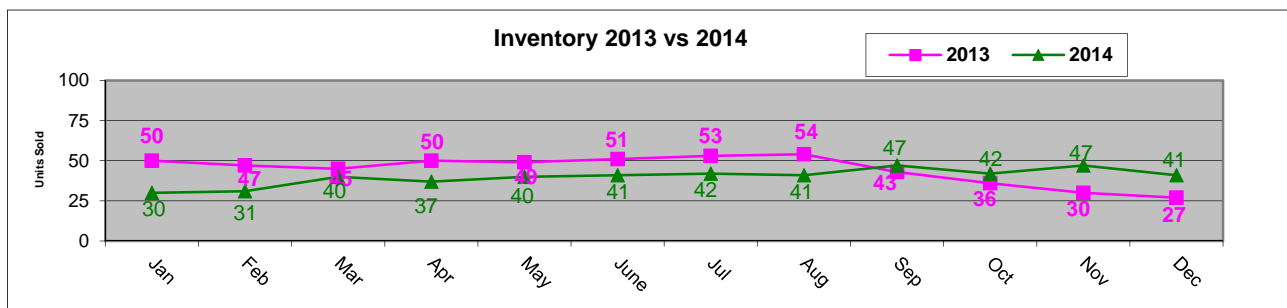
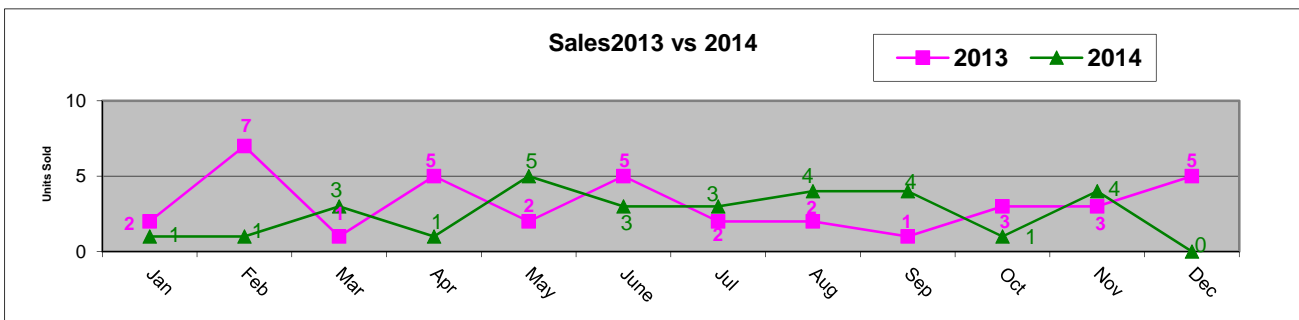
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-14

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	8	8.0	3
50,000	-	99,999	0	0	0	0	14	14.0	2
100,000	-	119,999	0	0	0	0	2	2.0	0
120,000	-	139,999	0	0	0	0	5	5.0	0
140,000	-	159,999	0	0	0	0	7	7.0	0
160,000	-	179,999	0	0	0	0	1	1.0	0
180,000	-	199,999	0	0	0	0	1	1.0	0
200,000	-	249,999	0	0	0	0	1	1.0	1
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	1	1.0	0
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	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	0	0	41	41.0	6
Median Price			\$0	\$0	\$0	\$0	\$94,000		\$54,000
Average Price			\$0	\$0	\$0	\$0	\$107,380		\$86,380

