

Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		1263		1388	10%
Month Inventory		12.9		17.8	38%
% of List Price		95.70		94.34	-1%
<u>Residential</u>					
Sales	429	\$67,086,940	334	\$53,509,072	-22%
Avg Sales Price		\$154,935		\$160,207	3%
Median Sales Price		\$130,500		\$131,000	0%
Avg Days on Market		130		139	7%
<u>Townhouses/Condos</u>					
Sales	39	\$4,444,150	18	\$3,498,181	-54%
Avg Sales Price		\$113,953		\$194,343	71%
Median Sales Price		\$104,000		\$139,500	34%
Avg Days on Market		151		144	-5%
Total Activity	468	\$71,531,090	352	\$57,007,253	-25%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		2,602		2,580	-1%
<u>Residential</u>					
Sales	800	\$127,130,217	665	\$103,685,370	-17%
Avg Sales Price		\$157,926		\$155,918	-1%
Median Sales Price		\$131,500		\$127,800	-3%
Avg Days on Market		127		137	8%
<u>Townhouses/Condos</u>					
Sales	66	\$8,632,006	40	\$7,120,481	-39%
Avg Sales Price		\$126,941		\$178,012	40%
Median Sales Price		\$105,000		\$115,900	10%
Avg Days on Market		151		144	-5%
Total Activity	866	\$135,762,223	705	\$110,805,851	-19%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273										
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	456	515										
2010	555	610	909	1143	522	575	540	561	488	444	428	324
2009	472	551	677	809	894	807	772	761	759	718	528	437

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

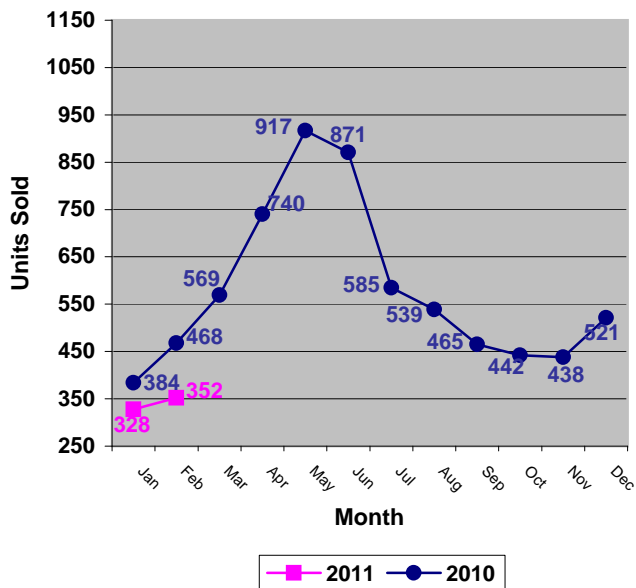
Lexington-Bluegrass

Association of Realtors®

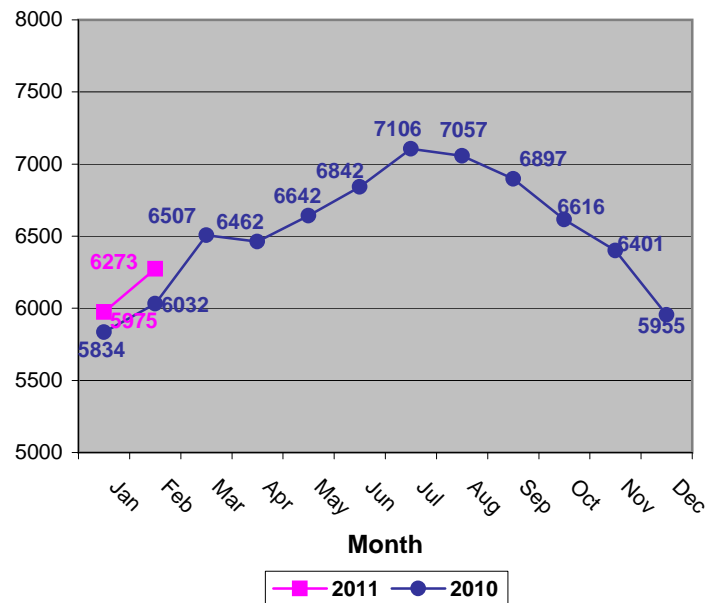
All Residential SALES and INVENTORY with PENDING

Feb-11			Sales				Current Inventory		Current Pending Inventory	Feb Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	7	18	3	28	223	8.0	62	45
50,000	-	99,999	17	47	13	77	1069	13.9	154	107
100,000	-	119,999	2	30	6	38	573	15.1	105	50
120,000	-	139,999	6	36	7	49	762	15.6	127	68
140,000	-	159,999	2	18	8	28	641	22.9	99	60
160,000	-	179,999	2	19	10	31	487	15.7	83	37
180,000	-	199,999	0	12	5	17	404	23.8	73	31
200,000	-	249,999	2	14	18	34	634	18.6	82	43
250,000	-	299,999	0	4	14	18	445	24.7	69	29
300,000	-	499,999	1	3	19	23	635	27.6	69	37
500,000	-	749,999	0	0	7	7	207	29.6	15	4
750,000	-	999,999	0	0	2	2	88	44.0	6	3
1,000,000	-	1,249,999	0	0	0	0	31	31.0	1	1
1,250,000	-	1,499,999	0	0	0	0	19	19.0	1	0
1,500,000	-	1,999,999	0	0	0	0	26	26.0	1	0
2,000,000	-	OVER	0	0	0	0	29	29.0	0	0
Total			39	201	112	352	6273	17.8	947	515
Median Price			\$78,500	\$121,500	\$208,975	\$131,250	\$158,000		\$144,900	
Average Price			\$98,837	\$127,774	\$241,121	\$160,632	\$228,026		\$176,626	

Sales 10 vs 11



Inventory 10 vs 11



Lexington-Bluegrass

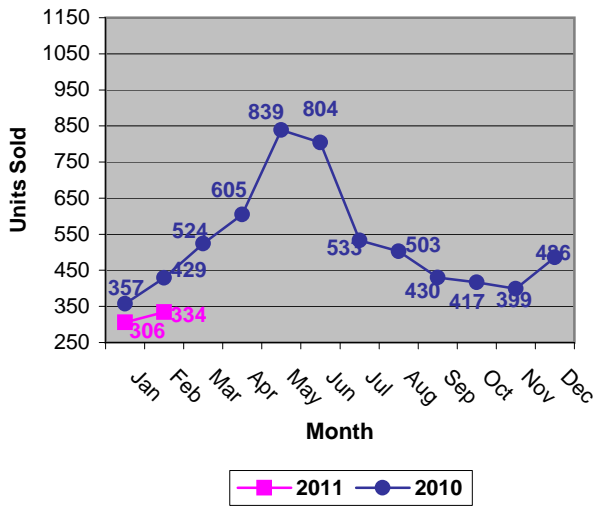
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Single Family SALES and INVENTORY and PENDING

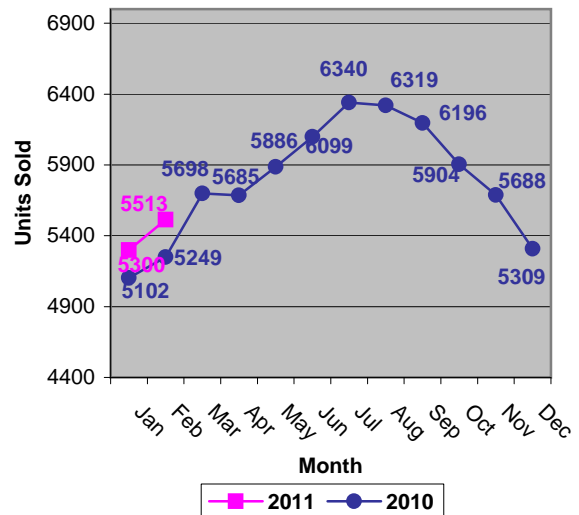
Feb-11

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	7	18	3	28	203	7.3	61
50,000	-	99,999	13	44	13	70	849	12.1	135
100,000	-	119,999	2	30	6	38	501	13.2	93
120,000	-	139,999	4	36	7	47	695	14.8	122
140,000	-	159,999	0	18	8	26	592	22.8	93
160,000	-	179,999	2	19	10	31	440	14.2	76
180,000	-	199,999	0	12	5	17	357	21.0	68
200,000	-	249,999	0	12	18	30	539	18.0	76
250,000	-	299,999	0	4	14	18	369	20.5	63
300,000	-	499,999	1	1	18	20	574	28.7	64
500,000	-	749,999	0	0	7	7	202	28.9	12
750,000	-	999,999	0	0	2	2	87	43.5	6
1,000,000	-	1,249,999	0	0	0	0	31	31.0	1
1,250,000	-	1,499,999	0	0	0	0	19	19.0	1
1,500,000	-	1,999,999	0	0	0	0	26	26.0	1
2,000,000	-	OVER	0	0	0	0	29	29.0	0
Total			29	194	111	334	5513	16.5	872
Median Price			\$75,500	\$121,500	\$208,000	\$130,500	\$159,500		
Average Price			\$88,383	\$124,489	\$239,423	\$159,551	\$235,823		\$176,335

