

Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		937		998	7%
Month Inventory		10.7		8.0	-25%
% of List Price		94.67		95.02	0%
<u>Residential</u>					
Sales	514	\$83,980,210	620	\$104,212,089	21%
Avg Sales Price		\$163,386		\$168,084	3%
Median Sales Price		\$132,000		\$143,000	8%
Avg Days on Market		92		93	1%
<u>Townhouses/Condos</u>					
Sales	38	\$5,926,467	53	\$7,992,347	39%
Avg Sales Price		\$155,960		\$150,799	-3%
Median Sales Price		\$120,000		\$109,000	-9%
Avg Days on Market		156		117	-25%
Total Activity	552	\$89,906,677	673	\$112,204,436	22%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		14,752		14,967	1%
<u>Residential</u>					
Sales	6,050	\$993,075,548	7,196	\$1,233,575,557	19%
Avg Sales Price		\$164,145		\$171,425	4%
Median Sales Price		\$138,000		\$142,000	3%
Avg Days on Market		94		92	-2%
<u>Townhouses/Condos</u>					
Sales	443	\$65,841,960	518	\$79,494,756	17%
Avg Sales Price		\$148,627		\$153,465	3%
Median Sales Price		\$118,000		\$122,000	3%
Avg Days on Market		113		126	12%
Total Activity	6,493	\$1,058,917,508	7,714	\$1,313,070,313	19%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	5611	5694	5969	6103	6191	6112	6071	5974	5841	5575	5358	
2011	5975	6273	6492	6742	6776	6772	6716	6635	6545	6374	5914	5503
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	556	650	753	816	855	832	833	876	670	721	582	
2011	456	515	652	648	753	648	621	669	527	570	568	427
2010	555	610	909	1143	522	575	540	561	488	444	428	324

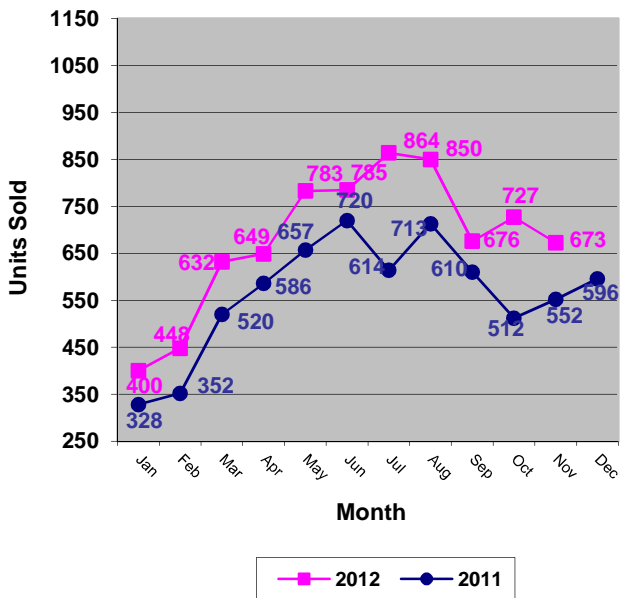
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	400	448	632	649	783	785	864	850	676	727	673	
2011	328	352	520	586	657	720	614	713	610	512	552	596
2010	384	468	569	740	917	871	585	539	465	442	438	521

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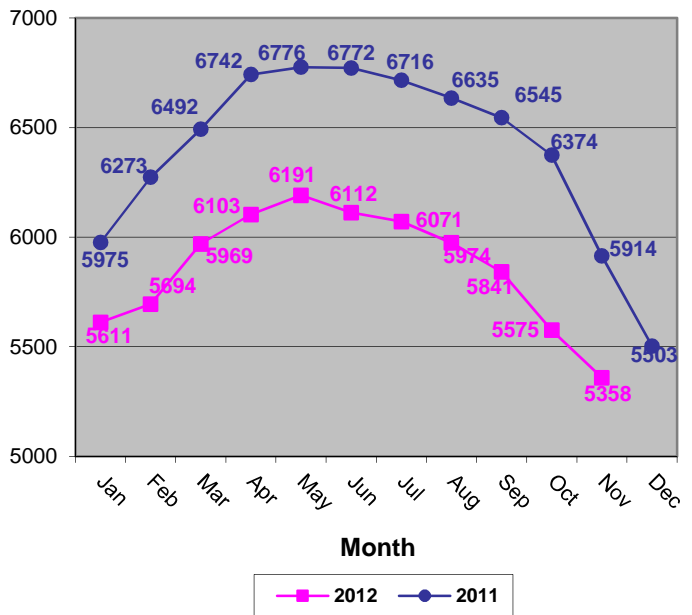
All Residential SALES and INVENTORY with PENDING