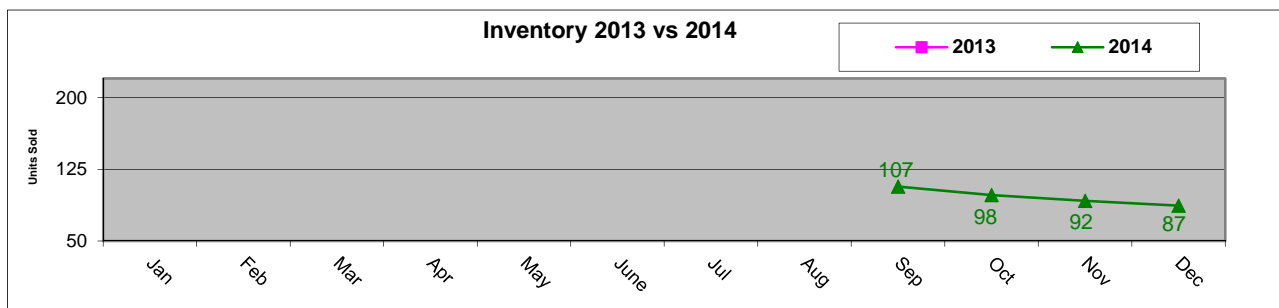
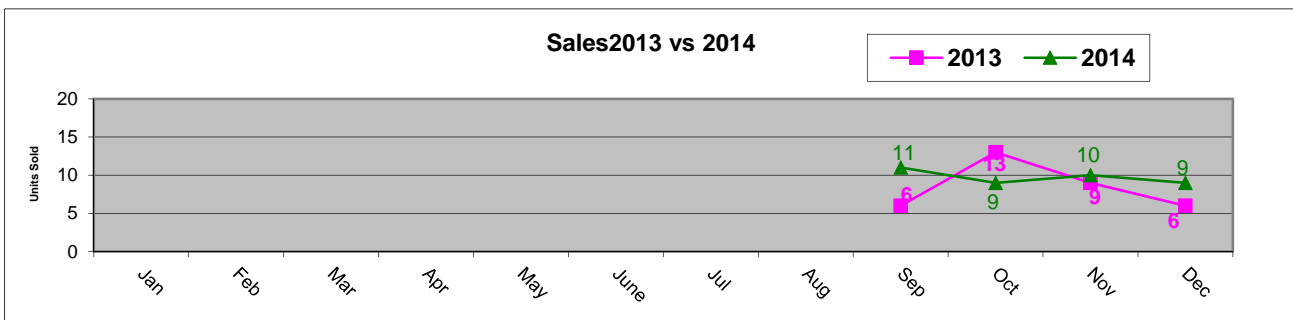


Single Family SALES and INVENTORY and PENDING

Dec-14

ROWAN 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	3	3.0	1
50,000	-	99,999	0	4	0	4	20	5.0	4
100,000	-	119,999	0	3	0	3	9	3.0	1
120,000	-	139,999	0	2	0	2	5	2.5	1
140,000	-	159,999	0	0	0	0	11	11.0	2
160,000	-	179,999	0	0	0	0	10	10.0	1
180,000	-	199,999	0	0	0	0	5	5.0	1
200,000	-	249,999	0	0	0	0	8	8.0	0
250,000	-	299,999	0	0	0	0	4	4.0	1
300,000	-	499,999	0	0	0	0	8	8.0	0
500,000	-	749,999	0	0	0	0	4	4.0	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	9	0	9	87	9.7	12
Median Price			\$0	\$107,000	\$0	\$107,000	\$154,900		\$117,400
Average Price			\$0	\$102,406	\$0	\$102,406	\$180,970		\$122,575



Lexington-Bluegrass

Association of Realtors[®]

Dec-14 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings	49		46		-6%
Month Inventory	7.1		5.8		-18%
% of List Price	99.32		98.23		
<u>Residential</u>					
Sales	59	\$10,353,544	61	\$11,531,464	3%
Avg Sales Price		\$175,484		\$189,040	8%
Median Sales Price		\$158,000		\$160,900	2%
Avg Days on Market		76		67	-12%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings	1,478		1,459		-1%
<u>Residential</u>					
Sales	873	\$152,316,623	932	\$167,021,114	7%
Avg Sales Price		\$174,475		\$179,207	3%
Median Sales Price		\$150,000		\$155,000	3%
Avg Days on Market		90		84	-7%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	44	83	111	97	99	119	86	76	101	69	67	51
2013	71	66	69	105	101	70	88	93	76	59	57	42
2012	49	60	63	64	70	64	64	93	65	57	45	35