Sales 10 vs 11



Inventory 10 vs 11



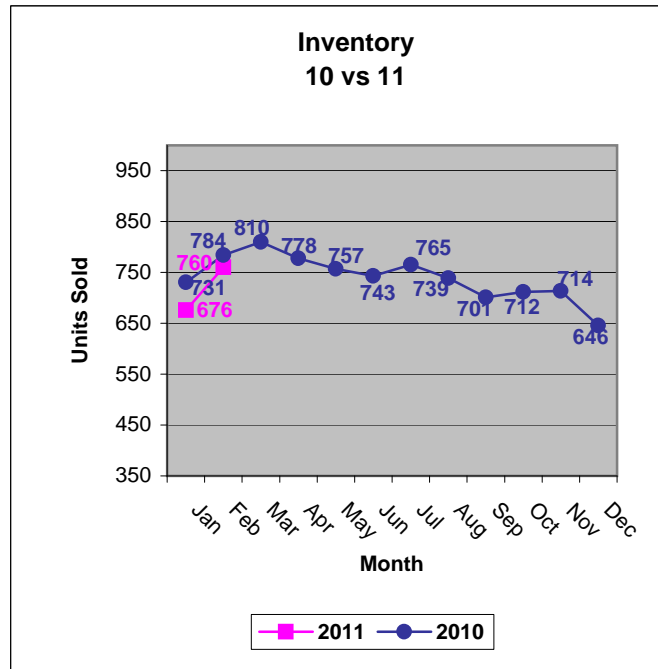
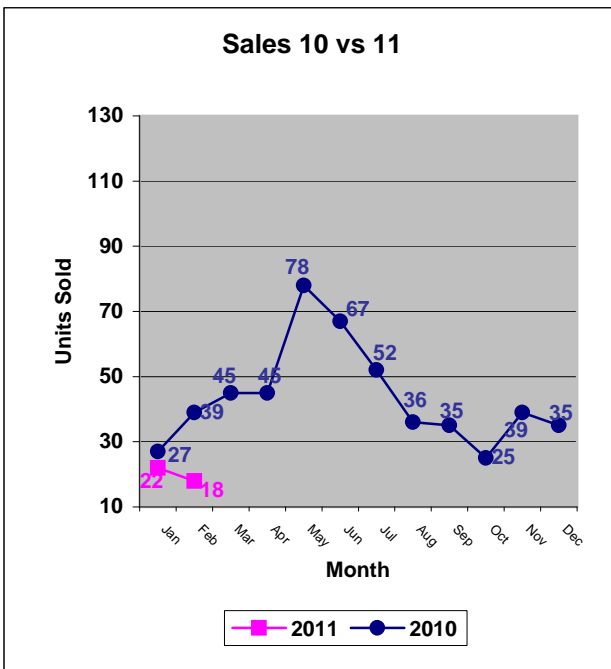
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Feb-11

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	20	20.0	1
50,000	- 99,999	4	3	0	7	220	31.4	19
100,000	- 119,999	0	0	0	0	72	72.0	12
120,000	- 139,999	2	0	0	2	67	33.5	5
140,000	- 159,999	2	0	0	2	49	24.5	6
160,000	- 179,999	0	0	0	0	47	47.0	7
180,000	- 199,999	0	0	0	0	47	47.0	5
200,000	- 249,999	2	2	0	4	95	23.8	6
250,000	- 299,999	0	0	0	0	76	76.0	6
300,000	- 499,999	0	2	1	3	61	20.3	5
500,000	- 749,999	0	0	0	0	5	5.0	3
750,000	- 999,999	0	0	0	0	1	1.0	0
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
Total		10	7	1	18	760	42.2	75
Median Price		\$41,000	\$22,000	\$2,400	\$25,750	\$62,900		\$37,500
Average Price		\$129,153	\$218,797	\$429,578	\$180,705	\$171,467		\$180,004



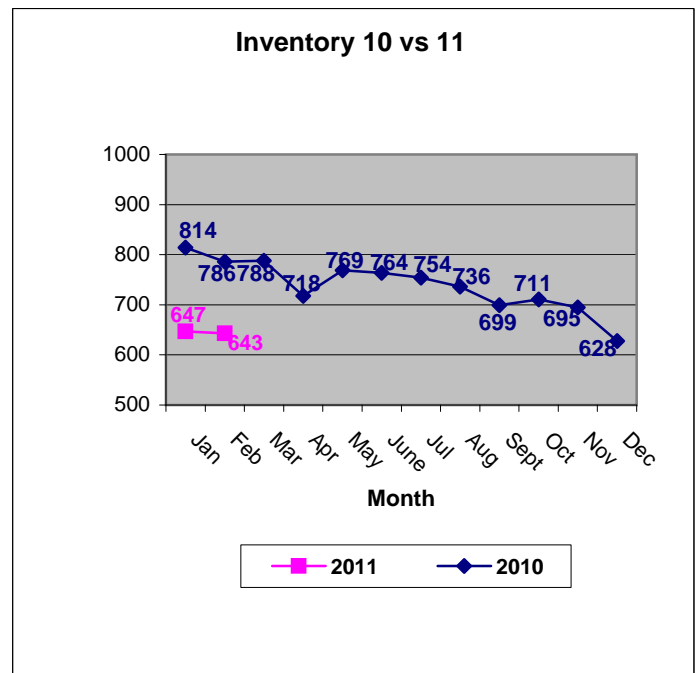
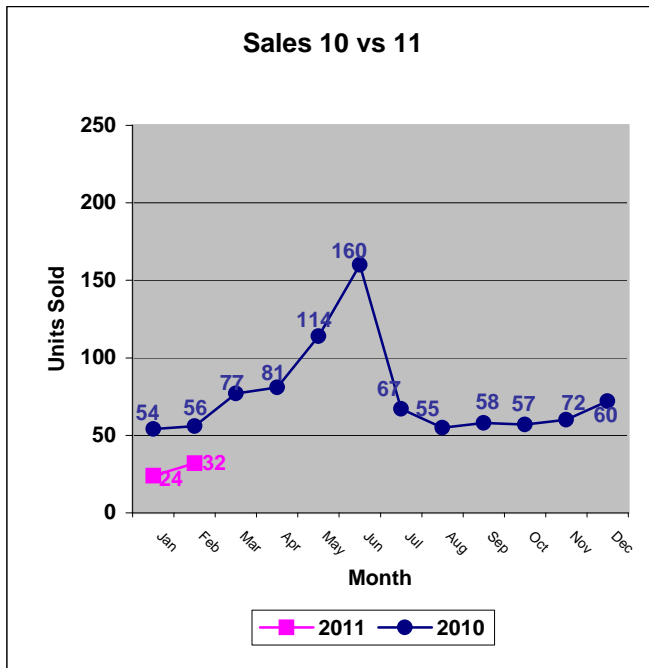
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Feb-11

Price Range	Sales			Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999 OR UNDER	0	0	0	0	0	0.0	0
50,000 - 99,999	0	0	0	0	8	8.0	4
100,000 - 119,999	0	1	0	1	33	33.0	11
120,000 - 139,999	1	2	0	3	66	22.0	19
140,000 - 159,999	0	2	1	3	88	29.3	22
160,000 - 179,999	1	3	0	4	58	14.5	25
180,000 - 199,999	0	2	0	2	63	31.5	23
200,000 - 249,999	1	5	7	13	148	11.4	42
250,000 - 299,999	0	0	1	1	75	75.0	26
300,000 - 499,999	1	2	2	5	64	12.8	19
500,000 - 749,999	0	0	0	0	28	28.0	6
750,000 - 999,999	0	0	0	0	7	7.0	1
1,000,000 - 1,249,999	0	0	0	0	3	3.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	1
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	4	17	11	32	643	20.1	199
Median Price	\$202,750	\$190,108	\$215,388	\$214,950	\$203,900		\$197,429
Average Price	\$215,188	\$210,499	\$245,291	\$223,045	\$245,278		\$229,666

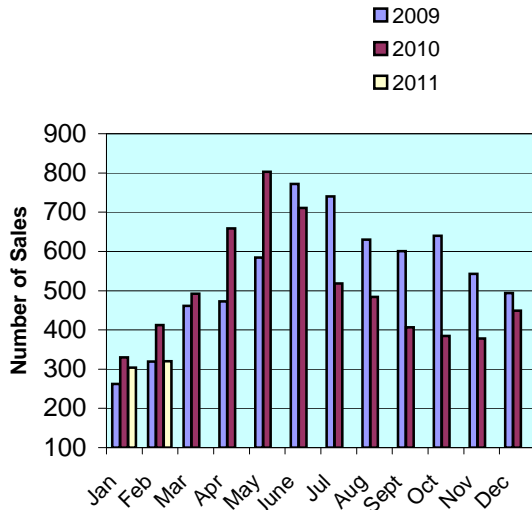


Existing Homes Sales

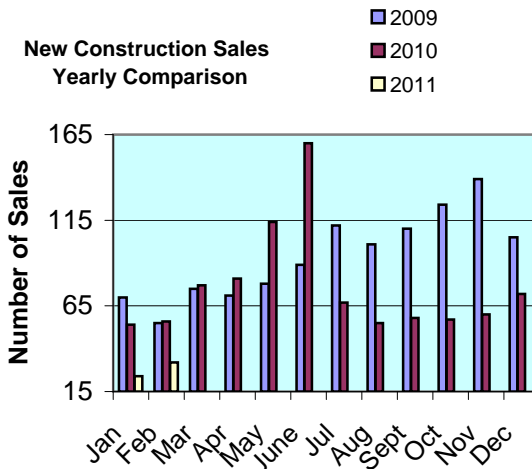
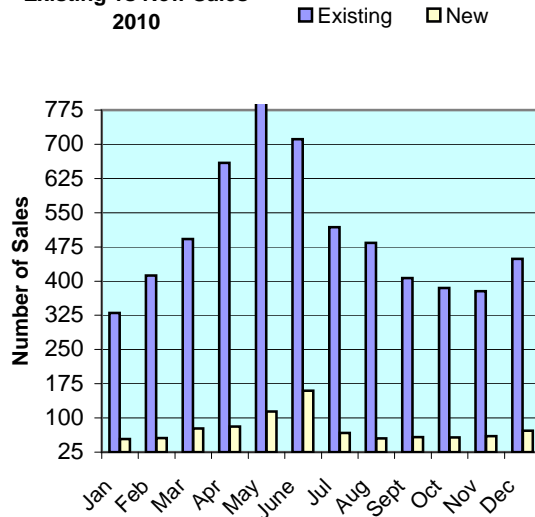
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	320
Mar	461	492	
Apr	473	659	
May	584	803	
June	772	711	
Jul	740	518	
Aug	630	484	
Sept	601	407	
Oct	640	385	
Nov	543	378	
Dec	494	449	

