

# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		1388		1279	-8%
Month Inventory		17.8		12.7	-29%
% of List Price		94.34		95.07	1%
<b><u>Residential</u></b>					
Sales	334	\$53,509,072	426	\$62,777,107	28%
Avg Sales Price		\$160,207		\$147,364	-8%
Median Sales Price		\$131,000		\$130,000	-1%
Avg Days on Market		139		100	-28%
<b><u>Townhouses/Condos</u></b>					
Sales	18	\$3,498,181	22	\$3,140,450	22%
Avg Sales Price		\$194,343		\$142,748	-27%
Median Sales Price		\$139,500		\$121,500	-13%
Avg Days on Market		144		132	-8%
Total Activity	352	\$57,007,253	448	\$65,917,557	27%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		2,580		2,490	-3%
<b><u>Residential</u></b>					
Sales	665	\$103,685,370	813	\$121,569,814	22%
Avg Sales Price		\$155,918		\$149,532	-4%
Median Sales Price		\$127,800		\$129,000	1%
Avg Days on Market		137		100	-27%
<b><u>Townhouses/Condos</u></b>					
Sales	40	\$7,120,481	39	\$5,800,979	-3%
Avg Sales Price		\$178,012		\$148,743	-16%
Median Sales Price		\$115,900		\$126,000	9%
Avg Days on Market		144		114	-21%
Total Activity	705	\$110,805,851	852	\$127,370,793	21%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	5611	5694										
2011	5975	6273	6492	6742	6776	6772	6716	6635	6545	6374	5914	5503
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	556	650										
2011	456	515	652	648	753	648	621	669	527	570	568	427
2010	555	610	909	1143	522	575	540	561	488	444	428	324

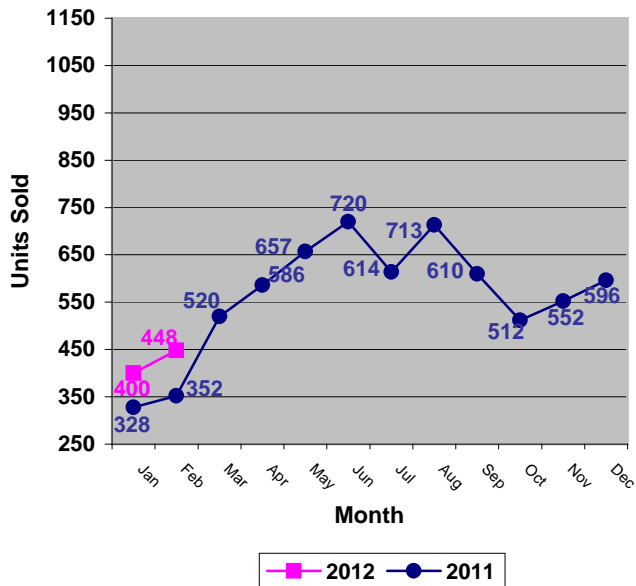
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	400	448										
2011	328	352	520	586	657	720	614	713	610	512	552	596
2010	384	468	569	740	917	871	585	539	465	442	438	521

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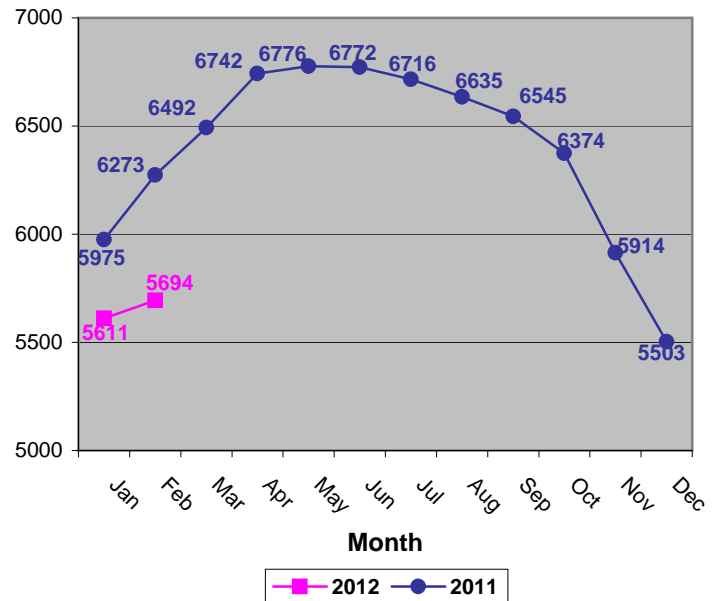
All Residential SALES and INVENTORY with PENDING

Feb-12							Current Inventory		Current Pending Inventory	Feb Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Sales Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	22	35	2	59	205	3.5	76	55
50,000	-	99,999	20	54	14	88	914	10.4	219	126
100,000	-	119,999	2	33	9	44	505	11.5	118	70
120,000	-	139,999	8	46	12	66	713	10.8	171	97
140,000	-	159,999	0	29	15	44	591	13.4	95	60
160,000	-	179,999	4	19	15	38	379	10.0	82	44
180,000	-	199,999	0	11	13	24	342	14.3	76	31
200,000	-	249,999	2	10	30	42	594	14.1	135	65
250,000	-	299,999	0	2	13	15	422	28.1	71	42
300,000	-	499,999	0	3	19	22	659	30.0	87	47
500,000	-	749,999	0	1	3	4	185	46.3	18	8
750,000	-	999,999	0	0	1	1	104	104.0	7	4
1,000,000	-	1,249,999	0	0	0	0	23	23.0	3	0
1,250,000	-	1,499,999	0	0	0	0	17	17.0	0	0
1,500,000	-	1,999,999	0	0	1	1	27	27.0	1	1
2,000,000	-	OVER	0	0	0	0	14	14.0	0	0
<b>Total</b>			<b>58</b>	<b>243</b>	<b>147</b>	<b>448</b>	<b>5694</b>	<b>12.7</b>	<b>1159</b>	<b>650</b>
<b>Median Price</b>			<b>\$63,050</b>	<b>\$119,900</b>	<b>\$195,000</b>	<b>\$129,498</b>	<b>\$159,500</b>		<b>\$139,900</b>	
<b>Average Price</b>			<b>\$75,630</b>	<b>\$118,532</b>	<b>\$221,493</b>	<b>\$146,762</b>	<b>\$228,849</b>		<b>\$175,599</b>	

**Sales 11 vs 12**



**Inventory 11 vs 12**



# Lexington-Bluegrass

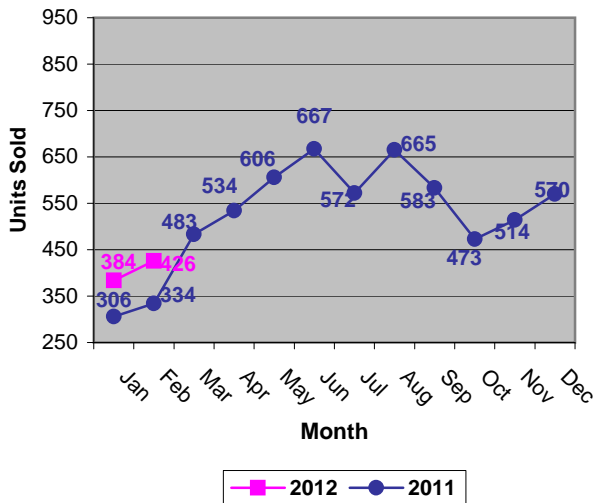
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

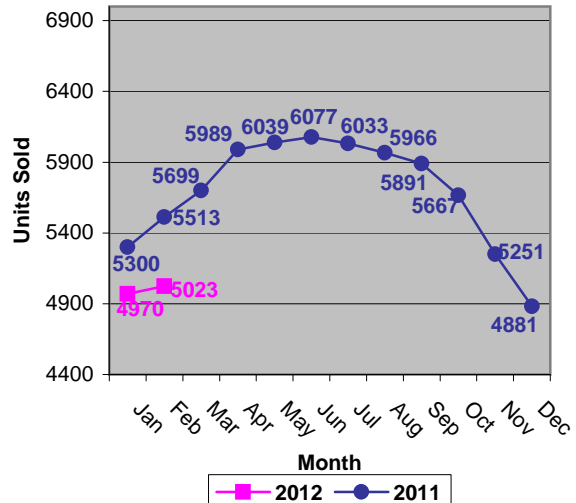
Feb-12

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	22	35	2	59	183	3.1	74
50,000	-	99,999	13	52	14	79	738	9.3	200
100,000	-	119,999	1	33	9	43	456	10.6	108
120,000	-	139,999	6	44	12	62	616	9.9	162
140,000	-	159,999	0	27	15	42	542	12.9	90
160,000	-	179,999	1	19	15	35	341	9.7	74
180,000	-	199,999	0	11	13	24	292	12.2	64
200,000	-	249,999	1	10	30	41	532	13.0	126
250,000	-	299,999	0	1	13	14	356	25.4	66
300,000	-	499,999	0	3	18	21	600	28.6	81
500,000	-	749,999	0	1	3	4	182	45.5	18
750,000	-	999,999	0	0	1	1	104	104.0	7
1,000,000	-	1,249,999	0	0	0	0	23	23.0	3
1,250,000	-	1,499,999	0	0	0	0	17	17.0	0
1,500,000	-	1,999,999	0	0	1	1	27	27.0	1
2,000,000	-	OVER	0	0	0	0	14	14.0	0
<b>Total</b>			<b>44</b>	<b>236</b>	<b>146</b>	<b>426</b>	<b>5023</b>	<b>11.8</b>	<b>1074</b>
<b>Median Price</b>			<b>\$49,950</b>	<b>\$119,690</b>	<b>\$191,987</b>	<b>\$130,000</b>	<b>\$159,900</b>		<b>\$139,900</b>
<b>Average Price</b>			<b>\$62,872</b>	<b>\$117,814</b>	<b>\$220,099</b>	<b>\$147,195</b>	<b>\$237,030</b>		<b>\$176,075</b>

