

Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings		1550		1435	-7%
Month Inventory		7.9		9.4	19%
% of List Price		96.70		95.75	-1%
<u>Residential</u>					
Sales	804	\$140,511,532	667	\$118,933,926	-17%
Avg Sales Price		\$172,831		\$178,312	3%
Median Sales Price		\$144,000		\$145,000	1%
Avg Days on Market		88		94	7%
<u>Townhouses/Condos</u>					
Sales	67	\$10,711,149	53	\$7,671,150	-21%
Avg Sales Price		\$153,016		\$144,739	-5%
Median Sales Price		\$121,600		\$122,500	1%
Avg Days on Market		94		90	-4%
Total Activity	871	\$151,222,681	720	\$126,605,076	-17%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings		9,310		8,638	-7%
<u>Residential</u>					
Sales	3,766	\$634,763,554	3,095	\$508,009,118	-18%
Avg Sales Price		\$167,307		\$164,139	-2%
Median Sales Price		\$140,000		\$136,100	-3%
Avg Days on Market		88		96	9%
<u>Townhouses/Condos</u>					
Sales	302	\$45,761,913	236	\$35,692,503	-22%
Avg Sales Price		\$138,672		\$151,239	9%
Median Sales Price		\$113,000		\$118,000	4%
Avg Days on Market		100		112	12%
Total Activity	4,068	\$680,525,467	3,331	\$543,701,621	-18%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273	6492	6742	6776	6772						
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	456	515	652	648	753	648						
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						
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

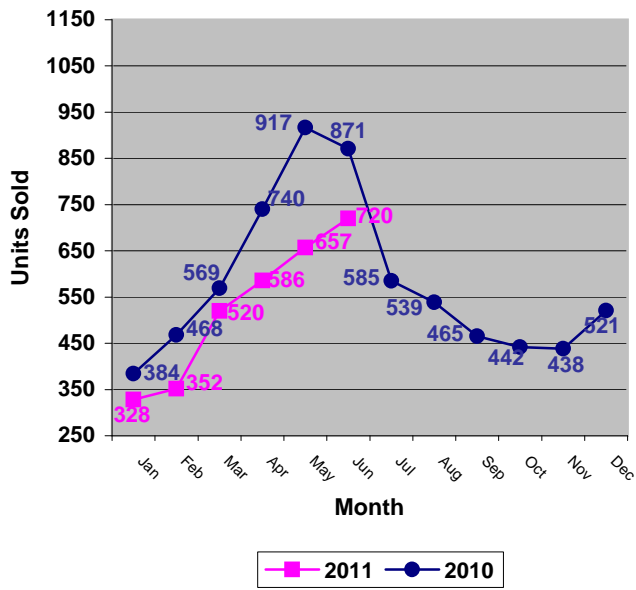
Lexington-Bluegrass

Association of Realtors®

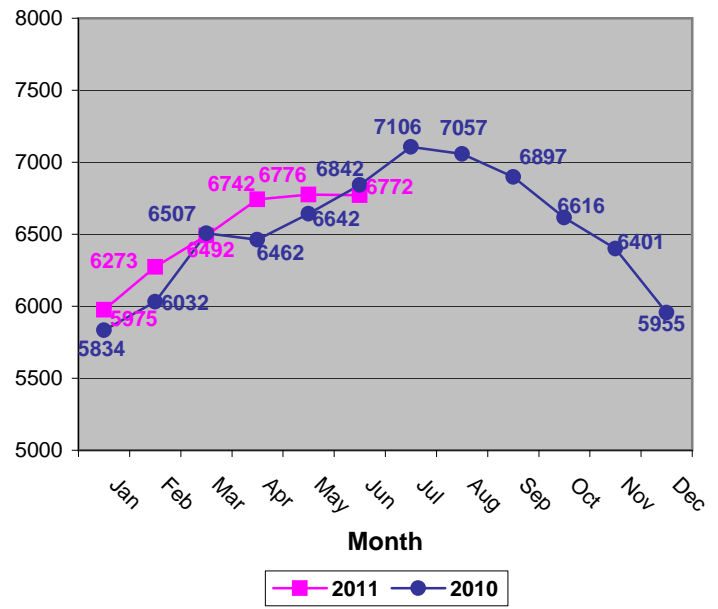
All Residential SALES and INVENTORY with PENDING

Jun-11							Current	Current	Current	June
						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	18	27	6	51	230	4.5	65	46
50,000	-	99,999	26	90	8	124	1056	8.5	184	132
100,000	-	119,999	6	54	13	73	587	8.0	113	64
120,000	-	139,999	9	73	16	98	863	8.8	130	72
140,000	-	159,999	7	56	16	79	699	8.8	102	70
160,000	-	179,999	5	44	10	59	477	8.1	76	48
180,000	-	199,999	0	15	28	43	412	9.6	86	33
200,000	-	249,999	6	31	35	72	688	9.6	138	86
250,000	-	299,999	0	17	30	47	534	11.4	70	42
300,000	-	499,999	0	10	43	53	752	14.2	76	42
500,000	-	749,999	0	3	10	13	258	19.8	20	9
750,000	-	999,999	0	1	6	7	113	16.1	6	3
1,000,000	-	1,249,999	0	0	1	1	34	34.0	2	0
1,250,000	-	1,499,999	0	0	0	0	24	24.0	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	21	21.0	1	1
Total			77	421	222	720	6772	9.4	1070	648
Median Price			\$96,500	\$130,500	\$211,250	\$143,300	\$159,900		\$149,900	
Average Price			\$97,655	\$142,611	\$260,962	\$174,295	\$231,881		\$180,416	

Sales 10 vs 11



Inventory 10 vs 11



Lexington-Bluegrass

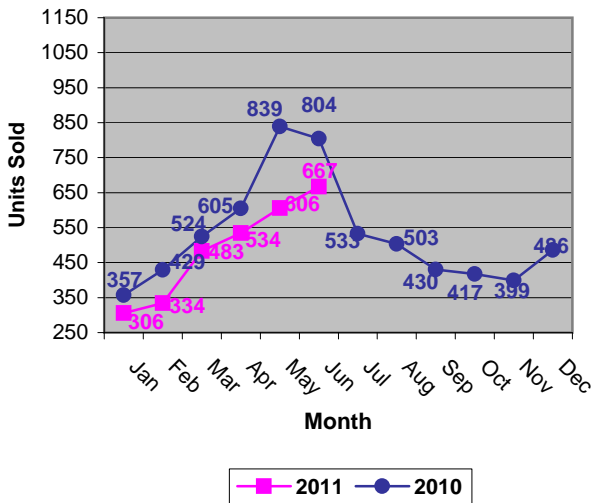
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

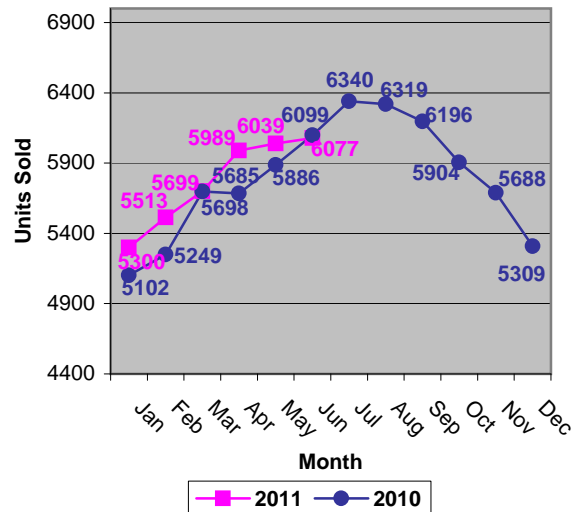
Jun-11

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	17	27	6	50	215	4.3	63
50,000	-	99,999	12	83	8	103	842	8.2	168
100,000	-	119,999	4	52	13	69	513	7.4	100
120,000	-	139,999	4	71	16	91	789	8.7	125
140,000	-	159,999	3	55	16	74	641	8.7	95
160,000	-	179,999	2	41	10	53	444	8.4	72
180,000	-	199,999	0	15	28	43	381	8.9	78
200,000	-	249,999	2	31	33	66	609	9.2	136
250,000	-	299,999	0	14	30	44	470	10.7	60
300,000	-	499,999	0	10	43	53	702	13.2	69
500,000	-	749,999	0	3	10	13	255	19.6	17
750,000	-	999,999	0	1	6	7	113	16.1	5
1,000,000	-	1,249,999	0	0	1	1	34	34.0	2
1,250,000	-	1,499,999	0	0	0	0	24	24.0	0
1,500,000	-	1,999,999	0	0	0	0	24	24.0	1
2,000,000	-	OVER	0	0	0	0	21	21.0	1
Total			44	403	220	667	6077	9.1	992
Median Price			\$62,500	\$131,000	\$210,000	\$145,000	\$163,000		
Average Price			\$79,896	\$142,908	\$261,258	\$177,787	\$239,924		\$179,334