Nov-12							Current	Current	Current	Nov
						Sales	Inventory	Months	Pending	Pending
Price Range			0-2	3	4+	Total	Single	Inv.	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units		Units	Units
49,999	OR	UNDER	18	33	4	55	243	4.4	120	70
50,000	-	99,999	31	93	14	138	947	6.9	215	130
100,000	-	119,999	9	48	5	62	473	7.6	106	52
120,000	-	139,999	12	57	10	79	718	9.1	136	68
140,000	-	159,999	5	47	14	66	501	7.6	119	57
160,000	-	179,999	3	31	12	46	380	8.3	103	31
180,000	-	199,999	1	16	21	38	301	7.9	91	40
200,000	-	249,999	1	33	45	79	538	6.8	170	49
250,000	-	299,999	0	17	28	45	377	8.4	80	40
300,000	-	499,999	2	16	31	49	521	10.6	85	38
500,000	-	749,999	0	1	13	14	178	12.7	19	6
750,000	-	999,999	0	1	1	2	99	49.5	4	0
1,000,000	-	1,249,999	0	0	0	0	18	18.0	2	0
1,250,000	-	1,499,999	0	0	0	0	22	22.0	0	0
1,500,000	-	1,999,999	0	0	0	0	26	26.0	0	0
2,000,000	-	OVER	0	0	0	0	16	16.0	1	1
Total			82	393	198	673	5358	8.0	1251	582
Median Price			\$82,500	\$128,000	\$225,518	\$140,000	\$151,900		\$149,900	
Average Price			\$95,065	\$139,727	\$244,580	\$165,134	\$224,136		\$173,161	

Sales 11 vs 12



Inventory 11 vs 12



Lexington-Bluegrass

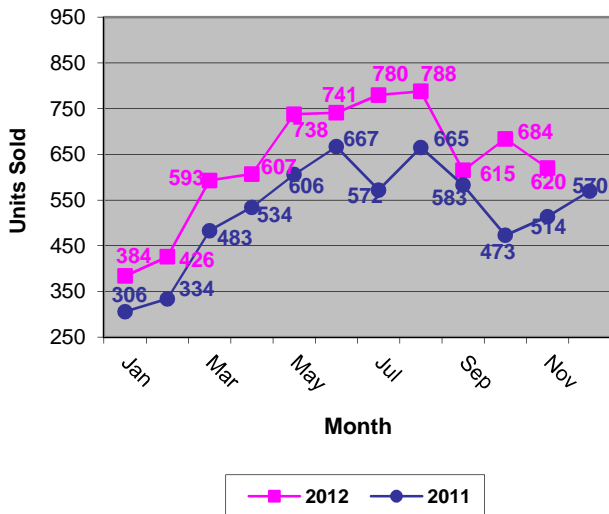
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Single Family SALES and INVENTORY and PENDING