Lexington-Bluegrass

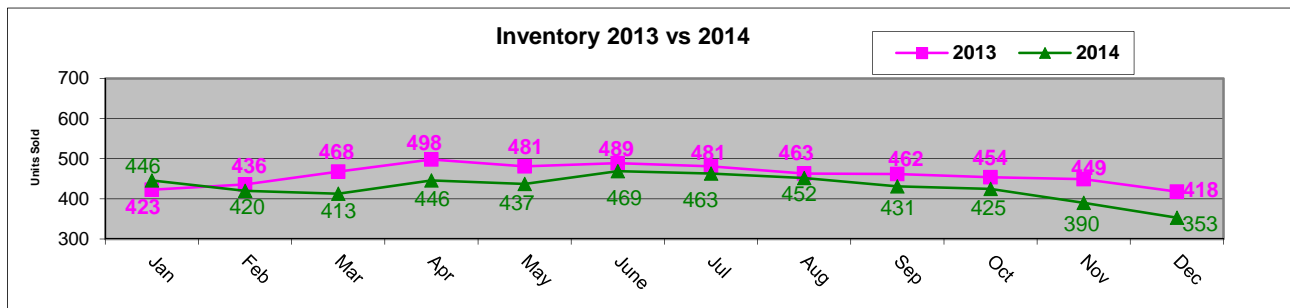
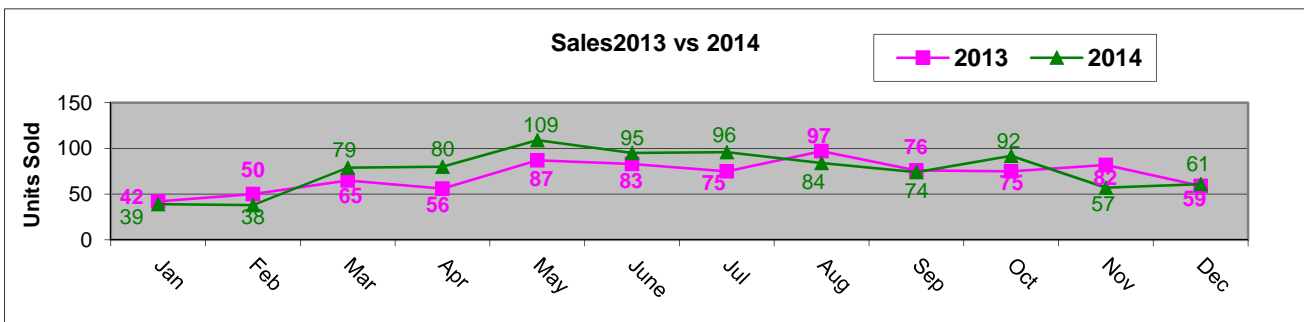
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-14

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	0	0	2	7	3.5	1
50,000	-	99,999	1	3	1	5	22	4.4	17
100,000	-	119,999	1	1	1	3	20	6.7	8
120,000	-	139,999	0	9	1	10	42	4.2	14
140,000	-	159,999	0	10	0	10	35	3.5	16
160,000	-	179,999	0	2	2	4	31	7.8	16
180,000	-	199,999	1	3	1	5	22	4.4	18
200,000	-	249,999	0	4	5	9	58	6.4	23
250,000	-	299,999	0	2	1	3	54	18.0	14
300,000	-	499,999	0	3	7	10	49	4.9	17
500,000	-	749,999	0	0	0	0	6	6.0	1
750,000	-	999,999	0	0	0	0	3	3.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			5	37	19	61	353	5.8	145
Median Price			\$51,500	\$149,000	\$212,750	\$160,900	\$199,900		\$180,075
Average Price			\$83,480	\$171,454	\$251,066	\$189,040	\$237,811		\$196,936