Sales 10 vs 11



Inventory 10 vs 11



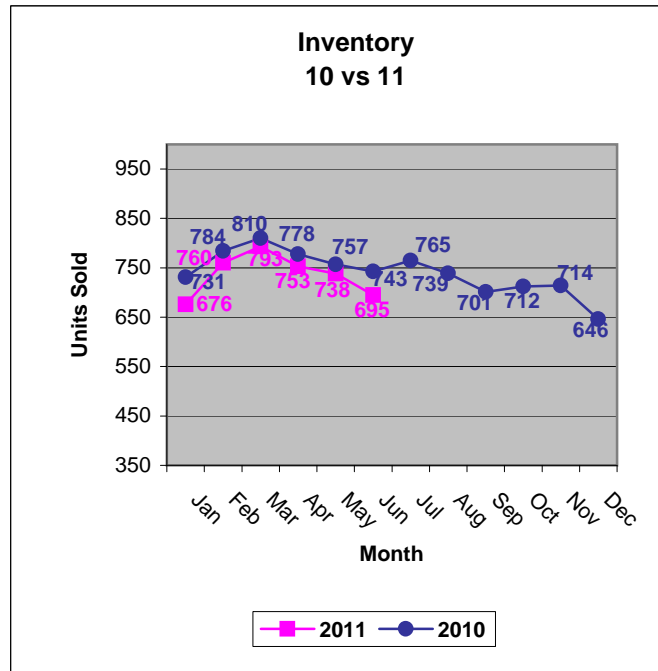
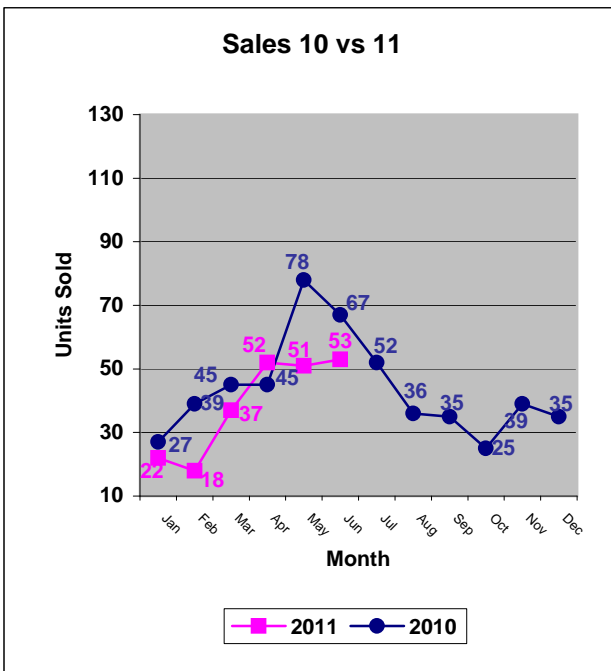
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Jun-11

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	15	15.0	2
50,000	-	99,999	14	7	0	21	214	10.2	16
100,000	-	119,999	2	2	0	4	74	18.5	13
120,000	-	139,999	5	2	0	7	74	10.6	5
140,000	-	159,999	4	1	0	5	58	11.6	7
160,000	-	179,999	3	3	0	6	33	5.5	4
180,000	-	199,999	0	0	0	0	31	31.0	8
200,000	-	249,999	4	0	2	6	79	13.2	2
250,000	-	299,999	0	3	0	3	64	21.3	10
300,000	-	499,999	0	0	0	0	50	50.0	7
500,000	-	749,999	0	0	0	0	3	3.0	3
750,000	-	999,999	0	0	0	0	0	0.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			33	18	2	53	695	13.1	78
Median Price			\$40,000	\$25,500	\$34,501	\$32,002	\$60,000		\$39,950
Average Price			\$121,333	\$125,967	\$228,375	\$130,342	\$161,549		\$194,165



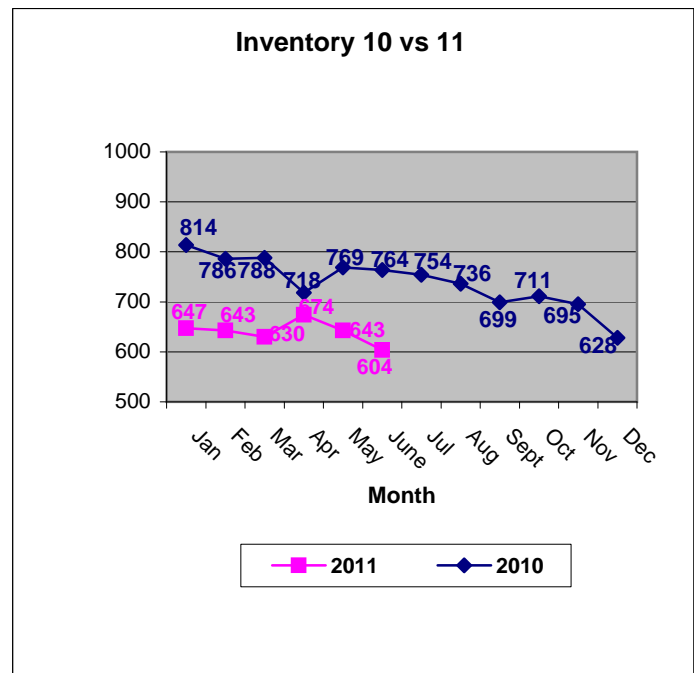
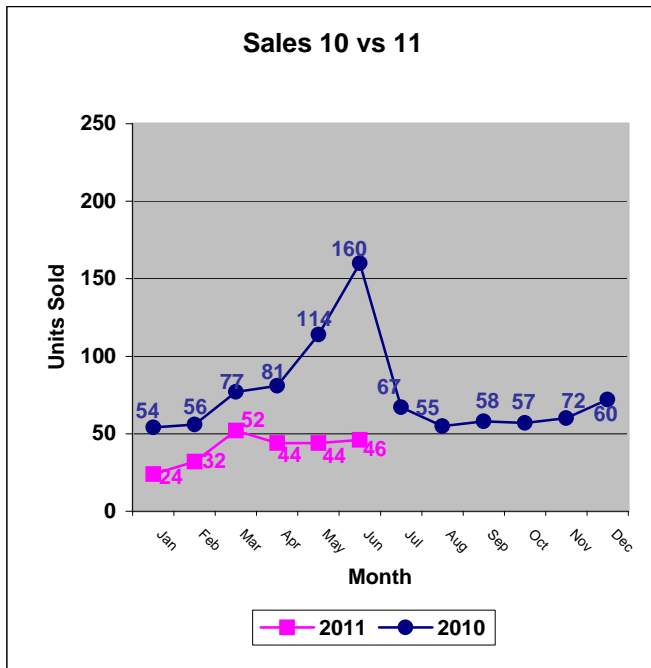
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jun-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	1	1.0	0
50,000	- 99,999	0	1	0	1	7	7.0	2
100,000	- 119,999	0	3	1	4	32	8.0	17
120,000	- 139,999	0	7	0	7	73	10.4	21
140,000	- 159,999	1	4	1	6	81	13.5	22
160,000	- 179,999	0	4	0	4	54	13.5	13
180,000	- 199,999	0	1	1	2	59	29.5	23
200,000	- 249,999	1	3	9	13	121	9.3	60
250,000	- 299,999	0	3	2	5	61	12.2	26
300,000	- 499,999	0	0	3	3	67	22.3	19
500,000	- 749,999	0	0	0	0	36	36.0	6
750,000	- 999,999	0	1	0	1	10	10.0	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
Total		2	27	17	46	604	13.1	210
Median Price		\$189,500	\$152,400	\$219,990	\$192,607	\$199,900		\$205,185
Average Price		\$189,500	\$188,144	\$237,821	\$206,562	\$252,356		\$222,170

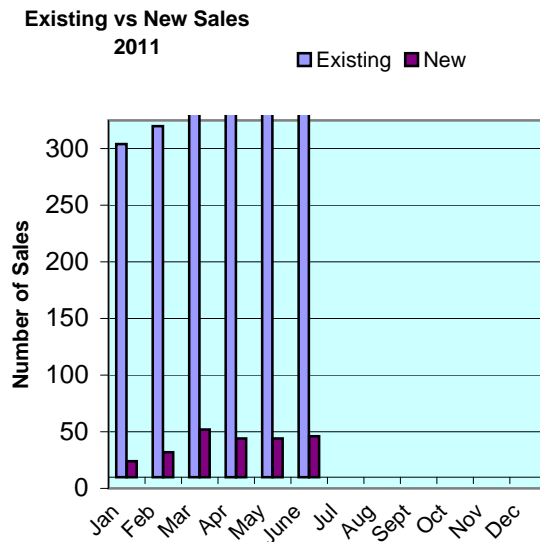
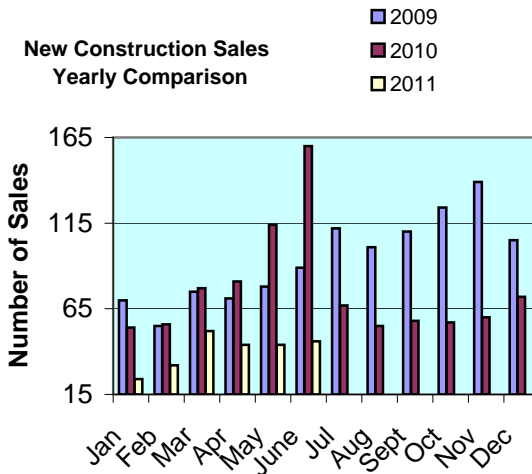
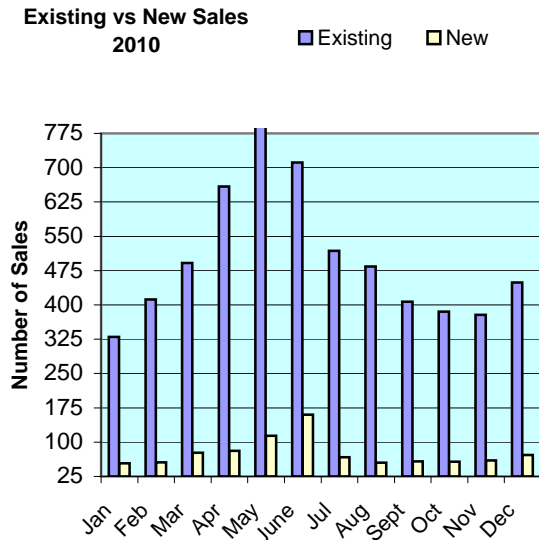
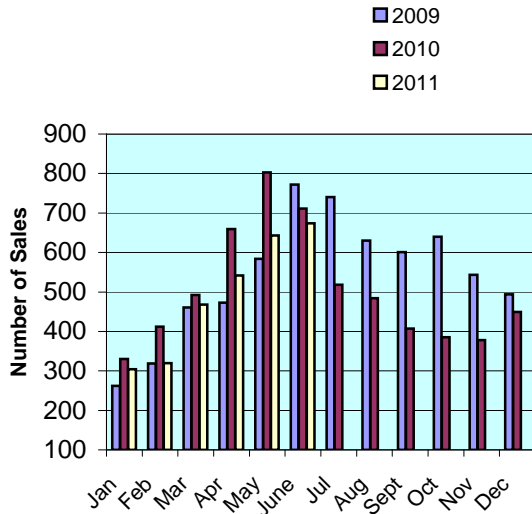


