

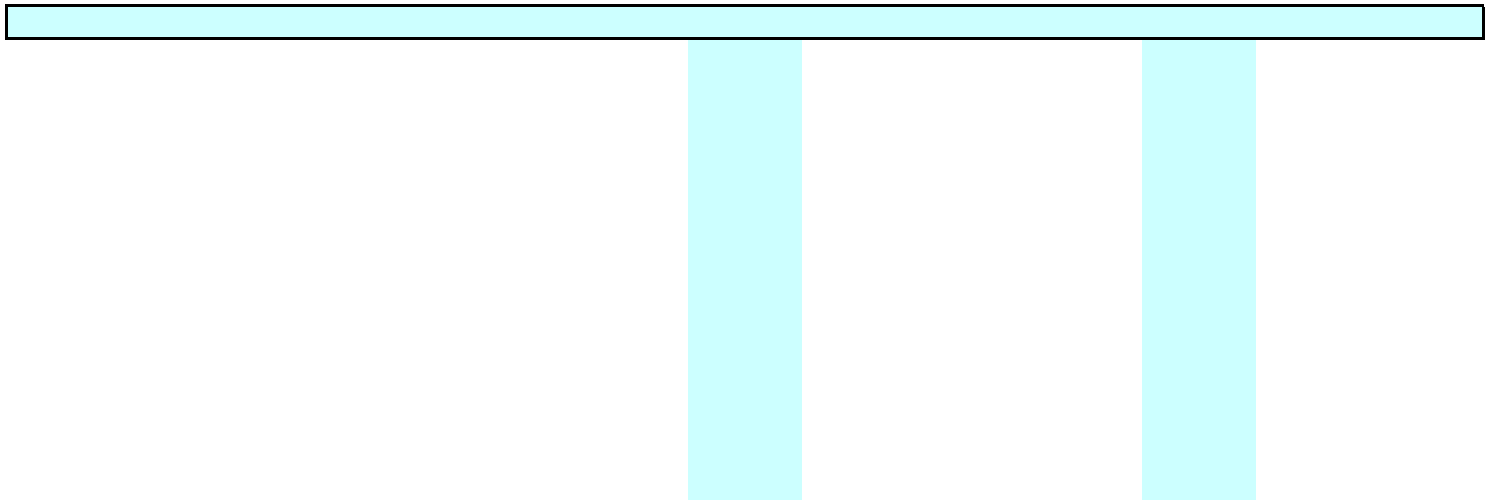
Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	1339		1192		-11%
Month Inventory	15.2		18.2		20%
% of List Price	95.36		94.19		-1%
Residential					
Sales	357	\$57,519,663	306	\$46,311,300	-14%
Avg Sales Price	\$160,669		\$151,344		-6%
Median Sales Price	\$132,725		\$126,900		-4%
Avg Days on Market	131		143		9%
Townhouses/Condos					
Sales	27	\$4,187,856	22	\$3,510,800	-19%
Avg Sales Price	\$144,409		\$159,582		11%
Median Sales Price	\$105,500		\$112,750		7%
Avg Days on Market	150		159		6%
Total Activity	384	\$61,707,519	328	\$49,822,100	-15%



Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975											
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											
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											
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

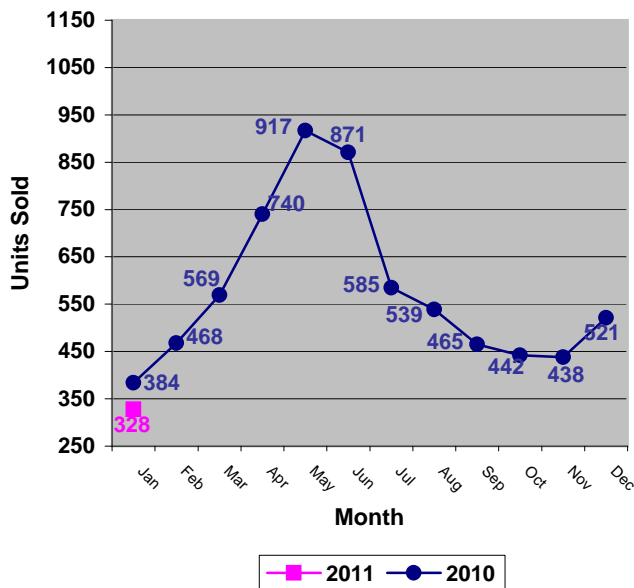
Lexington-Bluegrass

Association of Realtors®

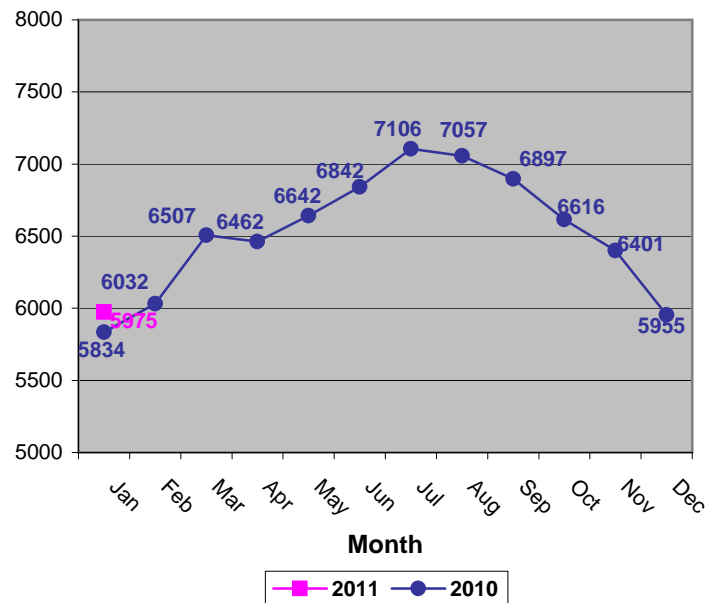
All Residential SALES and INVENTORY with PENDING

Jan-11			Sales				Current Inventory		Current Pending Inventory	Jan Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
Price Range										
49,999	OR	UNDER	16	20	3	39	210	5.4	55	59
50,000	-	99,999	22	40	5	67	1022	15.3	135	87
100,000	-	119,999	9	30	4	43	542	12.6	97	55
120,000	-	139,999	1	37	4	42	736	17.5	94	54
140,000	-	159,999	4	16	13	33	629	19.1	72	39
160,000	-	179,999	0	17	10	27	463	17.1	67	35
180,000	-	199,999	0	6	5	11	363	33.0	64	34
200,000	-	249,999	2	3	17	22	602	27.4	77	38
250,000	-	299,999	1	3	13	17	405	23.8	60	22
300,000	-	499,999	2	8	9	19	603	31.7	52	24
500,000	-	749,999	0	0	5	5	204	40.8	19	8
750,000	-	999,999	0	0	3	3	89	29.7	4	1
1,000,000	-	1,249,999	0	0	0	0	35	35.0	1	0
1,250,000	-	1,499,999	0	0	0	0	21	21.0	0	0
1,500,000	-	1,999,999	0	0	0	0	24	24.0	1	0
2,000,000	-	OVER	0	0	0	0	27	27.0	0	0
Total			57	180	91	328	5975	18.2	798	456
Median Price			\$7,500	\$119,000	\$200,000	\$126,700	\$157,000		\$145,000	
Average Price			\$87,454	\$124,771	\$243,967	\$151,355	\$228,866		\$177,466	

Sales 10 vs 11



Inventory 10 vs 11



Lexington-Bluegrass

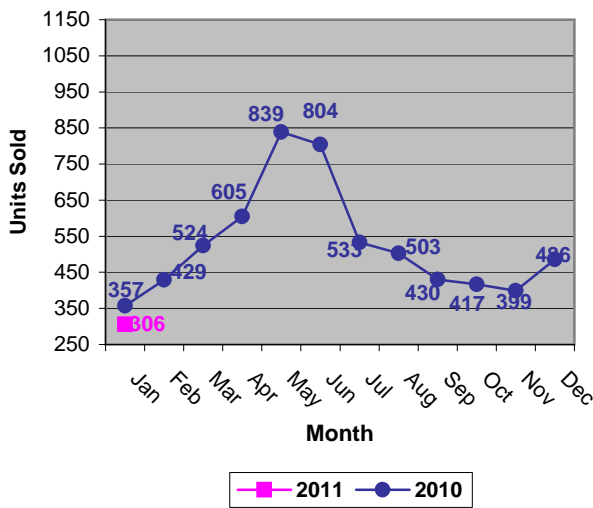
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