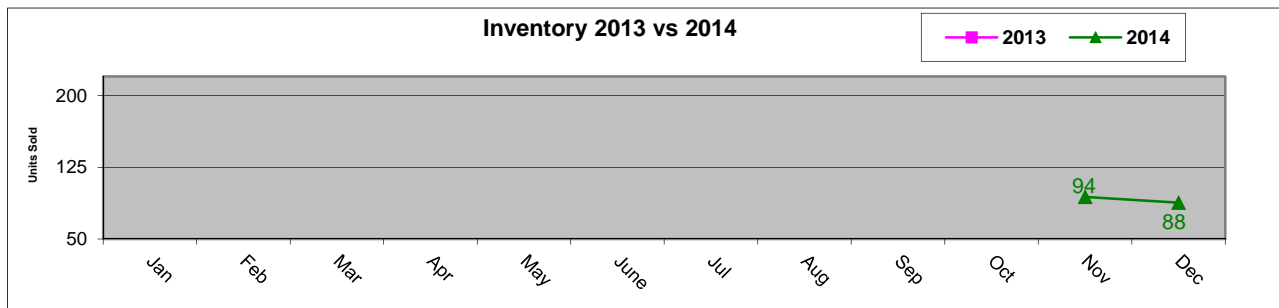
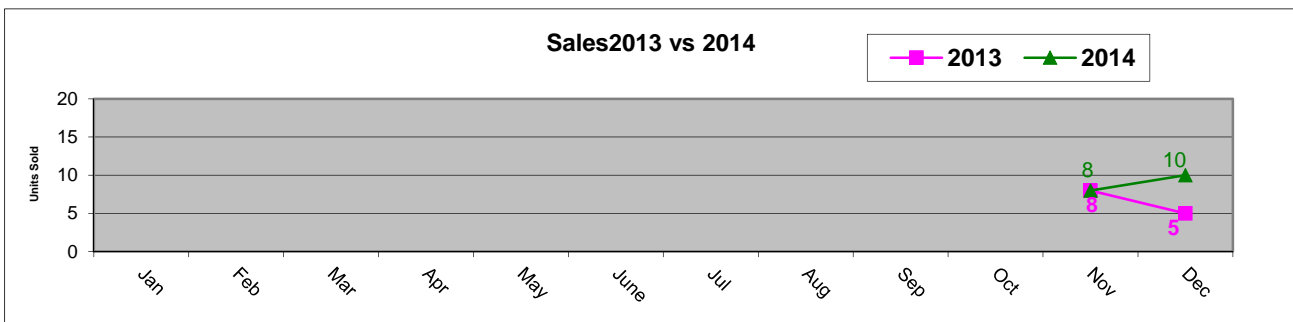
Lexington-Bluegrass Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Dec-14

WHITLEY 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	4	1.3	2
50,000	-	99,999	2	0	0	2	30	15.0	2
100,000	-	119,999	0	0	2	2	3	1.5	1
120,000	-	139,999	0	1	0	1	12	12.0	0
140,000	-	159,999	0	0	0	0	7	7.0	0
160,000	-	179,999	0	0	1	1	4	4.0	0
180,000	-	199,999	0	0	0	0	5	5.0	0
200,000	-	249,999	0	0	0	0	10	10.0	1
250,000	-	299,999	0	0	0	0	3	3.0	0
300,000	-	499,999	0	0	0	0	7	7.0	2
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	1	1	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			3	3	4	10	88	8.8	8
Median Price			\$52,000	\$24,000	\$137,500	\$82,500	\$137,450		\$99,400
Average Price			\$49,000	\$58,167	\$306,581	\$154,783	\$168,556		\$155,088



Lexington-Bluegrass

Association of Realtors[®]

Dec-14

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		15		27	80%
Month Inventory		7.5		5.4	-28%
% of List Price		97.93		97.11	
<u>Residential</u>					
Sales	23	\$5,720,539	30	\$6,469,756	30%
Avg Sales Price		\$248,719		\$215,659	-13%
Median Sales Price		\$213,000		\$226,484	6%
Avg Days on Market		95		80	-16%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		530		562	6%
<u>Residential</u>					
Sales	315	\$63,996,034	312	\$59,444,922	-1%
Avg Sales Price		\$203,162		\$190,529	-6%
Median Sales Price		\$183,500		\$173,350	-6%
Avg Days on Market		91		107	18%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	22	22	24	31	40	31	43	29	33	41	25	32
2013	19	31	23	33	34	31	24	25	20	22	24	5
2012	17	21	14	23	31	20	28	25	26	23	17	21

Lexington-Bluegrass

Association of Realtors[®]

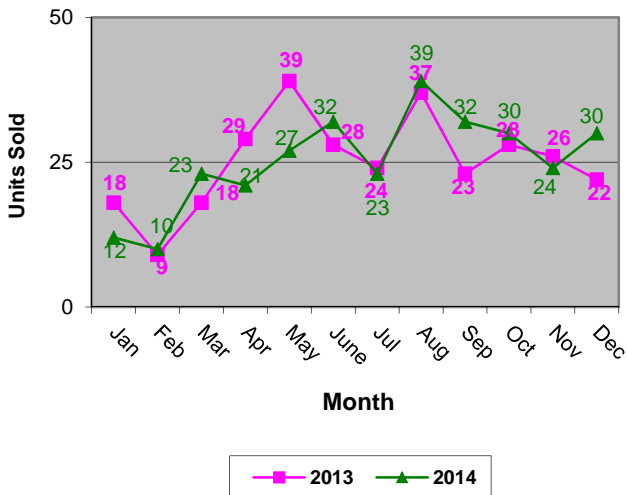
Single Family SALES and INVENTORY and PENDING

