

# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	1548		1339		-14%
Month Inventory	12.1		10.9		-10%
% of List Price	95.76		94.81		-1%

### Residential

Sales	533	\$91,361,178	572	\$97,900,149	7%
Avg Sales Price		\$169,816		\$171,154	1%
Median Sales Price		\$143,450		\$149,700	4%
Avg Days on Market		82		103	26%

### Townhouses/Condos

Sales	52	\$9,607,507	42	\$5,303,340	-19%
Avg Sales Price		\$165,647		\$126,270	-24%
Median Sales Price		\$123,500		\$105,500	-15%
Avg Days on Market		85		122	44%

<b>Total Activity</b>	<b>585</b>	<b>\$100,968,685</b>	<b>614</b>	<b>\$103,203,489</b>	<b>5%</b>
-----------------------	------------	----------------------	------------	----------------------	-----------

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	10,858		9,977		-8%

### Residential

Sales	4,335	\$731,361,740	3,723	\$614,294,785	-14%
Avg Sales Price		\$167,360		\$165,000	-1%
Median Sales Price		\$140,000		\$138,000	-1%
Avg Days on Market		87		118	36%

### Townhouses/Condos

Sales	360	\$56,783,920	284	\$41,981,943	-21%
Avg Sales Price		\$144,122		\$147,824	3%
Median Sales Price		\$115,250		\$115,000	0%
Avg Days on Market		98		149	52%

<b>Total Activity</b>	<b>4,695</b>	<b>\$788,145,660</b>	<b>4,007</b>	<b>\$656,276,728</b>	<b>-15%</b>
-----------------------	--------------	----------------------	--------------	----------------------	-------------

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273	6492	6742	6776	6772	6716					
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 Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	456	515	652	648	753	648	621					
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	520	586	657	720	614					
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

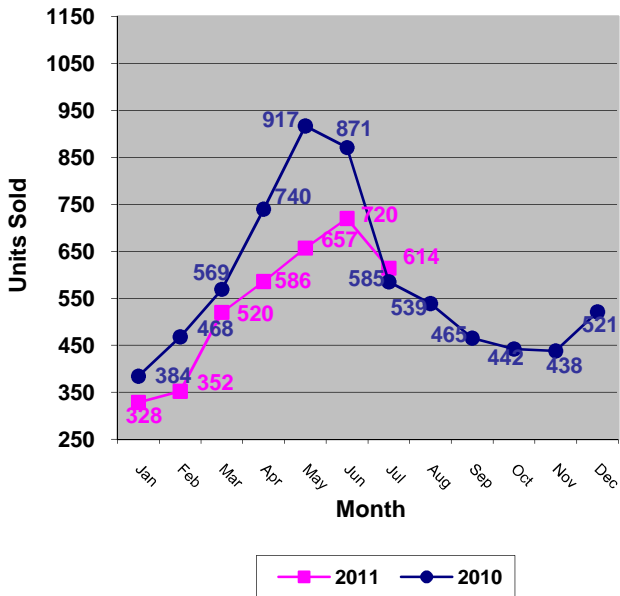
# Lexington-Bluegrass

Association of Realtors®

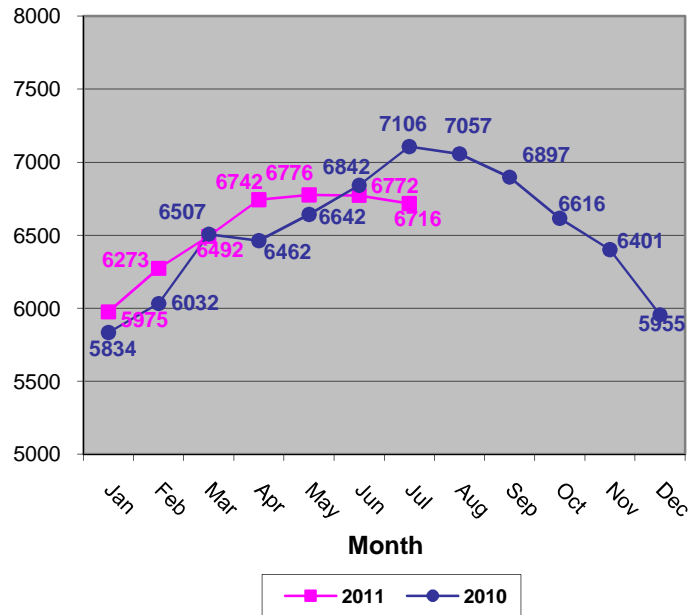
All Residential SALES and INVENTORY with PENDING

Jul-11							Current	Current	Current	July
						Sales	Inventory	Inventory	Pending	
Price Range			0-2	3	4+	Total	Single	Months	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	Units	Units
49,999	OR	UNDER	17	21	6	44	221	5.0	71	55
50,000	-	99,999	19	63	11	93	1064	11.4	204	125
100,000	-	119,999	15	49	6	70	619	8.8	107	60
120,000	-	139,999	6	55	12	73	825	11.3	135	77
140,000	-	159,999	7	54	13	74	677	9.1	108	67
160,000	-	179,999	1	29	22	52	485	9.3	60	35
180,000	-	199,999	1	23	20	44	401	9.1	82	42
200,000	-	249,999	3	23	42	68	671	9.9	132	69
250,000	-	299,999	1	12	31	44	540	12.3	68	36
300,000	-	499,999	0	7	35	42	750	17.9	76	43
500,000	-	749,999	0	2	5	7	247	35.3	23	9
750,000	-	999,999	0	1	1	2	117	58.5	6	2
1,000,000	-	1,249,999	0	0	1	1	30	30.0	1	0
1,250,000	-	1,499,999	0	0	0	0	23	23.0	0	0
1,500,000	-	1,999,999	0	0	0	0	27	27.0	1	1
2,000,000	-	OVER	0	0	0	0	19	19.0	1	0
<b>Total</b>			<b>70</b>	<b>339</b>	<b>205</b>	<b>614</b>	<b>6716</b>	<b>10.9</b>	<b>1075</b>	<b>621</b>
<b>Median Price</b>			<b>\$96,750</b>	<b>\$130,000</b>	<b>\$211,654</b>	<b>\$147,000</b>	<b>\$159,900</b>		<b>\$144,999</b>	
<b>Average Price</b>			<b>\$93,036</b>	<b>\$142,992</b>	<b>\$234,759</b>	<b>\$167,936</b>	<b>\$230,805</b>		<b>\$178,883</b>	

**Sales 10 vs 11**



**Inventory 10 vs 11**



# Lexington-Bluegrass

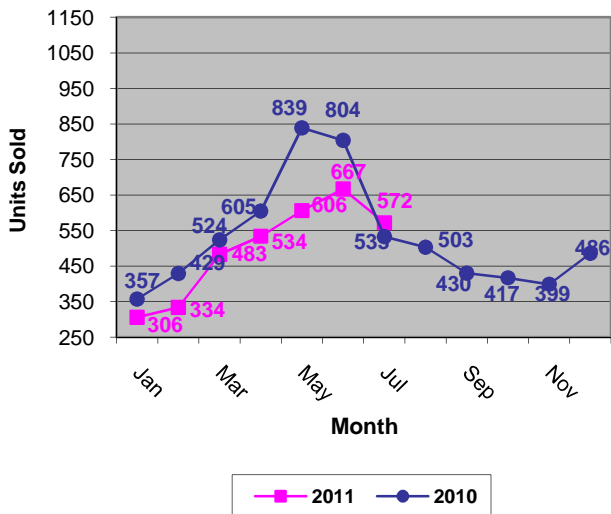
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

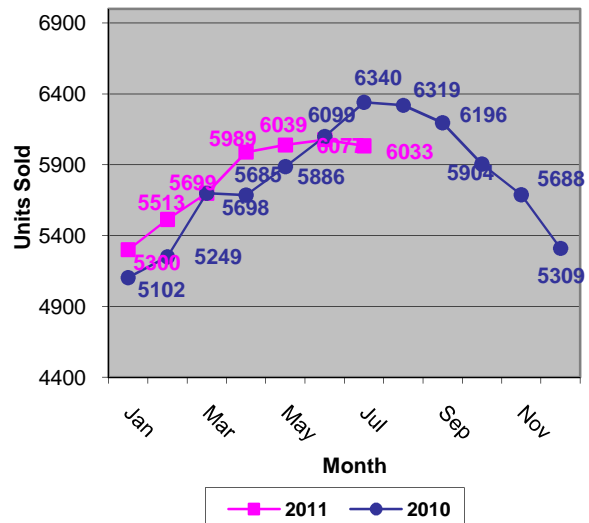
Jul-11

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	15	20	6	41	208	5.1	69
50,000	-	99,999	8	61	11	80	848	10.6	185
100,000	-	119,999	6	45	6	57	532	9.3	98
120,000	-	139,999	4	54	12	70	767	11.0	128
140,000	-	159,999	4	53	13	70	621	8.9	104
160,000	-	179,999	1	29	22	52	456	8.8	54
180,000	-	199,999	1	23	20	44	368	8.4	73
200,000	-	249,999	2	23	42	67	609	9.1	125
250,000	-	299,999	1	8	31	40	468	11.7	63
300,000	-	499,999	0	7	35	42	696	16.6	69
500,000	-	749,999	0	1	5	6	244	40.7	20
750,000	-	999,999	0	1	1	2	117	58.5	6
1,000,000	-	1,249,999	0	0	1	1	30	30.0	1
1,250,000	-	1,499,999	0	0	0	0	23	23.0	0
1,500,000	-	1,999,999	0	0	0	0	27	27.0	1
2,000,000	-	OVER	0	0	0	0	19	19.0	1
<b>Total</b>			<b>42</b>	<b>325</b>	<b>205</b>	<b>572</b>	<b>6033</b>	<b>10.5</b>	<b>997</b>
<b>Median Price</b>			<b>\$91,050</b>	<b>\$130,000</b>	<b>\$211,654</b>	<b>\$149,900</b>	<b>\$164,000</b>		
<b>Average Price</b>			<b>\$91,336</b>	<b>\$141,069</b>	<b>\$234,759</b>	<b>\$170,995</b>	<b>\$238,542</b>		<b>\$178,462</b>