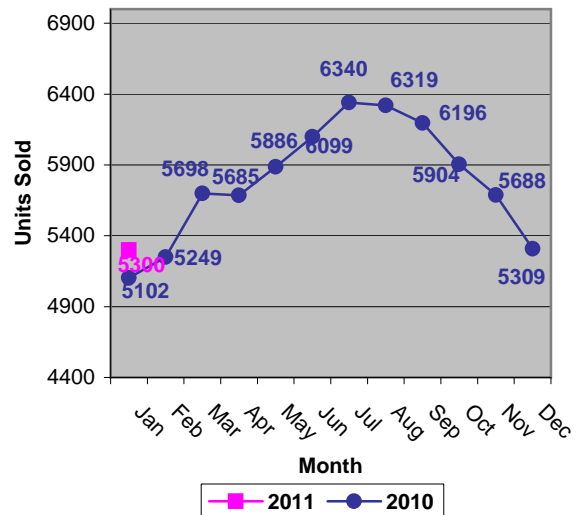
Jan-11

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	16	20	3	39	190	4.9	54
50,000	-	99,999	16	38	5	59	843	14.3	120
100,000	-	119,999	4	30	4	38	479	12.6	90
120,000	-	139,999	1	37	4	42	666	15.9	91
140,000	-	159,999	1	15	13	29	585	20.2	65
160,000	-	179,999	0	17	10	27	421	15.6	60
180,000	-	199,999	0	6	5	11	334	30.4	60
200,000	-	249,999	1	3	17	21	511	24.3	72
250,000	-	299,999	1	3	13	17	335	19.7	55
300,000	-	499,999	0	7	8	15	542	36.1	46
500,000	-	749,999	0	0	5	5	199	39.8	16
750,000	-	999,999	0	0	3	3	88	29.3	4
1,000,000	-	1,249,999	0	0	0	0	35	35.0	1
1,250,000	-	1,499,999	0	0	0	0	21	21.0	0
1,500,000	-	1,999,999	0	0	0	0	24	24.0	1
2,000,000	-	OVER	0	0	0	0	27	27.0	0
Total			40	176	90	306	5300	17.3	735
Median Price			\$63,000	\$119,000	\$200,000	\$126,950	\$158,500		
Average Price			\$66,414	\$123,331	\$241,900	\$150,764	\$235,649		\$176,050

Sales 10 vs 11



Inventory 10 vs 11



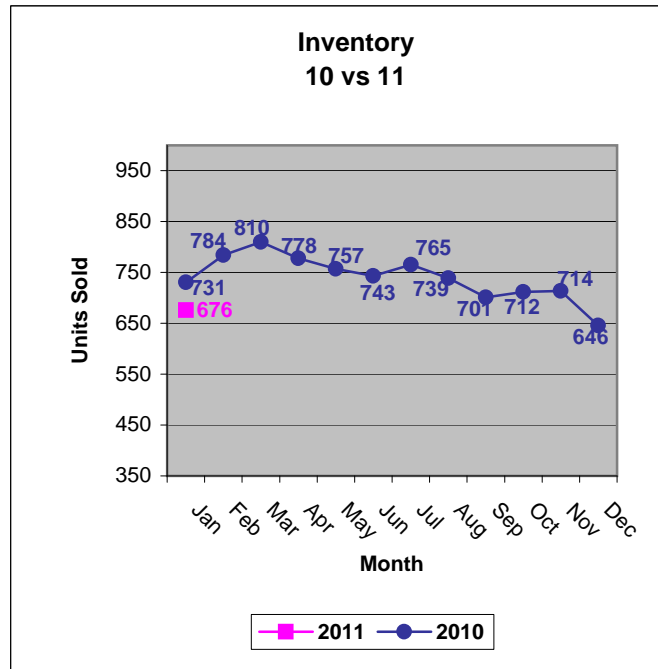
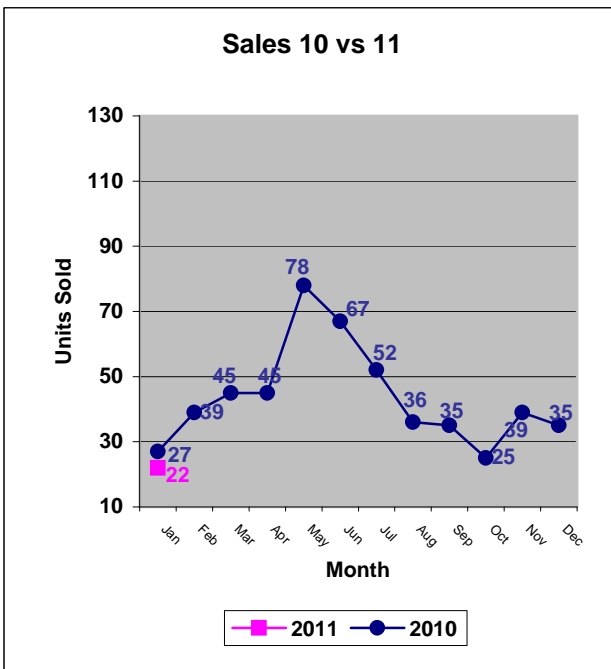
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Jan-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	6	2	0	8	179	22.4	15
100,000	- 119,999	5	0	0	5	64	12.8	7
120,000	- 139,999	0	0	0	0	70	70.0	3
140,000	- 159,999	3	1	0	4	44	11.0	7
160,000	- 179,999	0	0	0	0	42	42.0	7
180,000	- 199,999	0	0	0	0	29	29.0	4
200,000	- 249,999	1	0	0	1	91	91.0	5
250,000	- 299,999	0	0	0	0	70	70.0	5
300,000	- 499,999	2	1	1	4	61	15.3	6
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		17	4	1	22	676	30.7	63
Median Price		\$21,000	\$13,400	\$32,000	\$17,700	\$61,650		\$38,500
Average Price		\$136,959	\$188,125	\$430,000	\$159,582	\$175,509		\$193,983



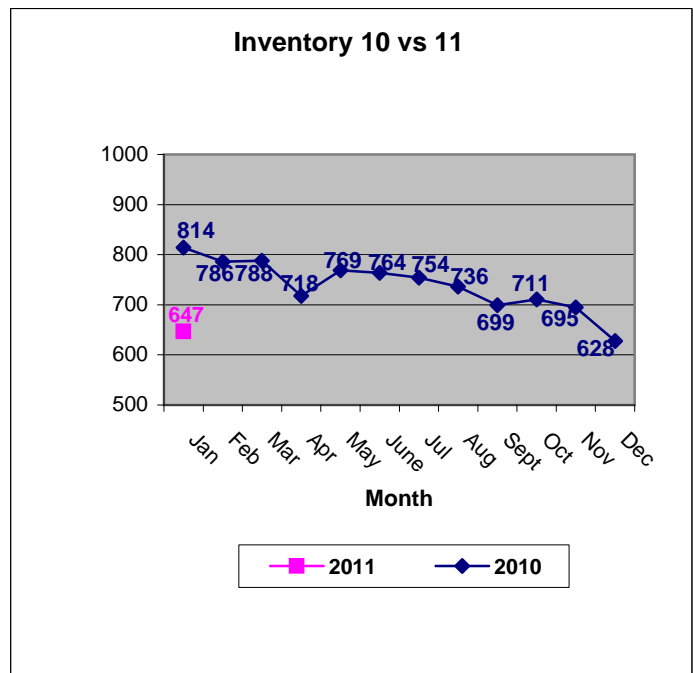
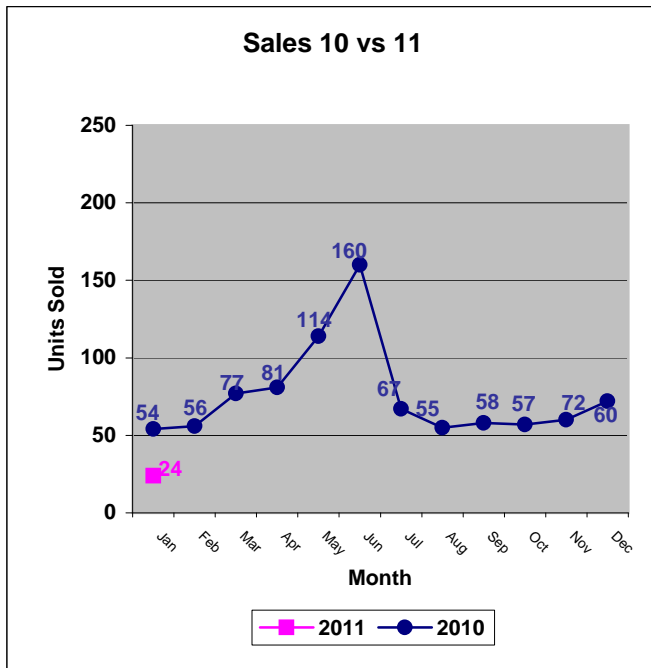
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jan-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	0	0.0	0
50,000	- 99,999	0	0	0	0	11	11.0	2
100,000	- 119,999	0	4	0	4	28	7.0	12
120,000	- 139,999	0	3	0	3	67	22.3	15
140,000	- 159,999	1	3	0	4	76	19.0	21
160,000	- 179,999	0	1	0	1	60	60.0	22
180,000	- 199,999	0	3	0	3	70	23.3	18
200,000	- 249,999	0	0	4	4	144	36.0	39
250,000	- 299,999	0	1	3	4	72	18.0	24
300,000	- 499,999	0	0	1	1	72	72.0	14
500,000	- 749,999	0	0	0	0	31	31.0	6
750,000	- 999,999	0	0	0	0	9	9.0	1
1,000,000	- 1,249,999	0	0	0	0	4	4.0	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		1	15	8	24	647	27.0	174
Median Price		\$156,000	\$143,000	\$250,094	\$182,187	\$209,500		\$197,500
Average Price		\$156,000	\$153,458	\$269,256	\$192,163	\$254,817		\$224,551