Existing Homes Sales

	<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	
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	
Aug	101	55	
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Median Price by County

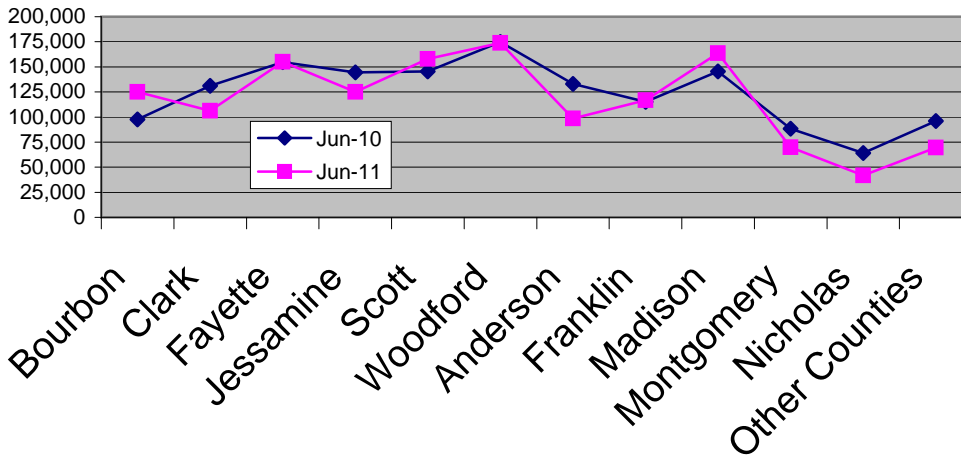
<u>County</u>	Jun-10		Jun-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	97,500	14	125,000	8
Clark	131,000	22	106,250	18
Fayette	154,750	450	155,000	391
Jessamine	144,500	54	125,000	47
Scott	145,418	89	158,000	49
Woodford	174,929	21	173,750	26
Anderson	133,000	20	98,550	16
Franklin	115,000	30	116,750	30
Madison	145,500	65	163,500	55
Montgomery	88,500	25	70,000	14
Nicholas	64,000	5	41,900	5
Other Counties	96,000	76	69,500	61
		871		720

<u>County</u>	Year to Date 6/30/10		Year to Date 6/30/11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	104,000	66	114,500	53
Clark	123,500	151	110,000	104
Fayette	150,000	2079	151,750	1652
Jessamine	130,500	269	121,600	230
Scott	145,957	336	151,000	245
Woodford	169,000	109	150,050	102
Anderson	128,500	127	115,950	84
Franklin	120,000	217	116,450	146
Madison	138,450	270	137,750	242
Montgomery	98,500	117	75,000	99
Nicholas	72,000	18	62,540	19
Other Counties	89,050	309	80,000	355
		4068		3331

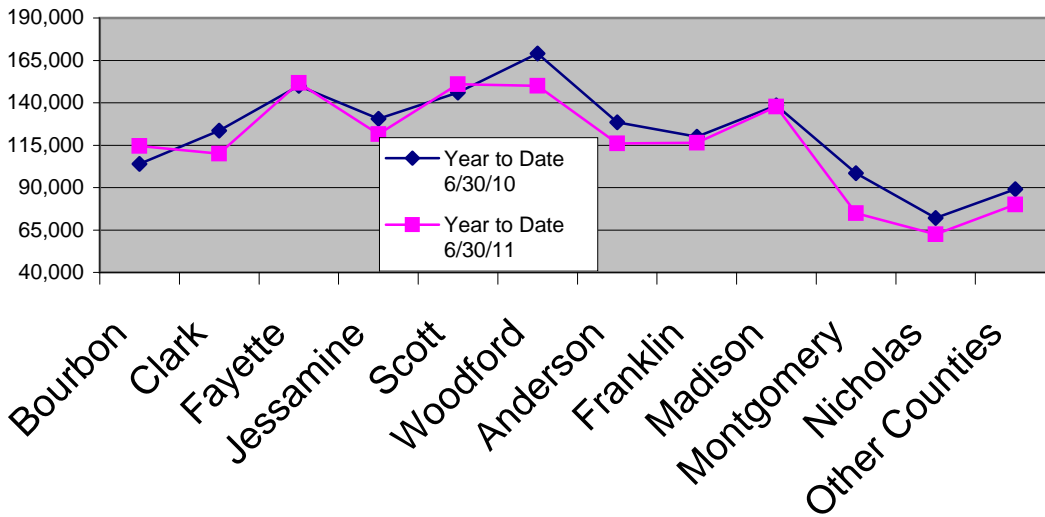


Median Price by County

June 10 vs June 11 Median



Year to date 6/30/10 vs 6/30/11 Median



Lexington-Bluegrass

Association of Realtors™

Jun-11

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	145	FmHA	5	LA-Fixed	0	Owner Finance	0
CONV	336	FLB	0	L/A-Variable	0	VA	31
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	152	L/A Escalated	0	SBA	0	Other	51

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	98	4	3	5	1	13	9	7	3	19	9	12	183
Out of State Buyer	58	0	1	2	0	4	2	3	2	6	5	6	89
Seller Leaving County	125	2	4	4	4	11	16	4	3	19	9	17	218
Seller leaving State	79	1	1	3	2	8	11	1	1	13	5	9	134
New Construction	27	0	0	0	0	3	6	2	0	7	1	0	46
First Time Buyer	103	10	1	5	0	7	8	4	1	11	6	9	165
Listing FSBO	13	0	0	0	1	1	0	0	0	0	0	1	16
YDT Listing FSBO	55	1	3	1	2	7	3	4	1	2	2	7	88

Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	36		35		-3%
Month Inventory	10.9		12.4		14%
% of List Price	96.43		95.38		
Residential					
Sales	20	\$2,712,220	16	\$1,477,600	-20%
Avg Sales Price		\$135,611		\$92,350	-32%
Median Sales Price		\$133,000		\$98,550	-26%
Avg Days on Market		120		92	-23%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	259		223		-14%
Residential					
Sales	127	\$15,468,897	84	\$10,072,100	-34%
Avg Sales Price		\$121,802		\$119,906	-2%
Median Sales Price		\$128,500		\$115,950	-10%
Avg Days on Market		101		95	-6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15	20	13	22	16	21						
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

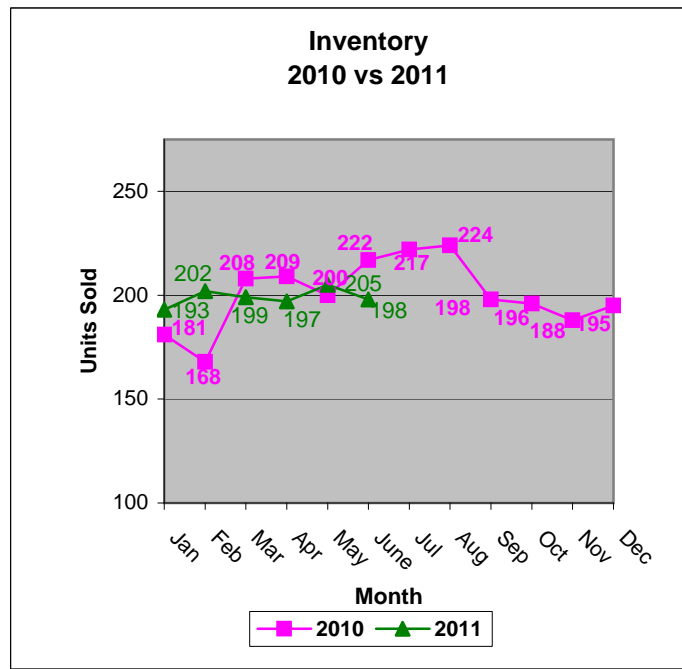
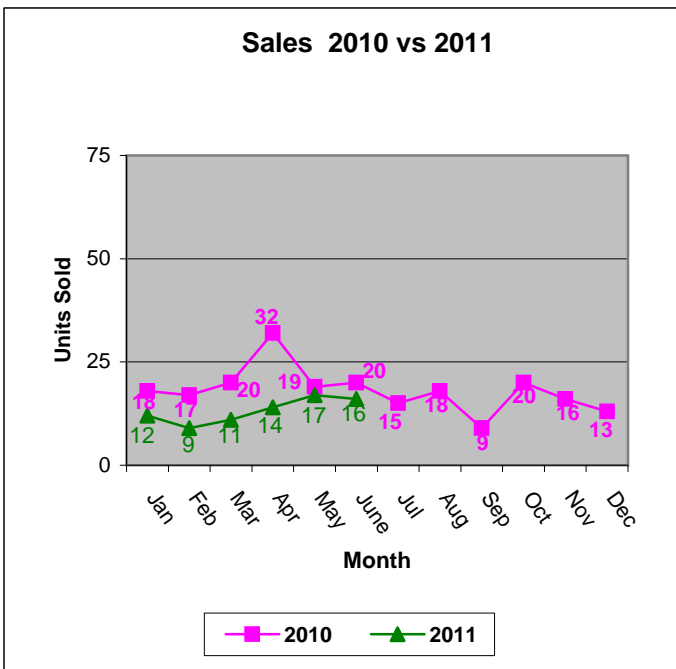
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-11