**Sales 10 vs 11**



**Inventory 10 vs 11**



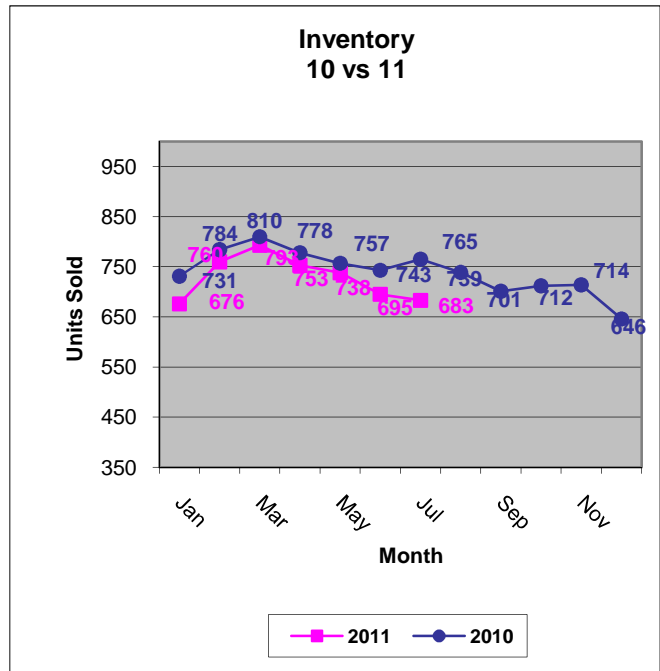
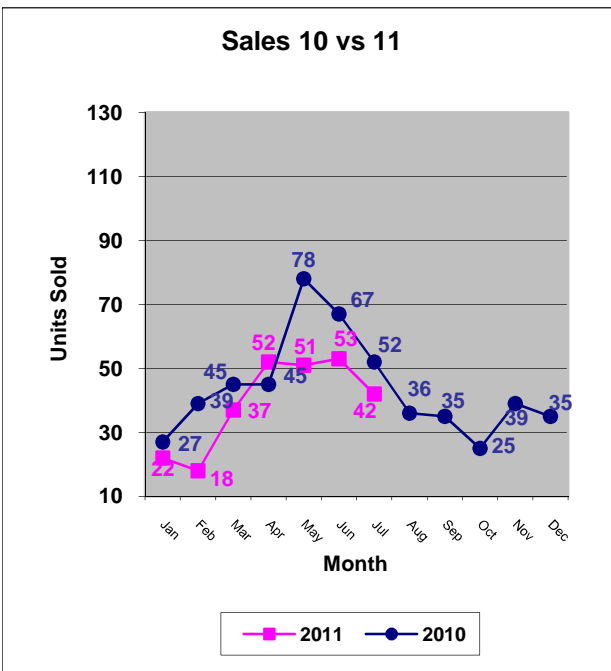
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Jul-11

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	2	1	0	3	13	4.3	2
50,000	- 99,999	11	2	0	13	216	16.6	19
100,000	- 119,999	9	4	0	13	87	6.7	9
120,000	- 139,999	2	1	0	3	58	19.3	7
140,000	- 159,999	3	1	0	4	56	14.0	4
160,000	- 179,999	0	0	0	0	29	29.0	6
180,000	- 199,999	0	0	0	0	33	33.0	9
200,000	- 249,999	1	0	0	1	62	62.0	7
250,000	- 299,999	0	4	0	4	72	18.0	5
300,000	- 499,999	0	0	0	0	54	54.0	7
500,000	- 749,999	0	1	0	1	3	3.0	3
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>28</b>	<b>14</b>	<b>0</b>	<b>42</b>	<b>683</b>	<b>16.3</b>	<b>78</b>
<b>Median Price</b>		<b>\$35,000</b>	<b>\$31,000</b>	<b>\$0</b>	<b>\$32,000</b>	<b>\$59,900</b>		<b>\$38,600</b>
<b>Average Price</b>		<b>\$95,587</b>	<b>\$187,636</b>	<b>\$0</b>	<b>\$126,270</b>	<b>\$162,469</b>		<b>\$184,259</b>

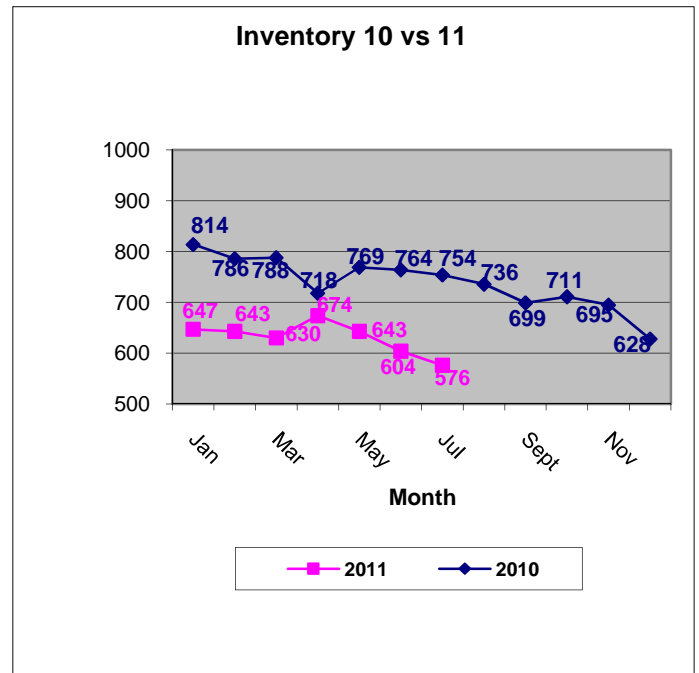
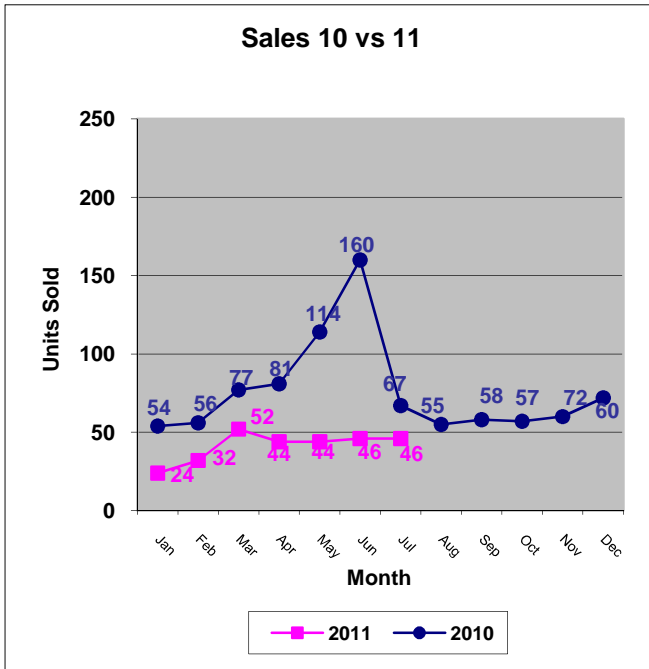


# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING Jul-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	1	1.0	0
50,000 - 99,999	0	1	0	1	4	4.0	1
100,000 - 119,999	0	7	0	7	37	5.3	12
120,000 - 139,999	1	9	1	11	70	6.4	21
140,000 - 159,999	1	7	0	8	71	8.9	27
160,000 - 179,999	0	0	0	0	47	47.0	13
180,000 - 199,999	0	2	4	6	53	8.8	26
200,000 - 249,999	0	0	6	6	109	18.2	57
250,000 - 299,999	0	1	3	4	66	16.5	27
300,000 - 499,999	0	1	2	3	73	24.3	17
500,000 - 749,999	0	0	0	0	35	35.0	8
750,000 - 999,999	0	0	0	0	8	8.0	1
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	1	1.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
<b>Total</b>	<b>2</b>	<b>28</b>	<b>16</b>	<b>46</b>	<b>576</b>	<b>12.5</b>	<b>210</b>
<b>Median Price</b>	<b>\$143,700</b>	<b>\$131,225</b>	<b>\$223,750</b>	<b>\$153,290</b>	<b>\$202,921</b>		<b>\$203,198</b>
<b>Average Price</b>	<b>\$143,700</b>	<b>\$146,252</b>	<b>\$231,500</b>	<b>\$175,792</b>	<b>\$253,950</b>		<b>\$227,613</b>

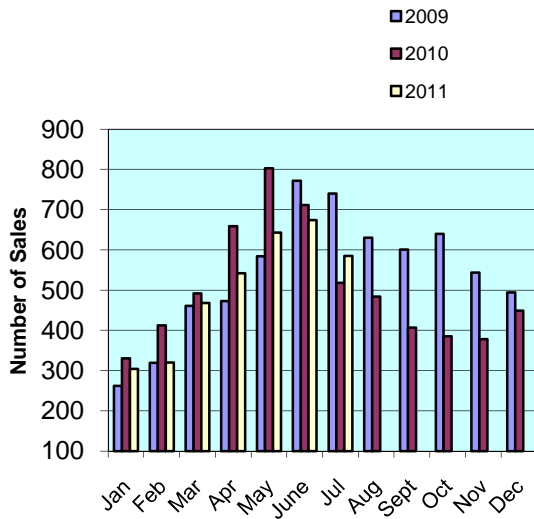


## Existing Homes Sales

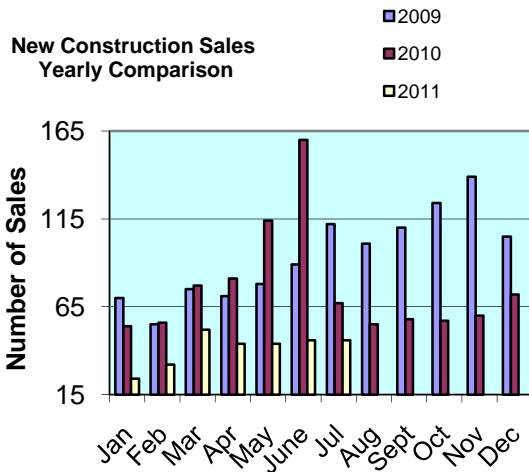
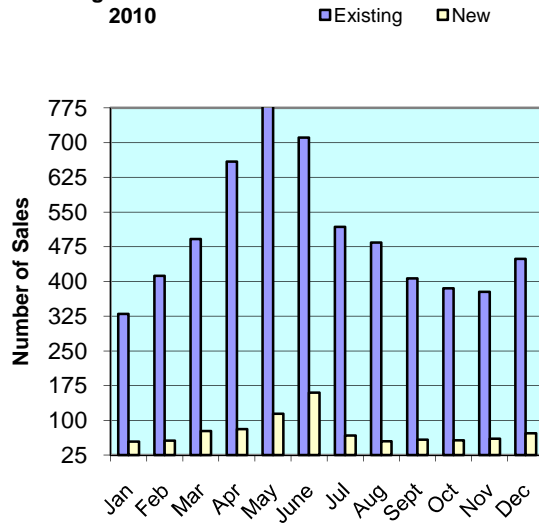
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	320
Mar	461	492	468
Apr	473	659	542
May	584	803	643
June	772	711	674
Jul	740	518	585
Aug	630	484	
Sept	601	407	
Oct	640	385	
Nov	543	378	
Dec	494	449	