New Construction Sales

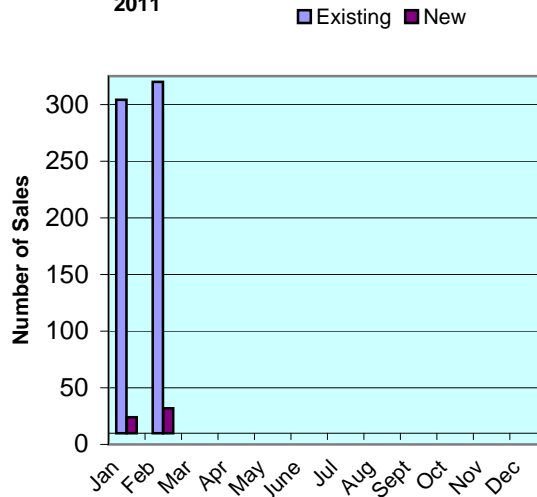
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	32
Mar	75	77	
Apr	71	81	
May	78	114	
June	89	160	
Jul	112	67	
Aug	101	55	
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Existing vs New Sales 2010



Existing vs New Sales 2011



Median Price by County

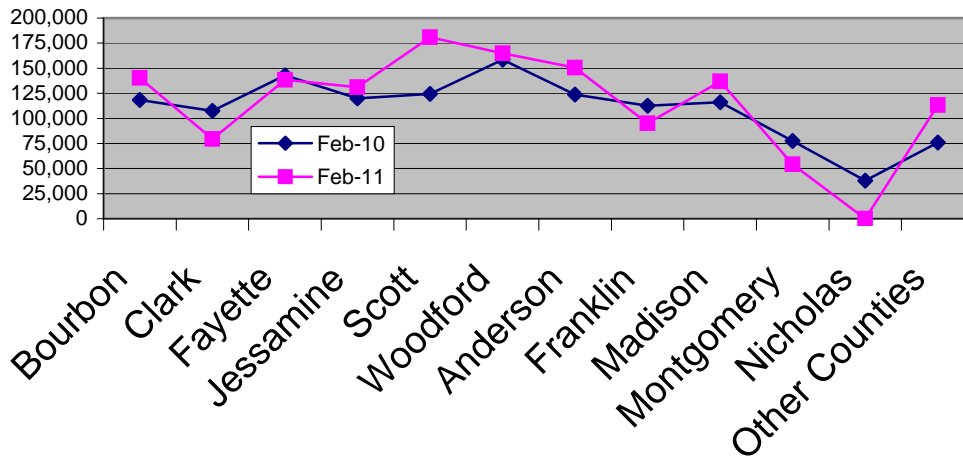
<u>County</u>	Feb-10		Feb-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	118,225	14	140,500	9
Clark	107,500	19	79,500	16
Fayette	143,000	205	138,450	182
Jessamine	120,000	37	131,000	26
Scott	124,500	44	181,000	20
Woodford	158,415	14	165,000	11
Anderson	123,900	17	150,500	9
Franklin	112,750	32	95,000	15
Madison	116,250	26	137,000	24
Montgomery	77,500	15	54,250	6
Nicholas	38,000	3	0	0
Other Counties	76,000	<u>42</u>	113,250	<u>34</u>
		468		352

<u>County</u>	Year to Date 2/28/10		Year to Date 2/28/11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	115,000	25	106,400	19
Clark	99,850	32	110,000	25
Fayette	145,000	402	142,000	326
Jessamine	124,200	66	127,000	51
Scott	146,000	77	163,000	45
Woodford	148,900	25	143,250	22
Anderson	115,000	35	120,000	23
Franklin	112,950	54	112,750	36
Madison	120,750	52	131,000	56
Montgomery	83,500	25	87,000	17
Nicholas	44,900	5	47,750	6
Other Counties	79,394	<u>68</u>	95,000	<u>79</u>
		866		705

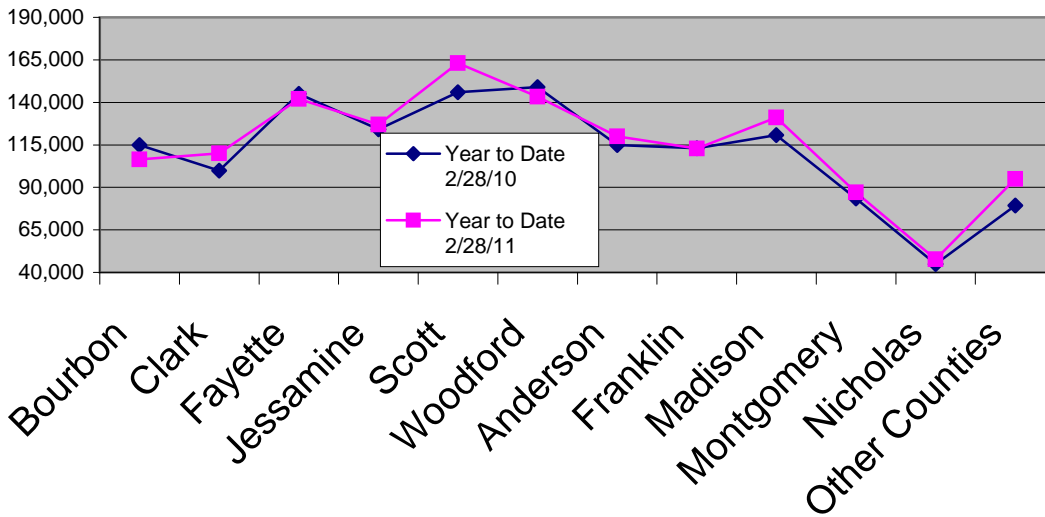


Median Price by County

Feb 10 vs Feb 11 Median



Year to date 2/28/10 vs 2/28/11 Median



Lexington-Bluegrass

Association of Realtors™

Feb-11

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	91	FmHA	2	LA-Fixed	0	Owner Finance	0
CONV	151	FLB	0	L/A-Variable	0	VA	10
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	74	L/A Escalated	0	SBA	0	Other	24

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	41	3	3	1	2	8	2	4	0	11	2	9	86
Out of State Buyer	18	0	1	0	0	1	0	0	0	4	0	2	26
Seller Leaving County	45	3	5	2	1	6	3	1	0	5	1	9	81
Seller leaving State	32	1	2	1	1	2	2	0	0	4	0	4	49
New Construction	21	0	1	0	0	1	4	0	0	3	1	1	32
First Time Buyer	48	2	1	3	1	5	3	0	0	2	4	9	78
Listing FSBO	7	0	1	0	0	0	0	0	0	1	1	0	10
YDT Listing FSBO	11	0	1	0	1	0	0	0	0	1	1	1	16

Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		35		53	51%
Month Inventory		9.9		22.4	126%
% of List Price		97.32		95.18	
Residential					
Sales	17	\$1,942,720	9	\$1,224,500	-47%
Avg Sales Price		\$114,278		\$136,056	19%
Median Sales Price		\$123,900		\$150,500	21%
Avg Days on Market		84		65	-23%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		68		81	19%
Residential					
Sales	35	\$2,781,670	23	\$2,837,516	-34%
Avg Sales Price		\$108,048		\$123,370	14%
Median Sales Price		\$115,000		\$120,000	4%
Avg Days on Market		85		100	18%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15	20										
2010	18	26	26	39	15	18	19	20	20	13	19	5
2009	15	18	23	34	27	22	17	23	17	20	23	10