ANDERSON COUNTY

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	2	1	0	3	4	1.3	5
50,000 - 99,999	2	2	1	5	44	8.8	8
100,000 - 119,999	0	3	1	4	11	2.8	5
120,000 - 139,999	1	0	0	1	28	28.0	8
140,000 - 159,999	0	2	1	3	19	6.3	5
160,000 - 179,999	0	0	0	0	17	17.0	2
180,000 - 199,999	0	0	0	0	22	22.0	5
200,000 - 249,999	0	0	0	0	15	15.0	2
250,000 - 299,999	0	0	0	0	20	20.0	0
300,000 - 499,999	0	0	0	0	16	16.0	0
500,000 - 749,999	0	0	0	0	0	0.0	0
750,000 - 999,999	0	0	0	0	1	1.0	0
1,000,000 - 1,249,999	0	0	0	0	1	1.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	5	8	3	16	198	12.4	40
Median Price	\$56,500	\$112,500	\$107,000	\$98,550	\$155,450		\$128,450
Average Price	\$61,500	\$103,875	\$113,033	\$92,350	\$179,582		\$122,468



Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	25		30		20%
Month Inventory	8.4		18.0		114%
% of List Price	95.64		94.85		
Residential					
Sales	14	\$1,360,900	8	\$1,163,950	-43%
Avg Sales Price		\$97,207		\$145,494	50%
Median Sales Price		\$97,500		\$125,000	28%
Avg Days on Market		69		112	62%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	149		158		6%
Residential					
Sales	66	\$7,805,590	53	\$7,976,900	-20%
Avg Sales Price		\$118,267		\$150,508	27%
Median Sales Price		\$104,000		\$114,500	10%
Avg Days on Market		88		131	49%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11	11	9	10	9						
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®

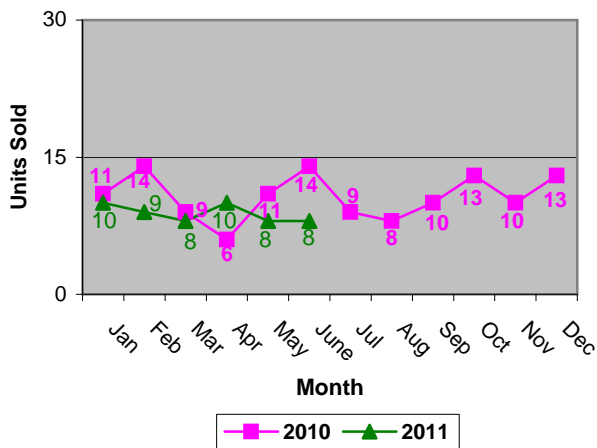
Single Family SALES and INVENTORY and PENDING

Jun-11

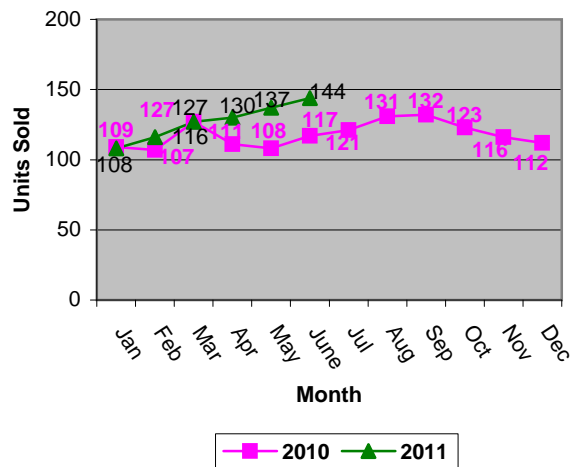
BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	7	7.0	1
50,000	-	99,999	1	2	0	3	28	9.3	10
100,000	-	119,999	0	1	0	1	15	15.0	0
120,000	-	139,999	0	1	0	1	10	10.0	0
140,000	-	159,999	0	0	0	0	9	9.0	2
160,000	-	179,999	0	0	0	0	6	6.0	1
180,000	-	199,999	0	0	1	1	6	6.0	0
200,000	-	249,999	0	1	0	1	9	9.0	1
250,000	-	299,999	0	1	0	1	16	16.0	0
300,000	-	499,999	0	0	0	0	26	26.0	0
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	5	5.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	6	1	8	144	18.0	15
Median Price			\$54,750	\$125,000	\$192,000	\$125,000	\$171,750		\$70,000
Average Price			\$54,750	\$152,867	\$192,000	\$145,494	\$247,438		\$94,960

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	47		61		30%
Month Inventory	14.0		17.5		25%
% of List Price	95.34		95.43		
<u>Residential</u>					
Sales	22	\$3,224,351	18	\$1,957,770	-18%
Avg Sales Price		\$146,561		\$108,765	-26%
Median Sales Price		\$131,000		\$106,250	-19%
Avg Days on Market		173		95	-45%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	310		319		3%
<u>Residential</u>					
Sales	151	\$19,621,425	104	\$12,905,524	-31%
Avg Sales Price		\$129,943		\$124,092	-5%
Median Sales Price		\$123,500		\$110,000	-11%
Avg Days on Market		137		118	-14%

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

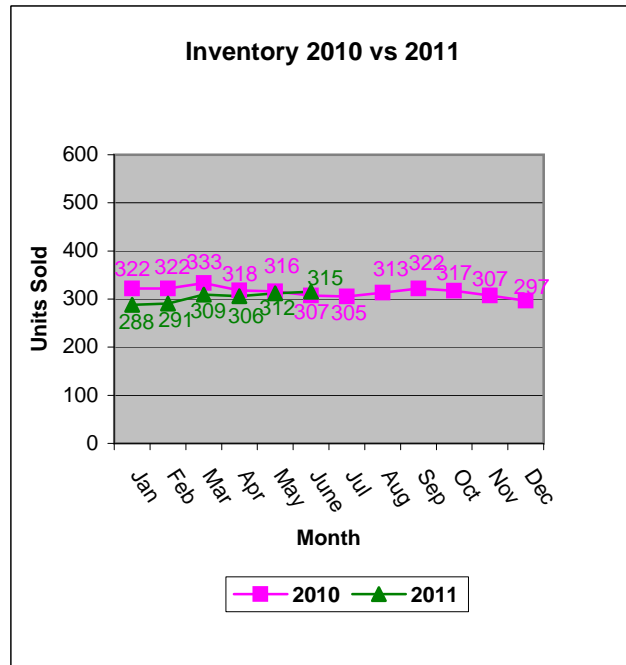
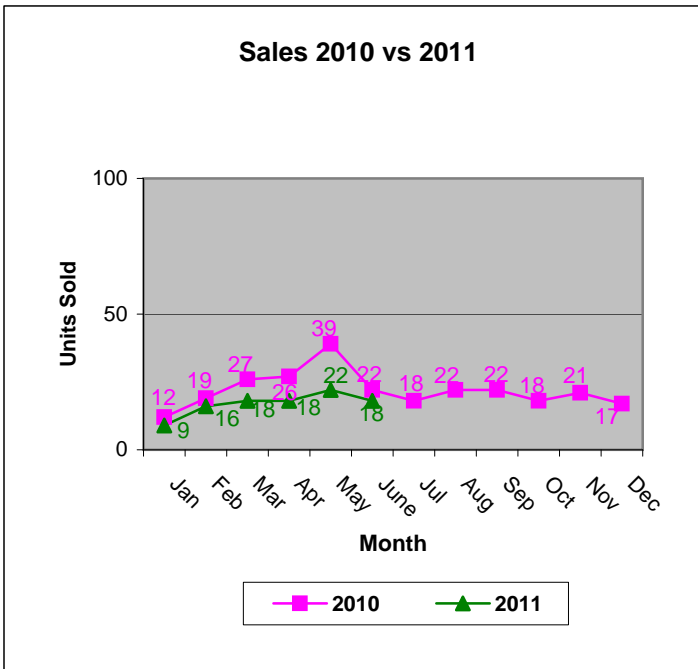
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	0	2	13	6.5	8
50,000	-	99,999	0	5	1	6	64	10.7	9
100,000	-	119,999	0	4	0	4	33	8.3	2
120,000	-	139,999	0	1	0	1	54	54.0	7
140,000	-	159,999	2	0	1	3	35	11.7	3
160,000	-	179,999	0	0	0	0	21	21.0	5
180,000	-	199,999	0	0	1	1	21	21.0	1
200,000	-	249,999	1	0	0	1	21	21.0	2
250,000	-	299,999	0	0	0	0	16	16.0	1
300,000	-	499,999	0	0	0	0	29	29.0	1
500,000	-	749,999	0	0	0	0	6	6.0	1
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	11	3	18	315	17.5	40
Median Price			\$147,000	\$99,360	\$147,900	\$106,250	\$139,900		\$122,400
Average Price			\$127,659	\$93,567	\$139,300	\$108,765	\$175,243		\$129,697



Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	750		658		-12%
Month Inventory	5.9		6.7		14%
% of List Price	97.49		96.07		
<u>Residential</u>					
Sales	450	\$83,703,362	391	\$74,603,342	-13%
Avg Sales Price		\$186,007		\$190,801	3%
Median Sales Price		\$154,750		\$155,000	0%
Avg Days on Market		67		74	10%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	4,562		4,136		-9%
<u>Residential</u>					
Sales	2,079	\$383,329,156	1,652	\$305,052,253	-21%
Avg Sales Price		\$184,382		\$184,656	0%
Median Sales Price		\$150,000		\$151,750	1%
Avg Days on Market		71		79	11%

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

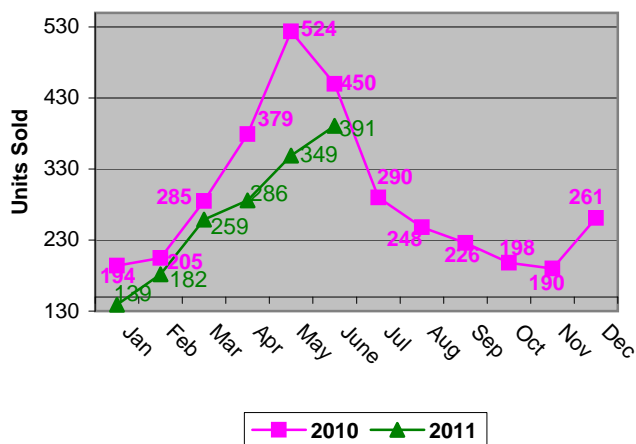
Single Family SALES and INVENTORY and PENDING

Jun-11

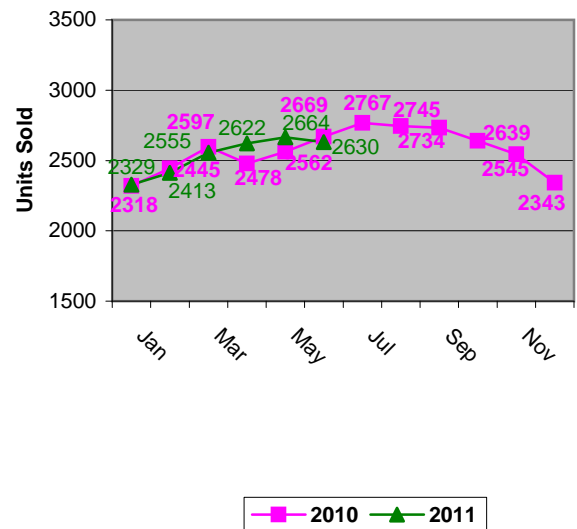
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	7	2	2	11	47	4.3	15
50,000	-	99,999	13	42	3	58	306	5.3	61
100,000	-	119,999	5	20	6	31	225	7.3	56
120,000	-	139,999	6	38	11	55	352	6.4	57
140,000	-	159,999	5	37	9	51	275	5.4	49
160,000	-	179,999	4	30	4	38	182	4.8	35
180,000	-	199,999	0	10	15	25	168	6.7	35
200,000	-	249,999	5	21	23	49	316	6.4	75
250,000	-	299,999	0	7	20	27	212	7.9	45
300,000	-	499,999	0	7	26	33	312	9.5	47
500,000	-	749,999	0	3	5	8	122	15.3	14
750,000	-	999,999	0	0	4	4	56	14.0	5
1,000,000	-	1,249,999	0	0	1	1	15	15.0	1
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	16	16.0	1
Total			45	217	129	391	2630	6.7	496
Median Price			\$115,000	\$145,000	\$219,990	\$155,000	\$173,900		\$168,943
Average Price			\$114,879	\$158,554	\$271,531	\$190,801	\$260,675		\$206,888

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

Jun-11

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	82		81		-1%
Month Inventory	13.2		12.5		-5%
% of List Price	93.55		95.55		
Residential					
Sales	30	\$3,237,900	30	\$3,646,764	0%
Avg Sales Price		\$107,930		\$121,559	13%
Median Sales Price		\$115,000		\$116,750	2%
Avg Days on Market		158		99	-37%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	490		438		-11%
Residential					
Sales	217	\$28,132,946	146	\$18,306,188	-33%
Avg Sales Price		\$129,645		\$125,385	-3%
Median Sales Price		\$120,000		\$116,450	-3%
Avg Days on Market		111		117	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20	29	24	32	31						
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®

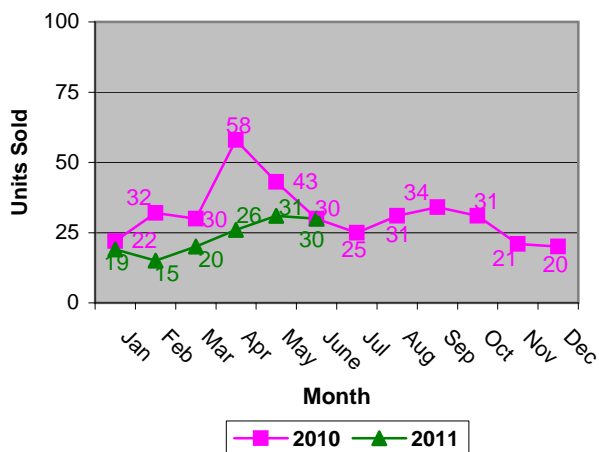
Single Family SALES and INVENTORY and PENDING

Jun-11

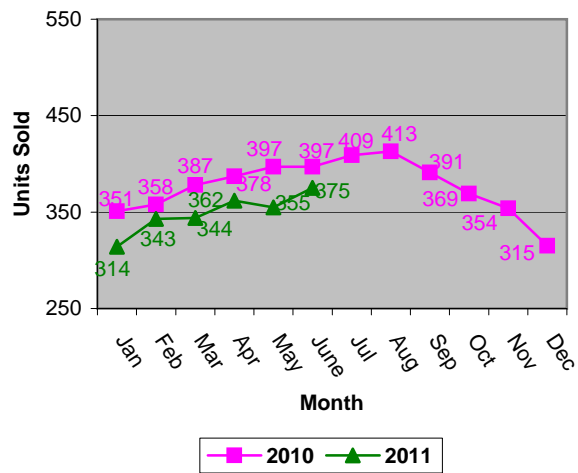
Franklin County

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	14	14.0	1
50,000	- 99,999		3	5	0	8	59	7.4	6
100,000	- 119,999		1	7	1	9	59	6.6	5
120,000	- 139,999		0	7	1	8	62	7.8	6
140,000	- 159,999		0	0	0	0	38	38.0	2
160,000	- 179,999		0	2	0	2	18	9.0	2
180,000	- 199,999		0	0	1	1	24	24.0	5
200,000	- 249,999		0	1	1	2	39	19.5	5
250,000	- 299,999		0	0	0	0	24	24.0	3
300,000	- 499,999		0	0	0	0	33	33.0	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
Total			4	22	4	30	375	12.5	39
Median Price			\$96,750	\$117,450	\$162,603	\$116,750	\$139,000		\$145,000
Average Price			\$90,625	\$119,185	\$165,551	\$121,559	\$173,663		\$180,348

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	119		101		-15%
Month Inventory	9.4		11.1		18%
% of List Price	95.25		94.67		
<u>Residential</u>					
Sales	54	\$11,935,338	47	\$9,541,212	-13%
Avg Sales Price		\$221,025		\$203,005	-8%
Median Sales Price		\$144,500		\$125,000	-13%
Avg Days on Market		75		112	49%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	685		668		-2%
<u>Residential</u>					
Sales	269	\$49,383,931	230	\$39,672,538	-14%
Avg Sales Price		\$183,583		\$172,489	-6%
Median Sales Price		\$130,500		\$121,600	-7%
Avg Days on Market		86		97	13%