## New Construction Sales

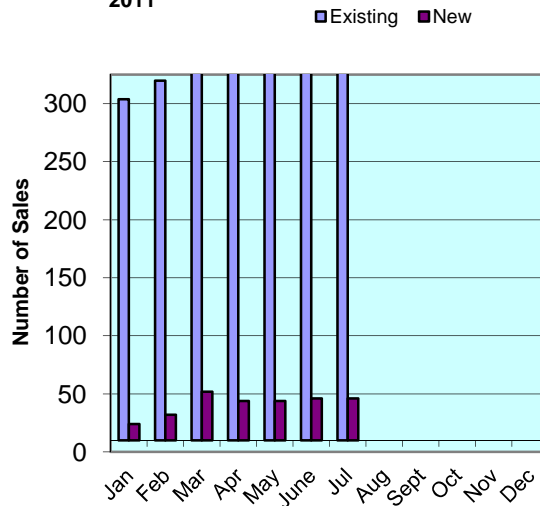
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	32
Mar	75	77	52
Apr	71	81	44
May	78	114	44
June	89	160	46
Jul	112	67	46
Aug	101	55	
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Existing vs New Sales  
2010



Existing vs New Sales  
2011



### Median Price by County

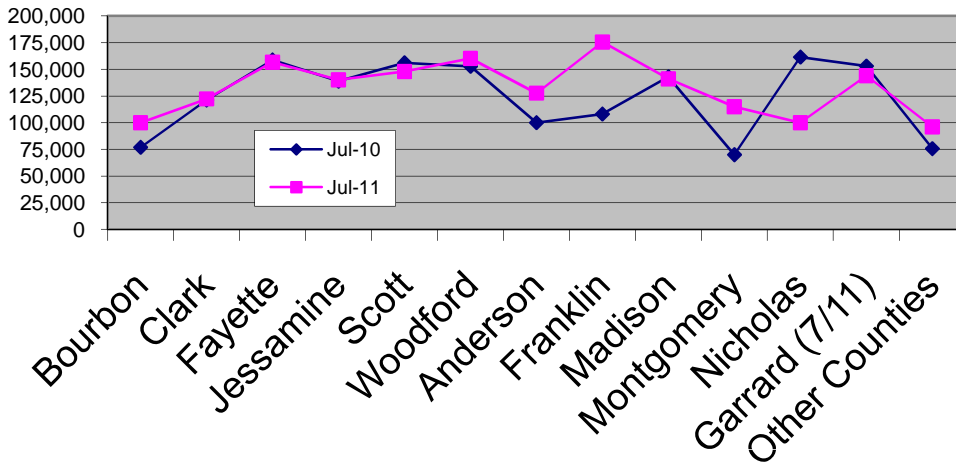
<u>County</u>	Jul-10		Jul-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	77,000	9	100,000	11
Clark	121,250	18	122,300	21
Fayette	158,760	290	156,660	297
Jessamine	138,900	31	140,200	48
Scott	156,052	52	147,961	46
Woodford	152,900	25	160,225	14
Anderson	100,000	15	127,700	16
Franklin	108,000	25	175,500	28
Madison	143,000	43	141,000	57
Montgomery	70,000	9	115,000	17
Nicholas	161,500	4	100,000	5
Garrard (7/11)	153,000	10	144,000	6
Other Counties	75,750	<u>54</u>	96,000	<u>48</u>
		<b>585</b>		<b>614</b>

<u>County</u>	Year to Date 7/31/10		Year to Date 7/31/11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	100,500	76	107,700	66
Clark	123,000	171	115,000	127
Fayette	151,000	2386	152,500	1977
Jessamine	132,000	301	125,000	287
Scott	149,000	395	150,500	296
Woodford	164,150	136	150,666	116
Anderson	124,950	142	115,950	102
Franklin	119,000	243	119,500	176
Madison	139,200	316	138,000	302
Montgomery	96,000	127	81,000	119
Nicholas	93,500	23	65,500	24
Garrard (7/11)	119,875	66	108,875	68
Other Counties	87,000	<u>313</u>	80,000	<u>347</u>
		<b>4695</b>		<b>4007</b>

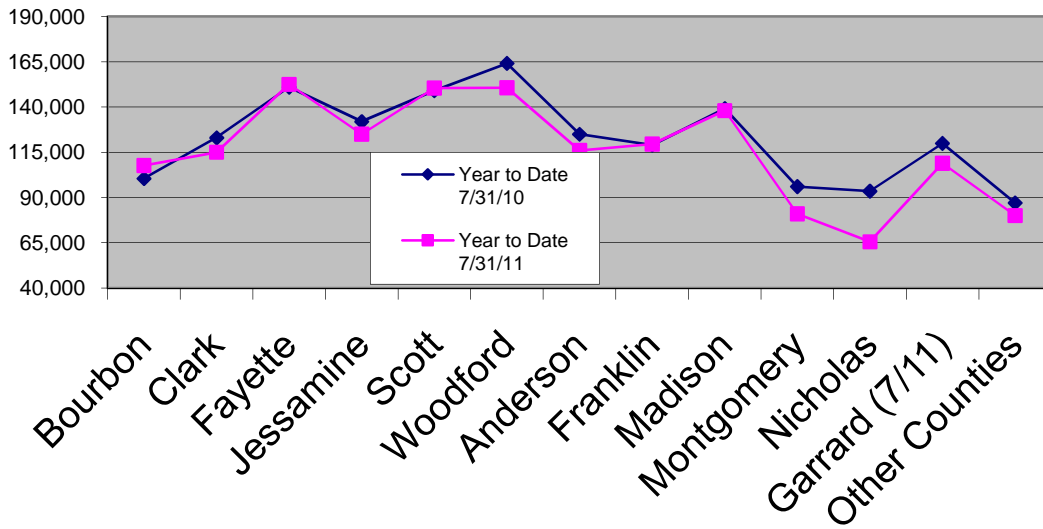


## Median Price by County

### July 10 vs July 11 Median



### Year to date 7/31/10 vs 7/31/11 Median





# Lexington-Bluegrass

Association of Realtors™

Jul-11

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	132	FmHA	3	LA-Fixed	0	Owner Finance	1
CONV	286	FLB	0	L/A-Variable	0	VA	34
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	1
FHA	123	L/A Escalated	0	SBA	0	Other	34

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	75	8	2	6	2	3	20	13	6	3	18	7	23	186
Out of State Buyer	40	1	1	2	1	1	8	7	4	1	5	3	6	80
Seller Leaving County	92	3	2	4	2	1	16	13	4	3	17	6	11	174
Seller leaving State	55	0	1	2	1	0	8	10	2	1	13	2	6	101
New Construction	27	1	0	1	0	0	3	3	3	0	8	0	0	46
First Time Buyer	80	3	3	4	2	0	11	5	4	0	7	1	4	124
Listing FSBO	8	0	0	0	0	0	0	1	1	0	3	2	0	15
YDT Listing FSBO	64	1	3	1	2	0	8	4	5	1	5	4	7	105

# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	41		38		-7%
Month Inventory	14.8		12.8		-14%
% of List Price	94.45		95.52		

#### **Residential**

Sales	15	\$1,552,300	16	\$1,870,462	7%
Avg Sales Price		\$103,487		\$116,904	13%
Median Sales Price		\$100,000		\$127,700	28%
Avg Days on Market		122		148	21%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	300		263		-12%

#### **Residential**

Sales	142	\$17,021,197	102	\$12,095,562	-28%
Avg Sales Price		\$119,868		\$118,584	-1%
Median Sales Price		\$124,950		\$115,950	-7%
Avg Days on Market		103		102	-1%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15	20	13	22	16	21	24					
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

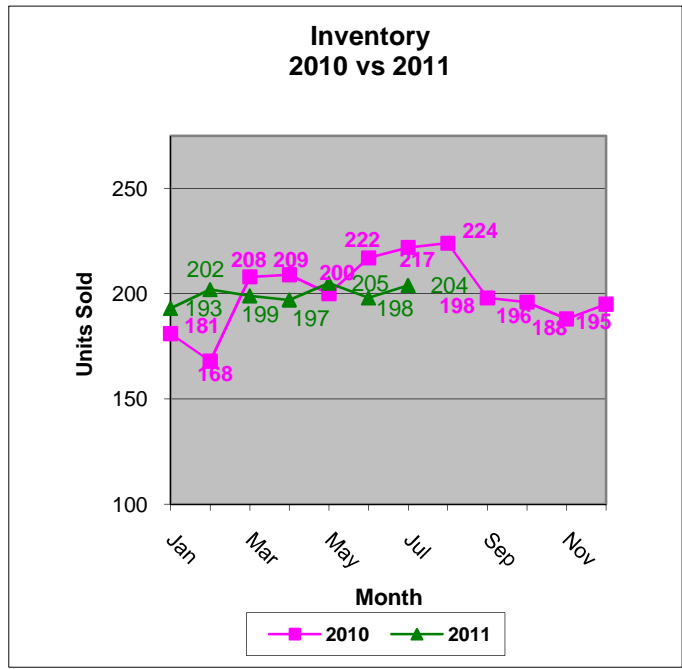
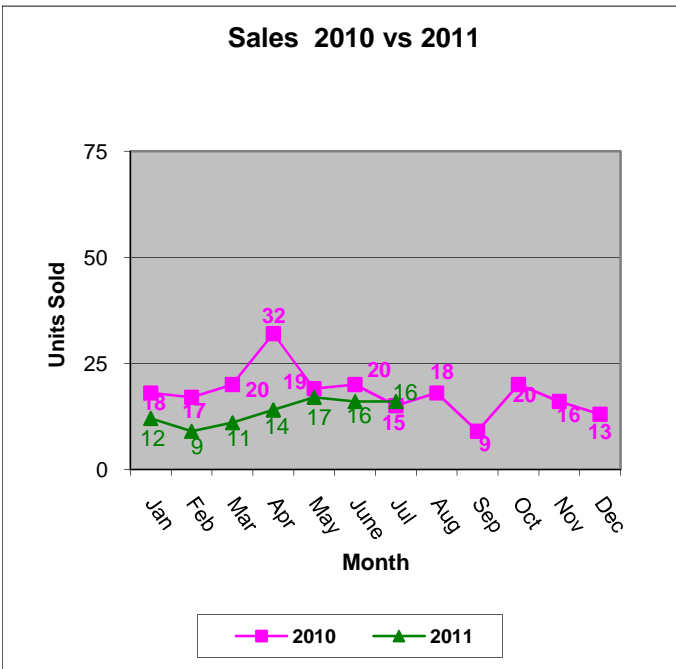
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-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	2	1	0	3	5	1.7	5
50,000	-	99,999	0	2	1	3	40	13.3	8
100,000	-	119,999	0	1	0	1	13	13.0	5
120,000	-	139,999	0	2	0	2	29	14.5	10
140,000	-	159,999	0	4	0	4	20	5.0	4
160,000	-	179,999	0	1	1	2	20	10.0	2
180,000	-	199,999	0	1	0	1	19	19.0	3
200,000	-	249,999	0	0	0	0	17	17.0	1
250,000	-	299,999	0	0	0	0	22	22.0	1
300,000	-	499,999	0	0	0	0	16	16.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>12</b>	<b>2</b>	<b>16</b>	<b>204</b>	<b>12.8</b>	<b>39</b>
<b>Median Price</b>			<b>\$31,150</b>	<b>\$136,950</b>	<b>\$130,000</b>	<b>\$127,700</b>	<b>\$159,700</b>		<b>\$121,824</b>
<b>Average Price</b>			<b>\$31,150</b>	<b>\$129,014</b>	<b>\$130,000</b>	<b>\$116,904</b>	<b>\$182,725</b>		<b>\$119,683</b>



# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	23		26		13%
Month Inventory	13.4		13.1		-2%
% of List Price	92.58		92.90		

#### **Residential**

Sales	9	\$959,170	11	\$1,098,653	22%
Avg Sales Price		\$106,574		\$99,878	-6%
Median Sales Price		\$77,000		\$100,000	30%
Avg Days on Market		50		93	86%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	173		186		8%

#### **Residential**

Sales	76	\$8,812,760	66	\$9,195,053	-13%
Avg Sales Price		\$115,957		\$139,319	20%
Median Sales Price		\$100,500		\$107,700	7%
Avg Days on Market		82		123	50%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11	11	9	10	9	13					
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®

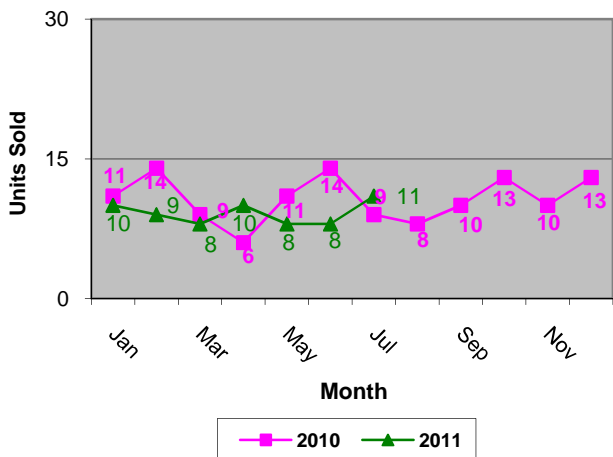
## Single Family SALES and INVENTORY and PENDING

Jul-11

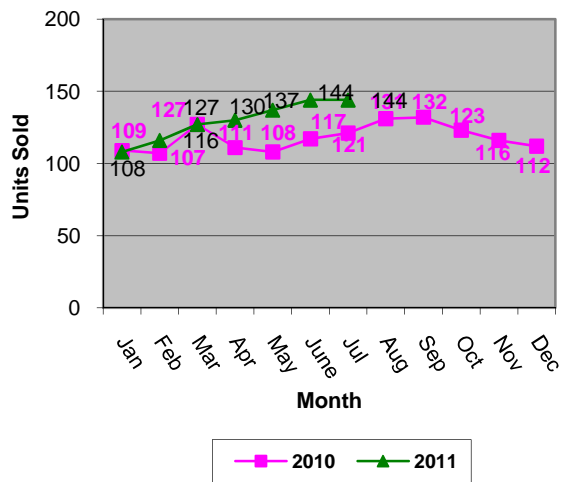
### BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	1	0	3	7	2.3	2
50,000	-	99,999	0	2	0	2	27	13.5	7
100,000	-	119,999	0	0	2	2	13	6.5	2
120,000	-	139,999	0	1	0	1	12	12.0	0
140,000	-	159,999	0	1	0	1	7	7.0	1
160,000	-	179,999	0	1	0	1	7	7.0	0
180,000	-	199,999	0	0	0	0	5	5.0	2
200,000	-	249,999	0	0	1	1	10	10.0	1
250,000	-	299,999	0	0	0	0	20	20.0	0
300,000	-	499,999	0	0	0	0	24	24.0	3
500,000	-	749,999	0	0	0	0	7	7.0	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	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	1	1.0	0
<b>Total</b>			<b>2</b>	<b>6</b>	<b>3</b>	<b>11</b>	<b>144</b>	<b>13.1</b>	<b>18</b>
<b>Median Price</b>			<b>\$25,000</b>	<b>\$105,500</b>	<b>\$109,000</b>	<b>\$100,000</b>	<b>\$179,700</b>		<b>\$96,400</b>
<b>Average Price</b>			<b>\$25,000</b>	<b>\$102,959</b>	<b>\$143,633</b>	<b>\$99,878</b>	<b>\$257,795</b>		<b>\$154,306</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	58		60		3%
Month Inventory	16.9		14.8		-12%
% of List Price	93.94		90.95		
<b><u>Residential</u></b>					
Sales	18	\$2,162,400	21	\$3,115,115	17%
Avg Sales Price		\$120,133		\$148,340	23%
Median Sales Price		\$121,250		\$122,300	1%
Avg Days on Market		98		164	67%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	368		381		4%
<b><u>Residential</u></b>					
Sales	171	\$21,998,825	127	\$16,198,674	-26%
Avg Sales Price		\$128,648		\$127,549	-1%
Median Sales Price		\$123,000		\$115,000	-7%
Avg Days on Market		132		125	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12	19	17	18	25	24	29					
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

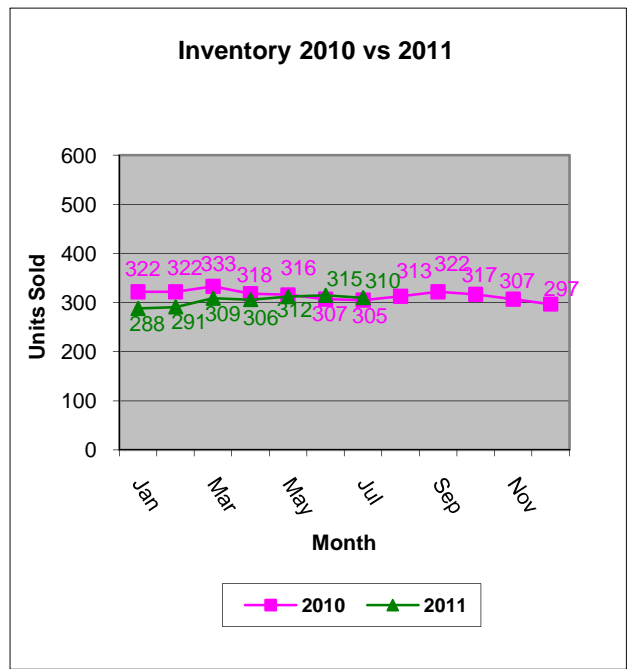
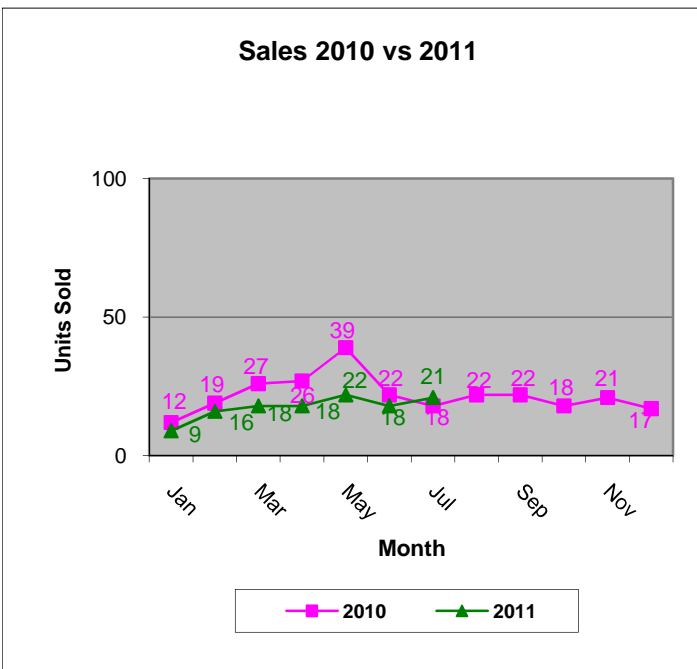
# Lexington-Bluegrass Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Jul-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	1	1	1	3	15	5.0	7
50,000	-	99,999	1	2	1	4	63	15.8	17
100,000	-	119,999	0	3	0	3	30	10.0	5
120,000	-	139,999	0	2	0	2	46	23.0	8
140,000	-	159,999	0	0	1	1	34	34.0	5
160,000	-	179,999	0	0	3	3	22	7.3	2
180,000	-	199,999	0	0	0	0	21	21.0	1
200,000	-	249,999	0	0	2	2	23	11.5	4
250,000	-	299,999	0	0	1	1	20	20.0	3
300,000	-	499,999	0	0	2	2	28	14.0	1
500,000	-	749,999	0	0	0	0	7	7.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>8</b>	<b>11</b>	<b>21</b>	<b>310</b>	<b>14.8</b>	<b>53</b>
<b>Median Price</b>			<b>\$56,800</b>	<b>\$116,450</b>	<b>\$175,000</b>	<b>\$122,300</b>	<b>\$142,000</b>		<b>\$105,000</b>
<b>Average Price</b>			<b>\$56,800</b>	<b>\$98,975</b>	<b>\$200,886</b>	<b>\$148,340</b>	<b>\$176,330</b>		<b>\$122,255</b>



# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	708		597		-16%
Month Inventory	9.5		8.7		-8%
% of List Price	96.22		95.84		
<b><u>Residential</u></b>					
Sales	290	\$56,675,762	297	\$56,821,519	2%
Avg Sales Price		\$195,434		\$191,318	-2%
Median Sales Price		\$158,760		\$156,660	-1%
Avg Days on Market		68		72	6%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	5,287		4,749		-10%
<b><u>Residential</u></b>					
Sales	2,386	\$442,708,418	1,977	\$366,762,091	-17%
Avg Sales Price		\$185,544		\$185,514	0%
Median Sales Price		\$151,000		\$152,500	1%
Avg Days on Market		70		78	11%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227	263	326	344	370	317	286					
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®