Lexington-Bluegrass

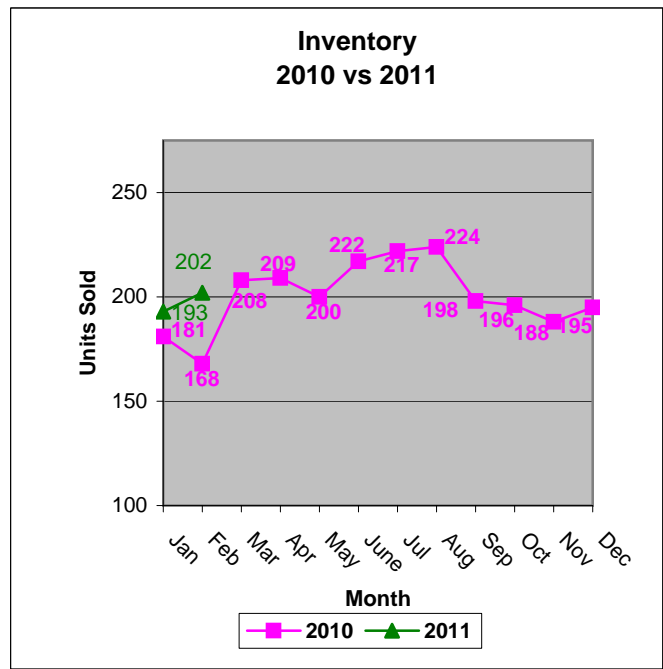
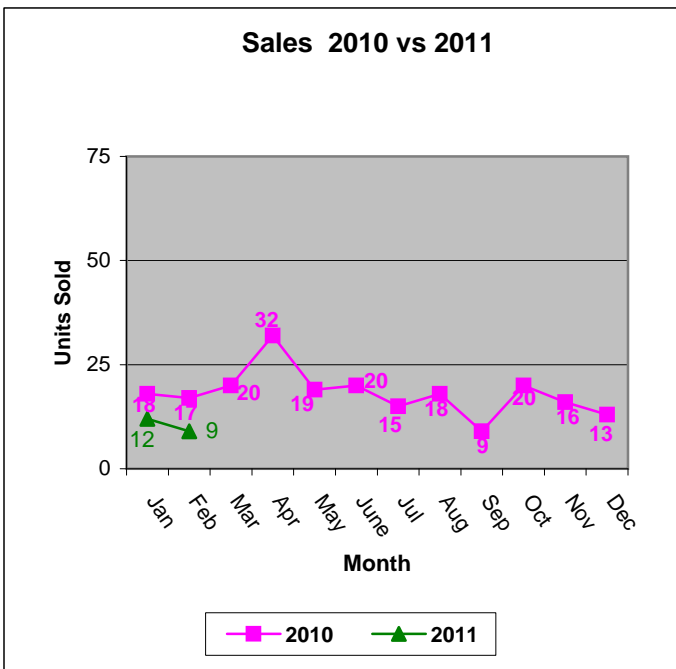
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Feb-11

ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	1	0	0	1	4	4.0	0
50,000	-	99,999	0	2	0	2	46	23.0	10
100,000	-	119,999	0	0	0	0	17	17.0	5
120,000	-	139,999	0	1	0	1	25	25.0	5
140,000	-	159,999	0	2	1	3	21	7.0	3
160,000	-	179,999	0	0	1	1	21	21.0	0
180,000	-	199,999	0	0	0	0	22	22.0	3
200,000	-	249,999	0	0	0	0	20	20.0	1
250,000	-	299,999	0	1	0	1	13	13.0	1
300,000	-	499,999	0	0	0	0	12	12.0	1
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	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	6	2	9	202	22.4	29
Median Price			\$39,000	\$135,250	\$160,750	\$150,500	\$146,950		\$119,000
Average Price			\$39,000	\$144,000	\$160,750	\$136,056	\$164,997		\$134,469



Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings	17		27		59%
Month Inventory	7.6		12.9		70%
% of List Price	93.94		95.69		

Residential

Sales	14	\$1,987,950	9	\$1,434,550	-36%
Avg Sales Price		\$141,996		\$159,394	12%
Median Sales Price		\$118,225		\$140,500	19%
Avg Days on Market		181		104	-43%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings	42		41		-2%

Residential

Sales	25	\$3,210,451	19	\$2,278,450	-24%
Avg Sales Price		\$128,418		\$119,918	-7%
Median Sales Price		\$115,000		\$106,400	-7%
Avg Days on Market		132		77	-42%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11										
2010	9	7	6	16	10	13	7	10	12	9	12	9
2009	12	9	8	10	13	15	8	11	15	16	14	15

Lexington-Bluegrass

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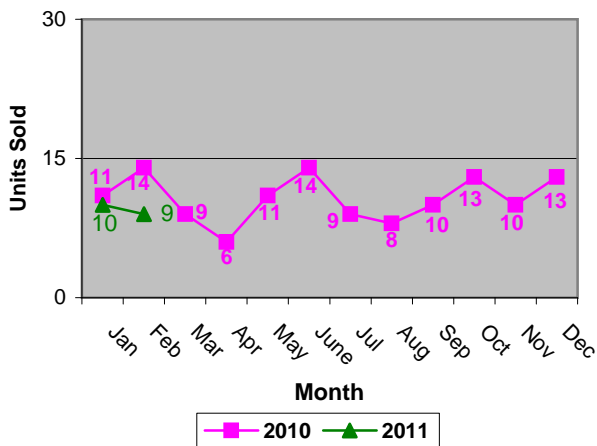
Single Family SALES and INVENTORY and PENDING

Feb-11

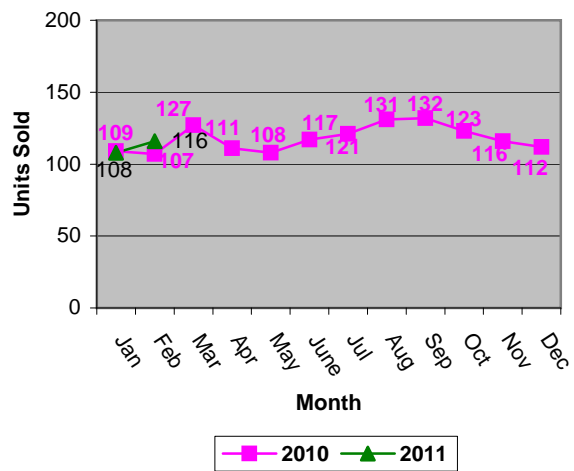
BOURBON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	0	0	0	7	7.0	1
50,000	-	99,999	0	3	0	3	24	8.0	6
100,000	-	119,999	0	1	0	1	11	11.0	2
120,000	-	139,999	0	0	0	0	7	7.0	1
140,000	-	159,999	0	2	0	2	13	6.5	2
160,000	-	179,999	0	0	0	0	5	5.0	0
180,000	-	199,999	0	0	0	0	2	2.0	1
200,000	-	249,999	0	0	1	1	8	8.0	1
250,000	-	299,999	0	1	0	1	12	12.0	0
300,000	-	499,999	0	0	1	1	17	17.0	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	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	1	1.0	0
Total			0	7	2	9	116	12.9	14
Median Price			\$0	\$114,500	\$275,000	\$140,500	\$159,700		\$99,450
Average Price			\$0	\$126,364	\$275,000	\$159,394	\$253,771		\$113,407

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		36		57	58%
Month Inventory		16.9		18.2	8%
% of List Price		95.32		90.86	
Residential					
Sales	19	\$2,322,100	16	\$1,608,505	-16%
Avg Sales Price		\$122,216		\$100,532	-18%
Median Sales Price		\$107,500		\$79,500	-26%
Avg Days on Market		86		82	-5%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		75		94	25%
Residential					
Sales	32	\$3,680,000	25	\$2,907,005	-22%
Avg Sales Price		\$115,000		\$116,280	1%
Median Sales Price		\$99,850		\$110,000	10%
Avg Days on Market		92		117	27%

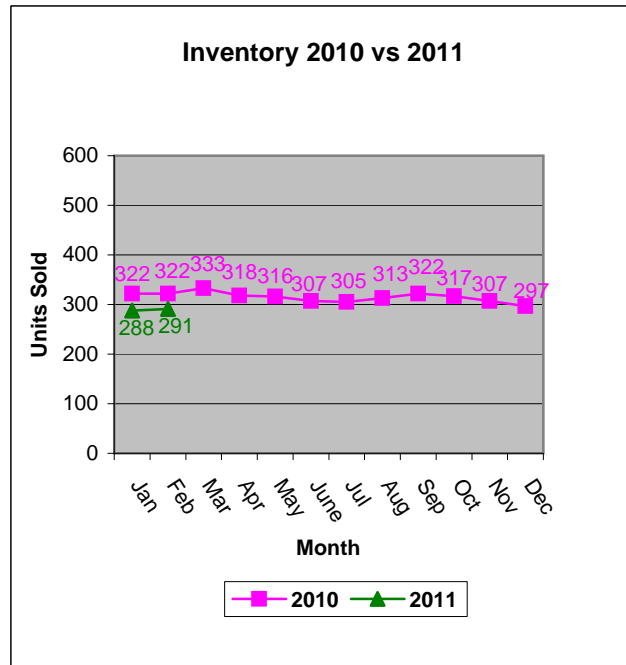
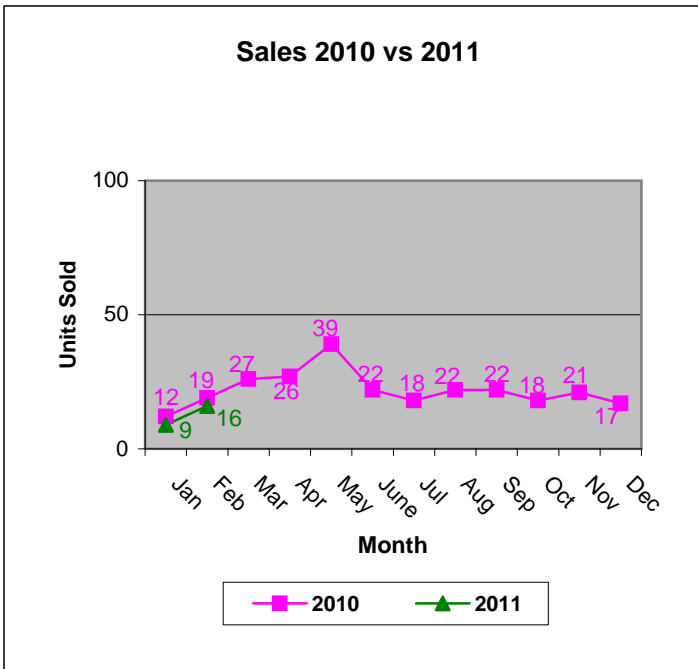
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12	19										
2010	20	27	27	45	19	11	26	27	23	14	16	17
2009	17	24	35	28	28	33	39	27	27	28	18	20

Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Feb-11
CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	3	0	3	10	3.3	5
50,000	-	99,999	2	6	0	8	84	10.5	7
100,000	-	119,999	0	2	0	2	24	12.0	3
120,000	-	139,999	0	0	0	0	37	37.0	6
140,000	-	159,999	0	1	0	1	30	30.0	0
160,000	-	179,999	0	0	0	0	18	18.0	1
180,000	-	199,999	0	0	0	0	14	14.0	2
200,000	-	249,999	0	0	0	0	24	24.0	1
250,000	-	299,999	0	1	0	1	15	15.0	2
300,000	-	499,999	0	0	1	1	28	28.0	0
500,000	-	749,999	0	0	0	0	5	5.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	13	1	16	291	18.2	27
Median Price			\$80,000	\$69,000	\$315,000	\$79,500	\$138,000		\$109,900
Average Price			\$80,000	\$87,193	\$315,000	\$100,532	\$173,120		\$120,735



Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings	650		622		-4%
Month Inventory	11.9		13.3		12%
% of List Price	95.90		94.57		
<u>Residential</u>					
Sales	205	\$36,309,401	182	\$31,316,830	-11%
Avg Sales Price		\$177,119		\$172,070	-3%
Median Sales Price		\$143,000		\$138,450	-3%
Avg Days on Market		88		92	5%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings	1,359		1,200		-12%
<u>Residential</u>					
Sales	402	\$72,344,865	326	\$58,500,318	-19%
Avg Sales Price		\$179,962		\$179,449	0%
Median Sales Price		\$145,000		\$142,000	-2%
Avg Days on Market		86		85	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227	263										
2010	239	306	493	638	245	267	251	262	194	204	203	125
2009	210	282	306	445	497	398	391	373	383	328	233	193

Lexington-Bluegrass

Association of Realtors[®]

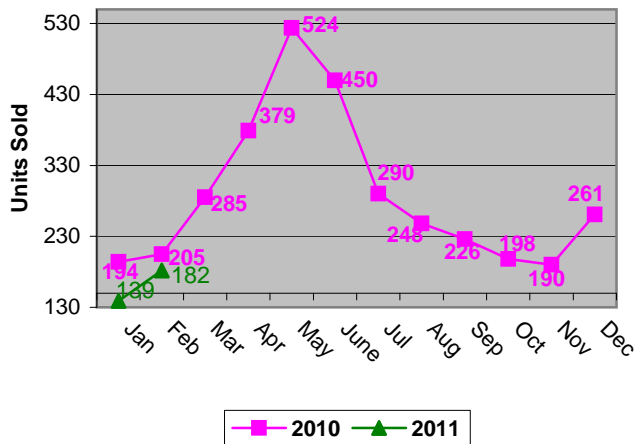
Single Family SALES and INVENTORY and PENDING

Feb-11

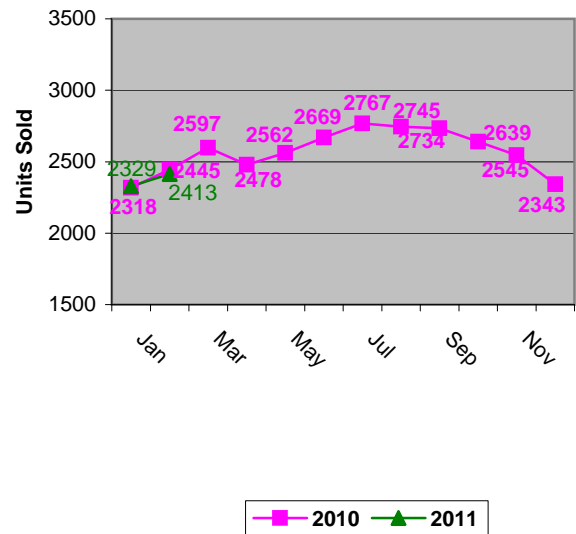
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	5	3	12	53	4.4	13
50,000	-	99,999	9	19	5	33	297	9.0	43
100,000	-	119,999	1	17	3	21	218	10.4	53
120,000	-	139,999	5	19	3	27	307	11.4	57
140,000	-	159,999	2	8	2	12	257	21.4	49
160,000	-	179,999	0	13	5	18	174	9.7	44
180,000	-	199,999	0	7	3	10	166	16.6	33
200,000	-	249,999	2	8	10	20	299	15.0	51
250,000	-	299,999	0	1	7	8	188	23.5	38
300,000	-	499,999	1	3	11	15	258	17.2	51
500,000	-	749,999	0	0	5	5	88	17.6	8
750,000	-	999,999	0	0	1	1	45	45.0	3
1,000,000	-	1,249,999	0	0	0	0	17	17.0	0
1,250,000	-	1,499,999	0	0	0	0	12	12.0	1
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	20	20.0	0
Total			24	100	58	182	2413	13.3	444
Median Price			\$81,250	\$125,000	\$222,444	\$138,450	\$169,900		\$164,900
Average Price			\$108,149	\$140,137	\$253,579	\$172,071	\$260,147		\$198,818

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Feb-11

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings	58		64		10%
Month Inventory	11.2		22.9		104%
% of List Price	5.31		94.58		

Residential

Sales	32	\$3,976,701	15	\$1,479,451	-53%
Avg Sales Price		\$124,272		\$98,630	-21%
Median Sales Price		\$112,750		\$95,000	-16%
Avg Days on Market		87		174	100%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings	132		123		-7%

Residential

Sales	54	\$6,570,401	36	\$4,351,351	-33%
Avg Sales Price		\$121,674		\$120,871	-1%
Median Sales Price		\$112,950		\$112,750	0%
Avg Days on Market		84		153	82%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20										
2010	40	29	58	58	18	32	30	32	35	27	18	20
2009	32	24	41	36	43	43	54	43	44	52	30	21

Lexington-Bluegrass

Association of Realtors[®]

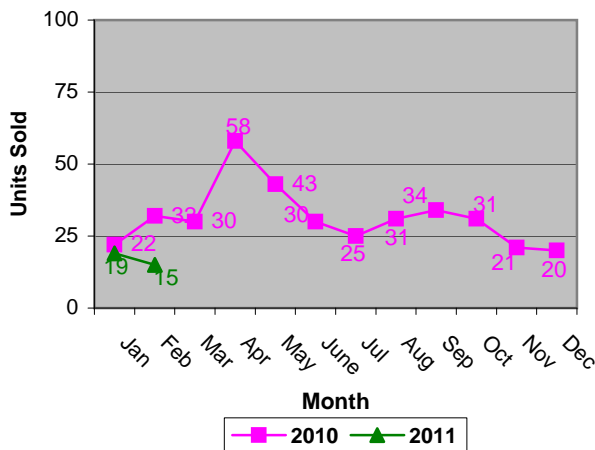
Single Family SALES and INVENTORY and PENDING

Feb-11

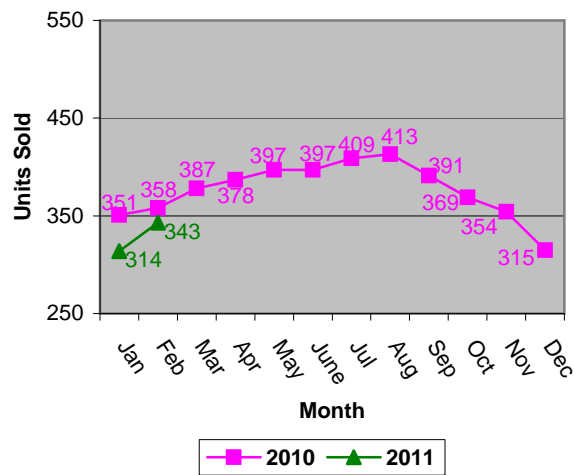
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	1	2	0	3	15	5.0	5
50,000	-	99,999	2	3	0	5	47	9.4	7
100,000	-	119,999	0	2	0	2	44	22.0	9
120,000	-	139,999	1	1	0	2	59	29.5	4
140,000	-	159,999	0	0	0	0	38	38.0	2
160,000	-	179,999	0	1	0	1	27	27.0	1
180,000	-	199,999	0	1	0	1	18	18.0	2
200,000	-	249,999	0	1	0	1	42	42.0	3
250,000	-	299,999	0	0	0	0	20	20.0	0
300,000	-	499,999	0	0	0	0	28	28.0	1
500,000	-	749,999	0	0	0	0	4	4.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	11	0	15	343	22.9	34
Median Price			\$87,276	\$103,500	\$0	\$95,000	\$145,000		\$116,200
Average Price			\$78,138	\$106,082	\$0	\$98,630	\$176,726		\$123,313

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		83		103	24%
Month Inventory		11.4		18.6	63%
% of List Price		93.42		92.16	
<u>Residential</u>					
Sales	37	\$5,976,286	26	\$5,397,859	-30%
Avg Sales Price		\$161,521		\$207,610	29%
Median Sales Price		\$120,000		\$131,000	9%
Avg Days on Market		89		78	-12%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		178		209	17%
<u>Residential</u>					
Sales	66	\$11,389,866	51	\$9,549,255	-23%
Avg Sales Price		\$172,574		\$187,240	8%
Median Sales Price		\$124,200		\$127,000	2%
Avg Days on Market		82		89	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	31	31										
2010	52	39	56	68	37	34	30	37	36	28	32	26
2009	32	32	45	62	56	63	45	46	50	51	43	32