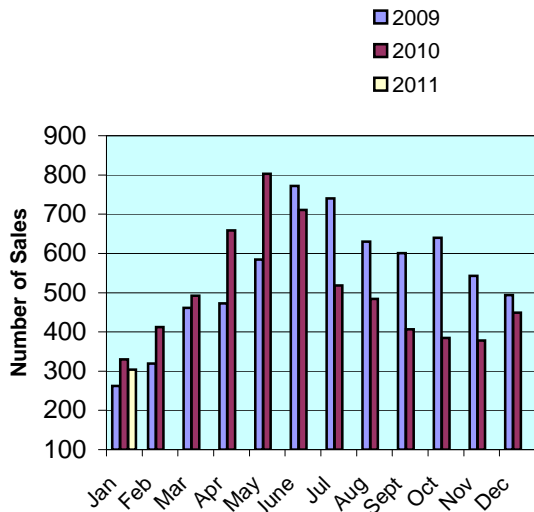


Existing Homes Sales

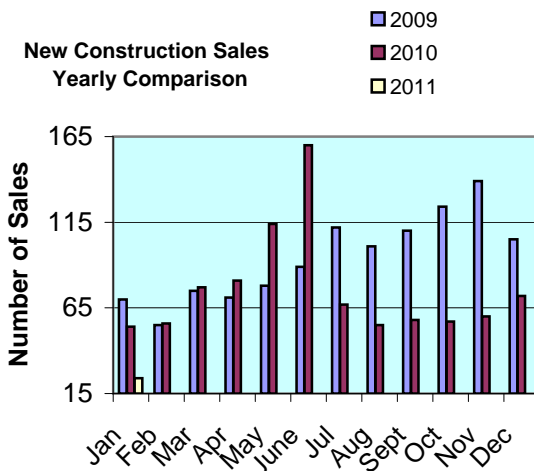
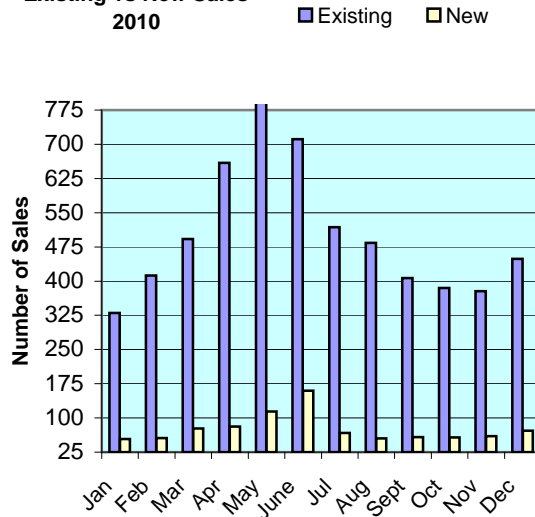
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	
Mar	461	492	
Apr	473	659	
May	584	803	
June	772	711	
Jul	740	518	
Aug	630	484	
Sept	601	407	
Oct	640	385	
Nov	543	378	
Dec	494	449	

New Construction Sales

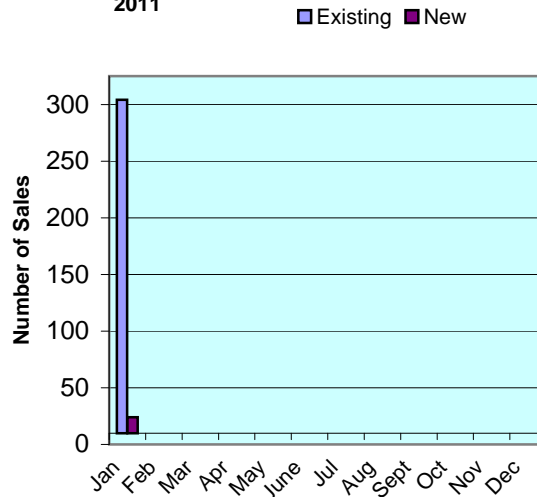
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	
Mar	75	77	
Apr	71	81	
May	78	114	
June	89	160	
Jul	112	67	
Aug	101	55	
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Existing vs New Sales 2010



Existing vs New Sales 2011



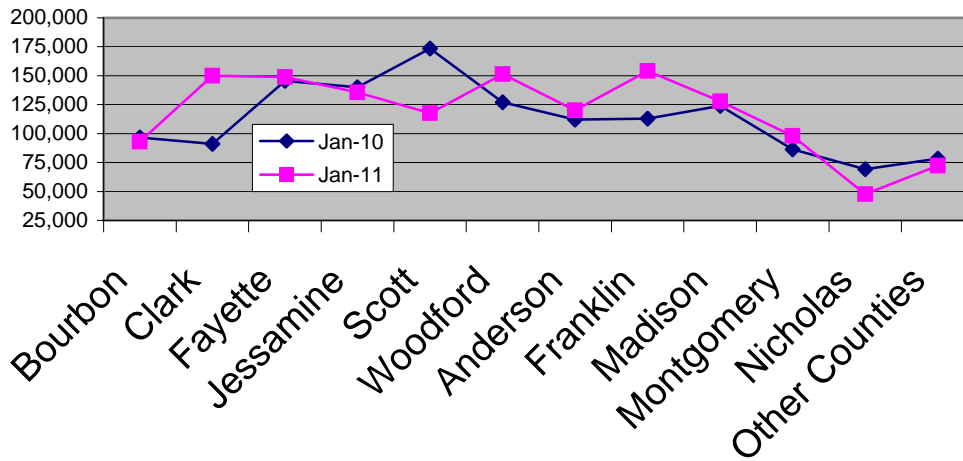
Median Price by County

<u>County</u>	Jan-10		Jan-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	96,500	11	93,000	10
Clark	91,000	12	150,000	9
Fayette	145,500	194	148,750	136
Jessamine	140,000	27	135,500	21
Scott	173,430	32	117,500	24
Woodford	127,000	11	151,250	8
Anderson	112,000	18	120,075	12
Franklin	112,950	22	154,000	19
Madison	124,000	23	127,800	28
Montgomery	86,250	10	98,000	11
Nicholas	69,200	2	47,750	6
Other Counties	78,250	<u>22</u>	72,250	<u>44</u>
		384		328



Median Price by County

Jan 10 vs Jan 11 Median



Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	January-10	January-11	% CHANGE
New Listings	32	28	-13%
Month Inventory	10.1	16.1	59%
% of List Price	95.38	97.67	

Residential

Sales	18	\$1,838,950	12	\$1,457,416	-33%
Avg Sales Price		\$102,164		\$121,451	19%
Median Sales Price		\$112,000		\$120,075	7%
Avg Days on Market		86		130	51%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15											
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