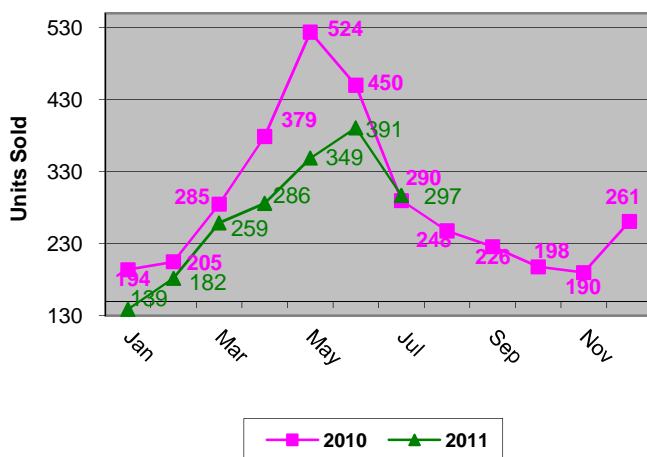
## Single Family SALES and INVENTORY and PENDING

Jul-11

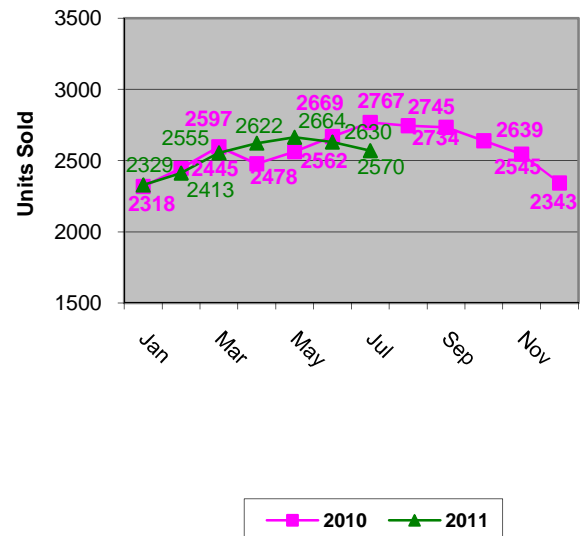
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	5	2	10	45	4.5	16
50,000	-	99,999	10	20	1	31	287	9.3	72
100,000	-	119,999	11	25	1	37	241	6.5	50
120,000	-	139,999	2	29	5	36	312	8.7	66
140,000	-	159,999	5	26	7	38	263	6.9	60
160,000	-	179,999	1	15	7	23	184	8.0	25
180,000	-	199,999	1	13	9	23	166	7.2	35
200,000	-	249,999	3	7	27	37	304	8.2	67
250,000	-	299,999	1	8	17	26	213	8.2	40
300,000	-	499,999	0	3	24	27	321	11.9	44
500,000	-	749,999	0	2	4	6	120	20.0	17
750,000	-	999,999	0	1	1	2	60	30.0	5
1,000,000	-	1,249,999	0	0	1	1	13	13.0	0
1,250,000	-	1,499,999	0	0	0	0	11	11.0	0
1,500,000	-	1,999,999	0	0	0	0	16	16.0	1
2,000,000	-	OVER	0	0	0	0	14	14.0	1
<b>Total</b>			<b>37</b>	<b>154</b>	<b>106</b>	<b>297</b>	<b>2570</b>	<b>8.7</b>	<b>499</b>
<b>Median Price</b>			<b>\$111,240</b>	<b>\$137,450</b>	<b>\$231,950</b>	<b>\$156,660</b>	<b>\$175,000</b>		<b>\$154,900</b>
<b>Average Price</b>			<b>\$113,058</b>	<b>\$157,246</b>	<b>\$268,137</b>	<b>\$191,318</b>	<b>\$262,228</b>		<b>\$205,772</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors®

Jul-11

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	July-10	July-11	% CHANGE
New Listings	95	77	-19%
Month Inventory	16.4	14.3	-13%
% of List Price	93.17	94.91	

#### **Residential**

Sales	25	\$3,136,989	28	\$4,811,700	12%
Avg Sales Price		\$125,480		\$171,846	37%
Median Sales Price		\$108,000		\$175,500	63%
Avg Days on Market		75		150	100%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10	Jan 11 - Jul 11	% CHANGE
New Listings	587	517	-12%

#### **Residential**

Sales	243	\$31,458,935	176	\$23,287,388	-28%
Avg Sales Price		\$129,461		\$132,315	2%
Median Sales Price		\$119,000		\$119,500	0%
Avg Days on Market		107		122	14%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20	29	24	32	31	21					
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®

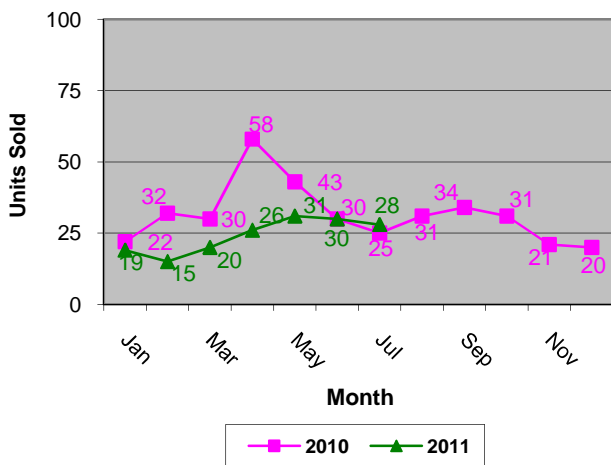
## Single Family SALES and INVENTORY and PENDING

Jul-11

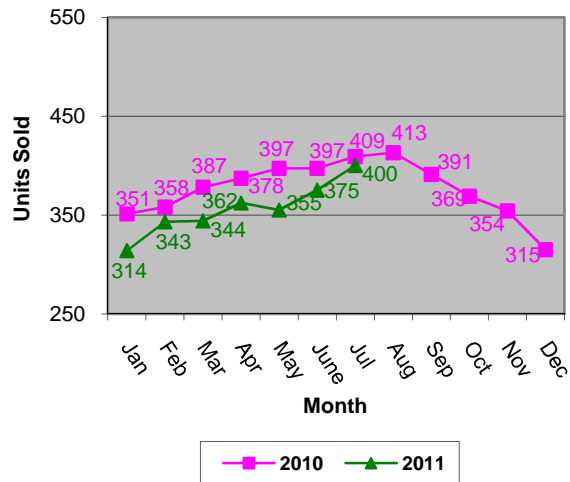
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	12	12.0	1
50,000	-	99,999	1	2	0	3	79	26.3	10
100,000	-	119,999	1	4	0	5	58	11.6	7
120,000	-	139,999	0	1	1	2	60	30.0	6
140,000	-	159,999	0	3	0	3	40	13.3	1
160,000	-	179,999	0	1	0	1	21	21.0	1
180,000	-	199,999	0	5	1	6	31	5.2	1
200,000	-	249,999	0	5	0	5	36	7.2	2
250,000	-	299,999	0	1	1	2	26	13.0	1
300,000	-	499,999	0	0	1	1	32	32.0	3
500,000	-	749,999	0	0	0	0	4	4.0	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	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>22</b>	<b>4</b>	<b>28</b>	<b>400</b>	<b>14.3</b>	<b>34</b>
<b>Median Price</b>			<b>\$104,500</b>	<b>\$175,500</b>	<b>\$225,700</b>	<b>\$175,500</b>	<b>\$134,900</b>		<b>\$115,900</b>
<b>Average Price</b>			<b>\$104,500</b>	<b>\$165,336</b>	<b>\$241,325</b>	<b>\$171,846</b>	<b>\$170,946</b>		<b>\$156,970</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**





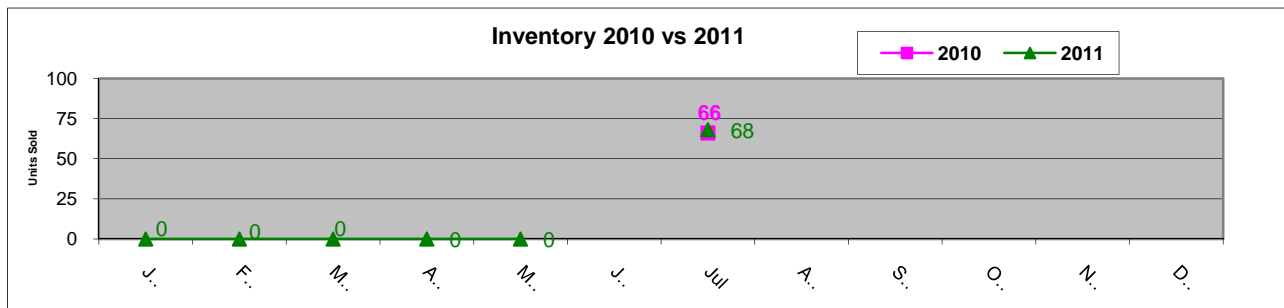
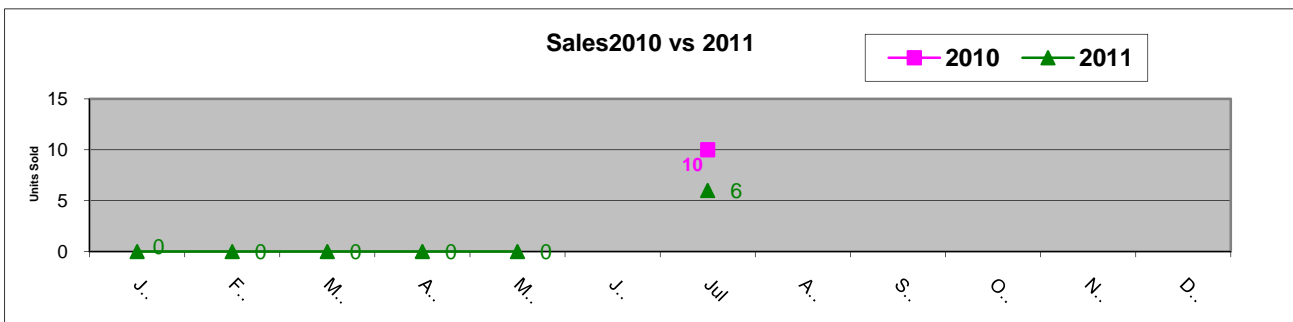
# Lexington-Bluegrass Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Jul-11