Sales 11 vs 12



Inventory 11 vs 12



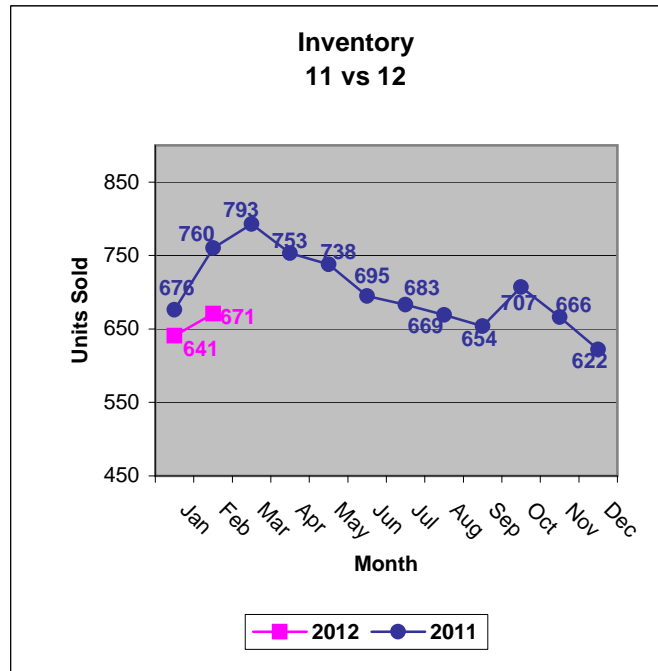
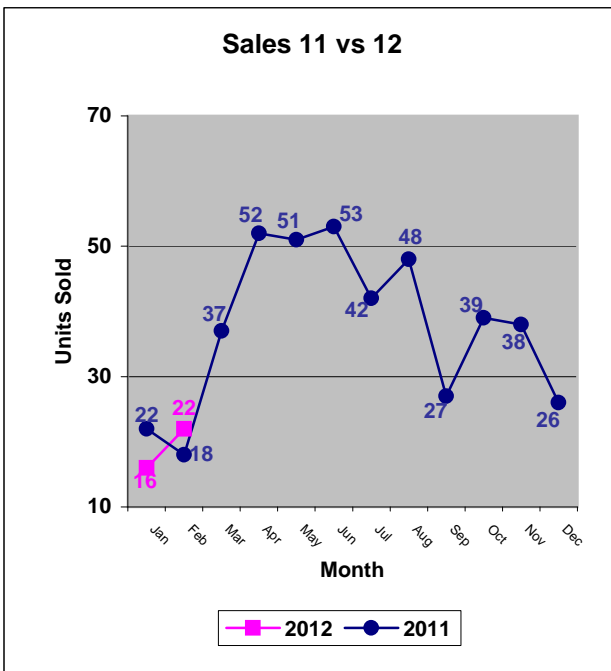
# Lexington-Bluegrass

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## Townhouse and Condo SALES and INVENTORY and PENDING

Feb-12

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	22	22.0	2
50,000	- 99,999	7	2	0	9	176	19.6	18
100,000	- 119,999	1	0	0	1	49	49.0	10
120,000	- 139,999	2	2	0	4	97	24.3	9
140,000	- 159,999	0	2	0	2	49	24.5	5
160,000	- 179,999	3	0	0	3	38	12.7	8
180,000	- 199,999	0	0	0	0	50	50.0	12
200,000	- 249,999	1	0	0	1	62	62.0	9
250,000	- 299,999	0	1	0	1	66	66.0	5
300,000	- 499,999	0	0	1	1	59	59.0	6
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
<b>Total</b>		<b>14</b>	<b>7</b>	<b>1</b>	<b>22</b>	<b>671</b>	<b>30.5</b>	<b>84</b>
<b>Median Price</b>		<b>\$108,000</b>	<b>\$134,000</b>	<b>\$425,000</b>	<b>\$121,500</b>	<b>\$139,900</b>		<b>\$150,950</b>
<b>Average Price</b>		<b>\$115,729</b>	<b>\$142,750</b>	<b>\$425,000</b>	<b>\$135,628</b>	<b>\$167,612</b>		<b>\$170,687</b>



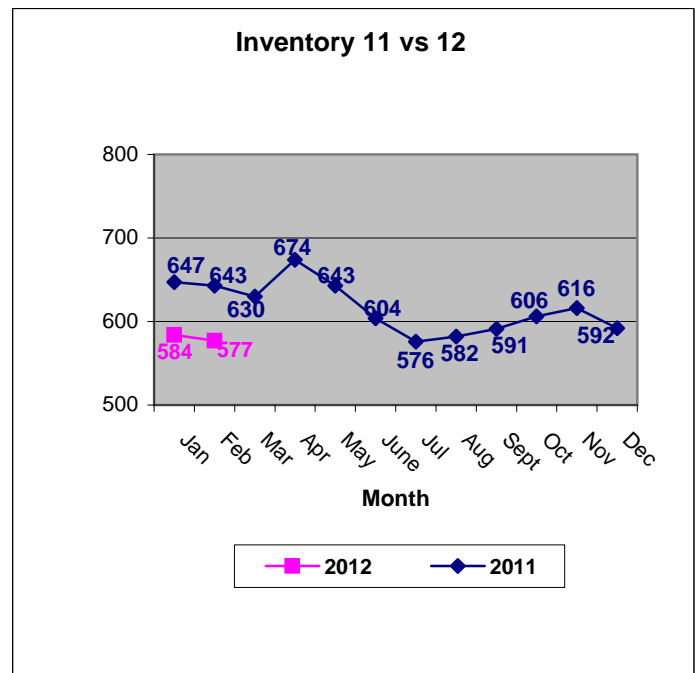
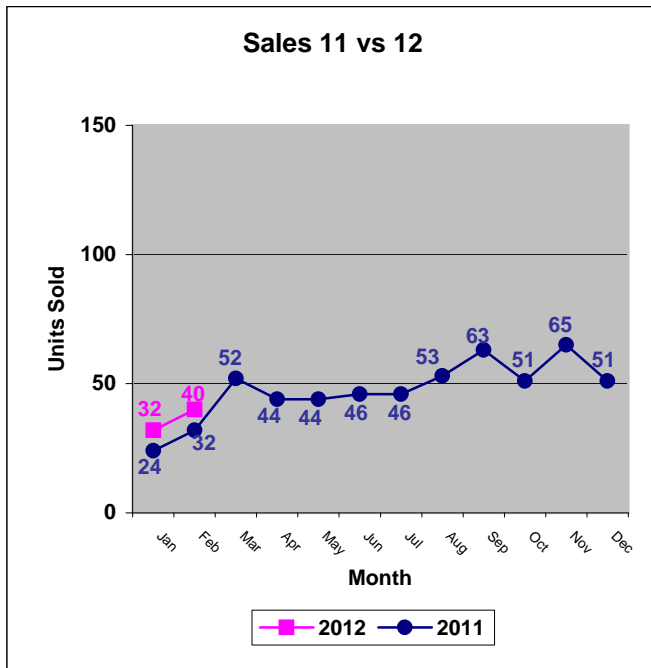
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Feb-12

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	0	0	0	0	0	0.0	0
50,000 - 99,999	0	0	0	0	7	7.0	3
100,000 - 119,999	0	2	0	2	29	14.5	20
120,000 - 139,999	0	5	1	6	78	13.0	20
140,000 - 159,999	0	5	0	5	67	13.4	18
160,000 - 179,999	2	3	1	6	31	5.2	15
180,000 - 199,999	0	3	2	5	58	11.6	28
200,000 - 249,999	1	2	7	10	125	12.5	62
250,000 - 299,999	0	0	1	1	70	70.0	25
300,000 - 499,999	0	0	3	3	63	21.0	22
500,000 - 749,999	0	0	1	1	36	36.0	5
750,000 - 999,999	0	0	0	0	9	9.0	1
1,000,000 - 1,249,999	0	0	0	0	1	1.0	1
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	1	1	3	3.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
<b>Total</b>	<b>3</b>	<b>20</b>	<b>17</b>	<b>40</b>	<b>577</b>	<b>14.4</b>	<b>220</b>
<b>Median Price</b>	<b>\$173,900</b>	<b>\$155,013</b>	<b>\$239,900</b>	<b>\$182,250</b>	<b>\$208,560</b>		<b>\$204,960</b>
<b>Average Price</b>	<b>\$190,233</b>	<b>\$159,315</b>	<b>\$370,779</b>	<b>\$251,506</b>	<b>\$257,530</b>		<b>\$225,811</b>

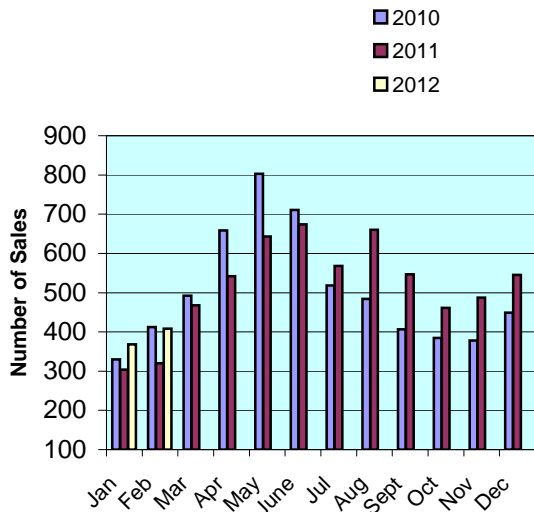


## Existing Homes Sales

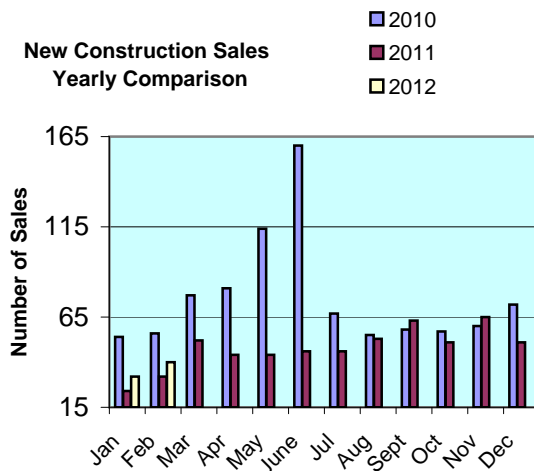
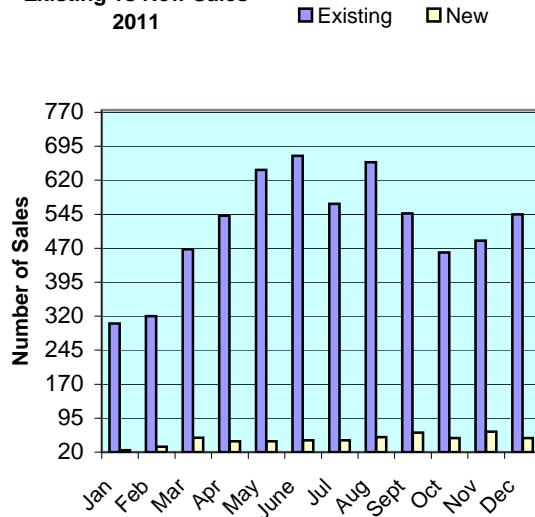
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	330	304	368
Feb	412	320	408
Mar	492	468	
Apr	659	542	
May	803	643	
June	711	674	
Jul	518	568	
Aug	484	660	
Sept	407	547	
Oct	385	461	
Nov	378	487	
Dec	449	545	