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

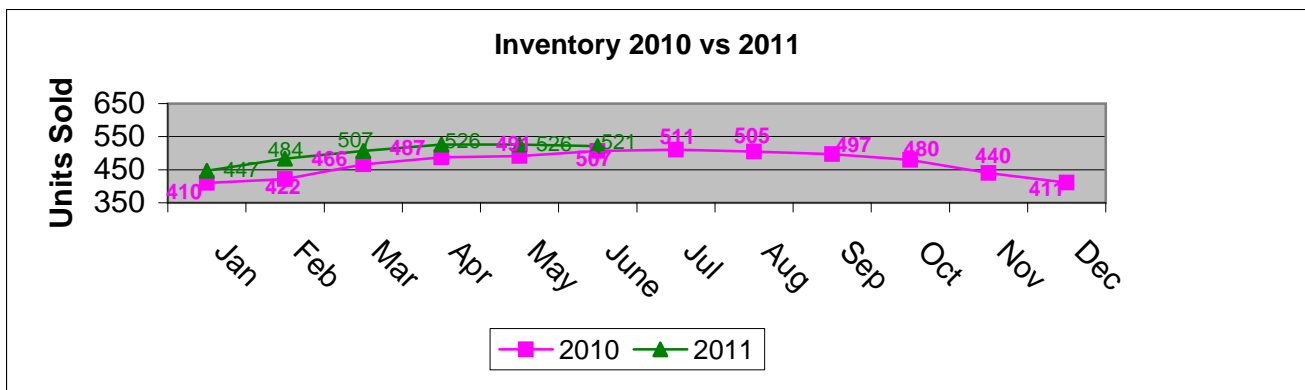
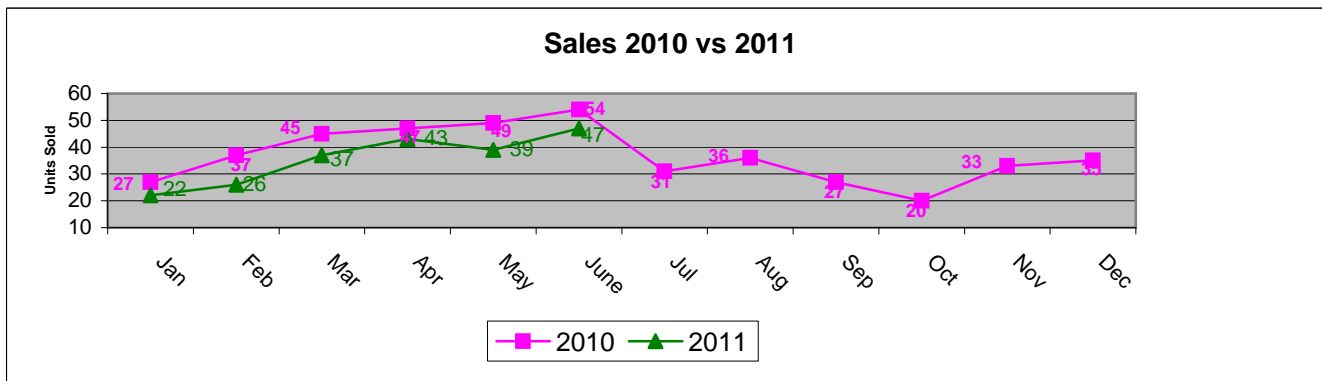
Lexington-Bluegrass

Association of Realtors®

Jun-11

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	1	4	4	1.0	3
50,000	-	99,999	2	8	1	11	126	11.5	18
100,000	-	119,999	0	6	0	6	39	6.5	15
120,000	-	139,999	2	2	1	5	60	12.0	11
140,000	-	159,999	0	6	1	7	39	5.6	9
160,000	-	179,999	0	0	1	1	22	22.0	7
180,000	-	199,999	0	0	0	0	25	25.0	6
200,000	-	249,999	0	1	1	2	47	23.5	5
250,000	-	299,999	0	2	1	3	23	7.7	2
300,000	-	499,999	0	0	3	3	43	14.3	5
500,000	-	749,999	0	0	2	2	46	23.0	3
750,000	-	999,999	0	1	2	3	28	9.3	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	1
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			5	28	14	47	521	11.1	87
Median Price			\$72,700	\$116,500	\$336,250	\$125,000	\$159,000		\$133,900
Average Price			\$78,900	\$141,204	\$370,929	\$203,005	\$295,471		\$197,977



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	100		110		10%
Month Inventory	8.6		10.1		17%
% of List Price	97.09		96.10		
<u>Residential</u>					
Sales	65	\$10,474,670	55	\$10,650,046	-15%
Avg Sales Price		\$161,149		\$193,637	20%
Median Sales Price		\$145,500		\$163,500	12%
Avg Days on Market		116		127	9%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	661		706		7%
<u>Residential</u>					
Sales	270	\$42,505,234	242	\$38,319,069	-10%
Avg Sales Price		\$157,427		\$158,343	1%
Median Sales Price		\$138,450		\$137,750	-1%
Avg Days on Market		117		112	-4%

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

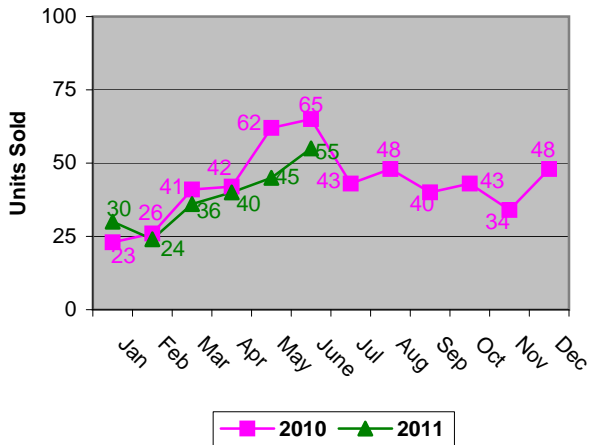
Single Family SALES and INVENTORY and PENDING

Jun-11

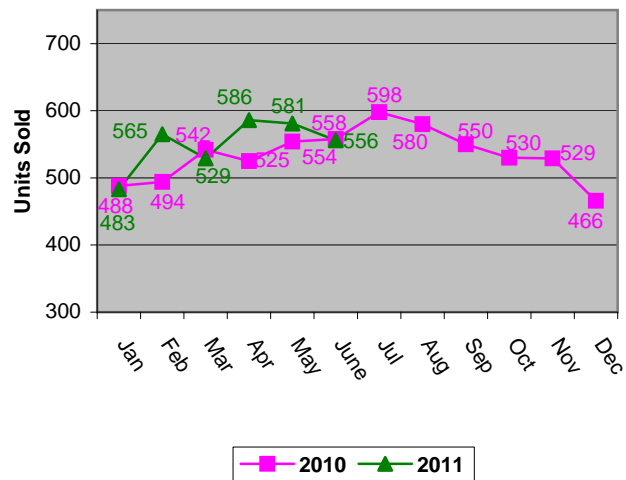
MADISON COUNTY

Price Range				Sales		Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending		
49,999	OR	UNDER	0	1	0	16.0	6		
50,000	-	99,999	0	4	1	13.0	15		
100,000	-	119,999	0	4	0	8.0	6		
120,000	-	139,999	0	11	1	6.5	7		
140,000	-	159,999	0	4	0	20.0	11		
160,000	-	179,999	0	4	0	13.8	7		
180,000	-	199,999	0	3	5	3.9	8		
200,000	-	249,999	0	1	5	7.8	7		
250,000	-	299,999	0	2	1	18.7	4		
300,000	-	499,999	0	1	5	12.7	9		
500,000	-	749,999	0	0	2	8.0	0		
750,000	-	999,999	0	0	0	4.0	0		
1,000,000	-	1,249,999	0	0	0	0.0	0		
1,250,000	-	1,499,999	0	0	0	0.0	0		
1,500,000	-	1,999,999	0	0	0	0.0	0		
2,000,000	-	OVER	0	0	0	0.0	0		
Total			0	35	20	55	556	10.1	80
Median Price			\$0	\$136,100	\$236,500	\$163,500	\$164,700		\$150,000
Average Price			\$0	\$149,161	\$271,470	\$193,637	\$208,398		\$165,890

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

Jun-11

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	50		39		-22%
Month Inventory	10.2		18.1		77%
% of List Price	94.76		91.10		
<u>Residential</u>					
Sales	26	\$2,597,120	14	\$1,222,500	-46%
Avg Sales Price		\$99,889		\$87,321	-13%
Median Sales Price		\$91,200		\$70,000	-23%
Avg Days on Market		107		113	6%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	285		274		-4%
<u>Residential</u>					
Sales	118	\$12,944,570	99	\$8,311,847	-16%
Avg Sales Price		\$109,700		\$83,958	-23%
Median Sales Price		\$97,250		\$75,000	-23%
Avg Days on Market		109		136	25%