### 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	8	8.0	0
50,000	-	99,999	0	0	0	0	31	31.0	7
100,000	-	119,999	0	0	0	0	12	12.0	1
120,000	-	139,999	0	1	0	1	19	19.0	0
140,000	-	159,999	0	1	1	2	16	8.0	1
160,000	-	179,999	0	0	0	0	15	15.0	0
180,000	-	199,999	0	0	1	1	19	19.0	1
200,000	-	249,999	0	0	0	0	14	14.0	2
250,000	-	299,999	0	0	0	0	8	8.0	1
300,000	-	499,999	0	0	1	1	17	17.0	0
500,000	-	749,999	0	0	0	0	4	4.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>165</b>	<b>27.5</b>	<b>13</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$120,000</b>	<b>\$185,000</b>	<b>\$144,000</b>	<b>\$159,000</b>		<b>\$95,000</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$98,667</b>	<b>\$241,667</b>	<b>\$170,167</b>	<b>\$188,119</b>		<b>\$126,921</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	111		103		-7%
Month Inventory	16.5		10.7		-35%
% of List Price	95.10		95.45		
<b><u>Residential</u></b>					
Sales	31	\$5,432,400	48	\$7,839,174	55%
Avg Sales Price		\$175,239		\$163,316	-7%
Median Sales Price		\$138,900		\$140,200	1%
Avg Days on Market		79		131	66%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	798		773		-3%
<b><u>Residential</u></b>					
Sales	301	\$54,976,331	287	\$49,174,561	-5%
Avg Sales Price		\$182,646		\$171,340	-6%
Median Sales Price		\$132,000		\$125,000	-5%
Avg Days on Market		85		102	20%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	31	31	55	48	53	47	41					
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

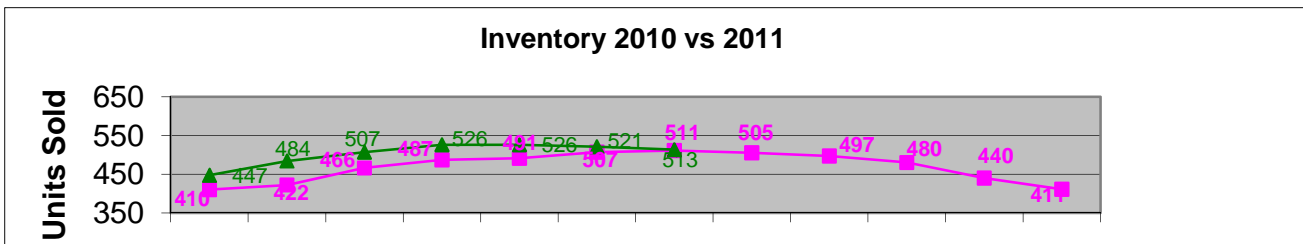
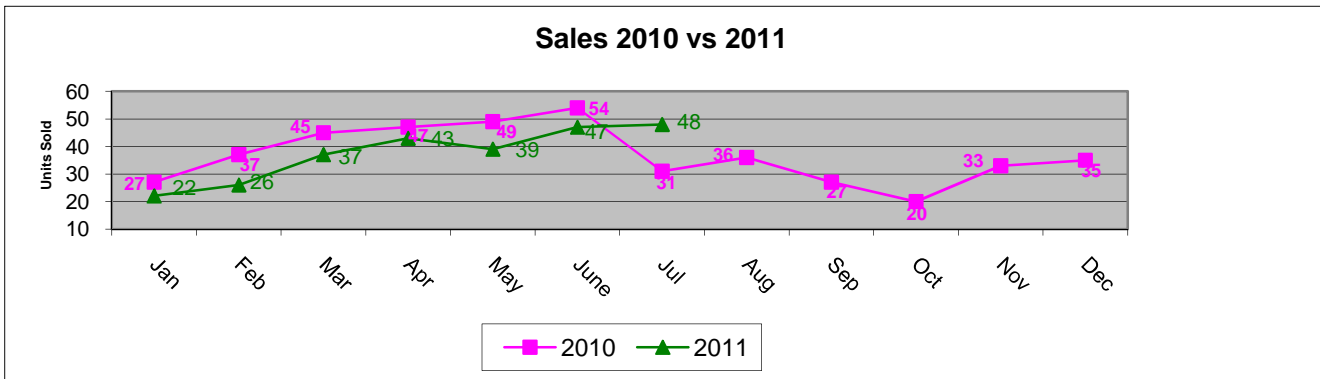
# Lexington-Bluegrass

Association of Realtors®

Jul-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	1	0	1	4	4.0	2
50,000	-	99,999	4	10	1	15	129	8.6	11
100,000	-	119,999	0	2	0	2	48	24.0	11
120,000	-	139,999	1	5	0	6	55	9.2	7
140,000	-	159,999	0	6	0	6	34	5.7	6
160,000	-	179,999	0	3	3	6	25	4.2	3
180,000	-	199,999	0	0	3	3	17	5.7	5
200,000	-	249,999	0	2	1	3	44	14.7	8
250,000	-	299,999	0	0	1	1	25	25.0	4
300,000	-	499,999	0	1	2	3	45	15.0	4
500,000	-	749,999	0	0	2	2	39	19.5	1
750,000	-	999,999	0	0	0	0	29	29.0	1
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	5	5.0	0
1,500,000	-	1,999,999	0	0	0	0	5	5.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>5</b>	<b>30</b>	<b>13</b>	<b>48</b>	<b>513</b>	<b>10.7</b>	<b>64</b>
<b>Median Price</b>			<b>\$78,200</b>	<b>\$128,950</b>	<b>\$198,000</b>	<b>\$140,200</b>	<b>\$158,000</b>		<b>\$147,500</b>
<b>Average Price</b>			<b>\$88,440</b>	<b>\$127,372</b>	<b>\$275,063</b>	<b>\$163,316</b>	<b>\$292,337</b>		<b>\$193,839</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	112		107		-4%
Month Inventory	13.9		10.2		-27%
% of List Price	96.91		93.96		
<b><u>Residential</u></b>					
Sales	43	\$7,190,899	57	\$8,636,000	33%
Avg Sales Price		\$167,230		\$151,509	-9%
Median Sales Price		\$143,000		\$141,000	-1%
Avg Days on Market		100		108	8%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	780		834		7%
<b><u>Residential</u></b>					
Sales	316	\$50,164,048	302	\$47,227,069	-4%
Avg Sales Price		\$158,747		\$156,381	-1%
Median Sales Price		\$139,200		\$138,000	-1%
Avg Days on Market		114		110	-4%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30	31	37	39	69	47	44					
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®

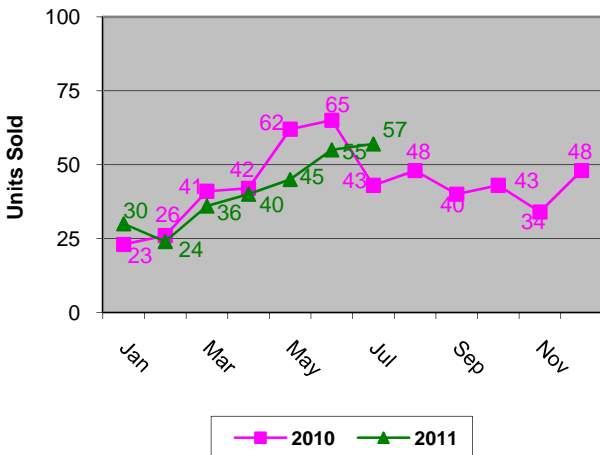
## Single Family SALES and INVENTORY and PENDING

Jul-11

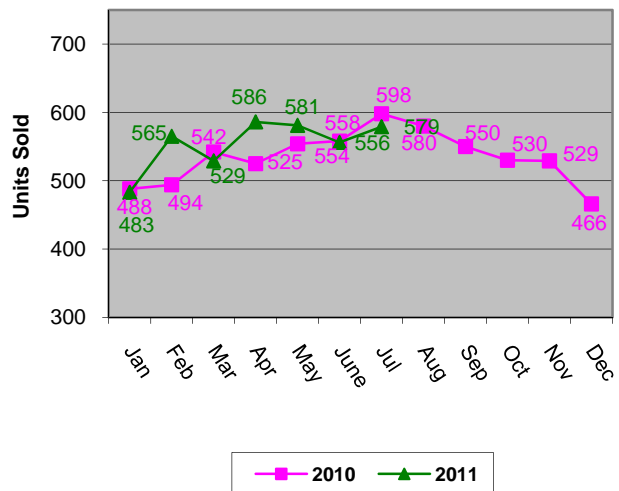
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	1	4	17	4.3	1
50,000	-	99,999	1	10	4	15	74	4.9	12
100,000	-	119,999	0	3	1	4	35	8.8	4
120,000	-	139,999	1	1	3	5	77	15.4	10
140,000	-	159,999	0	6	1	7	77	11.0	12
160,000	-	179,999	0	2	3	5	59	11.8	7
180,000	-	199,999	0	2	1	3	35	11.7	13
200,000	-	249,999	0	4	1	5	46	9.2	5
250,000	-	299,999	0	0	5	5	59	11.8	6
300,000	-	499,999	0	2	2	4	81	20.3	7
500,000	-	749,999	0	0	0	0	15	15.0	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>3</b>	<b>32</b>	<b>22</b>	<b>57</b>	<b>579</b>	<b>10.2</b>	<b>77</b>
<b>Median Price</b>			<b>\$62,500</b>	<b>\$137,450</b>	<b>\$164,875</b>	<b>\$141,000</b>	<b>\$164,900</b>		<b>\$159,900</b>
<b>Average Price</b>			<b>\$72,767</b>	<b>\$138,398</b>	<b>\$181,316</b>	<b>\$151,509</b>	<b>\$205,743</b>		<b>\$177,407</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	67		44		-34%
Month Inventory	32.9		15.6		-53%
% of List Price	94.81		91.99		
<b>Residential</b>					
Sales	9	\$832,300	17	\$1,989,801	89%
Avg Sales Price		\$92,478		\$117,047	27%
Median Sales Price		\$70,000		\$115,000	64%
Avg Days on Market		107		128	20%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	352		320		-9%
<b>Residential</b>					
Sales	127	\$13,776,870	119	\$10,613,148	-6%
Avg Sales Price		\$108,479		\$89,186	-18%
Median Sales Price		\$96,000		\$81,000	-16%
Avg Days on Market		108		132	22%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	21	15	22	20	24	17	16					
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