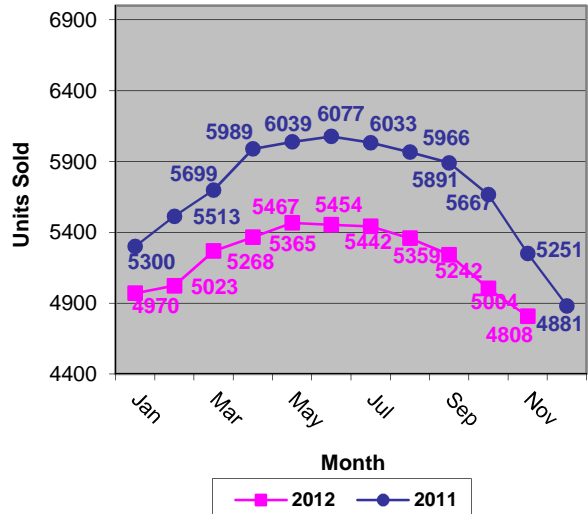
Nov-12

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	16	32	4	52	224	4.3	114
50,000 - 99,999	18	87	14	119	819	6.9	190
100,000 - 119,999	3	46	5	54	433	8.0	97
120,000 - 139,999	8	56	10	74	643	8.7	130
140,000 - 159,999	3	47	14	64	456	7.1	113
160,000 - 179,999	2	30	12	44	339	7.7	98
180,000 - 199,999	1	15	21	37	275	7.4	85
200,000 - 249,999	1	28	45	74	480	6.5	156
250,000 - 299,999	0	14	28	42	335	8.0	76
300,000 - 499,999	0	14	31	45	459	10.2	73
500,000 - 749,999	0	1	13	14	166	11.9	19
750,000 - 999,999	0	0	1	1	97	97.0	4
1,000,000 - 1,249,999	0	0	0	0	18	18.0	2
1,250,000 - 1,499,999	0	0	0	0	22	22.0	0
1,500,000 - 1,999,999	0	0	0	0	26	26.0	0
2,000,000 - OVER	0	0	0	0	16	16.0	1
Total	52	370	198	620	4808	7.8	1158
Median Price	\$77,900	\$127,250	\$225,518	\$144,450	\$153,250		\$149,900
Average Price	\$85,311	\$136,107	\$244,580	\$166,488	\$228,610		\$173,498

Sales 11 vs 12



Inventory 11 vs 12



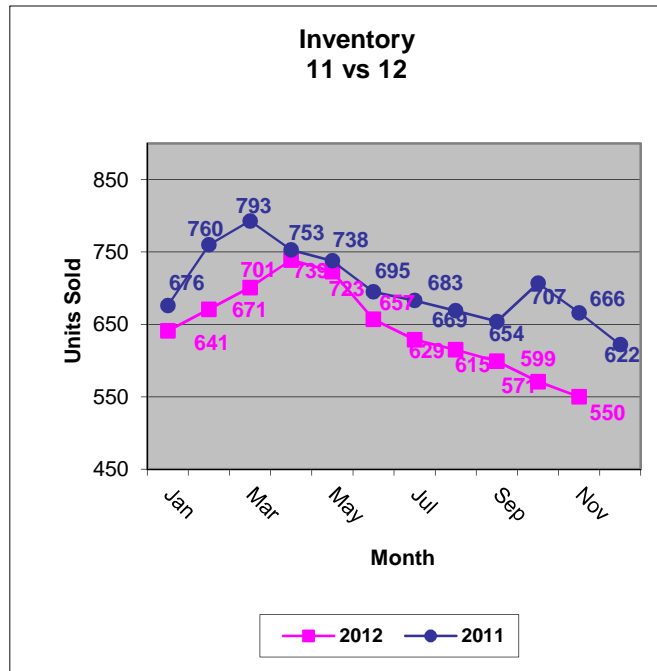
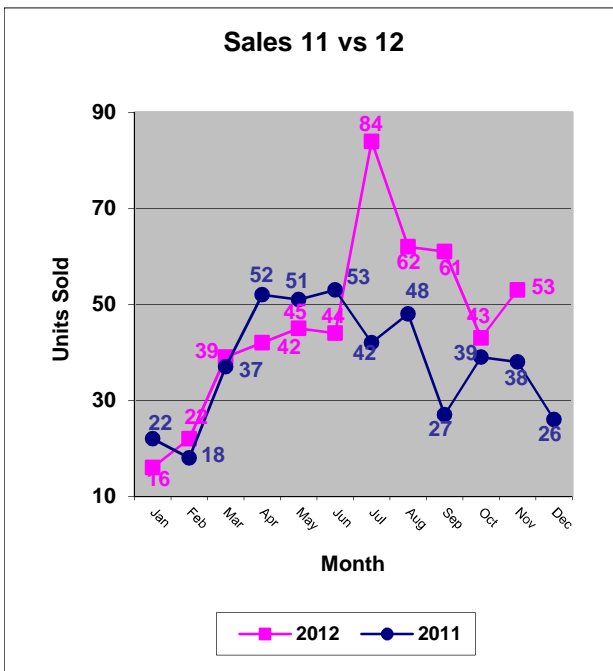
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Nov-12