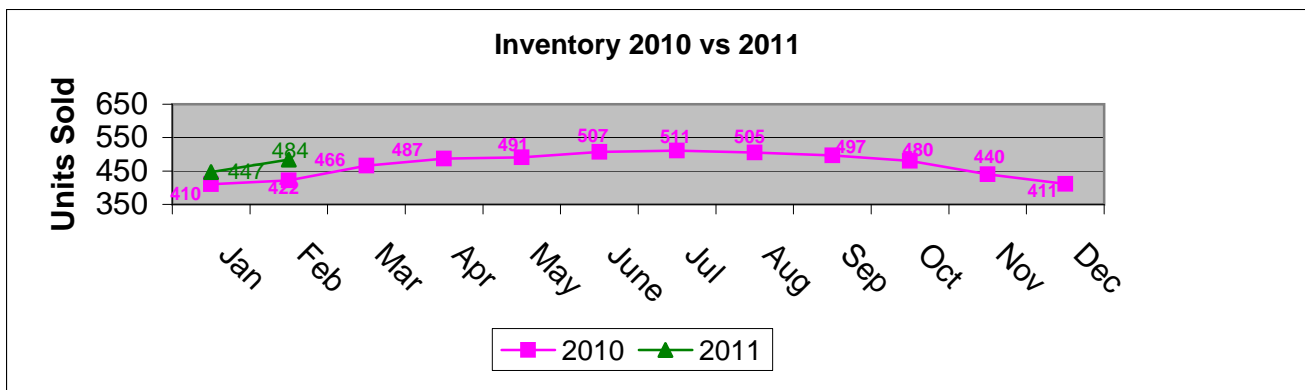
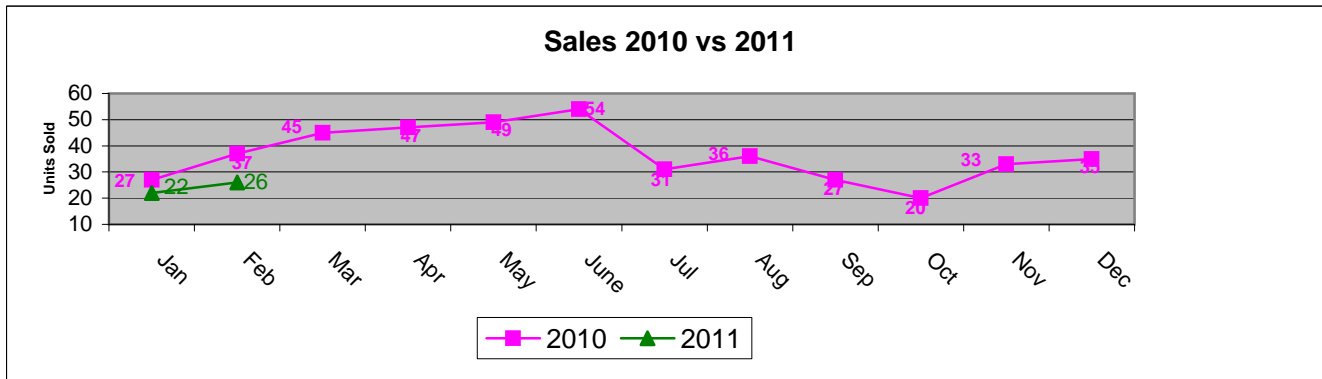
Lexington-Bluegrass

Association of Realtors®

Feb-11

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	0	0	0	0	5	5.0	2
50,000	-	99,999	1	5	4	10	112	11.2	18
100,000	-	119,999	0	0	0	0	46	46.0	10
120,000	-	139,999	0	3	2	5	47	9.4	10
140,000	-	159,999	0	0	1	1	45	45.0	5
160,000	-	179,999	0	1	0	1	29	29.0	6
180,000	-	199,999	0	0	1	1	24	24.0	2
200,000	-	249,999	0	1	1	2	34	17.0	3
250,000	-	299,999	0	0	1	1	24	24.0	2
300,000	-	499,999	0	0	3	3	38	12.7	2
500,000	-	749,999	0	0	1	1	42	42.0	4
750,000	-	999,999	0	0	1	1	25	25.0	3
1,000,000	-	1,249,999	0	0	0	0	4	4.0	1
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	1
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			1	10	15	26	484	18.6	69
Median Price			\$87,000	\$89,000	\$188,625	\$127,750	\$158,000		\$124,900
Average Price			\$99,467	\$108,270	\$275,858	\$152,775	\$297,727		\$241,379



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		95		137	44%
Month Inventory		19.0		23.5	24%
% of List Price		95.63		96.24	
<u>Residential</u>					
Sales	26	\$3,829,050	24	\$3,383,326	-8%
Avg Sales Price		\$147,271		\$140,972	-4%
Median Sales Price		\$116,250		\$137,000	18%
Avg Days on Market		113		118	4%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		188		232	23%
<u>Residential</u>					
Sales	52	\$7,414,250	56	\$7,547,949	8%
Avg Sales Price		\$142,582		\$134,785	-5%
Median Sales Price		\$120,750		\$131,000	8%
Avg Days on Market		113		108	-4%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30	31										
2010	36	45	49	73	45	45	44	41	54	39	36	30
2009	31	30	61	50	45	53	69	64	64	58	31	36

Lexington-Bluegrass

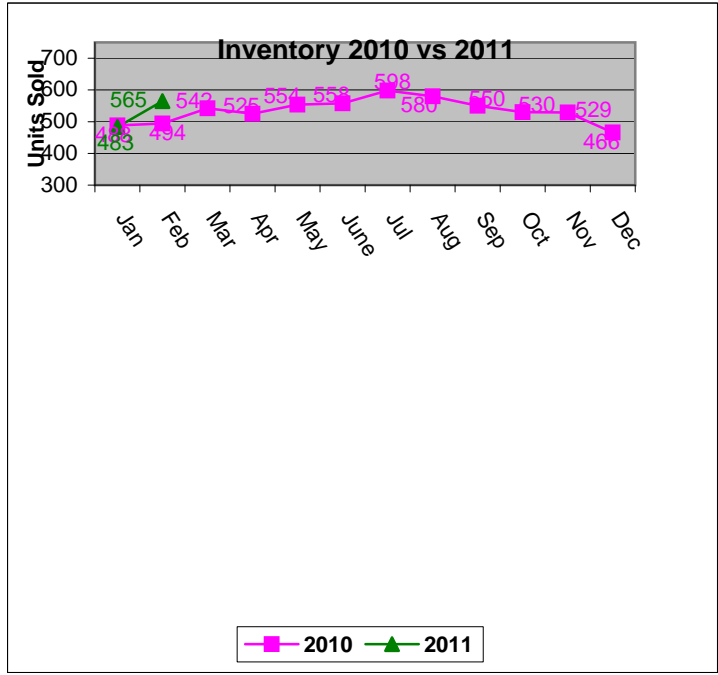
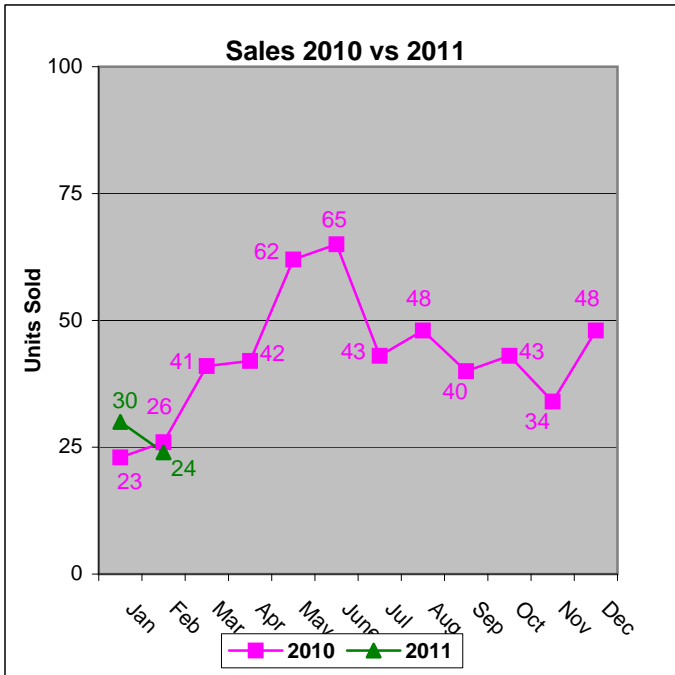
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Feb-11

MADISON COUNTY

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	0	3	0	3	19	6.3	2
50,000 - 99,999	0	1	1	2	95	47.5	11
100,000 - 119,999	0	2	0	2	45	22.5	6
120,000 - 139,999	0	4	2	6	66	11.0	9
140,000 - 159,999	0	2	2	4	75	18.8	16
160,000 - 179,999	1	2	1	4	54	13.5	6
180,000 - 199,999	0	0	0	0	37	37.0	6
200,000 - 249,999	0	1	0	1	44	44.0	4
250,000 - 299,999	0	0	2	2	34	17.0	7
300,000 - 499,999	0	0	0	0	76	76.0	2
500,000 - 749,999	0	0	0	0	17	17.0	0
750,000 - 999,999	0	0	0	0	3	3.0	0
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 OVER	0	0	0	0	0	0.0	0
Total	1	15	8	24	565	23.5	69
Median Price	\$179,000	\$130,000	\$149,700	\$137,000	\$157,500		\$149,350
Average Price	\$179,000	\$120,262	\$175,050	\$140,972	\$195,733		\$159,291