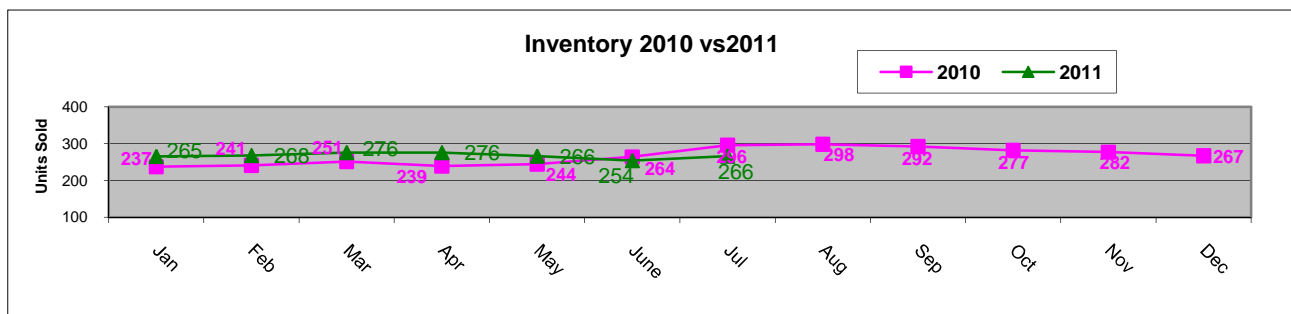
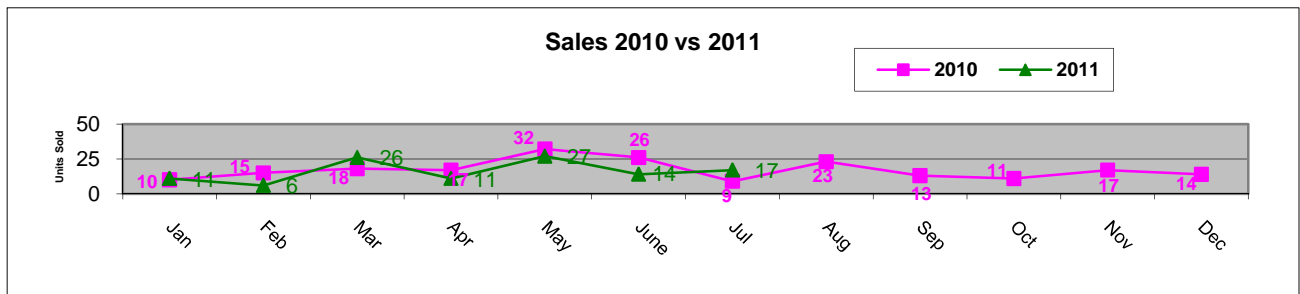
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-11

MONTGOMERY COUNTY

Price Range			Current Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	29	9.7	8
50,000	-	99,999	0	3	1	4	69	17.3	10
100,000	-	119,999	0	2	0	2	22	11.0	2
120,000	-	139,999	0	2	0	2	33	16.5	3
140,000	-	159,999	1	1	1	3	34	11.3	3
160,000	-	179,999	0	0	1	1	15	15.0	1
180,000	-	199,999	0	0	0	0	11	11.0	3
200,000	-	249,999	0	0	1	1	19	19.0	0
250,000	-	299,999	0	0	1	1	7	7.0	1
300,000	-	499,999	0	0	0	0	15	15.0	0
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>10</b>	<b>5</b>	<b>17</b>	<b>266</b>	<b>15.6</b>	<b>31</b>
<b>Median Price</b>			<b>\$76,750</b>	<b>\$98,750</b>	<b>\$178,000</b>	<b>\$115,000</b>	<b>\$128,950</b>		<b>\$82,500</b>
<b>Average Price</b>			<b>\$76,750</b>	<b>\$91,680</b>	<b>\$183,900</b>	<b>\$117,047</b>	<b>\$173,150</b>		<b>\$98,599</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	7		9		29%
Month Inventory	16.3		9.6		-41%
% of List Price	88.70		89.86		
<b><u>Residential</u></b>					
Sales	4	\$614,600	5	\$505,000	25%
Avg Sales Price		\$153,650		\$101,000	-34%
Median Sales Price		\$161,500		\$100,000	-38%
Avg Days on Market		47		246	423%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	80		57		-29%
<b><u>Residential</u></b>					
Sales	23	\$2,229,780	24	\$2,116,440	4%
Avg Sales Price		\$96,947		\$88,185	-9%
Median Sales Price		\$93,500		\$65,500	-30%
Avg Days on Market		98		137	40%

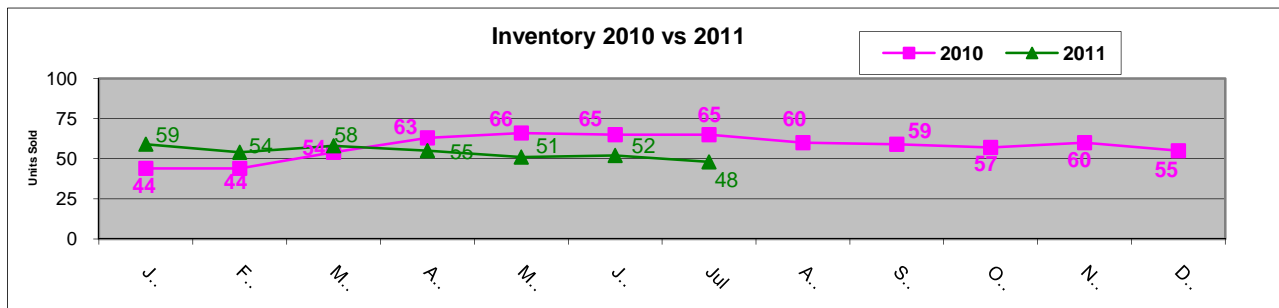
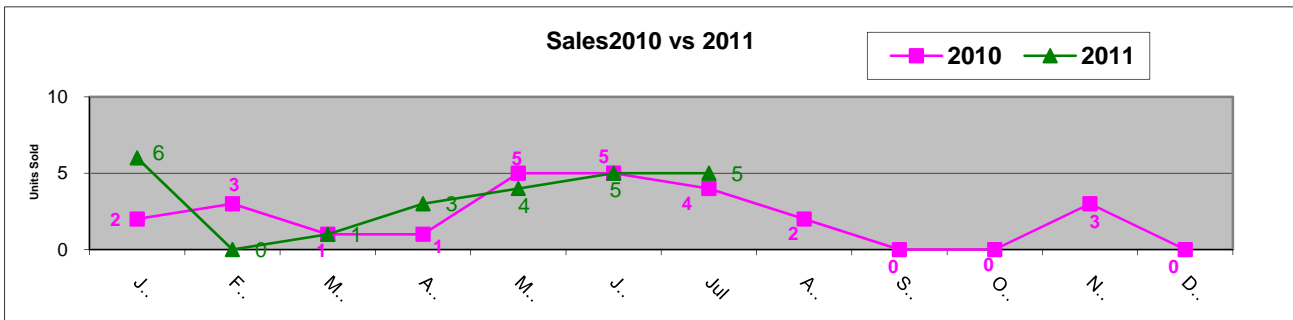
Total Pendings By Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0	3	2	4	6	9	5					
2010	4	2	1	7	4	5	1	4	2	1	5	3
2009	1	5	1	2	5	2	3	6	4	6	3	0

## Single Family SALES and INVENTORY and PENDING

Jul-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	1	0	0	1	8	8.0	0
50,000	-	99,999	0	1	0	1	17	17.0	4
100,000	-	119,999	0	2	0	2	1	0.5	2
120,000	-	139,999	0	0	0	0	4	4.0	1
140,000	-	159,999	0	0	0	0	6	6.0	0
160,000	-	179,999	0	1	0	1	5	5.0	1
180,000	-	199,999	0	0	0	0	2	2.0	0
200,000	-	249,999	0	0	0	0	3	3.0	1
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	0	0.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>48</b>	<b>9.6</b>	<b>9</b>
<b>Median Price</b>			<b>\$30,000</b>	<b>\$105,000</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$96,250</b>		<b>\$105,000</b>
<b>Average Price</b>			<b>\$30,000</b>	<b>\$118,750</b>	<b>\$0</b>	<b>\$101,000</b>	<b>\$125,506</b>		<b>\$118,100</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jul-11

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	138		127		-8%
Month Inventory	14.3		15.1		6%
% of List Price	93.68		91.94		
<b><u>Residential</u></b>					
Sales	64	\$6,394,838	49	\$5,327,828	-23%
Avg Sales Price		\$99,919		\$108,731	9%
Median Sales Price		\$75,750		\$96,000	27%
Avg Days on Market		108		142	31%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	1,085		878		-19%
<b><u>Residential</u></b>					
Sales	379	\$40,875,123	348	\$36,169,778	-8%
Avg Sales Price		\$107,850		\$103,936	-4%
Median Sales Price		\$87,000		\$80,000	-8%
Avg Days on Market		119		129	8%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	51	48	67	61	66	62	60					
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®

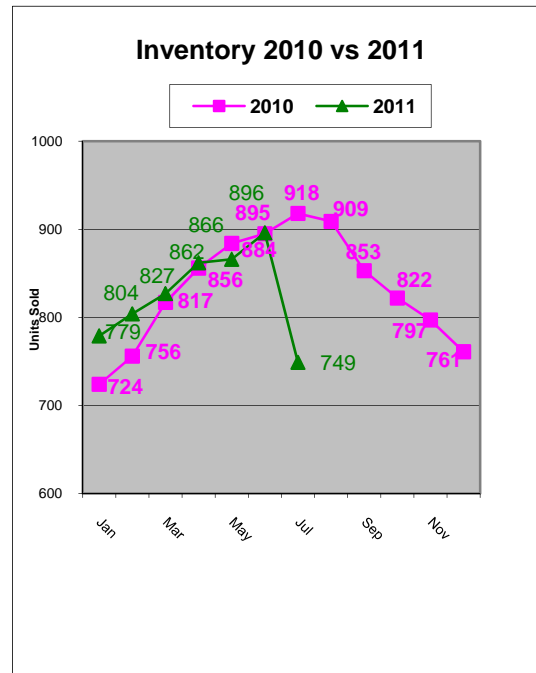
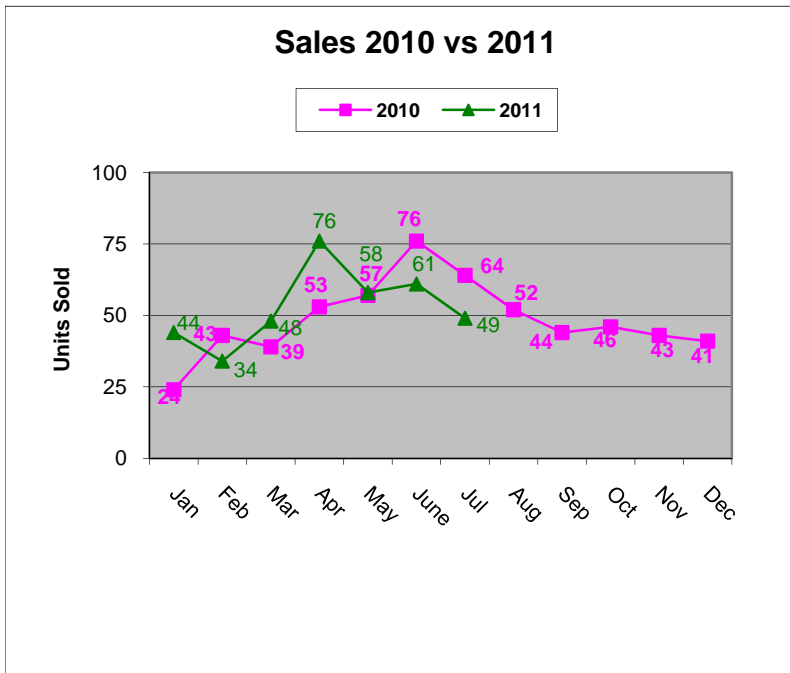
## Single Family SALES and INVENTORY and PENDING