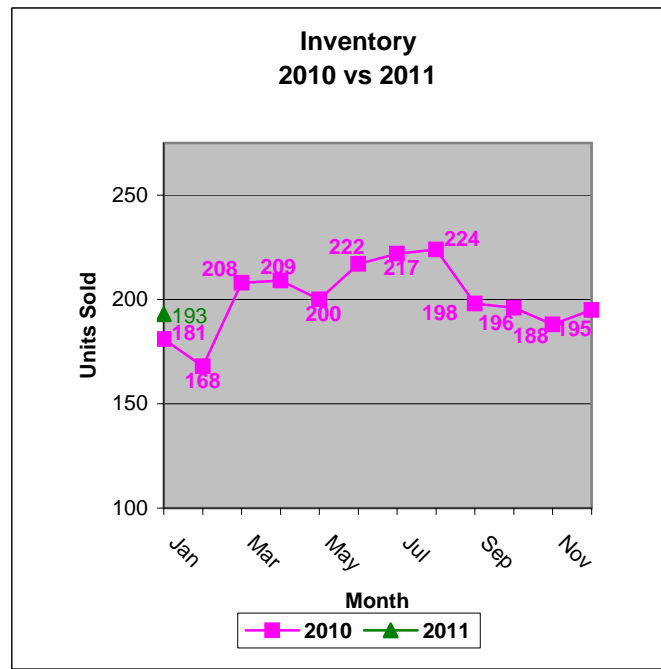
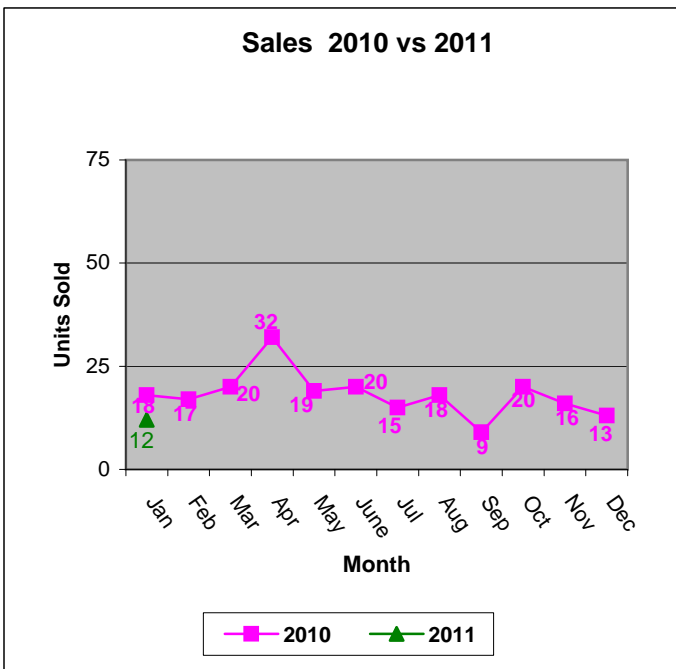
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-11

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	1	0	1	3	3.0	2
50,000	-	99,999	0	2	0	2	50	25.0	7
100,000	-	119,999	0	3	0	3	14	4.7	6
120,000	-	139,999	0	2	0	2	26	13.0	4
140,000	-	159,999	0	1	0	1	20	20.0	2
160,000	-	179,999	0	0	1	1	18	18.0	0
180,000	-	199,999	0	1	0	1	20	20.0	3
200,000	-	249,999	0	0	1	1	18	18.0	0
250,000	-	299,999	0	0	0	0	13	13.0	1
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
Total			0	10	2	12	193	16.1	25
Median Price			\$0	\$110,125	\$187,450	\$120,075	\$144,300		\$114,900
Average Price			\$0	\$108,252	\$187,450	\$121,451	\$161,222		\$117,664



Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	25		14		-44%
Month Inventory	9.9		10.8		9%
% of List Price	86.39		94.30		
Residential					
Sales	11	\$1,222,501	10	\$843,900	-9%
Avg Sales Price		\$111,136		\$84,390	-24%
Median Sales Price		\$96,500		\$93,000	-4%
Avg Days on Market		70		53	-24%

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

Lexington-Bluegrass

Association of Realtors®

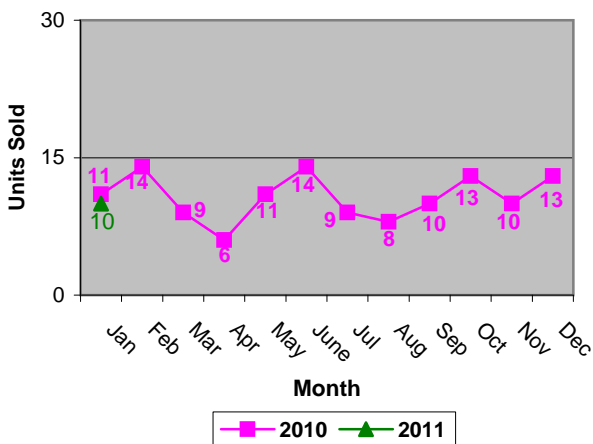
Single Family SALES and INVENTORY and PENDING

Jan-11

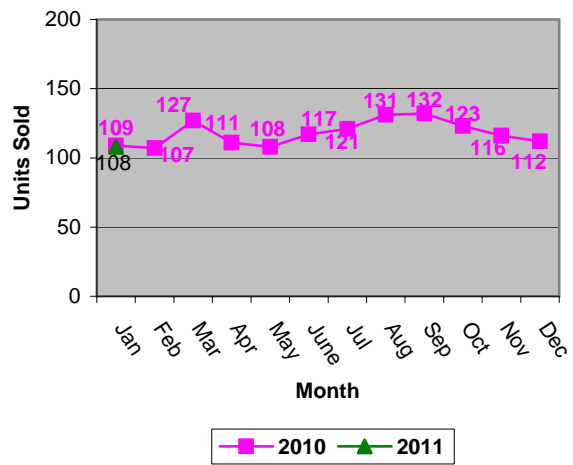
BOURBON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	1	1	0	2	6	3.0	3
50,000	-	99,999	1	2	0	3	20	6.7	6
100,000	-	119,999	0	1	1	2	10	5.0	2
120,000	-	139,999	0	2	0	2	6	3.0	1
140,000	-	159,999	0	1	0	1	15	15.0	1
160,000	-	179,999	0	0	0	0	5	5.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	11	11.0	1
250,000	-	299,999	0	0	0	0	7	7.0	1
300,000	-	499,999	0	0	0	0	15	15.0	0
500,000	-	749,999	0	0	0	0	5	5.0	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	2	2.0	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			2	7	1	10	108	10.8	15
Median Price			\$35,750	\$106,400	\$100,000	\$93,000	\$158,000		\$80,000
Average Price			\$35,750	\$96,057	\$100,000	\$84,390	\$263,189		\$106,913

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	39				-8%
Month Inventory	26.8				19%
% of List Price	96.17				
<u>Residential</u>					
Sales	12	\$1,307,400	9	\$1,298,500	-25%
Avg Sales Price		\$108,950		\$144,278	32%
Median Sales Price		\$91,000		\$150,000	65%
Avg Days on Market		103		179	74%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12											
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

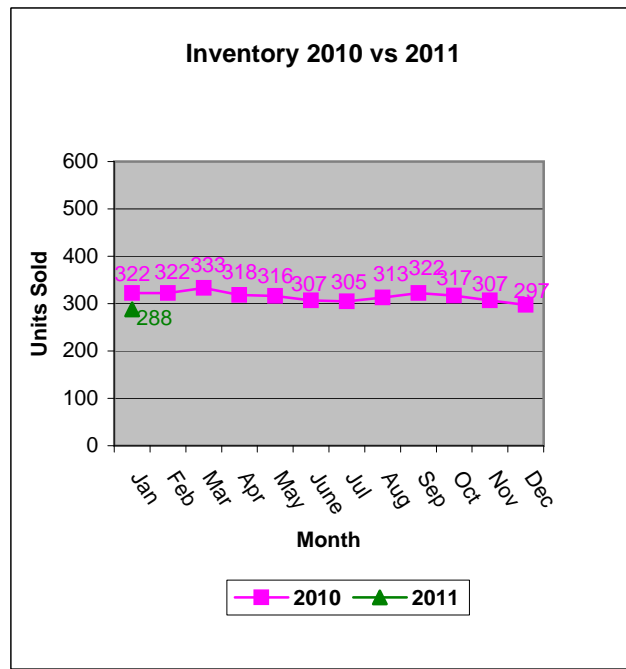
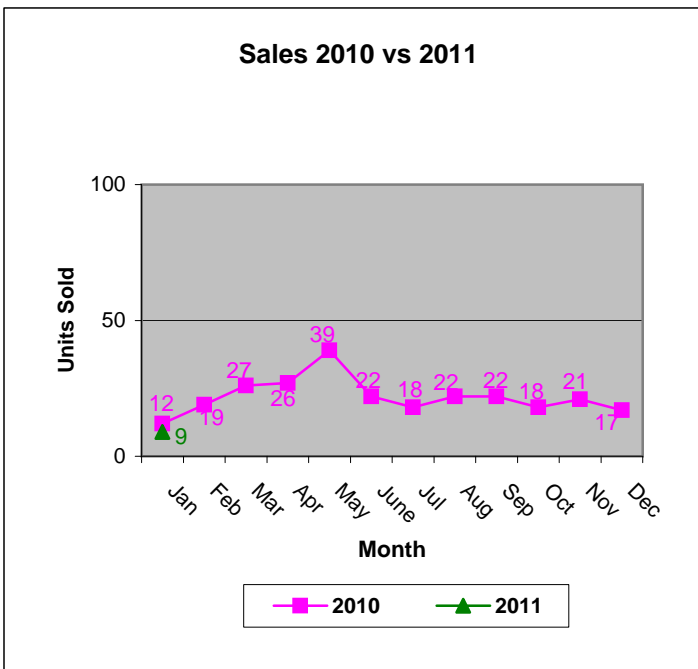
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-11