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		35		38	9%
Month Inventory		16.1		44.7	178%
% of List Price		94.06		95.76	
Residential					
Sales	15	\$1,696,300	6	\$575,737	-60%
Avg Sales Price		\$113,087		\$95,956	-15%
Median Sales Price		\$77,500		\$54,250	-30%
Avg Days on Market		126		76	-40%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		80		84	5%
Residential					
Sales	25	\$3,102,000	17	\$1,590,687	-32%
Avg Sales Price		\$124,080		\$93,570	-25%
Median Sales Price		\$83,500		\$87,000	4%
Avg Days on Market		109		154	41%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	21	15										
2010	11	14	20	21	21	20	16	15	11	17	9	11
2009	16	14	17	14	26	23	15	24	13	29	18	13

Lexington-Bluegrass

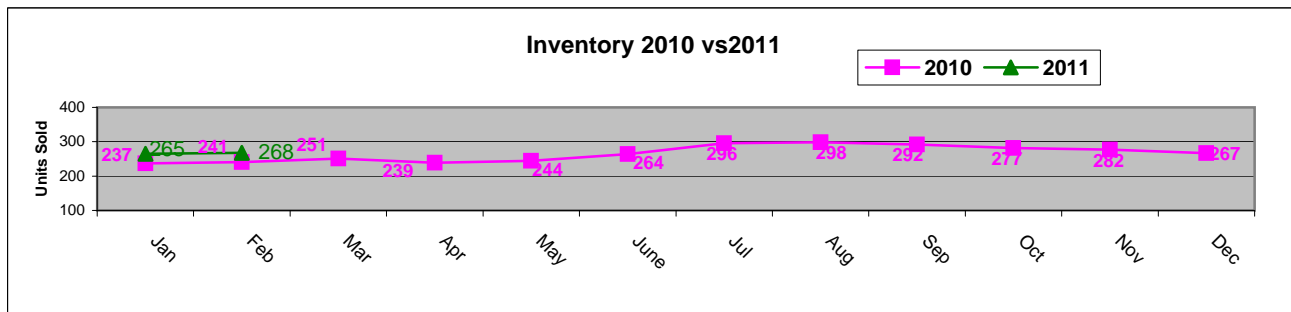
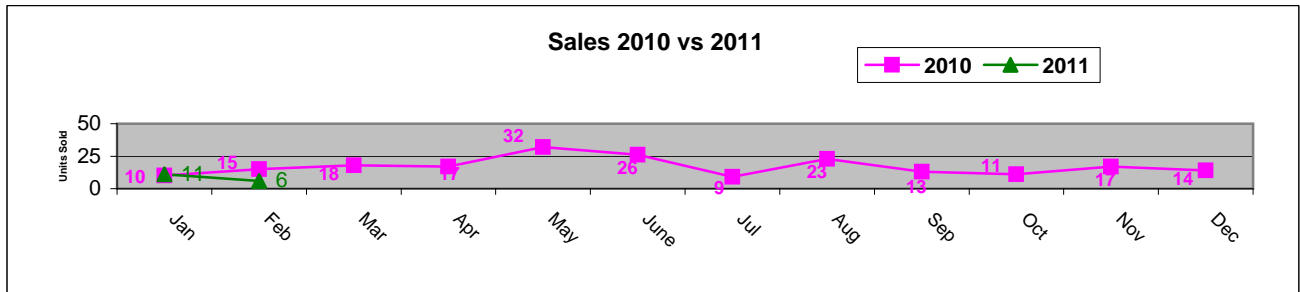
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Feb-11

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	32	16.0	7
50,000	-	99,999	0	2	0	2	75	37.5	14
100,000	-	119,999	0	0	0	0	26	26.0	2
120,000	-	139,999	0	0	0	0	32	32.0	0
140,000	-	159,999	0	1	0	1	25	25.0	3
160,000	-	179,999	0	0	0	0	17	17.0	1
180,000	-	199,999	0	0	0	0	10	10.0	1
200,000	-	249,999	0	0	0	0	22	22.0	1
250,000	-	299,999	0	0	1	1	10	10.0	1
300,000	-	499,999	0	0	0	0	11	11.0	1
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			0	5	1	6	268	44.7	31
Median Price			\$0	\$50,000	\$276,000	\$54,250	\$121,950		\$80,500
Average Price			\$0	\$59,947	\$276,000	\$95,956	\$169,127		\$103,619



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		10		4	-60%
Month Inventory		14.7		54.0	267%
% of List Price		94.73		0.00	
<u>Residential</u>					
Sales	3	\$187,000	0	\$0	0%
Avg Sales Price		\$62,333		\$0	0%
Median Sales Price		\$38,000		\$0	0%
Avg Days on Market		198		0	0%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		20		11	-45%
<u>Residential</u>					
Sales	5	\$325,400	6	\$364,000	20%
Avg Sales Price		\$65,080		\$60,667	-7%
Median Sales Price		\$44,900		\$47,750	6%
Avg Days on Market		165		40	-76%

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

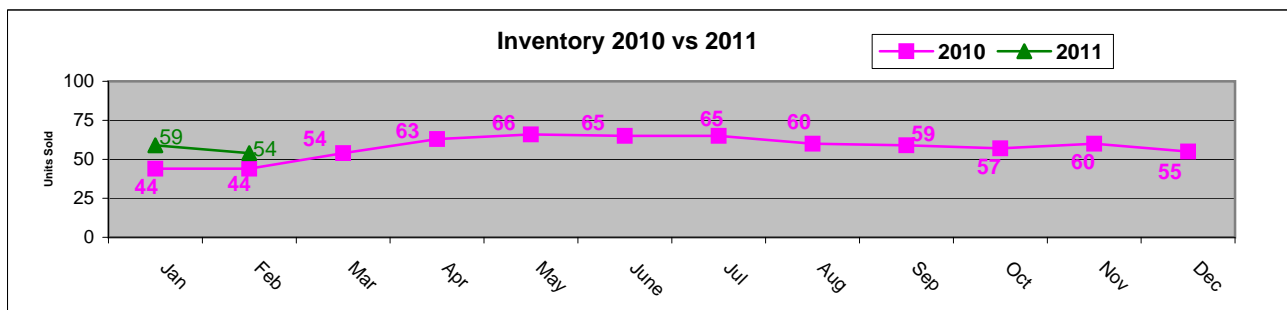
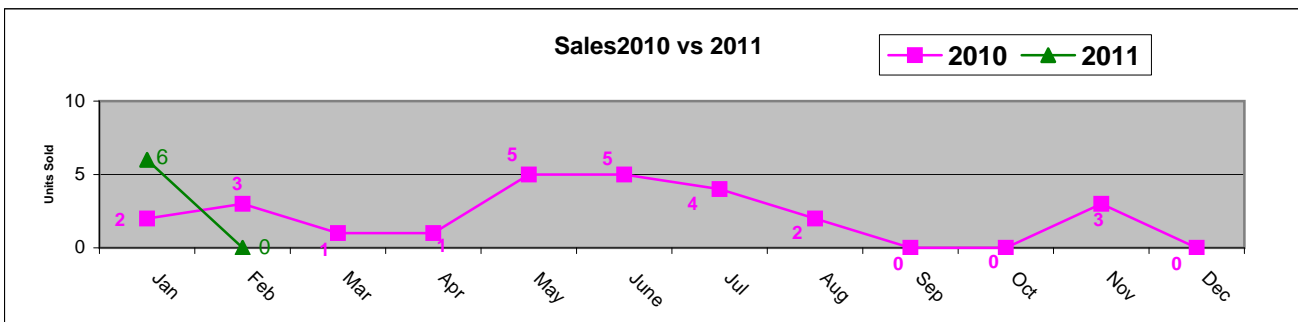
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Feb-11

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	6	6.0	2
50,000	-	99,999	0	0	0	0	20	20.0	1
100,000	-	119,999	0	0	0	0	6	6.0	0
120,000	-	139,999	0	0	0	0	2	2.0	1
140,000	-	159,999	0	0	0	0	6	6.0	0
160,000	-	179,999	0	0	0	0	2	2.0	0
180,000	-	199,999	0	0	0	0	4	4.0	0
200,000	-	249,999	0	0	0	0	3	3.0	0
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	2	2.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	0	0	0	54	54.0	4
Median Price			\$0	\$0	\$0	\$0	\$105,000		\$62,450
Average Price			\$0	\$0	\$0	\$0	\$139,628		\$74,100



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		103		106	3%
Month Inventory		11.6		27.1	134%
% of List Price		95.99		96.13	
<u>Residential</u>					
Sales	44	\$6,588,329	20	\$4,231,046	-55%
Avg Sales Price		\$149,735		\$211,552	41%
Median Sales Price		\$124,500		\$181,000	45%
Avg Days on Market		104		144	38%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		187		204	9%
<u>Residential</u>					
Sales	77	\$12,774,789	45	\$8,293,211	-42%
Avg Sales Price		\$165,906		\$184,294	11%
Median Sales Price		\$146,000		\$163,000	12%
Avg Days on Market		107		117	9%