Jul-11

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	5	7	2	14	56	4.0	25
50,000	-	99,999	1	9	1	11	193	17.5	31
100,000	-	119,999	2	2	2	6	59	9.8	6
120,000	-	139,999	1	2	0	3	75	25.0	3
140,000	-	159,999	1	0	1	2	63	31.5	2
160,000	-	179,999	0	2	2	4	59	14.8	1
180,000	-	199,999	0	0	0	0	31	31.0	5
200,000	-	249,999	0	4	4	8	55	6.9	7
250,000	-	299,999	0	1	0	1	54	54.0	4
300,000	-	499,999	0	0	0	0	61	61.0	4
500,000	-	749,999	0	0	0	0	18	18.0	0
750,000	-	999,999	0	0	0	0	8	8.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>10</b>	<b>27</b>	<b>12</b>	<b>49</b>	<b>739</b>	<b>15.1</b>	<b>88</b>
<b>Median Price</b>			<b>\$57,000</b>	<b>\$92,000</b>	<b>\$158,000</b>	<b>\$96,000</b>	<b>\$139,500</b>		<b>\$79,450</b>
<b>Average Price</b>			<b>\$70,750</b>	<b>\$107,186</b>	<b>\$143,858</b>	<b>\$108,731</b>	<b>\$189,975</b>		<b>\$112,308</b>

\*\*\*AS OF 7/11 GARRARD CO STATS WERE REMOVED FROM THIS-OTHER COUNTIES REPT-



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings	141		96		-32%
Month Inventory	12.8		12.1		-5%
% of List Price	95.54		94.40		
<b><u>Residential</u></b>					
Sales	52	\$9,573,396	46	\$8,220,739	-12%
Avg Sales Price		\$184,104		\$178,712	-3%
Median Sales Price		\$156,052		\$147,961	-5%
Avg Days on Market		97		126	30%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings	938		790		-16%
<b><u>Residential</u></b>					
Sales	395	\$68,601,598	296	\$51,862,671	-25%
Avg Sales Price		\$173,675		\$175,212	1%
Median Sales Price		\$149,000		\$150,500	1%
Avg Days on Market		97		115	19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42	50	46	60	44	59					
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

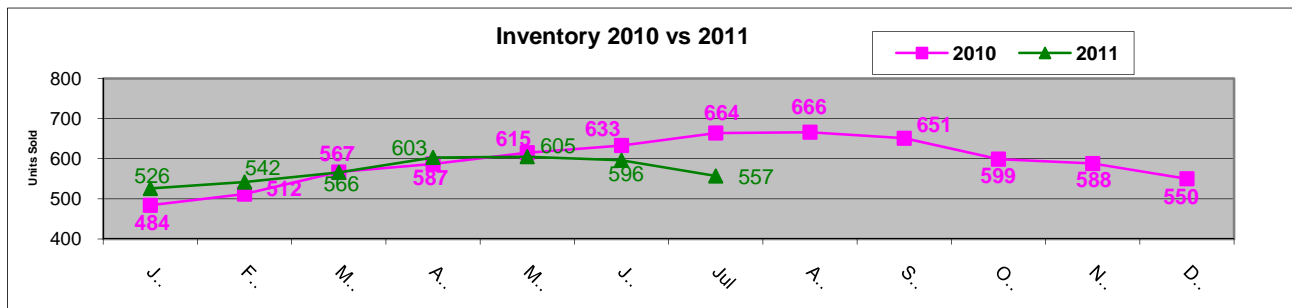
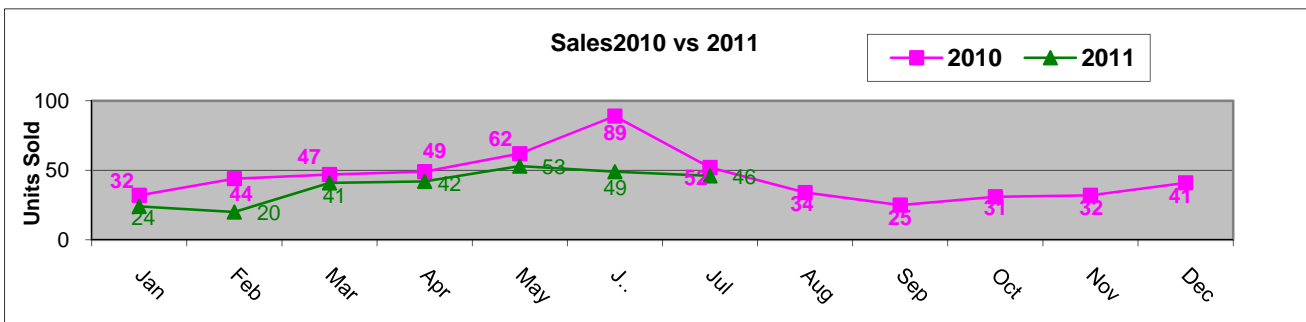


## Single Family SALES and INVENTORY and PENDING

Jul-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	1	0	0	1	11	11.0	2
50,000	-	99,999	1	1	1	3	33	11.0	12
100,000	-	119,999	0	4	0	4	59	14.8	6
120,000	-	139,999	0	8	3	11	84	7.6	19
140,000	-	159,999	0	5	0	5	68	13.6	13
160,000	-	179,999	0	2	2	4	48	12.0	13
180,000	-	199,999	0	2	4	6	31	5.2	11
200,000	-	249,999	0	1	2	3	68	22.7	25
250,000	-	299,999	0	1	4	5	55	11.0	4
300,000	-	499,999	0	1	3	4	80	20.0	7
500,000	-	749,999	0	0	0	0	15	15.0	2
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>25</b>	<b>19</b>	<b>46</b>	<b>557</b>	<b>12.1</b>	<b>114</b>
<b>Median Price</b>			<b>\$56,500</b>	<b>\$139,900</b>	<b>\$199,000</b>	<b>\$147,961</b>	<b>\$169,900</b>		<b>\$168,950</b>
<b>Average Price</b>			<b>\$56,500</b>	<b>\$155,964</b>	<b>\$221,507</b>	<b>\$178,712</b>	<b>\$219,433</b>		<b>\$184,698</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-11 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	July-10		July-11		% CHANGE
New Listings		48		34	-29%
Month Inventory		9.4		17.4	85%
% of List Price		97.09		93.02	
<b><u>Residential</u></b>					
Sales	25	\$4,665,489	14	\$2,486,000	-44%
Avg Sales Price		\$186,620		\$177,571	-5%
Median Sales Price		\$152,900		\$160,225	5%
Avg Days on Market		109		76	-30%

CUMMULATIVE SUMMARY	Jan 10 - Jul 10		Jan 11 - Jul 11		% CHANGE
New Listings		338		312	-8%
<b><u>Residential</u></b>					
Sales	136	\$24,824,861	116	\$19,549,040	-15%
Avg Sales Price		\$182,536		\$168,526	-8%
Median Sales Price		\$164,150		\$150,666	-8%
Avg Days on Market		107		95	-11%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15	24	14	26	20	17					
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<sup>®</sup>

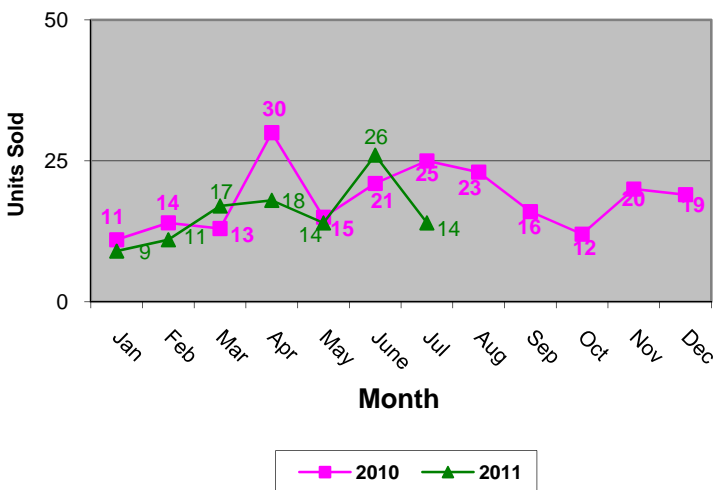
## Single Family SALES and INVENTORY and PENDING

Jul-11

WOODFORD COUNTY

Price Range			Current			Sales			Inventory	
			0-2	3	4+	Total	Single	Months	Pending	
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.		
49,999	OR	UNDER	0	0	0	0	2	2.0	2	
50,000	-	99,999	0	1	0	1	30	30.0	2	
100,000	-	119,999	1	1	0	2	30	15.0	1	
120,000	-	139,999	1	1	0	2	19	9.5	3	
140,000	-	159,999	0	1	1	2	14	7.0	3	
160,000	-	179,999	0	1	0	1	9	9.0	4	
180,000	-	199,999	0	0	1	1	14	14.0	3	
200,000	-	249,999	0	0	3	3	35	11.7	6	
250,000	-	299,999	0	1	1	2	33	16.5	4	
300,000	-	499,999	0	0	0	0	34	34.0	4	
500,000	-	749,999	0	0	0	0	8	8.0	0	
750,000	-	999,999	0	0	0	0	7	7.0	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	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	
<b>Total</b>			<b>2</b>	<b>6</b>	<b>6</b>	<b>14</b>	<b>244</b>	<b>17.4</b>	<b>32</b>	
<b>Median Price</b>			<b>\$115,000</b>	<b>\$149,250</b>	<b>\$239,000</b>	<b>\$160,225</b>	<b>\$208,891</b>		<b>\$180,688</b>	
<b>Average Price</b>			<b>\$115,000</b>	<b>\$155,408</b>	<b>\$220,592</b>	<b>\$177,571</b>	<b>\$290,656</b>		<b>\$206,582</b>	

### Sales 2010 vs 2011



### Inventory 2010 vs 2011