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	19	6.3	6
50,000	- 99,999	13	6	0	19	128	6.7	25
100,000	- 119,999	6	2	0	8	40	5.0	9
120,000	- 139,999	4	1	0	5	75	15.0	6
140,000	- 159,999	2	0	0	2	45	22.5	6
160,000	- 179,999	1	1	0	2	41	20.5	5
180,000	- 199,999	0	1	0	1	26	26.0	6
200,000	- 249,999	0	5	0	5	58	11.6	14
250,000	- 299,999	0	3	0	3	42	14.0	4
300,000	- 499,999	2	2	0	4	62	15.5	12
500,000	- 749,999	0	0	0	0	12	12.0	0
750,000	- 999,999	0	1	0	1	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		30	23	0	53	550	10.4	93
Median Price		\$95,750	\$188,000	\$0	\$110,000	\$145,000		\$141,390
Average Price		\$111,970	\$197,971	\$0	\$149,291	\$185,027		\$168,966



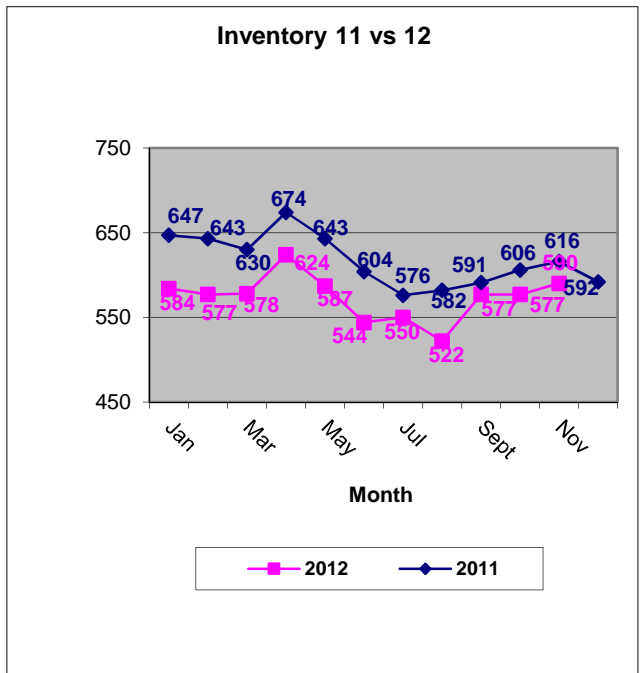
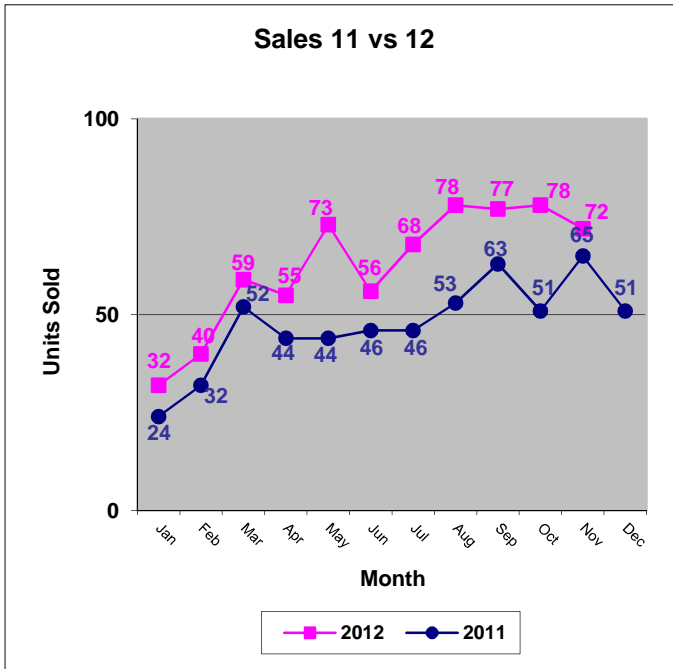
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Nov-12