CLARK 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	12	12.0	4
50,000	-	99,999	0	0	0	0	78	78.0	7
100,000	-	119,999	0	1	0	1	28	28.0	5
120,000	-	139,999	0	2	1	3	33	11.0	4
140,000	-	159,999	0	2	1	3	28	9.3	1
160,000	-	179,999	0	0	1	1	19	19.0	1
180,000	-	199,999	0	1	0	1	13	13.0	1
200,000	-	249,999	0	0	0	0	24	24.0	1
250,000	-	299,999	0	0	0	0	18	18.0	1
300,000	-	499,999	0	0	0	0	27	27.0	0
500,000	-	749,999	0	0	0	0	5	5.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	6	3	9	288	32.0	25
Median Price			\$0	\$142,500	\$157,000	\$150,000	\$139,900		\$108,500
Average Price			\$0	\$141,750	\$149,333	\$144,278	\$176,005		\$113,984



Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	690		562		-19%
Month Inventory	11.9		16.8		41%
% of List Price	98.82		95.47		
<u>Residential</u>					
Sales	194	\$34,673,514	139	\$25,841,388	-28%
Avg Sales Price		\$178,729		\$185,909	4%
Median Sales Price		\$145,500		\$147,500	1%
Avg Days on Market		81		77	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227											
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®

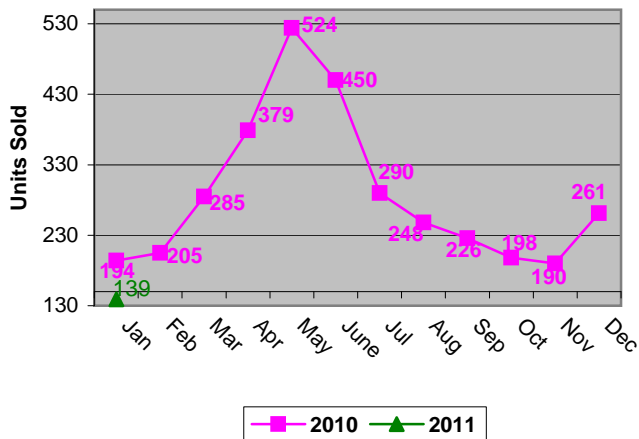
Single Family SALES and INVENTORY and PENDING

Jan-11

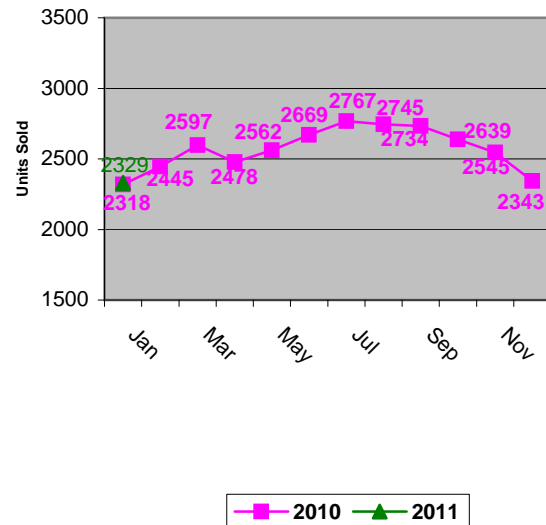
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	4	1	9	55	6.1	11
50,000	-	99,999	6	12	2	20	288	14.4	43
100,000	-	119,999	5	12	1	18	216	12.0	43
120,000	-	139,999	0	16	0	16	313	19.6	44
140,000	-	159,999	3	5	8	16	258	16.1	32
160,000	-	179,999	0	6	7	13	163	12.5	29
180,000	-	199,999	0	3	3	6	139	23.2	33
200,000	-	249,999	1	1	11	13	284	21.8	41
250,000	-	299,999	1	3	8	12	169	14.1	30
300,000	-	499,999	2	5	2	9	253	28.1	36
500,000	-	749,999	0	0	4	4	82	20.5	14
750,000	-	999,999	0	0	3	3	45	15.0	1
1,000,000	-	1,249,999	0	0	0	0	18	18.0	0
1,250,000	-	1,499,999	0	0	0	0	12	12.0	0
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			22	67	50	139	2329	16.8	357
Median Price			\$104,050	\$130,300	\$219,922	\$145,500	\$169,992		\$159,900
Average Price			\$116,926	\$134,380	\$270,611	\$178,729	\$270,071		\$218,641

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors™

Jan-11

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	77	FmHA	3	LA-Fixed	0	Owner Finance	0
CONV	153	FLB	0	L/A-Variable	0	VA	18
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	52	L/A Escalated	0	SBA	0	Other	25

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	27	4	0	1	2	7	8	5	3	9	3	9	78
Out of State Buyer	14	0	0	0	1	3	2	1	1	5	1	4	32
Seller Leaving County	43	0	1	4	1	5	5	4	1	5	2	9	80
Seller leaving State	26	3	1	3	0	2	4	2	0	3	0	4	48
New Construction	10	3	0	0	1	1	5	0	0	4	0	0	24
First Time Buyer	32	1	3	0	6	5	2	2	1	5	2	6	65
Listing FSBO	3	0	0	0	1	0	0	0	0	0	0	1	5
YDT Listing FSBO	3	0	0	0	1	0	0	0	0	0	0	1	5

Lexington-Bluegrass

Association of Realtors®

Jan-11

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	74		58		-22%
Month Inventory	16.0		16.5		3%
% of List Price	93.15		94.13		
Residential					
Sales	22	\$2,593,700	19	\$2,700,400	-14%
Avg Sales Price		\$117,895		\$142,126	21%
Median Sales Price		\$112,950		\$154,000	36%
Avg Days on Market		81		99	22%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24											
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®

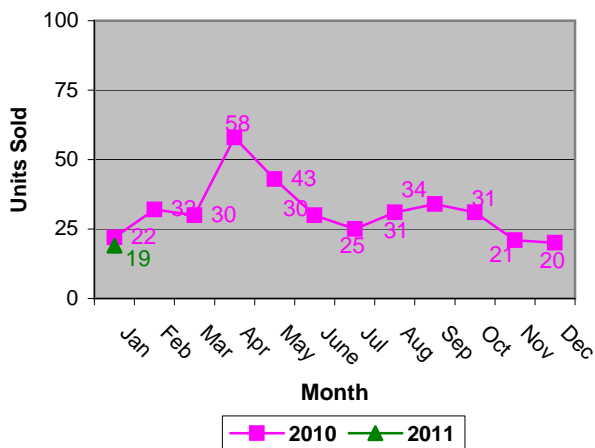
Single Family SALES and INVENTORY and PENDING

Jan-11

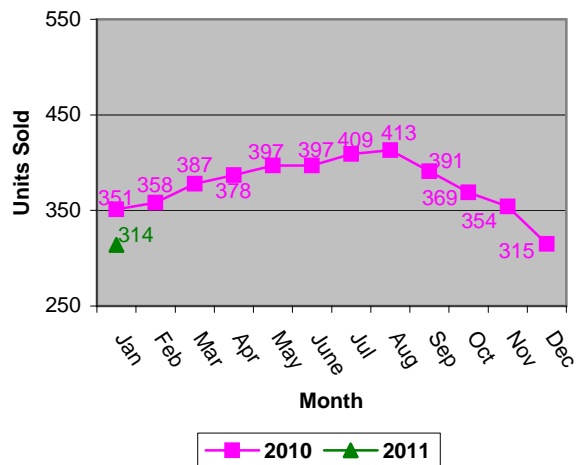
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	1	1	0	2	15	7.5	5
50,000	-	99,999	3	1	0	4	50	12.5	6
100,000	-	119,999	0	2	0	2	37	18.5	8
120,000	-	139,999	0	0	1	1	45	45.0	3
140,000	-	159,999	0	2	0	2	36	18.0	2
160,000	-	179,999	0	2	0	2	27	13.5	2
180,000	-	199,999	0	1	1	2	18	9.0	3
200,000	-	249,999	0	1	1	2	39	19.5	3
250,000	-	299,999	0	0	1	1	19	19.0	0
300,000	-	499,999	0	0	1	1	22	22.0	0
500,000	-	749,999	0	0	0	0	5	5.0	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	10	5	19	314	16.5	32
Median Price			\$64,000	\$156,950	\$215,000	\$154,000	\$144,950		\$117,200
Average Price			\$56,125	\$135,390	\$224,400	\$142,126	\$175,023		\$120,084

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	94		104		11%
Month Inventory	15.2		20.3		34%
% of List Price	94.81		94.56		
<u>Residential</u>					
Sales	27	\$5,270,680	22	\$3,361,060	-19%
Avg Sales Price		\$195,210		\$152,775	-22%
Median Sales Price		\$140,000		\$127,750	-9%
Avg Days on Market		69		109	58%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	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