## New Construction Sales

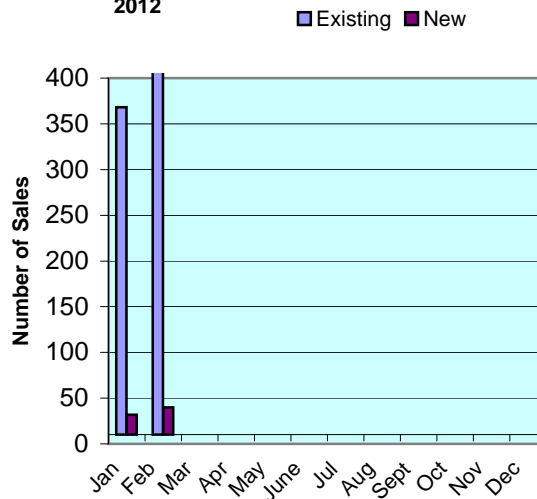
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	54	24	32
Feb	56	32	40
Mar	77	52	
Apr	81	44	
May	114	44	
June	160	46	
Jul	67	46	
Aug	55	53	
Sept	58	63	
Oct	57	51	
Nov	60	65	
Dec	72	51	



Existing vs New Sales  
2011



Existing vs New Sales  
2012



### Median Price by County

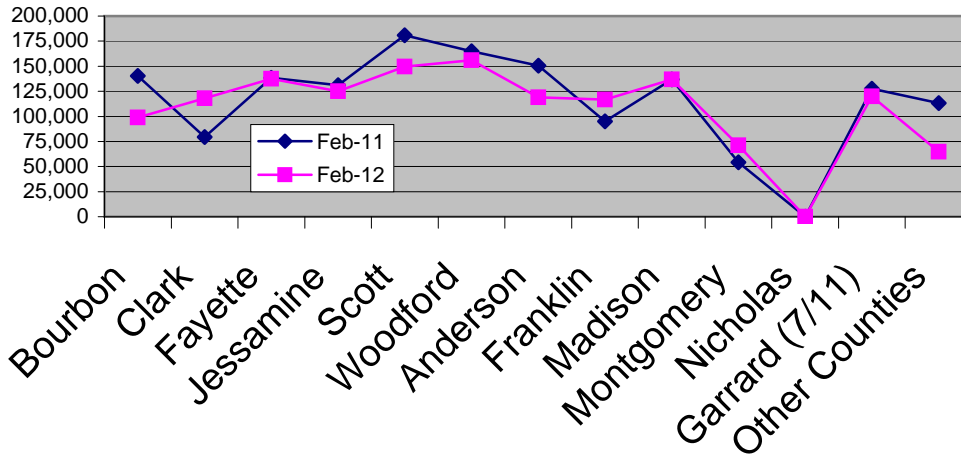
<u>County</u>	Feb-11		Feb-12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	140,500	9	99,000	6
Clark	79,500	16	118,000	12
Fayette	138,450	182	137,500	202
Jessamine	131,000	26	125,000	27
Scott	181,000	20	149,500	39
Woodford	165,000	11	155,900	9
Anderson	150,500	9	119,000	15
Franklin	95,000	15	116,750	28
Madison	137,000	24	137,000	38
Montgomery	54,250	6	71,000	16
Nicholas	0	0	0	0
Garrard (7/11)	127,500	8	120,000	3
Other Counties	113,250	<u>26</u>	64,900	<u>53</u>
		<b>352</b>		<b>448</b>

<u>County</u>	Year to Date 2/28/11		Year to Date 2/29/12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	106,400	19	90,000	16
Clark	110,000	25	120,000	21
Fayette	142,000	326	147,750	370
Jessamine	127,000	51	116,500	54
Scott	163,000	45	128,801	80
Woodford	143,250	22	149,900	19
Anderson	120,000	23	110,000	25
Franklin	112,750	36	116,750	52
Madison	131,000	56	135,500	76
Montgomery	87,000	17	83,500	30
Nicholas	47,750	6	66,000	2
Garrard (7/11)	127,500	13	81,500	12
Other Counties	95,000	<u>66</u>	65,000	<u>95</u>
		<b>705</b>		<b>852</b>

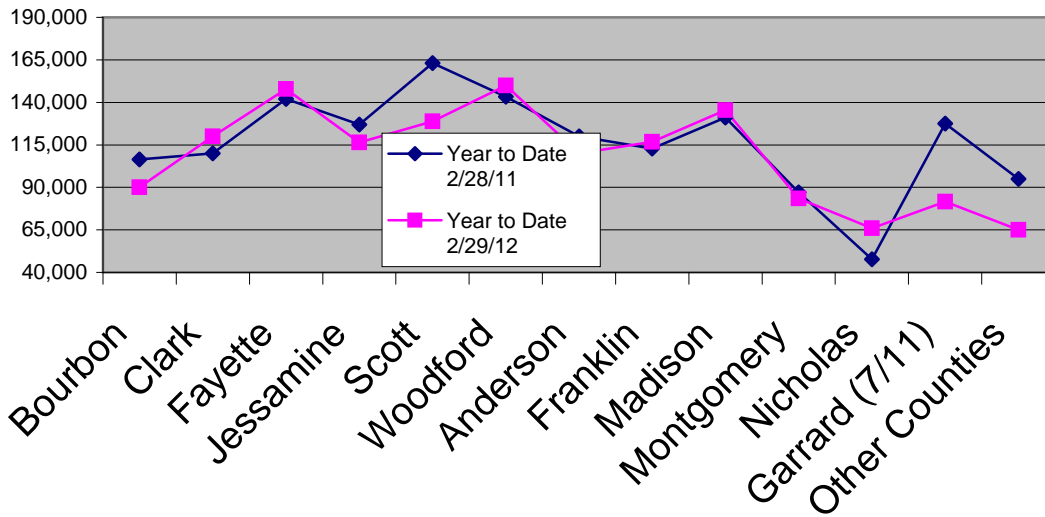


## Median Price by County

### Feb 11 vs Feb 12 Median



### Year to date 2/28/11 vs 2/29/12 Median





# Lexington-Bluegrass

Association of Realtors™

Feb-12

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	109	FmHA	2	LA-Fixed	0	Owner Finance	0
CONV	194	FLB	0	L/A-Variable	0	VA	26
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	87	L/A Escalated	0	SBA	0	Other	30

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	39	6	0	5	2	1	8	7	7	0	13	3	14	105
Out of State Buyer	14	1	0	1	0	0	3	4	2	0	2	1	5	33
Seller Leaving County	46	4	1	4	4	0	7	6	3	0	12	4	9	100
Seller leaving State	24	0	1	0	1	0	5	3	2	0	7	1	5	49
New Construction	25	1	0	0	0	0	2	6	0	0	6	0	0	40
First Time Buyer	42	3	1	3	5	0	4	0	2	0	11	1	7	79
Listing FSBO	6	0	1	0	0	0	0	0	0	0	1	0	1	9
YDT Listing FSBO	11	0	1	0	1	0	1	1	2	0	3	1	2	23

# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	53		26		-51%
Month Inventory	22.4		12.9		-42%
% of List Price	95.18		96.17		
<b>Residential</b>					
Sales	9	\$1,224,500	15	\$1,625,790	67%
Avg Sales Price		\$136,056		\$108,386	-20%
Median Sales Price		\$150,500		\$119,000	-21%
Avg Days on Market		65		139	114%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	81		64		-21%
<b>Residential</b>					
Sales	23	\$2,837,516	25	\$2,730,440	9%
Avg Sales Price		\$123,370		\$109,218	-11%
Median Sales Price		\$120,000		\$110,000	-8%
Avg Days on Market		100		140	40%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	12										
2011	15	20	13	22	16	21	24	22	16	13	20	9
2010	18	26	26	39	15	18	19	20	20	13	19	5

# Lexington-Bluegrass

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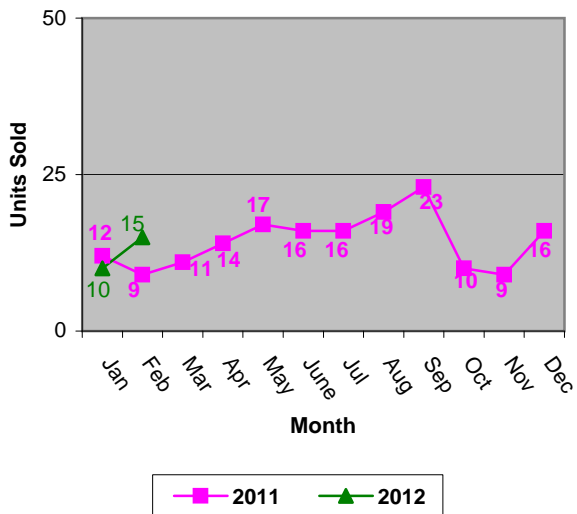
## Single Family SALES and INVENTORY and PENDING