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

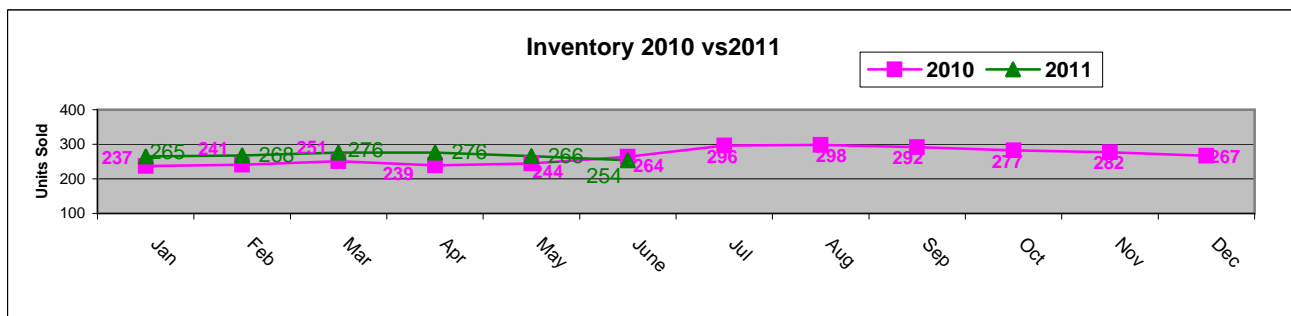
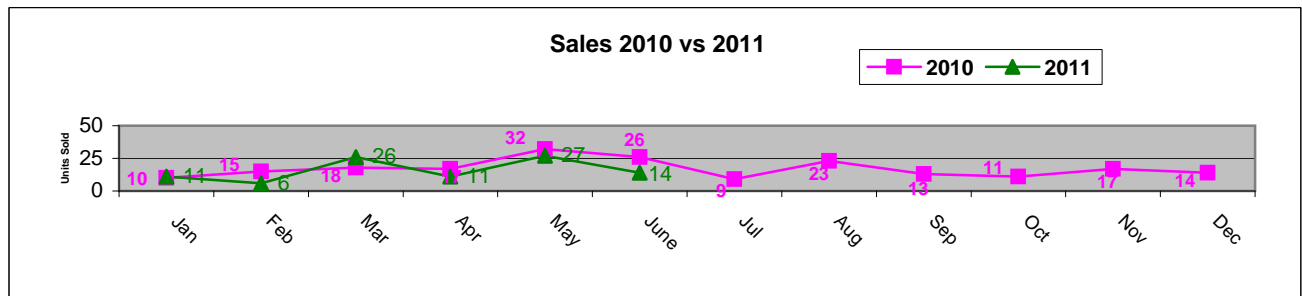
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	3	1	5	32	6.4	5
50,000	-	99,999	0	4	0	4	67	16.8	12
100,000	-	119,999	0	2	0	2	20	10.0	3
120,000	-	139,999	0	1	0	1	27	27.0	5
140,000	-	159,999	0	1	0	1	32	32.0	3
160,000	-	179,999	0	0	0	0	13	13.0	2
180,000	-	199,999	0	0	0	0	12	12.0	3
200,000	-	249,999	0	0	0	0	16	16.0	1
250,000	-	299,999	0	0	1	1	9	9.0	1
300,000	-	499,999	0	0	0	0	17	17.0	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	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
Total			1	11	2	14	254	18.1	35
Median Price			\$25,000	\$75,000	\$163,500	\$70,000	\$128,000		\$102,500
Average Price			\$25,000	\$79,136	\$163,500	\$87,321	\$169,743		\$109,896



Lexington-Bluegrass

Association of Realtors[®]

Jun-11

Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	8		11		38%
Month Inventory	13.0		10.4		-20%
% of List Price	86.85		91.54		
<u>Residential</u>					
Sales	5	\$416,680	5	\$460,900	0%
Avg Sales Price		\$83,336		\$92,180	11%
Median Sales Price		\$64,000		\$41,900	-35%
Avg Days on Market		187		177	-5%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	73		48		-34%
<u>Residential</u>					
Sales	18	\$1,583,180	19	\$1,611,440	6%
Avg Sales Price		\$87,954		\$84,813	-4%
Median Sales Price		\$72,000		\$62,540	-13%
Avg Days on Market		113		108	-4%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0	3	2	4	6	9						
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

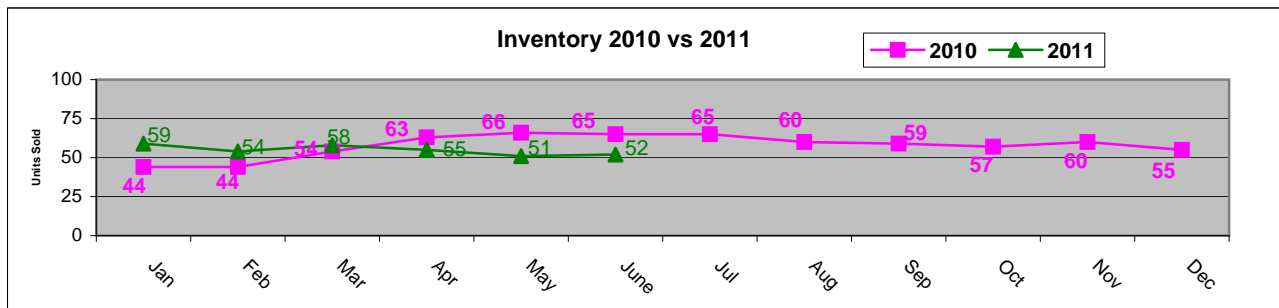
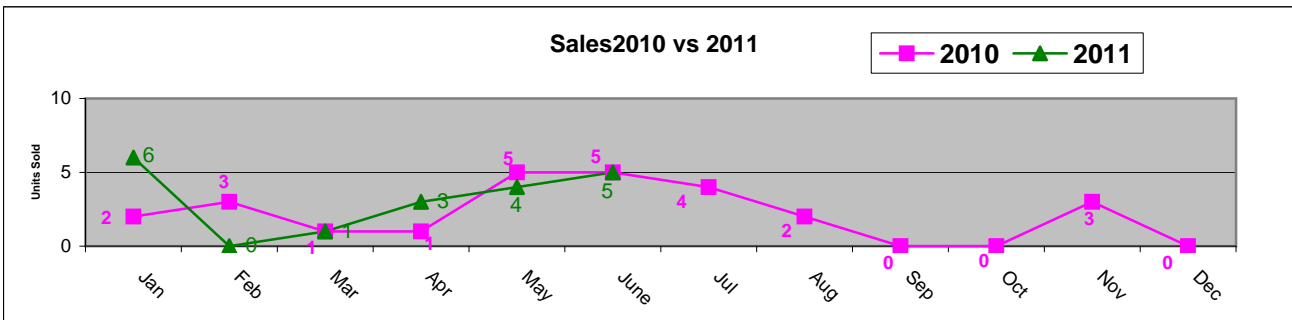
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-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	2	0	3	10	3.3	1
50,000	-	99,999	0	1	0	1	18	18.0	2
100,000	-	119,999	0	0	0	0	1	1.0	3
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	0	0	0	3	3.0	1
180,000	-	199,999	0	0	0	0	6	6.0	0
200,000	-	249,999	0	0	0	0	2	2.0	1
250,000	-	299,999	0	1	0	1	1	1.0	1
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
Total			1	4	0	5	52	10.4	10
Median Price			\$38,500	\$51,200	\$0	\$41,900	\$96,950		\$108,500
Average Price			\$38,500	\$105,600	\$0	\$92,180	\$124,075		\$132,890



Lexington-Bluegrass

Association of Realtors[®]

Jun-11

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	167		168		1%
Month Inventory	11.8		14.7		25%
% of List Price	92.40		92.73		
<u>Residential</u>					
Sales	76	\$10,171,115	61	\$6,557,100	-20%
Avg Sales Price		\$133,830		\$107,493	-20%
Median Sales Price		\$96,000		\$69,500	-28%
Avg Days on Market		120		145	21%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	935		903		-3%
<u>Residential</u>					
Sales	309	\$33,995,285	355	\$36,757,135	15%
Avg Sales Price		\$110,017		\$103,541	-6%
Median Sales Price		\$89,050		\$80,000	-10%
Avg Days on Market		122		125	2%

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

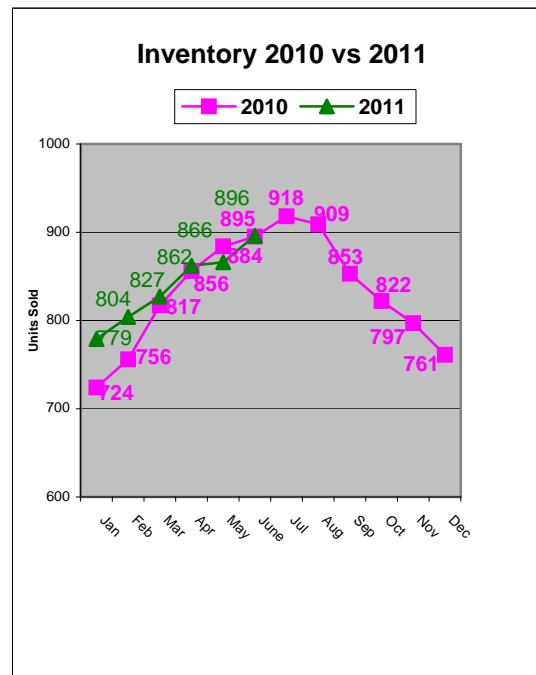
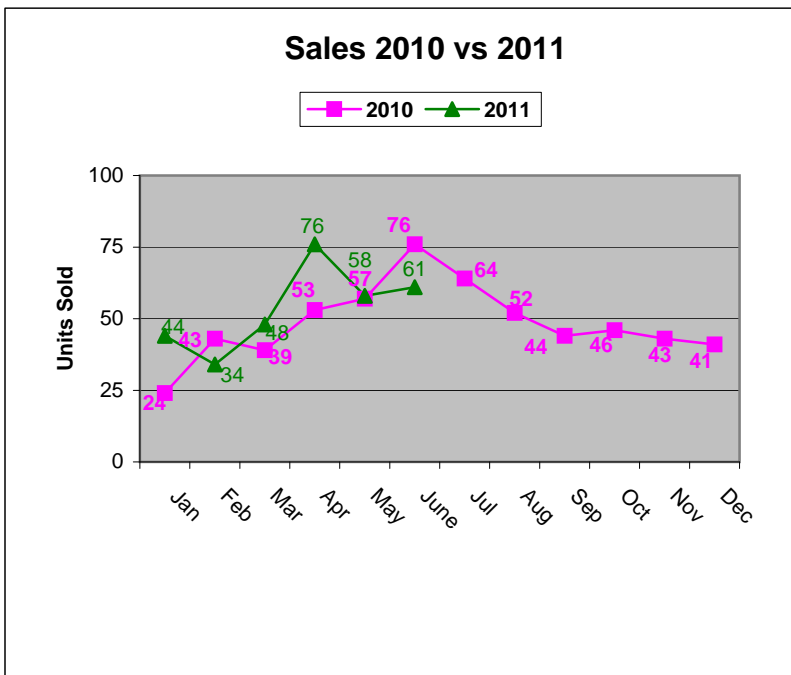
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	14	2	21	68	3.2	19
50,000	-	99,999	1	15	1	17	218	12.8	31
100,000	-	119,999	0	1	3	4	73	18.3	8
120,000	-	139,999	0	3	0	3	87	29.0	3
140,000	-	159,999	0	1	0	1	70	70.0	7
160,000	-	179,999	1	4	1	6	73	12.2	0
180,000	-	199,999	0	0	1	1	54	54.0	6
200,000	-	249,999	0	3	1	4	68	17.0	11
250,000	-	299,999	0	0	1	1	62	62.0	3
300,000	-	499,999	0	1	1	2	81	40.5	4
500,000	-	749,999	0	0	1	1	26	26.0	0
750,000	-	999,999	0	0	0	0	7	7.0	0
1,000,000	-	1,249,999	0	0	0	0	4	4.0	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	2	2.0	0
Total			7	42	12	61	896	14.7	92
Median Price			\$38,000	\$66,750	\$139,500	\$69,500	\$141,250		\$93,450
Average Price			\$50,429	\$88,743	\$206,408	\$107,493	\$194,121		\$123,356