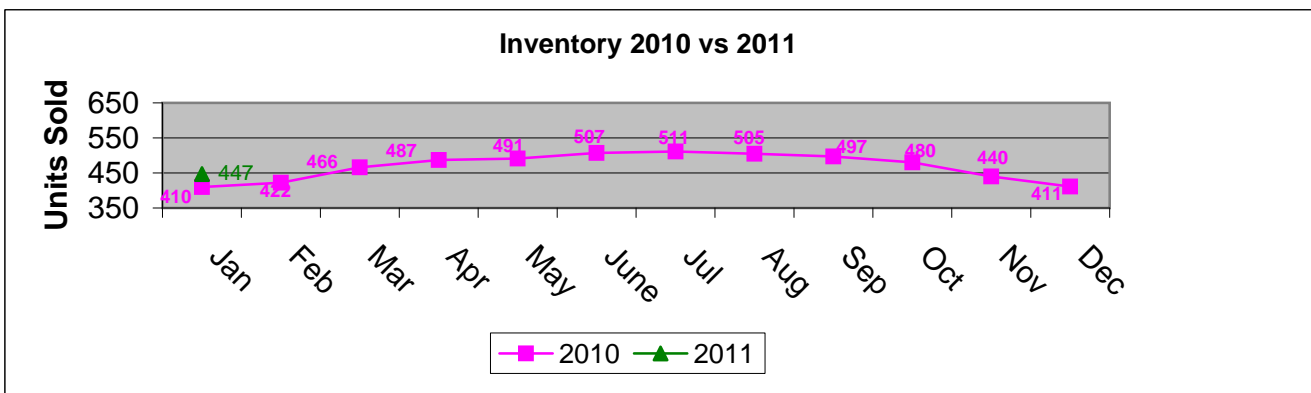
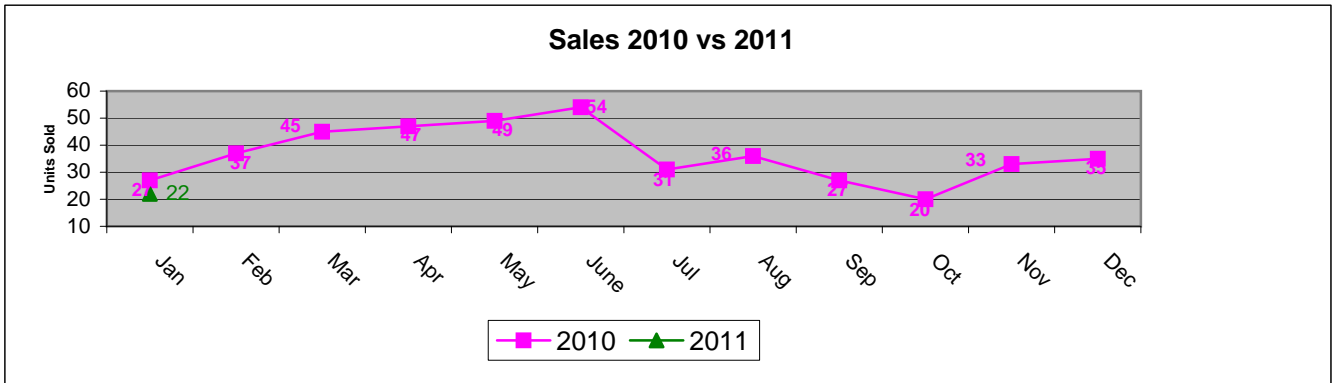
Lexington-Bluegrass

Association of Realtors®

Jan-11

Single Family SALES and INVENTORY and PENDING
JESSAMINE 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	3	0	3	5	1.7	0
50,000 - 99,999	2	5	0	7	102	14.6	18
100,000 - 119,999	0	0	0	0	42	42.0	11
120,000 - 139,999	0	2	0	2	41	20.5	4
140,000 - 159,999	1	0	2	3	40	13.3	3
160,000 - 179,999	0	2	1	3	24	8.0	6
180,000 - 199,999	0	0	0	0	24	24.0	3
200,000 - 249,999	0	0	1	1	31	31.0	2
250,000 - 299,999	0	0	1	1	19	19.0	2
300,000 - 499,999	0	1	0	1	38	38.0	2
500,000 - 749,999	0	0	1	1	43	43.0	3
750,000 - 999,999	0	0	0	0	21	21.0	3
1,000,000 - 1,249,999	0	0	0	0	8	8.0	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	3	13	6	22	447	20.3	59
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[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	92		92		0%
Month Inventory	21.2		16.1		-24%
% of List Price	94.20		95.26		
<u>Residential</u>					
Sales	23	\$3,051,200	30	\$3,823,623	30%
Avg Sales Price		\$132,661		\$127,545	-4%
Median Sales Price		\$124,000		\$127,250	3%
Avg Days on Market		116		103	-11%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30											
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

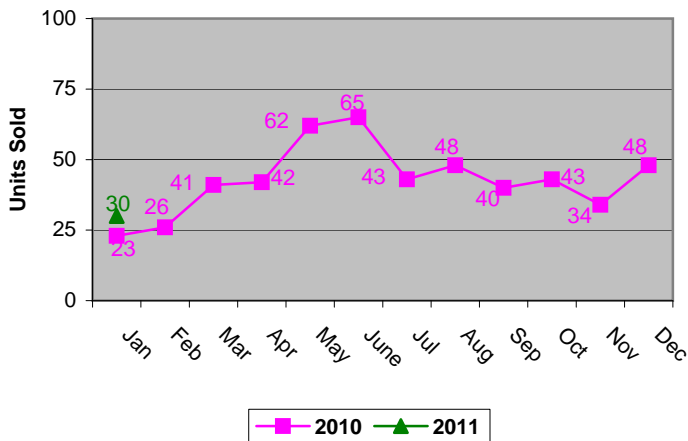
Lexington-Bluegrass

Association of Realtors®

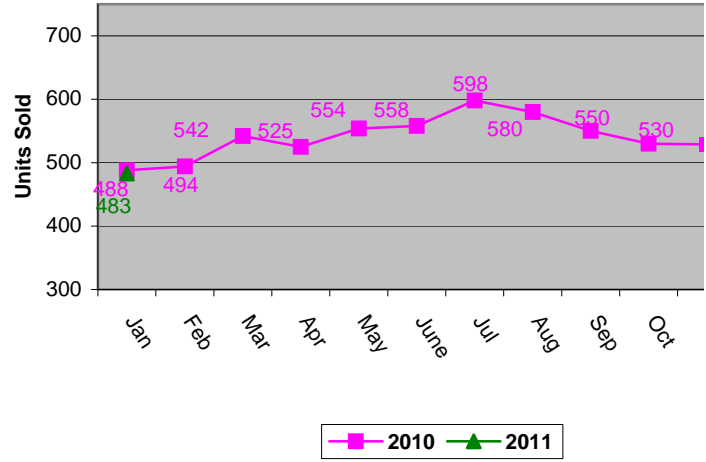
Single Family SALES and INVENTORY and PENDING Jan-11 MADISON COUNTY

Price Range			Sales			Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.
49,999	OR	UNDER	0	2	0	2	12	6.0
50,000	-	99,999	3	5	0	8	67	8.4
100,000	-	119,999	0	2	0	2	33	16.5
120,000	-	139,999	0	8	1	9	60	6.7
140,000	-	159,999	0	2	2	4	71	17.8
160,000	-	179,999	0	2	0	2	55	27.5
180,000	-	199,999	0	0	0	0	31	31.0
200,000	-	249,999	0	1	1	2	38	19.0
250,000	-	299,999	0	0	0	0	26	26.0
300,000	-	499,999	0	1	0	1	73	73.0
500,000	-	749,999	0	0	0	0	15	15.0
750,000	-	999,999	0	0	0	0	2	2.0
1,000,000	-	1,249,999	0	0	0	0	0	0.0
1,250,000	-	1,499,999	0	0	0	0	0	0.0
1,500,000	-	1,999,999	0	0	0	0	0	0.0
2,000,000	-	OVER	0	0	0	0	0	0.0
Total			3	23	4	30	483	16.1
Median Price			\$64,000	\$126,900	\$146,000	\$127,250	\$159,900	
Average Price			\$71,000	\$127,714	\$168,300	\$127,454	\$200,565	

Sales 2010 vs 2011



Inventory 2010 vs 2011





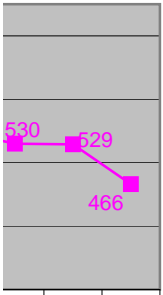
Pending

3
6
6
8
15
4
6
5
7
3
0
0
0
0
0

63

\$151,450

\$168,404



Oct Nov Dec

Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	45		46		2%
Month Inventory	23.7		24.1		2%
% of List Price	82.27		92.25		
<u>Residential</u>					
Sales	10	\$1,405,700	11	\$1,014,950	10%
Avg Sales Price		\$140,570		\$92,268	-34%
Median Sales Price		\$86,250		\$98,000	14%
Avg Days on Market		84		196	133%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	21											
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