Feb-12

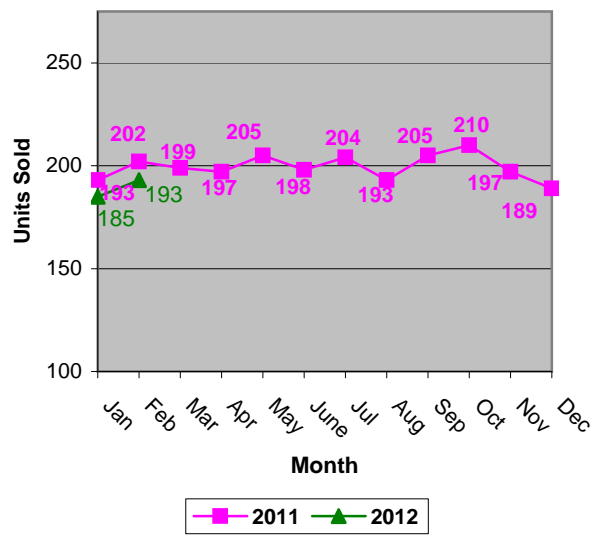
### ANDERSON COUNTY

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	4	2.0	2
50,000	-	99,999	1	2	1	4	42	10.5	9
100,000	-	119,999	0	1	1	2	20	10.0	4
120,000	-	139,999	0	2	0	2	25	12.5	2
140,000	-	159,999	0	4	0	4	25	6.3	4
160,000	-	179,999	0	0	0	0	18	18.0	0
180,000	-	199,999	0	1	0	1	18	18.0	3
200,000	-	249,999	0	0	0	0	16	16.0	0
250,000	-	299,999	0	0	0	0	11	11.0	2
300,000	-	499,999	0	0	0	0	13	13.0	1
500,000	-	749,999	0	0	0	0	0	0.0	0
750,000	-	999,999	0	0	0	0	0	0.0	1
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>12</b>	<b>2</b>	<b>15</b>	<b>193</b>	<b>12.9</b>	<b>28</b>
<b>Median Price</b>			<b>\$70,000</b>	<b>\$136,500</b>	<b>\$96,995</b>	<b>\$119,000</b>	<b>\$146,000</b>		<b>\$119,400</b>
<b>Average Price</b>			<b>\$70,000</b>	<b>\$113,483</b>	<b>\$96,995</b>	<b>\$108,386</b>	<b>\$166,513</b>		<b>\$160,396</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	27		23		-15%
Month Inventory	12.9		17.5		36%
% of List Price	95.69		92.51		
<b>Residential</b>					
Sales	9	\$1,434,550	6	\$779,250	-33%
Avg Sales Price		\$159,394		\$129,875	-19%
Median Sales Price		\$140,500		\$99,000	-30%
Avg Days on Market		104		95	-9%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	41		52		27%
<b>Residential</b>					
Sales	19	\$2,278,450	16	\$2,008,900	-16%
Avg Sales Price		\$119,918		\$125,556	5%
Median Sales Price		\$106,400		\$90,000	-15%
Avg Days on Market		77		86	12%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	7										
2011	6	11	11	9	10	9	13	8	17	10	13	7
2010	9	7	6	16	10	13	7	10	12	9	12	9

# Lexington-Bluegrass

Association of Realtors®

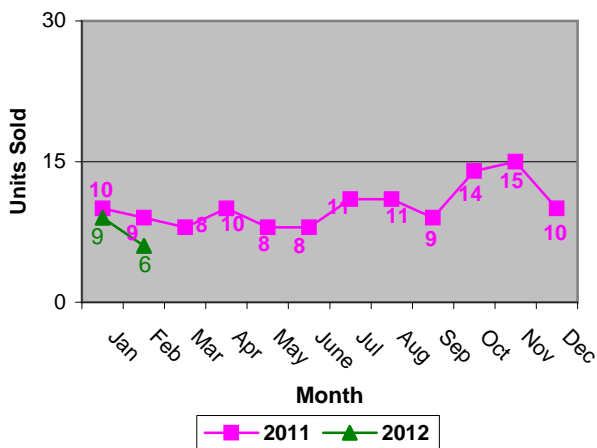
## Single Family SALES and INVENTORY and PENDING

Feb-12

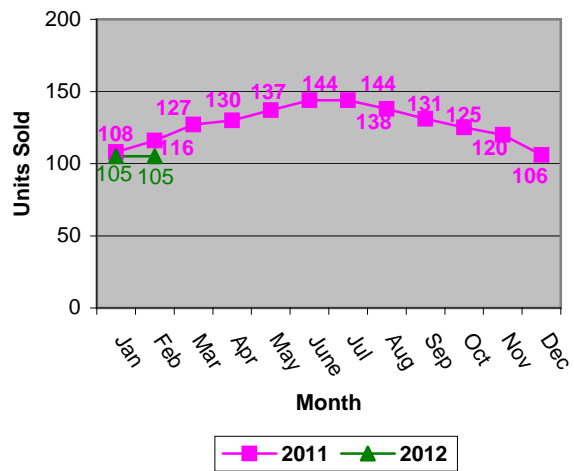
BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	8	8.0	3
50,000	-	99,999	1	2	0	3	20	6.7	7
100,000	-	119,999	0	0	0	0	7	7.0	1
120,000	-	139,999	0	1	0	1	9	9.0	0
140,000	-	159,999	0	0	0	0	11	11.0	2
160,000	-	179,999	0	0	0	0	3	3.0	1
180,000	-	199,999	0	0	1	1	5	5.0	0
200,000	-	249,999	0	0	0	0	5	5.0	1
250,000	-	299,999	0	0	1	1	9	9.0	1
300,000	-	499,999	0	0	0	0	20	20.0	0
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	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	1	1.0	0
<b>Total</b>			<b>1</b>	<b>3</b>	<b>2</b>	<b>6</b>	<b>105</b>	<b>17.5</b>	<b>16</b>
<b>Median Price</b>			<b>\$73,000</b>	<b>\$72,250</b>	<b>\$229,000</b>	<b>\$99,000</b>	<b>\$155,000</b>		<b>\$87,400</b>
<b>Average Price</b>			<b>\$73,000</b>	<b>\$82,750</b>	<b>\$229,000</b>	<b>\$129,875</b>	<b>\$259,890</b>		<b>\$107,525</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	57		42		-26%
Month Inventory	18.2		24.3		34%
% of List Price	90.86		92.11		
<b><u>Residential</u></b>					
Sales	16	\$1,608,505	12	\$1,376,300	-25%
Avg Sales Price		\$100,532		\$114,692	14%
Median Sales Price		\$79,500		\$118,000	48%
Avg Days on Market		82		123	50%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	94		96		2%
<b><u>Residential</u></b>					
Sales	25	\$2,907,005	21	\$2,531,350	-16%
Avg Sales Price		\$116,280		\$120,540	4%
Median Sales Price		\$110,000		\$120,000	9%
Avg Days on Market		117		135	15%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	14	21										
2011	12	19	17	18	25	24	29	39	23	20	19	16
2010	20	27	27	45	19	11	26	27	23	14	16	17

# Lexington-Bluegrass

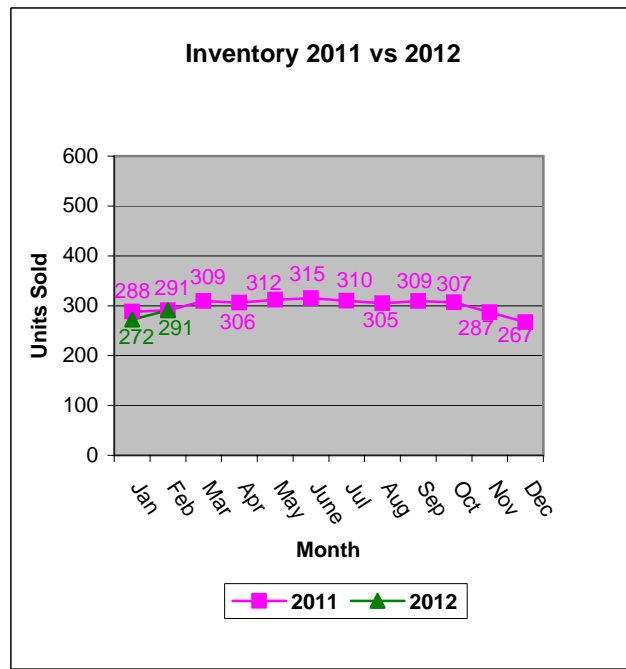
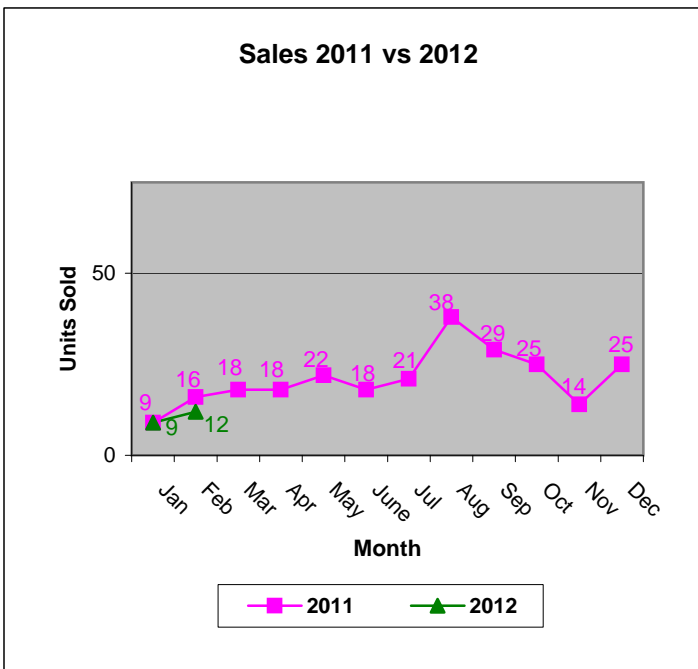
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Feb-12

CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	12	12.0	1
50,000	-	99,999	0	1	2	3	68	22.7	10
100,000	-	119,999	0	1	1	2	29	14.5	3
120,000	-	139,999	0	2	1	3	37	12.3	4
140,000	-	159,999	0	1	0	1	35	35.0	3
160,000	-	179,999	0	1	1	2	19	9.5	4
180,000	-	199,999	0	0	0	0	13	13.0	2
200,000	-	249,999	0	0	0	0	25	25.0	1
250,000	-	299,999	0	0	0	0	13	13.0	3
300,000	-	499,999	0	0	0	0	28	28.0	3
500,000	-	749,999	0	0	0	0	8	8.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>291</b>	<b>24.3</b>	<b>34</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$120,000</b>	<b>\$114,000</b>	<b>\$118,000</b>	<b>\$139,900</b>		<b>\$139,000</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$118,114</b>	<b>\$109,900</b>	<b>\$114,692</b>	<b>\$179,976</b>		<b>\$153,717</b>



# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	622		616		-1%
Month Inventory	13.3		10.9		-18%
% of List Price	94.57		95.97		
<b><u>Residential</u></b>					
Sales	182	\$31,316,830	202	\$33,379,391	11%
Avg Sales Price		\$172,070		\$165,245	-4%
Median Sales Price		\$138,450		\$137,500	-1%
Avg Days on Market		92		95	3%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	1,200		1,166		-3%
<b><u>Residential</u></b>					
Sales	326	\$58,500,318	370	\$65,896,682	13%
Avg Sales Price		\$179,449		\$178,099	-1%
Median Sales Price		\$142,000		\$147,750	4%
Avg Days on Market		85		92	8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	253	325										
2011	227	263	326	344	370	317	286	285	206	239	263	182
2010	239	306	493	638	245	267	251	262	194	204	203	125