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	114		94		-18%
Month Inventory	7.1		12.2		72%
% of List Price	98.08		97.54		
<u>Residential</u>					
Sales	89	\$16,146,202	49	\$8,873,918	-45%
Avg Sales Price		\$181,418		\$181,100	0%
Median Sales Price		\$145,418		\$158,000	9%
Avg Days on Market		89		107	20%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	794		690		-13%
<u>Residential</u>					
Sales	336	\$57,575,009	245	\$42,941,132	-27%
Avg Sales Price		\$171,354		\$175,270	2%
Median Sales Price		\$145,957		\$151,000	3%
Avg Days on Market		94		113	20%

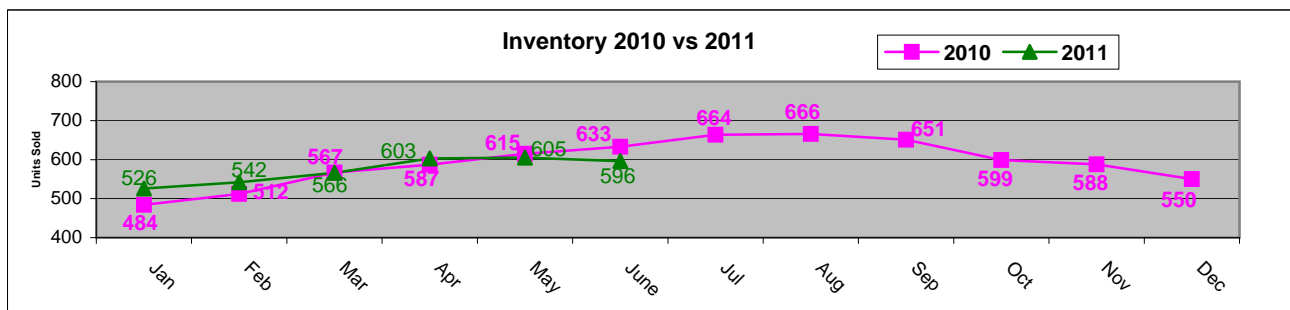
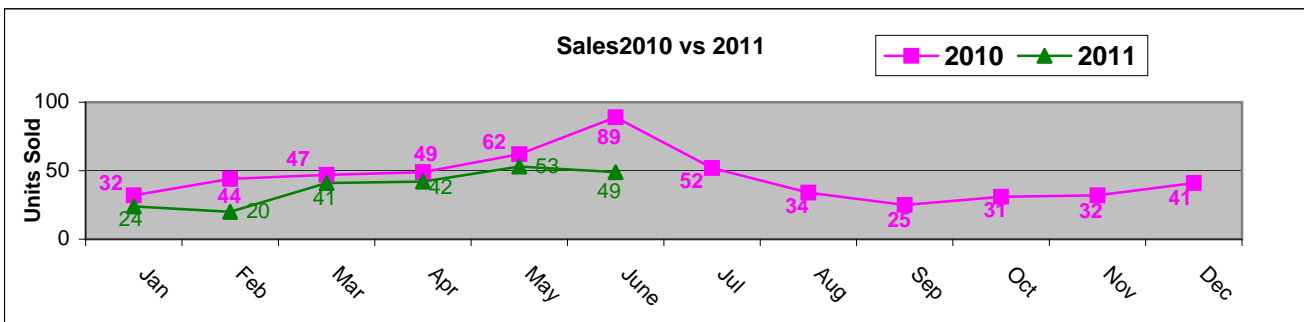
Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42	50	46	60	44						
2010	58	51	82	88	48	49	43	38	39	37	29	27
2009	53	51	78	58	67	80	60	65	68	66	44	44

Single Family SALES and INVENTORY and PENDING

Jun-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	1	0	1	11	11.0	1
50,000	-	99,999	2	2	0	4	38	9.5	8
100,000	-	119,999	0	6	1	7	50	7.1	7
120,000	-	139,999	0	6	1	7	84	12.0	22
140,000	-	159,999	0	3	3	6	75	12.5	10
160,000	-	179,999	0	2	2	4	57	14.3	9
180,000	-	199,999	0	2	4	6	32	5.3	13
200,000	-	249,999	0	1	3	4	76	19.0	19
250,000	-	299,999	0	1	4	5	63	12.6	4
300,000	-	499,999	0	0	5	5	86	17.2	7
500,000	-	749,999	0	0	0	0	18	18.0	1
750,000	-	999,999	0	0	0	0	2	2.0	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
Total			2	24	23	49	596	12.2	101
Median Price			\$93,250	\$132,500	\$206,299	\$158,000	\$174,900		\$167,725
Average Price			\$93,250	\$142,488	\$229,031	\$181,100	\$224,325		\$181,941



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	June-10		June-11		% CHANGE
New Listings	55		47		-15%
Month Inventory	11.2		9.2		-18%
% of List Price	101.14		95.54		
<u>Residential</u>					
Sales	21	\$3,909,923	26	\$5,337,224	24%
Avg Sales Price		\$186,187		\$205,278	10%
Median Sales Price		\$174,929		\$173,750	-1%
Avg Days on Market		94		118	26%

CUMMULATIVE SUMMARY	Jan 10 - Jun 10		Jan 11 - Jun 11		% CHANGE
New Listings	289		276		-4%
<u>Residential</u>					
Sales	109	\$19,704,372	102	\$17,063,040	-6%
Avg Sales Price		\$180,774		\$167,285	-7%
Median Sales Price		\$169,000		\$150,050	-11%
Avg Days on Market		101		98	-3%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15	24	14	26	20						
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[®]

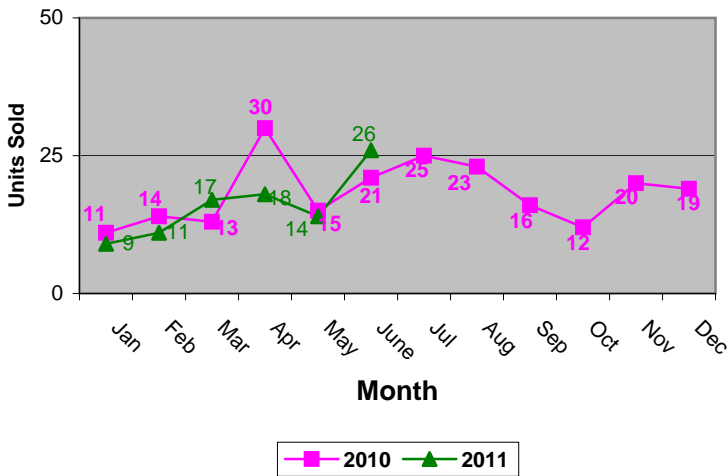
Single Family SALES and INVENTORY and PENDING

Jun-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	4	4.0	0
50,000	-	99,999	2	0	0	2	24	12.0	4
100,000	-	119,999	0	0	1	1	28	28.0	3
120,000	-	139,999	0	3	1	4	17	4.3	3
140,000	-	159,999	0	2	1	3	21	7.0	1
160,000	-	179,999	0	2	2	4	11	2.8	5
180,000	-	199,999	0	0	0	0	11	11.0	4
200,000	-	249,999	0	2	1	3	32	10.7	9
250,000	-	299,999	0	3	2	5	34	6.8	6
300,000	-	499,999	0	1	3	4	34	8.5	0
500,000	-	749,999	0	0	0	0	8	8.0	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	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	2	2.0	0
Total			2	13	11	26	239	9.2	35
Median Price			\$58,500	\$170,000	\$218,000	\$173,750	\$202,237		\$181,111
Average Price			\$58,500	\$201,494	\$236,436	\$205,278	\$282,617		\$185,382

Sales 2010 vs 2011



Inventory 2010 vs 2011