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	0	0	0	0	0	0.0	0
50,000 - 99,999	0	1	0	1	6	6.0	4
100,000 - 119,999	0	0	0	0	24	24.0	8
120,000 - 139,999	0	4	0	4	60	15.0	22
140,000 - 159,999	0	6	0	6	70	11.7	32
160,000 - 179,999	0	10	2	12	53	4.4	40
180,000 - 199,999	0	2	1	3	46	15.3	34
200,000 - 249,999	0	14	9	23	142	6.2	104
250,000 - 299,999	0	4	7	11	75	6.8	30
300,000 - 499,999	1	3	5	9	63	7.0	24
500,000 - 749,999	0	1	2	3	39	13.0	5
750,000 - 999,999	0	0	0	0	8	8.0	2
1,000,000 - 1,249,999	0	0	0	0	2	2.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	2	2.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	1	45	26	72	590	8.2	305
Median Price	\$397,000	\$199,865	\$255,776	\$227,250	\$214,900		\$206,550
Average Price	\$397,000	\$208,786	\$282,108	\$237,878	\$261,309		\$222,534

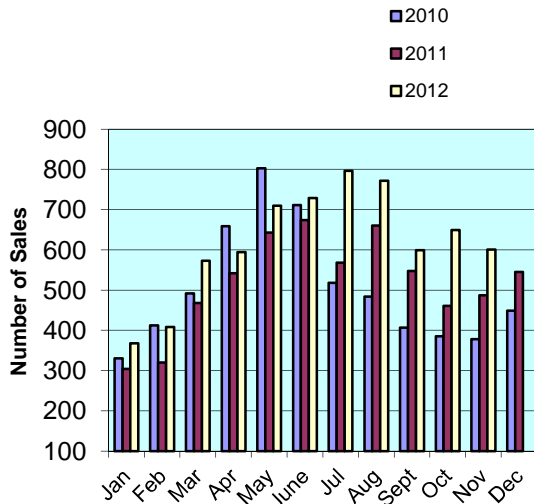


Existing Homes Sales

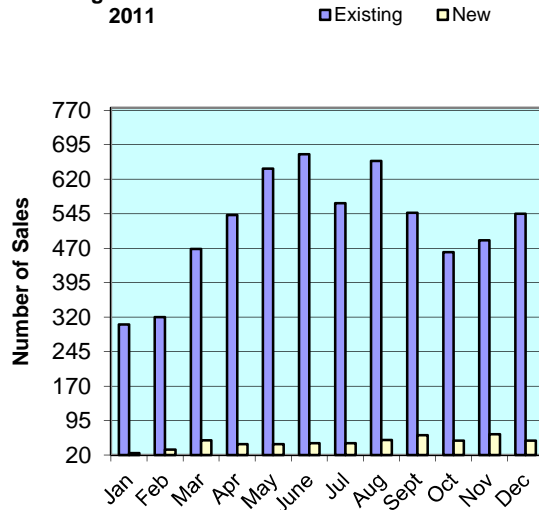
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	330	304	368
Feb	412	320	408
Mar	492	468	573
Apr	659	542	594
May	803	643	710
June	711	674	729
Jul	518	568	796
Aug	484	660	772
Sept	407	547	599
Oct	385	461	649
Nov	378	487	601
Dec	449	545	

New Construction Sales

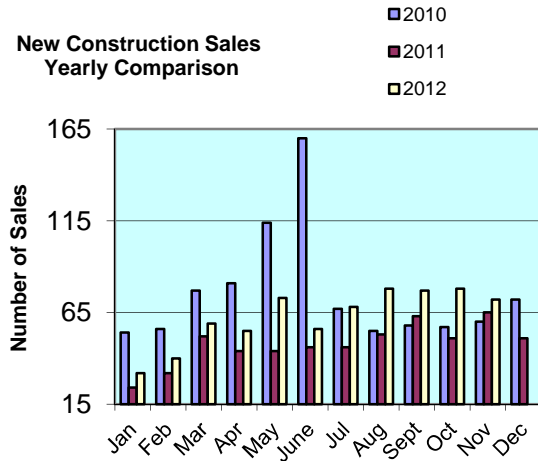
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	54	24	32
Feb	56	32	40
Mar	77	52	59
Apr	81	44	55
May	114	44	73
June	160	46	56
Jul	67	46	68
Aug	55	53	78
Sept	58	63	77
Oct	57	51	78
Nov	60	65	72
Dec	72	51	