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

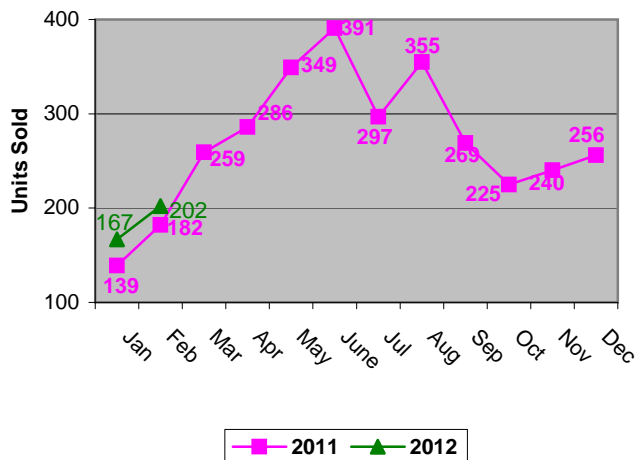
## Single Family SALES and INVENTORY and PENDING

Feb-12

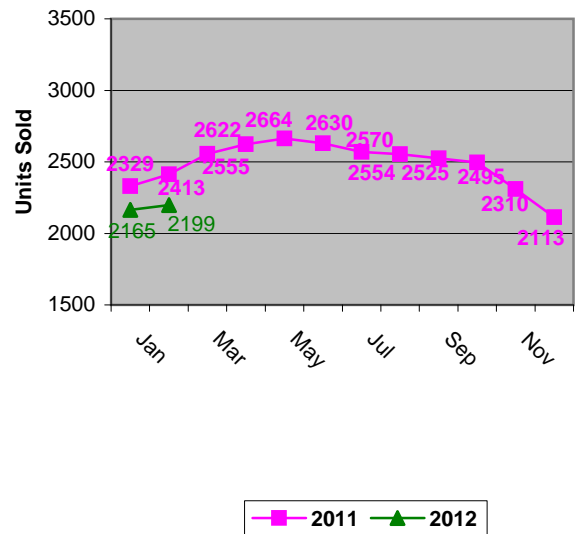
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	9	6	1	16	36	2.3	18
50,000	-	99,999	13	18	5	36	268	7.4	68
100,000	-	119,999	2	12	1	15	210	14.0	56
120,000	-	139,999	7	23	7	37	288	7.8	84
140,000	-	159,999	0	15	6	21	217	10.3	45
160,000	-	179,999	2	7	9	18	150	8.3	41
180,000	-	199,999	0	4	2	6	136	22.7	35
200,000	-	249,999	2	6	16	24	279	11.6	88
250,000	-	299,999	0	2	6	8	158	19.8	44
300,000	-	499,999	0	2	15	17	271	15.9	61
500,000	-	749,999	0	0	3	3	94	31.3	15
750,000	-	999,999	0	0	1	1	48	48.0	4
1,000,000	-	1,249,999	0	0	0	0	10	10.0	2
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	15	15.0	1
2,000,000	-	OVER	0	0	0	0	11	11.0	0
<b>Total</b>			<b>35</b>	<b>95</b>	<b>72</b>	<b>202</b>	<b>2199</b>	<b>10.9</b>	<b>562</b>
<b>Median Price</b>			<b>\$73,500</b>	<b>\$129,995</b>	<b>\$216,500</b>	<b>\$137,500</b>	<b>\$169,900</b>		<b>\$164,900</b>
<b>Average Price</b>			<b>\$89,307</b>	<b>\$132,579</b>	<b>\$245,259</b>	<b>\$165,245</b>	<b>\$257,633</b>		<b>\$205,354</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

Feb-12

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	64		61		-5%
Month Inventory	22.9		12.1		-47%
% of List Price	94.58		93.67		

#### **Residential**

Sales	15	\$1,479,451	28	\$3,587,900	87%
Avg Sales Price		\$98,630		\$128,139	30%
Median Sales Price		\$95,000		\$116,750	23%
Avg Days on Market		174		97	-44%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	123		132		7%

#### **Residential**

Sales	36	\$4,351,351	52	\$6,749,775	44%
Avg Sales Price		\$120,981		\$129,803	7%
Median Sales Price		\$112,750		\$116,750	4%
Avg Days on Market		153		108	-29%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	44	39										
2011	24	20	29	24	32	31	21	27	30	23	25	23
2010	40	29	58	58	18	32	30	32	35	27	18	20

# Lexington-Bluegrass

Association of Realtors®

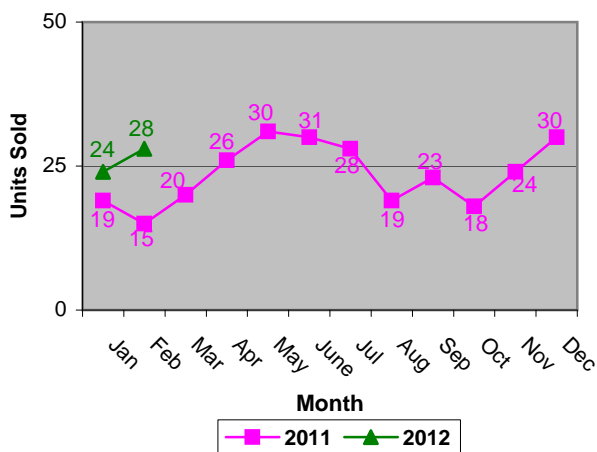
## Single Family SALES and INVENTORY and PENDING

Feb-12

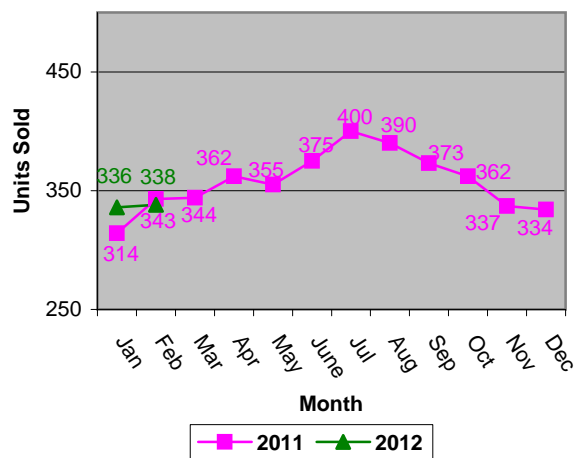
Franklin County

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	18	6.0	8
50,000 - 99,999	2	5	0	7	73	10.4	14
100,000 - 119,999	0	5	0	5	30	6.0	5
120,000 - 139,999	0	2	0	2	55	27.5	9
140,000 - 159,999	0	1	3	4	33	8.3	5
160,000 - 179,999	0	1	0	1	24	24.0	2
180,000 - 199,999	0	0	1	1	23	23.0	0
200,000 - 249,999	0	1	3	4	33	8.3	0
250,000 - 299,999	0	0	0	0	22	22.0	2
300,000 - 499,999	0	0	1	1	22	22.0	2
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	1	1.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
<b>Total</b>	<b>3</b>	<b>17</b>	<b>8</b>	<b>28</b>	<b>338</b>	<b>12.1</b>	<b>47</b>
<b>Median Price</b>	<b>\$50,000</b>	<b>\$103,900</b>	<b>\$207,500</b>	<b>\$116,750</b>	<b>\$135,950</b>		<b>\$115,000</b>
<b>Average Price</b>	<b>\$41,667</b>	<b>\$107,671</b>	<b>\$204,063</b>	<b>\$128,139</b>	<b>\$165,353</b>		<b>\$118,809</b>

Sales 2011 vs 2012



Inventory 2011 vs 2012



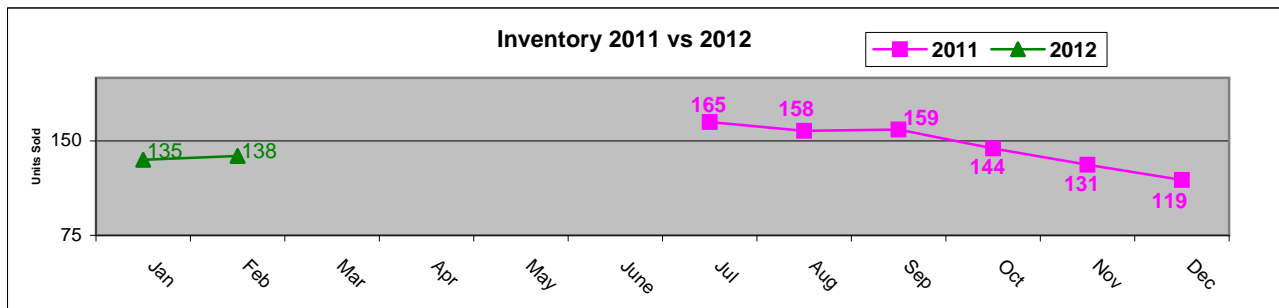
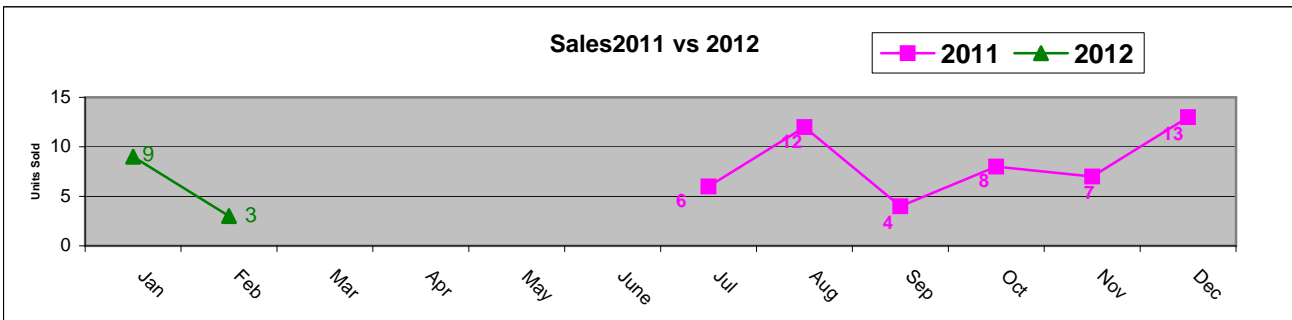