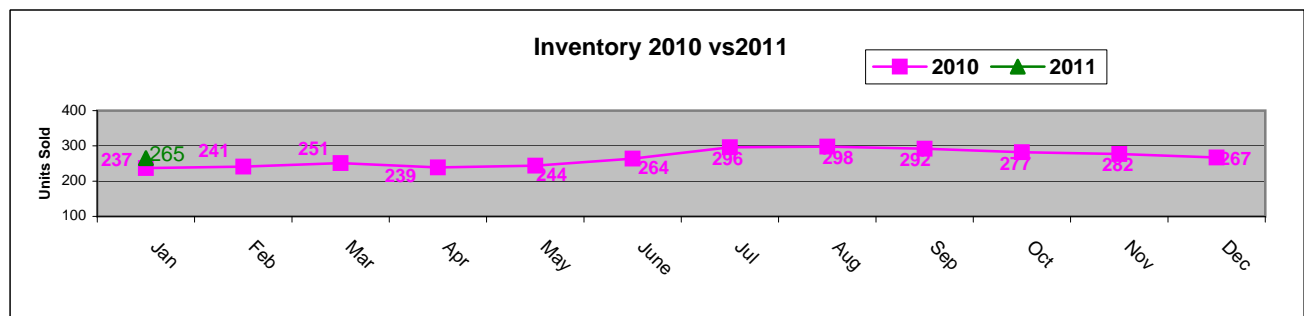
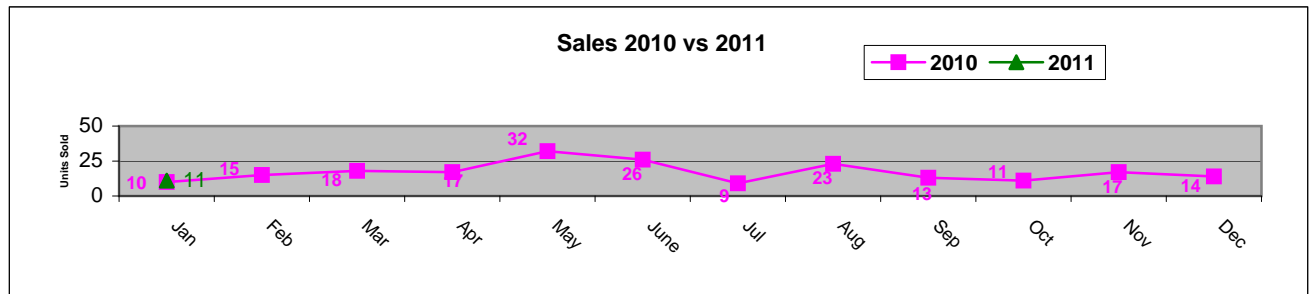
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-11

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	1	3	30	10.0	6
50,000	-	99,999	2	1	0	3	75	25.0	9
100,000	-	119,999	0	1	0	1	25	25.0	1
120,000	-	139,999	1	2	0	3	36	12.0	0
140,000	-	159,999	0	0	0	0	21	21.0	3
160,000	-	179,999	0	1	0	1	18	18.0	1
180,000	-	199,999	0	0	0	0	9	9.0	1
200,000	-	249,999	0	0	0	0	22	22.0	1
250,000	-	299,999	0	0	0	0	8	8.0	2
300,000	-	499,999	0	0	0	0	13	13.0	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			4	6	1	11	265	24.1	25
Median Price			\$84,000	\$125,775	\$38,000	\$98,000	\$122,500		\$85,000
Average Price			\$77,125	\$111,408	\$38,000	\$92,268	\$170,929		\$119,975



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	10		7		-30%
Month Inventory	22.0		9.8		-55%
% of List Price	89.35		93.77		
<u>Residential</u>					
Sales	2	\$138,400	6	\$364,000	200%
Avg Sales Price		\$69,200		\$60,667	-12%
Median Sales Price		\$69,200		\$47,750	-31%
Avg Days on Market		117		40	-66%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0											
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

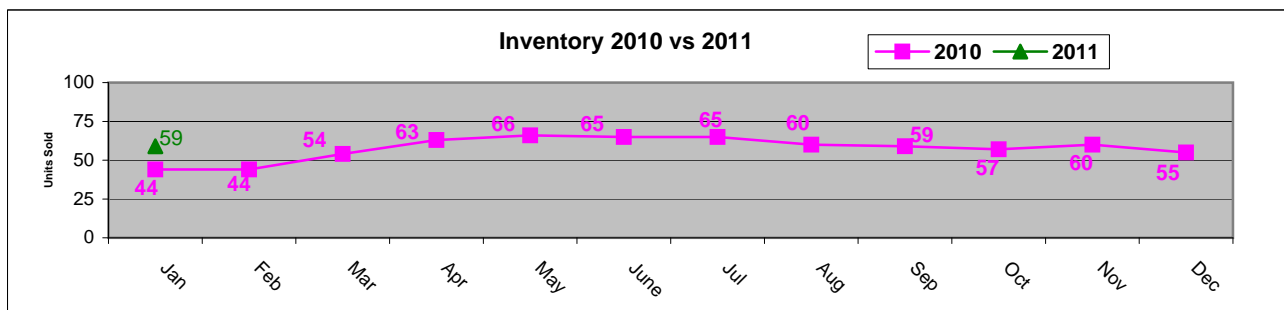
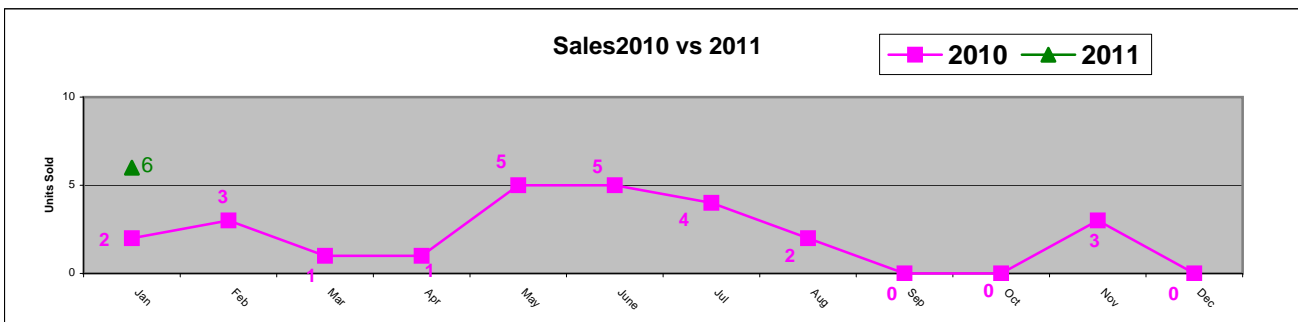
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-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	3	0	3	6	2.0	0
50,000	-	99,999	0	1	1	2	24	12.0	0
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	1	0	1	2	2.0	1
140,000	-	159,999	0	0	0	0	5	5.0	0
160,000	-	179,999	0	0	0	0	2	2.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	6	6.0	0
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	3	3.0	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	5	1	6	59	9.8	1
Median Price			\$0	\$44,500	\$51,000	\$47,750	\$99,500		\$129,000
Average Price			\$0	\$62,600	\$51,000	\$60,667	\$143,315		\$129,000



Lexington-Bluegrass

Association of Realtors[®]

Jan-11

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	132		128		-3%
Month Inventory	30.2		17.7		-41%
% of List Price	95.30		92.16		

Residential

Sales	24	\$2,230,550	44	\$3,996,660	83%
Avg Sales Price		\$92,940		\$90,833	-2%
Median Sales Price		\$78,250		\$72,250	-8%
Avg Days on Market		93		143	54%