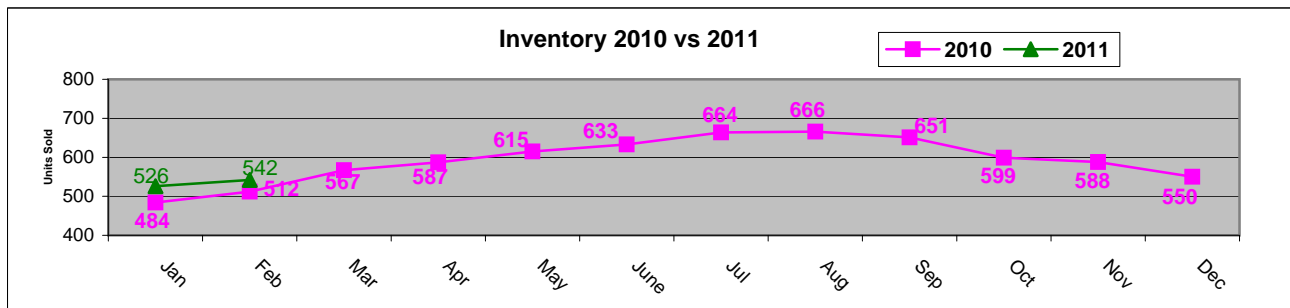
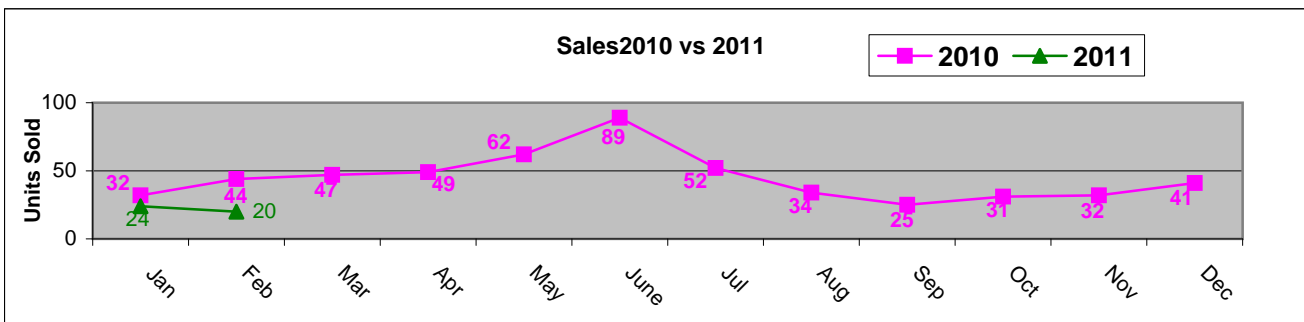
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42										
2010	58	51	82	88	48	49	43	38	39	37	29	27
2009	53	51	78	58	67	80	60	65	68	66	44	44

Single Family SALES and INVENTORY and PENDING

Feb-11

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	0	0	0	0	3	3.0	1
50,000	-	99,999	0	1	0	1	31	31.0	6
100,000	-	119,999	0	2	0	2	41	20.5	9
120,000	-	139,999	0	3	0	3	87	29.0	20
140,000	-	159,999	0	0	0	0	57	57.0	10
160,000	-	179,999	0	1	2	3	57	19.0	16
180,000	-	199,999	0	2	0	2	46	23.0	12
200,000	-	249,999	0	2	3	5	63	12.6	13
250,000	-	299,999	0	0	1	1	60	60.0	11
300,000	-	499,999	0	0	2	2	79	39.5	6
500,000	-	749,999	0	0	1	1	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	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			0	11	9	20	542	27.1	106
Median Price			\$0	\$139,000	\$225,000	\$181,000	\$179,900		\$172,969
Average Price			\$0	\$152,957	\$283,168	\$211,552	\$223,051		\$189,122



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		39		39	0%
Month Inventory		12.9		19.1	48%
% of List Price		98.25		97.32	
<u>Residential</u>					
Sales	14	\$2,230,117	11	\$1,675,224	-21%
Avg Sales Price		\$159,294		\$152,293	-4%
Median Sales Price		\$158,415		\$165,000	4%
Avg Days on Market		80		88	10%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		65		71	9%
<u>Residential</u>					
Sales	25	\$3,786,051	22	\$3,547,724	-12%
Avg Sales Price		\$151,442		\$161,260	6%
Median Sales Price		\$148,900		\$143,250	-4%
Avg Days on Market		77		92	19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15										
2010	18	20	39	22	14	22	18	27	15	19	16	12
2009	9	20	15	15	25	23	20	20	25	18	17	12

Lexington-Bluegrass

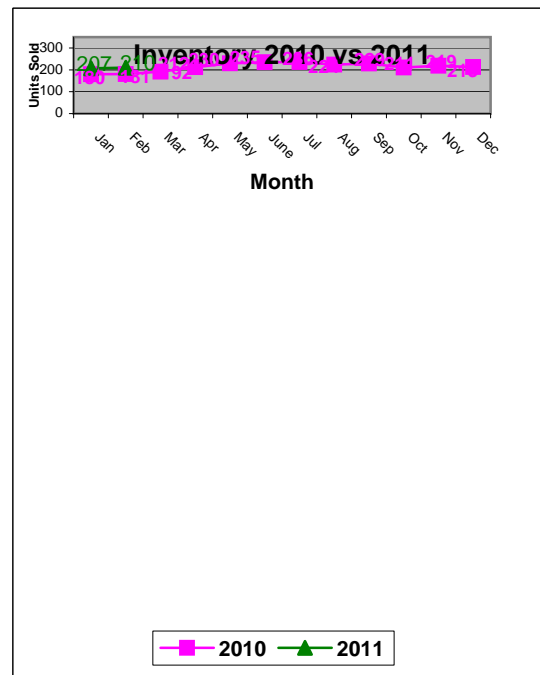
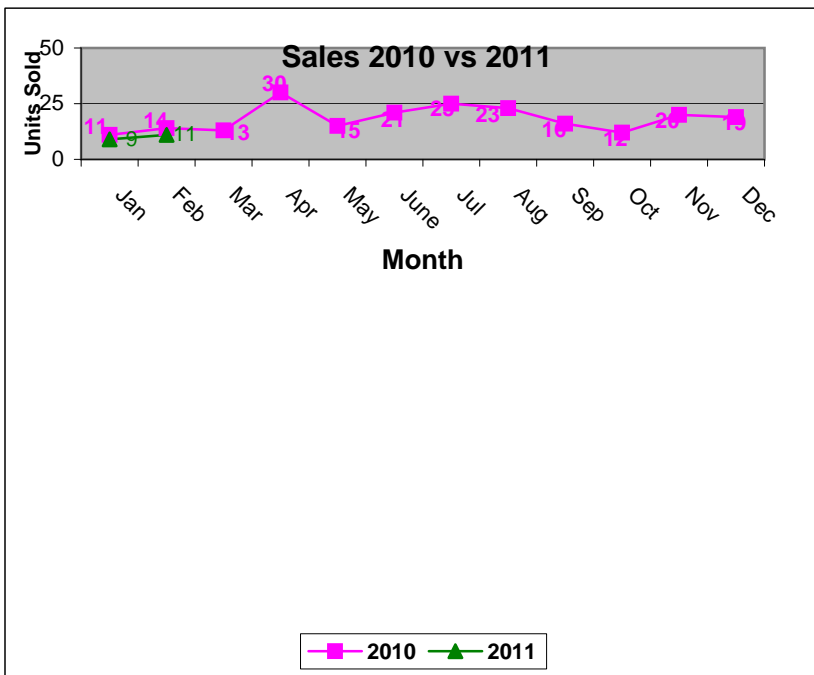
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Feb-11

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	5	5.0	0
50,000	-	99,999	0	1	1	2	36	18.0	3
100,000	-	119,999	1	1	0	2	18	9.0	0
120,000	-	139,999	0	1	0	1	13	13.0	4
140,000	-	159,999	0	0	0	0	12	12.0	5
160,000	-	179,999	0	1	1	2	14	7.0	8
180,000	-	199,999	0	0	1	1	13	13.0	2
200,000	-	249,999	0	1	2	3	25	8.3	3
250,000	-	299,999	0	0	0	0	31	31.0	1
300,000	-	499,999	0	0	0	0	26	26.0	3
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	6	6.0	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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	0
Total			1	5	5	11	210	19.1	29
Median Price			\$109,500	\$131,000	\$184,500	\$165,000	\$189,900		\$172,085
Average Price			\$109,500	\$144,200	\$168,945	\$152,293	\$285,124		\$179,270



Lexington-Bluegrass

Association of Realtors[®]

Feb-11

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	February-10		February-11		% CHANGE
New Listings		104		139	34%
Month Inventory		17.6		23.6	34%
% of List Price		94.75		91.61	
<u>Residential</u>					
Sales	43	\$4,240,636	34	\$4,215,600	-21%
Avg Sales Price		\$98,619		\$123,988	26%
Median Sales Price		\$76,000		\$113,250	49%
Avg Days on Market		113		138	22%

CUMMULATIVE SUMMARY	Jan 10 - Feb 10		Jan 11 - Feb 11		% CHANGE
New Listings		238		268	13%
<u>Residential</u>					
Sales	69	\$6,640,580	79	\$8,284,760	14%
Avg Sales Price		\$96,240		\$104,870	9%
Median Sales Price		\$79,394		\$95,000	20%
Avg Days on Market		104		140	35%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	51	48										
2010	50	46	53	74	47	62	60	50	48	41	37	40
2009	44	50	47	57	60	50	56	63	55	46	54	40