## Single Family SALES and INVENTORY and PENDING

Feb-12

### GARRARD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	11	11.0	0
50,000	-	99,999	0	0	0	0	26	26.0	4
100,000	-	119,999	0	0	0	0	9	9.0	1
120,000	-	139,999	0	1	0	1	19	19.0	2
140,000	-	159,999	0	1	0	1	18	18.0	0
160,000	-	179,999	0	0	0	0	13	13.0	1
180,000	-	199,999	0	0	0	0	9	9.0	1
200,000	-	249,999	0	0	0	0	12	12.0	0
250,000	-	299,999	0	0	0	0	10	10.0	2
300,000	-	499,999	0	0	0	0	10	10.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>138</b>	<b>46.0</b>	<b>11</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$120,000</b>	<b>\$0</b>	<b>\$120,000</b>	<b>\$144,900</b>		<b>\$129,990</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$103,667</b>	<b>\$0</b>	<b>\$103,667</b>	<b>\$161,902</b>		<b>\$148,190</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	103		98		-5%
Month Inventory	18.6		15.3		-18%
% of List Price	92.16		97.27		
<b><u>Residential</u></b>					
Sales	26	\$5,397,859	27	\$5,521,175	4%
Avg Sales Price		\$207,610		\$204,488	-2%
Median Sales Price		\$131,000		\$125,000	-5%
Avg Days on Market		78		65	-17%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	209		184		-12%
<b><u>Residential</u></b>					
Sales	51	\$9,549,255	54	\$8,608,360	6%
Avg Sales Price		\$187,240		\$159,414	-15%
Median Sales Price		\$127,000		\$116,500	-8%
Avg Days on Market		89		61	-31%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	29	46										
2011	31	31	55	48	53	47	41	45	55	38	46	21
2010	52	39	56	68	37	34	30	37	36	28	32	26

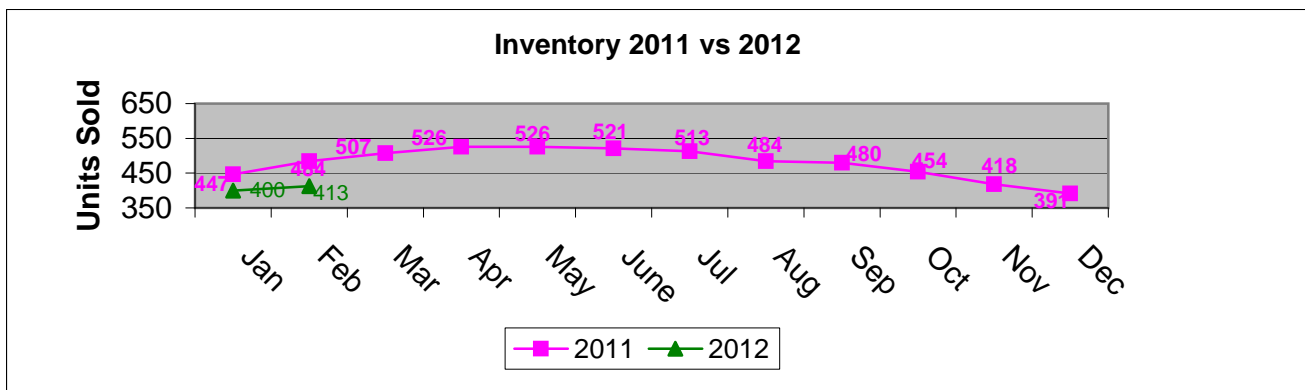
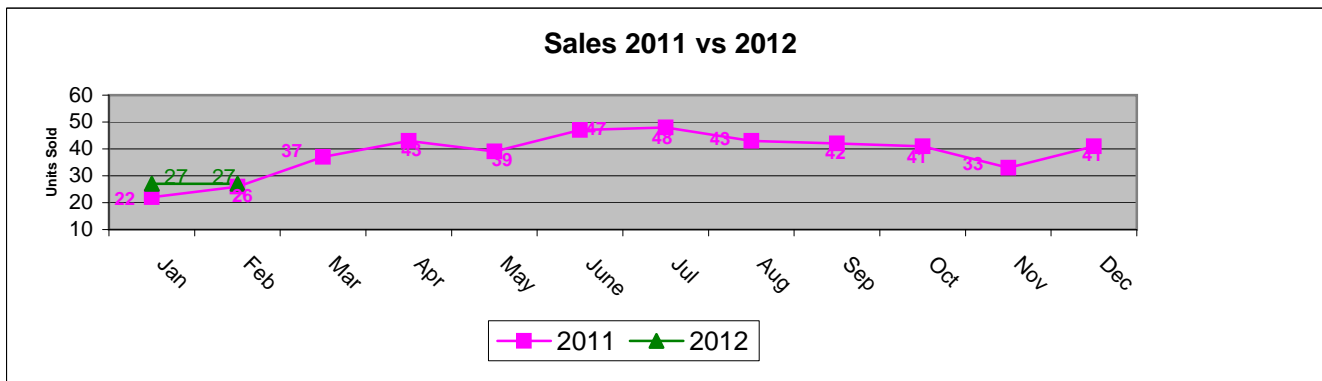
# Lexington-Bluegrass

Association of Realtors®

Feb-12

Single Family SALES and INVENTORY and PENDING  
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	0	1	0	1	9	9.0	3
50,000	-	99,999	1	5	0	6	86	14.3	16
100,000	-	119,999	0	3	1	4	31	7.8	8
120,000	-	139,999	0	3	1	4	40	10.0	10
140,000	-	159,999	0	2	1	3	27	9.0	9
160,000	-	179,999	1	2	0	3	17	5.7	5
180,000	-	199,999	0	0	3	3	15	5.0	4
200,000	-	249,999	0	0	0	0	34	34.0	5
250,000	-	299,999	0	0	0	0	22	22.0	4
300,000	-	499,999	0	1	1	2	51	25.5	2
500,000	-	749,999	0	0	0	0	38	38.0	0
750,000	-	999,999	0	0	0	0	30	30.0	2
1,000,000	-	1,249,999	0	0	0	0	5	5.0	1
1,250,000	-	1,499,999	0	0	0	0	4	4.0	0
1,500,000	-	1,999,999	0	0	1	1	4	4.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>17</b>	<b>8</b>	<b>27</b>	<b>413</b>	<b>15.3</b>	<b>69</b>
<b>Median Price</b>			<b>\$116,500</b>	<b>\$110,000</b>	<b>\$182,000</b>	<b>\$125,000</b>	<b>\$179,900</b>		<b>\$136,900</b>
<b>Average Price</b>			<b>\$116,500</b>	<b>\$127,347</b>	<b>\$390,409</b>	<b>\$204,488</b>	<b>\$309,415</b>		<b>\$180,001</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings	137		107		-22%
Month Inventory	23.5		13.0		-45%
% of List Price	96.24		94.84		
<b><u>Residential</u></b>					
Sales	24	\$3,383,326	38	\$5,208,044	58%
Avg Sales Price		\$140,972		\$137,054	-3%
Median Sales Price		\$137,000		\$137,000	0%
Avg Days on Market		118		109	-8%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings	232		191		-18%
<b><u>Residential</u></b>					
Sales	56	\$7,547,949	76	\$11,098,796	36%
Avg Sales Price		\$134,785		\$146,037	8%
Median Sales Price		\$131,000		\$135,500	3%
Avg Days on Market		108		115	6%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	39	41										
2011	30	31	37	39	69	47	44	48	41	52	50	32
2010	36	45	49	73	45	45	44	41	54	39	36	30

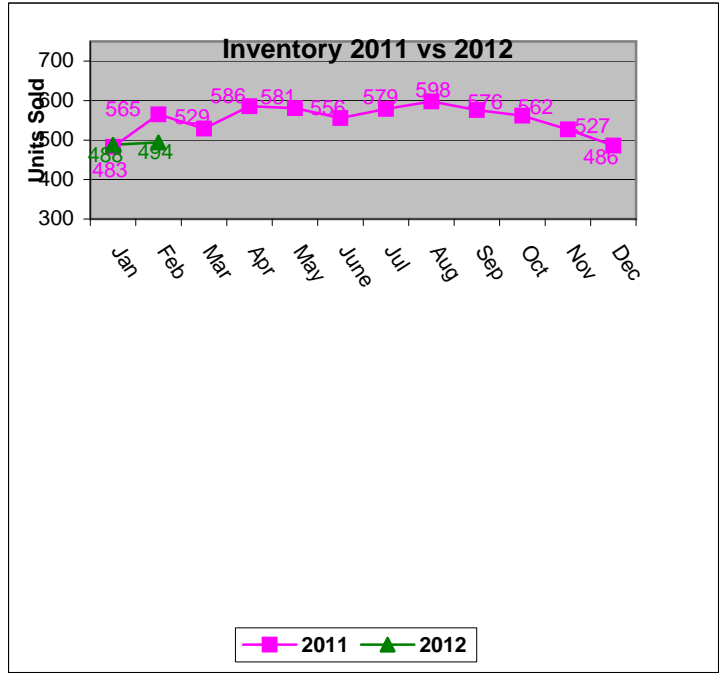
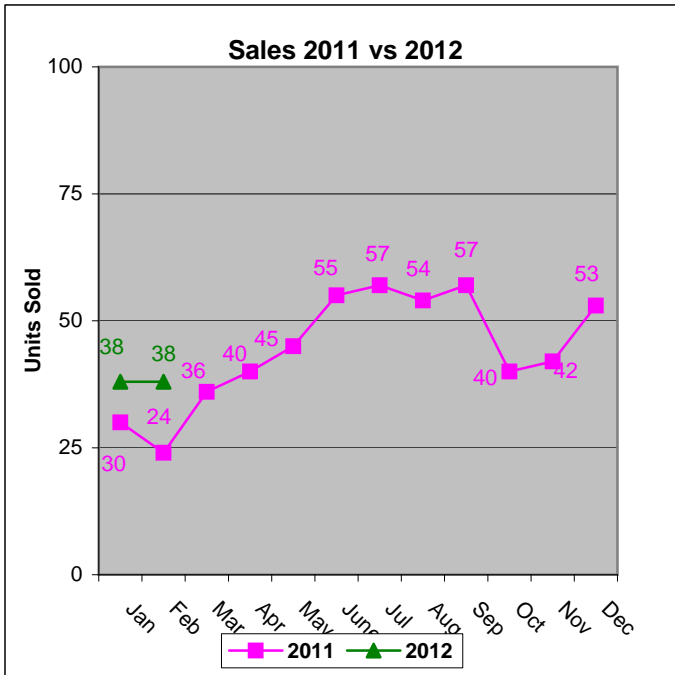