Dec-14

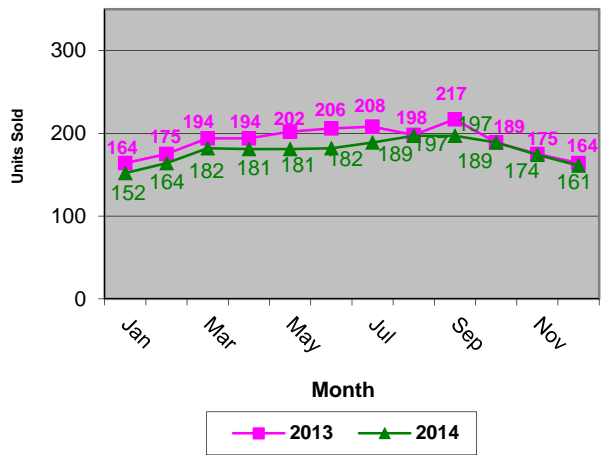
WOODFORD COUNTY

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	17	5.7	3
100,000	-	119,999	0	3	0	3	10	3.3	1
120,000	-	139,999	0	0	1	1	11	11.0	5
140,000	-	159,999	0	1	0	1	8	8.0	5
160,000	-	179,999	0	2	0	2	12	6.0	5
180,000	-	199,999	1	2	0	3	6	2.0	5
200,000	-	249,999	0	5	4	9	25	2.8	23
250,000	-	299,999	0	0	2	2	20	10.0	7
300,000	-	499,999	0	3	3	6	31	5.2	11
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	7	7.0	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	2	2.0	1
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			2	18	10	30	161	5.4	66
Median Price			\$132,950	\$183,750	\$244,000	\$226,484	\$234,500		\$226,258
Average Price			\$132,950	\$196,749	\$266,237	\$215,659	\$318,848		\$245,810

Sales 2013 vs 2014



Inventory 2013 vs 2014



Lexington-Bluegrass

Association of Realtors[®]

Dec-14

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	December-13		December-14		% CHANGE
New Listings		78		101	29%
Month Inventory		13.3		10.4	-22%
% of List Price		91.50		90.45	
<u>Residential</u>					
Sales	49	\$5,033,608	63	\$8,316,482	29%
Avg Sales Price		\$102,727		\$132,008	29%
Median Sales Price		\$73,500		\$89,500	22%
Avg Days on Market		106		147	39%

CUMMULATIVE SUMMARY	Jan 13 - Dec 13		Jan 14 - Dec 14		% CHANGE
New Listings		1,375		1,568	14%
<u>Residential</u>					
Sales	691	\$70,677,331	745	\$84,619,730	8%
Avg Sales Price		\$102,283		\$113,584	11%
Median Sales Price		\$77,000		\$85,000	10%
Avg Days on Market		105		113	8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2014	67	65	78	90	95	76	106	92	79	74	62	57
2013	57	52	59	83	99	81	66	89	75	74	51	59
2012	57	61	51	72	59	72	70	56	60	69	47	39

Lexington-Bluegrass

Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-14

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	4	9	1	14	80	5.7	32
50,000	-	99,999	1	17	3	21	180	8.6	52
100,000	-	119,999	0	1	0	1	51	51.0	6
120,000	-	139,999	0	4	3	7	66	9.4	9
140,000	-	159,999	0	2	0	2	46	23.0	2
160,000	-	179,999	0	0	2	2	39	19.5	4
180,000	-	199,999	0	1	1	2	34	17.0	4
200,000	-	249,999	0	1	1	2	42	21.0	8
250,000	-	299,999	0	0	7	7	41	5.9	4
300,000	-	499,999	1	1	3	5	47	9.4	1
500,000	-	749,999	0	0	0	0	19	19.0	0
750,000	-	999,999	0	0	0	0	5	5.0	1
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	0	0.0	1
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			6	36	21	63	654	10.4	124
Median Price			\$34,500	\$81,500	\$229,900	\$89,500	\$126,400		\$75,000
Average Price			\$111,000	\$91,504	\$207,445	\$132,008	\$171,865		\$116,098