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

Lexington-Bluegrass

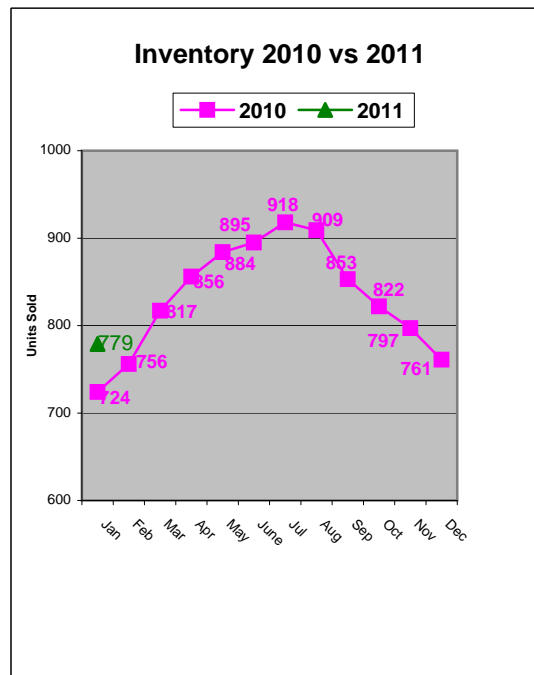
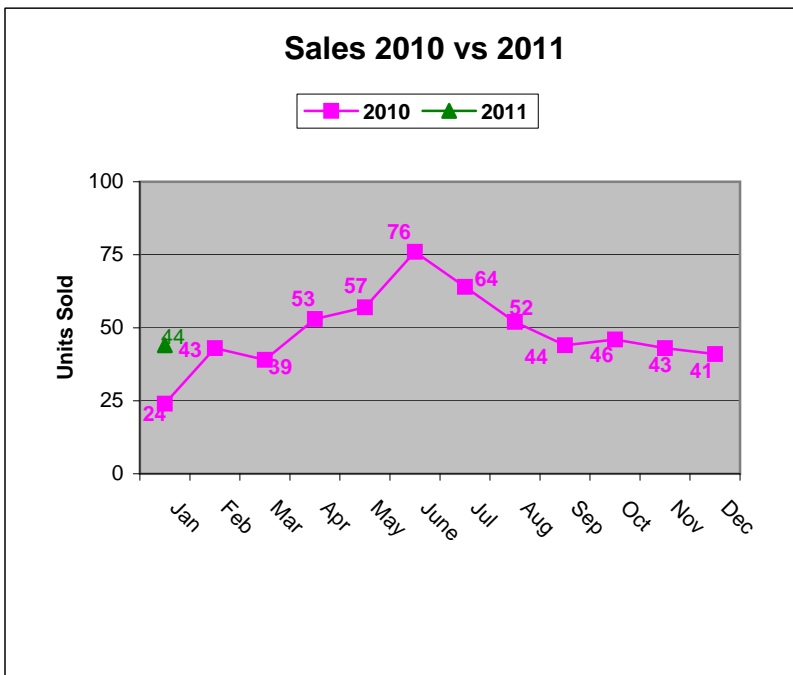
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jan-11

OTHER COUNTIES

Price Range			Current			Total Units	Inventory		Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm		Single Units	Months Inv.	
49,999	OR	UNDER	9	6	1	16	58	3.6	17
50,000	-	99,999	4	7	2	13	204	15.7	25
100,000	-	119,999	2	3	1	6	73	12.2	9
120,000	-	139,999	0	0	1	1	86	86.0	8
140,000	-	159,999	0	1	0	1	67	67.0	5
160,000	-	179,999	0	2	0	2	64	32.0	2
180,000	-	199,999	0	0	0	0	42	42.0	7
200,000	-	249,999	1	0	2	3	54	18.0	1
250,000	-	299,999	0	0	1	1	40	40.0	7
300,000	-	499,999	0	0	1	1	52	52.0	6
500,000	-	749,999	0	0	0	0	24	24.0	1
750,000	-	999,999	0	0	0	0	6	6.0	0
1,000,000	-	1,249,999	0	0	0	0	7	7.0	0
1,250,000	-	1,499,999	0	0	0	0	2	2.0	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			16	19	9	44	779	17.7	88
Median Price			\$40,500	\$90,000	\$130,000	\$72,250	\$134,900		\$108,950
Average Price			\$56,584	\$82,384	\$169,557	\$90,833	\$180,592		\$136,624



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	83		90		8%
Month Inventory	15.1		21.9		45%
% of List Price	94.76		97.54		
<u>Residential</u>					
Sales	32	\$6,020,090	24	\$3,818,228	-25%
Avg Sales Price		\$188,128		\$159,093	-15%
Median Sales Price		\$173,430		\$117,500	-32%
Avg Days on Market		115		100	-13%

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

Lexington-Bluegrass

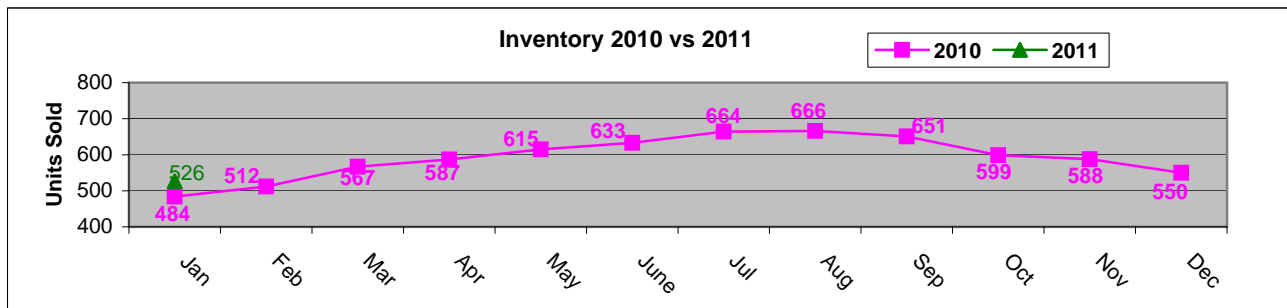
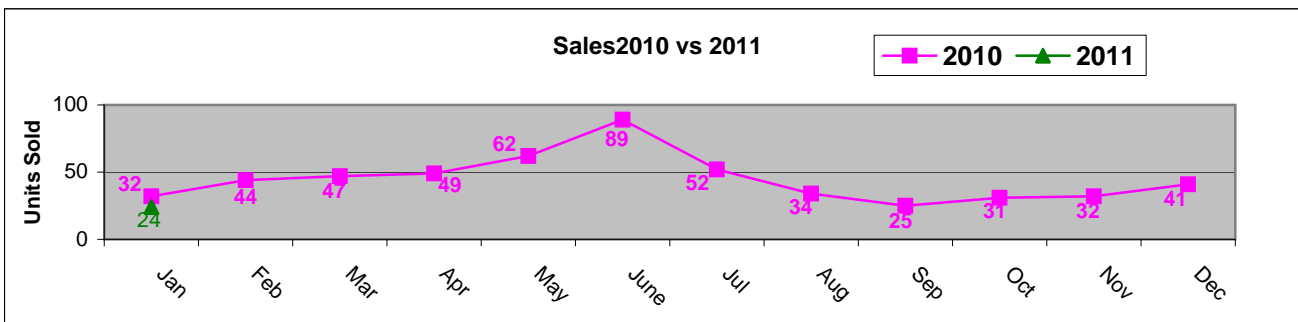
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-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	6	6.0	1
50,000	-	99,999	1	3	0	4	32	8.0	4
100,000	-	119,999	2	6	1	9	47	5.2	3
120,000	-	139,999	0	2	0	2	83	41.5	10
140,000	-	159,999	0	1	0	1	56	56.0	7
160,000	-	179,999	0	1	1	2	51	25.5	15
180,000	-	199,999	0	0	1	1	48	48.0	7
200,000	-	249,999	0	0	0	0	54	54.0	17
250,000	-	299,999	0	0	2	2	57	28.5	9
300,000	-	499,999	0	0	3	3	74	24.7	5
500,000	-	749,999	0	0	0	0	16	16.0	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			3	13	8	24	526	21.9	80
Median Price			\$104,000	\$110,500	\$277,464	\$117,500	\$175,000		\$182,400
Average Price			\$95,167	\$110,562	\$261,929	\$159,093	\$217,271		\$205,747



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	January-10		January-11		% CHANGE
New Listings	25		30		20%
Month Inventory	16.4		23.0		40%
% of List Price	99.21		73.23		
<u>Residential</u>					
Sales	11	\$1,555,934	9	\$1,678,500	-18%
Avg Sales Price		\$141,449		\$186,500	32%
Median Sales Price		\$127,000		\$142,500	12%
Avg Days on Market		73		110	51%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10											
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

Jan-11

WOODFORD COUNTY

Price Range			Current			Sales Total Units	Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm		Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	5	5.0	0
50,000	-	99,999	0	1	0	1	36	36.0	2
100,000	-	119,999	0	1	1	2	15	7.5	1
120,000	-	139,999	0	0	0	0	10	10.0	4
140,000	-	159,999	0	1	0	1	15	15.0	3
160,000	-	179,999	0	1	0	1	14	14.0	8
180,000	-	199,999	0	0	0	0	15	15.0	2
200,000	-	249,999	0	0	0	0	22	22.0	2
250,000	-	299,999	0	0	0	0	29	29.0	1
300,000	-	499,999	0	1	2	3	25	8.3	0
500,000	-	749,999	0	0	0	0	6	6.0	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	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	3	9	207	23.0	23
Median Price			\$25,000	\$142,500	\$305,000	\$142,500	\$189,900		\$167,500
Average Price			\$25,000	\$160,900	\$283,000	\$186,500	\$297,632		\$161,680