# Lexington-Bluegrass

Association of Realtors®

**Single Family SALES and INVENTORY and PENDING**  
**Feb-12**  
**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	3	2	0	5	11	2.2	2
50,000	-	99,999	0	6	0	6	50	8.3	16
100,000	-	119,999	0	3	1	4	42	10.5	6
120,000	-	139,999	1	5	1	7	68	9.7	18
140,000	-	159,999	0	0	1	1	80	80.0	10
160,000	-	179,999	0	3	1	4	41	10.3	5
180,000	-	199,999	0	4	1	5	30	6.0	8
200,000	-	249,999	0	1	1	2	46	23.0	5
250,000	-	299,999	0	0	3	3	43	14.3	3
300,000	-	499,999	0	0	1	1	68	68.0	4
500,000	-	749,999	0	0	0	0	9	9.0	0
750,000	-	999,999	0	0	0	0	4	4.0	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	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>4</b>	<b>24</b>	<b>10</b>	<b>38</b>	<b>494</b>	<b>13.0</b>	<b>77</b>
<b>Median Price</b>			<b>\$31,450</b>	<b>\$128,950</b>	<b>\$201,140</b>	<b>\$137,000</b>	<b>\$159,900</b>		<b>\$137,500</b>
<b>Average Price</b>			<b>\$49,800</b>	<b>\$122,023</b>	<b>\$208,030</b>	<b>\$137,054</b>	<b>\$206,165</b>		<b>\$152,861</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		38		31	-18%
Month Inventory		44.7		13.9	-69%
% of List Price		95.76		90.73	
<b><u>Residential</u></b>					
Sales	6	\$575,737	16	\$1,414,280	167%
Avg Sales Price		\$95,956		\$88,393	-8%
Median Sales Price		\$54,250		\$71,000	31%
Avg Days on Market		76		120	58%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		84		74	-12%
<b><u>Residential</u></b>					
Sales	17	\$1,590,687	30	\$2,905,780	76%
Avg Sales Price		\$93,570		\$96,859	4%
Median Sales Price		\$87,000		\$83,500	-4%
Avg Days on Market		154		111	-28%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	22	13										
2011	21	15	22	20	24	17	16	24	14	30	10	15
2010	11	14	20	21	21	20	16	15	11	17	9	11

# Lexington-Bluegrass

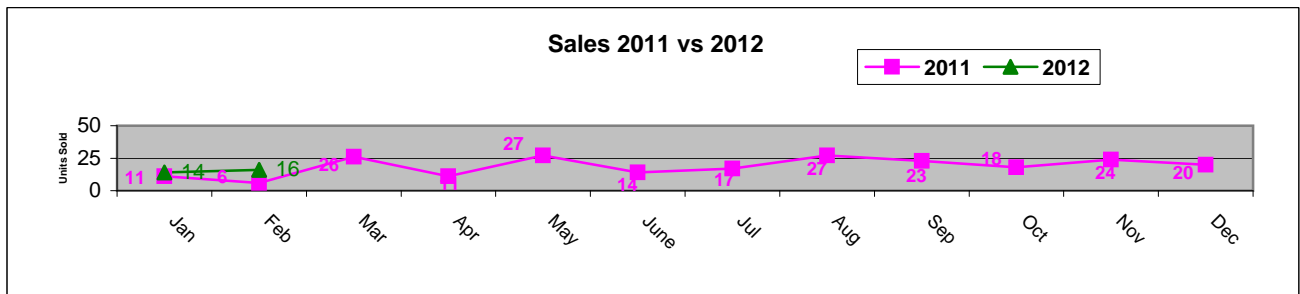
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Feb-12

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	4	0	5	24	4.8	7
50,000	-	99,999	0	5	0	5	52	10.4	11
100,000	-	119,999	0	2	1	3	24	8.0	3
120,000	-	139,999	0	0	0	0	29	29.0	3
140,000	-	159,999	0	1	0	1	26	26.0	1
160,000	-	179,999	0	0	0	0	7	7.0	2
180,000	-	199,999	0	0	0	0	15	15.0	1
200,000	-	249,999	0	1	1	2	15	7.5	1
250,000	-	299,999	0	0	0	0	10	10.0	1
300,000	-	499,999	0	0	0	0	12	12.0	0
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	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	3	3.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>13</b>	<b>2</b>	<b>16</b>	<b>222</b>	<b>13.9</b>	<b>30</b>
<b>Median Price</b>			<b>\$33,000</b>	<b>\$65,000</b>	<b>\$160,000</b>	<b>\$71,000</b>	<b>\$129,450</b>		<b>\$81,450</b>
<b>Average Price</b>			<b>\$33,000</b>	<b>\$81,637</b>	<b>\$160,000</b>	<b>\$88,393</b>	<b>\$177,345</b>		<b>\$99,723</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		4		8	100%
Month Inventory		54.0		50.0	-7%
% of List Price		0.00		0.00	
<b><u>Residential</u></b>					
Sales	0	\$0	0	\$0	0%
Avg Sales Price		\$0		\$0	0%
Median Sales Price		\$0		\$0	0%
Avg Days on Market		0		0	0%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		11		12	9%
<b><u>Residential</u></b>					
Sales	6	\$364,000	2	\$132,000	-67%
Avg Sales Price		\$60,667		\$66,000	9%
Median Sales Price		\$47,750		\$66,000	38%
Avg Days on Market		40		301	653%

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

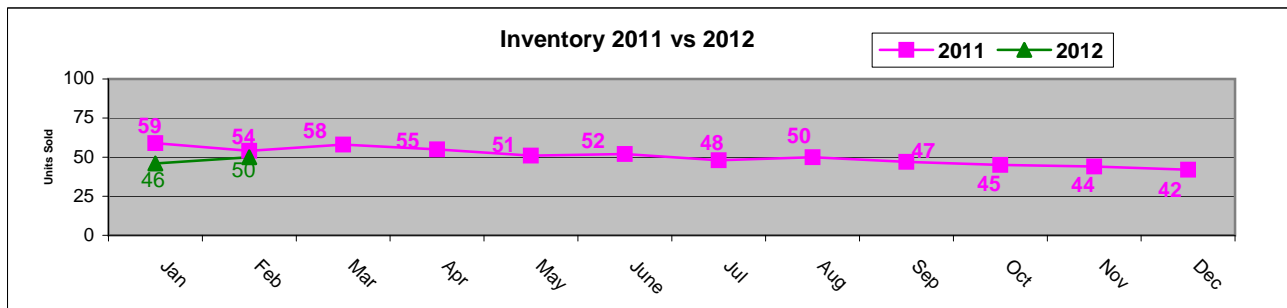
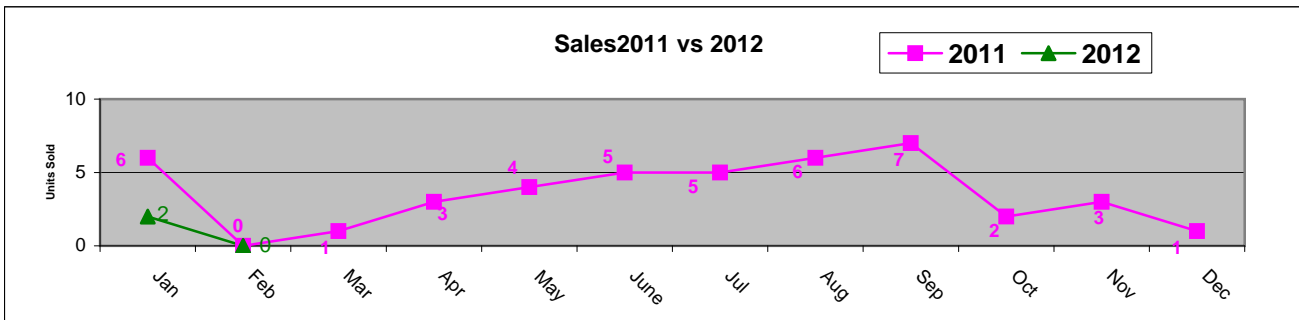
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Feb-12

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	9	9.0	0
50,000	-	99,999	0	0	0	0	24	24.0	0
100,000	-	119,999	0	0	0	0	2	2.0	0
120,000	-	139,999	0	0	0	0	5	5.0	1
140,000	-	159,999	0	0	0	0	3	3.0	1
160,000	-	179,999	0	0	0	0	2	2.0	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	2	2.0	0
300,000	-	499,999	0	0	0	0	1	1.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50.0</b>	<b>2</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$83,250</b>		<b>\$137,000</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$109,261</b>		<b>\$137,000</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		106		102	-4%
Month Inventory		27.1		11.4	-58%
% of List Price		96.13		96.29	
<b><u>Residential</u></b>					
Sales	20	\$4,231,046	39	\$6,147,483	95%
Avg Sales Price		\$211,552		\$157,628	-25%
Median Sales Price		\$181,000		\$149,500	-17%
Avg Days on Market		144		94	-35%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		204		198	-3%
<b><u>Residential</u></b>					
Sales	45	\$8,293,211	80	\$11,640,315	78%
Avg Sales Price		\$184,294		\$145,504	-21%
Median Sales Price		\$163,000		\$128,801	-21%
Avg Days on Market		117		106	-9%

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

# Lexington-Bluegrass

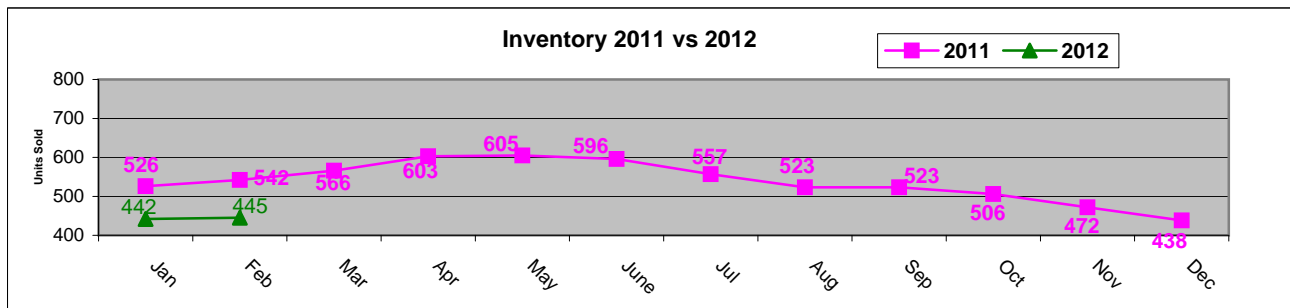
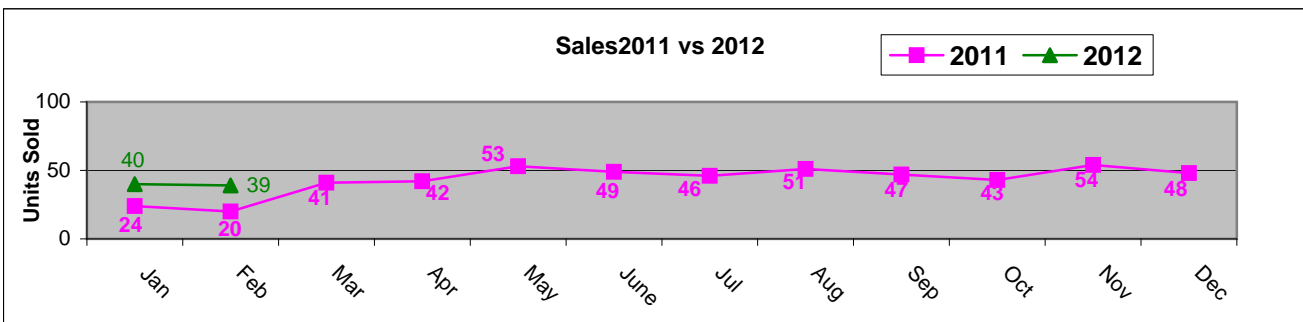
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Feb-12

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	8	4.0	4
50,000	-	99,999	1	3	1	5	23	4.6	14
100,000	-	119,999	0	4	2	6	40	6.7	23
120,000	-	139,999	0	3	2	5	65	13.0	25
140,000	-	159,999	0	2	1	3	60	20.0	12
160,000	-	179,999	1	2	2	5	32	6.4	13
180,000	-	199,999	0	2	3	5	31	6.2	13
200,000	-	249,999	0	0	5	5	46	9.2	16
250,000	-	299,999	0	0	2	2	46	23.0	9
300,000	-	499,999	0	0	1	1	84	84.0	4
500,000	-	749,999	0	0	0	0	8	8.0	1
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>18</b>	<b>19</b>	<b>39</b>	<b>445</b>	<b>11.4</b>	<b>134</b>
<b>Median Price</b>			<b>\$120,550</b>	<b>\$122,550</b>	<b>\$199,000</b>	<b>\$149,500</b>	<b>\$179,900</b>		<b>\$141,968</b>
<b>Average Price</b>			<b>\$120,550</b>	<b>\$119,011</b>	<b>\$198,115</b>	<b>\$157,628</b>	<b>\$219,267</b>		<b>\$161,344</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		39		29	-26%
Month Inventory		19.1		21.1	10%
% of List Price		97.32		93.69	
<b>Residential</b>					
Sales	11	\$1,675,224	9	\$1,318,800	-18%
Avg Sales Price		\$152,293		\$146,533	-4%
Median Sales Price		\$165,000		\$155,900	-6%
Avg Days on Market		88		114	30%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		71		68	-4%
<b>Residential</b>					
Sales	22	\$3,547,724	19	\$2,702,200	-14%
Avg Sales Price		\$161,260		\$142,221	-12%
Median Sales Price		\$143,250		\$149,900	5%
Avg Days on Market		92		82	-11%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	17	21										
2011	10	15	24	14	26	20	17	21	21	27	14	6
2010	18	20	39	22	14	22	18	27	15	19	16	12



# Lexington-Bluegrass

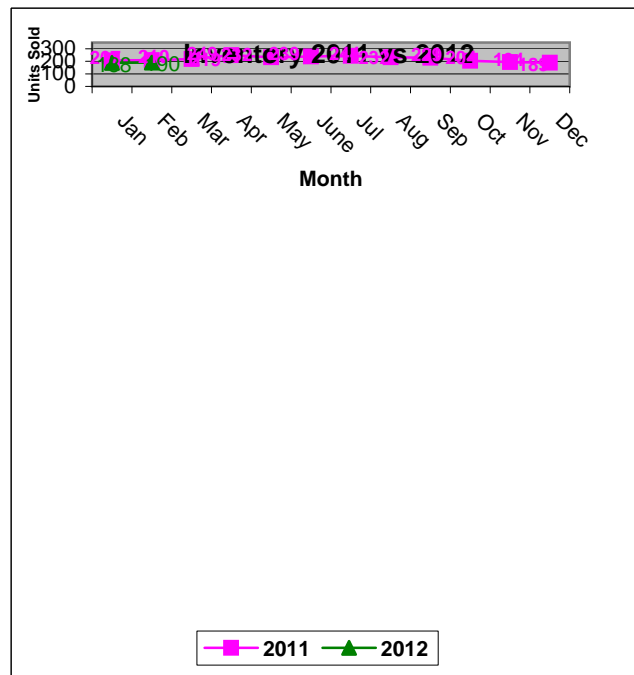
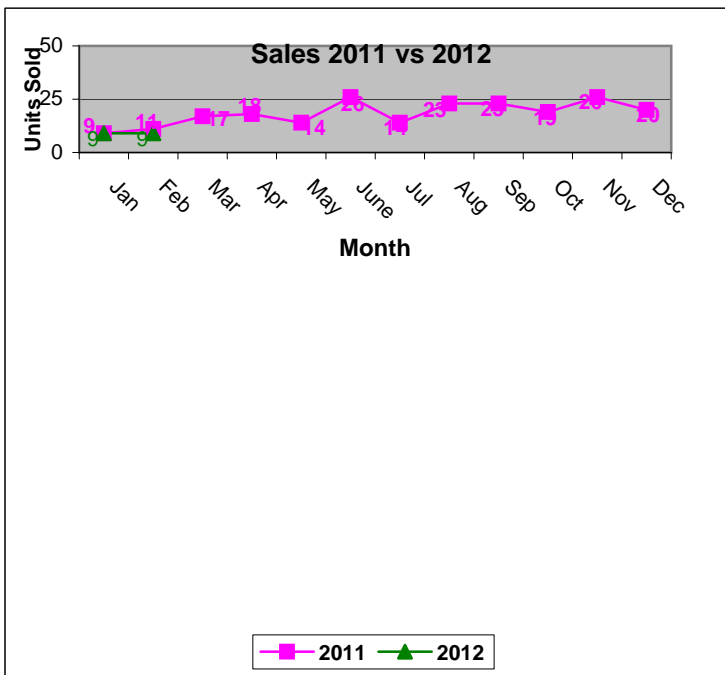
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Feb-12

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	0	0.0	0
50,000	-	99,999	1	1	0	2	25	12.5	10
100,000	-	119,999	0	1	0	1	17	17.0	1
120,000	-	139,999	0	0	0	0	11	11.0	4
140,000	-	159,999	0	0	2	2	8	4.0	2
160,000	-	179,999	0	1	1	2	12	6.0	4
180,000	-	199,999	0	0	0	0	13	13.0	4
200,000	-	249,999	0	0	2	2	38	19.0	8
250,000	-	299,999	0	0	0	0	27	27.0	0
300,000	-	499,999	0	0	0	0	23	23.0	4
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	6	6.0	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	3	3.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>1</b>	<b>3</b>	<b>5</b>	<b>9</b>	<b>190</b>	<b>21.1</b>	<b>37</b>
<b>Median Price</b>			<b>\$68,000</b>	<b>\$110,000</b>	<b>\$167,900</b>	<b>\$155,900</b>	<b>\$209,700</b>		<b>\$178,900</b>
<b>Average Price</b>			<b>\$68,000</b>	<b>\$116,500</b>	<b>\$180,260</b>	<b>\$146,533</b>	<b>\$287,986</b>		<b>\$175,501</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	February-11		February-12		% CHANGE
New Listings		139		115	-17%
Month Inventory		23.6		11.5	-51%
% of List Price		91.61		89.94	
<b><u>Residential</u></b>					
Sales	34	\$4,215,600	55	\$5,256,094	62%
Avg Sales Price		\$123,988		\$95,565	-23%
Median Sales Price		\$113,250		\$64,900	-43%
Avg Days on Market		138		123	-11%

CUMMULATIVE SUMMARY	Jan 11 - Feb 11		Jan 12 - Feb 12		% CHANGE
New Listings		268		234	-13%
<b><u>Residential</u></b>					
Sales	79	\$8,284,760	97	\$8,968,345	23%
Avg Sales Price		\$104,870		\$92,457	-12%
Median Sales Price		\$95,000		\$65,000	-32%
Avg Days on Market		140		122	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	57	61										
2011	51	48	67	61	66	62	60	74	51	56	55	54
2010	50	46	53	74	47	62	60	50	48	41	37	40

# Lexington-Bluegrass

Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Feb-12

OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	8	14	1	23	56	2.4	27
50,000	-	99,999	1	6	5	12	162	13.5	39
100,000	-	119,999	0	2	1	3	53	17.7	5
120,000	-	139,999	0	4	0	4	64	16.0	9
140,000	-	159,999	0	2	1	3	43	14.3	4
160,000	-	179,999	0	2	1	3	42	14.0	3
180,000	-	199,999	0	0	2	2	31	15.5	6
200,000	-	249,999	0	1	2	3	50	16.7	8
250,000	-	299,999	0	0	1	1	46	46.0	1
300,000	-	499,999	0	0	0	0	57	57.0	3
500,000	-	749,999	0	1	0	1	13	13.0	2
750,000	-	999,999	0	0	0	0	6	6.0	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	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>9</b>	<b>32</b>	<b>14</b>	<b>55</b>	<b>631</b>	<b>11.5</b>	<b>107</b>
<b>Median Price</b>			<b>\$35,000</b>	<b>\$66,500</b>	<b>\$134,500</b>	<b>\$64,900</b>	<b>\$137,000</b>		<b>\$81,500</b>
<b>Average Price</b>			<b>\$32,611</b>	<b>\$96,398</b>	<b>\$134,132</b>	<b>\$95,565</b>	<b>\$192,582</b>		<b>\$117,829</b>