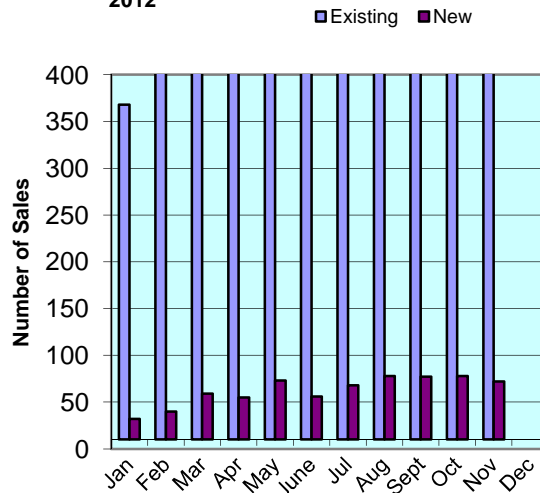
Existing vs New Sales 2011



New Construction Sales Yearly Comparison



Existing vs New Sales 2012



Median Price by County

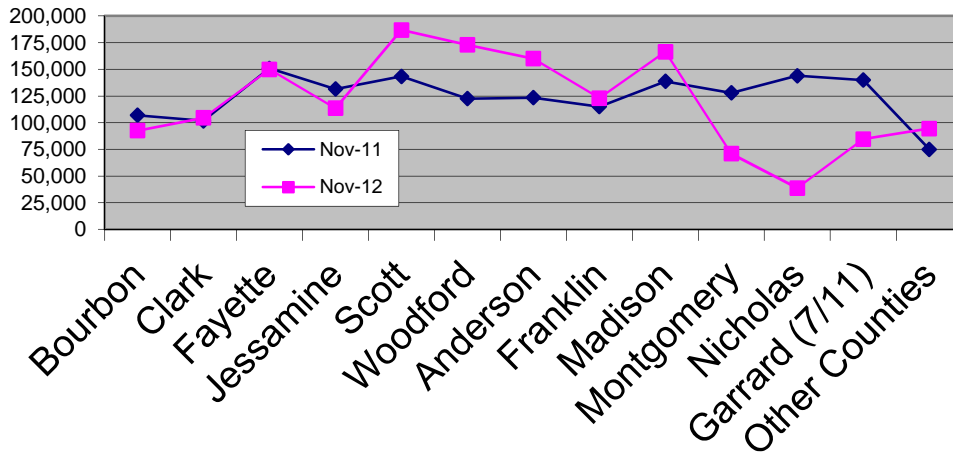
<u>County</u>	Nov-11		Nov-12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	107,000	15	92,500	7
Clark	101,625	14	104,500	28
Fayette	150,950	240	150,000	333
Jessamine	131,500	33	113,535	50
Scott	143,400	52	186,913	50
Woodford	122,500	26	173,000	21
Anderson	123,500	9	160,000	15
Franklin	115,000	24	123,000	31
Madison	138,750	42	166,500	55
Montgomery	128,000	24	71,002	16
Nicholas	144,000	3	38,750	6
Garrard (7/11)	140,000	7	84,575	10
Other Counties	75,000	<u>63</u>	94,564	<u>51</u>
		552		673

<u>County</u>	Year to Date 11/30/11		Year to Date 11/30/12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	112,000	117	92,900	138
Clark	117,100	238	120,000	292
Fayette	152,500	3092	157,000	3755
Jessamine	125,000	455	134,000	499
Scott	149,900	503	149,500	639
Woodford	153,500	209	178,000	217
Anderson	120,300	171	131,750	175
Franklin	117,400	263	116,000	383
Madison	139,000	504	145,000	597
Montgomery	82,026	216	83,500	233
Nicholas	77,500	43	41,250	32
Garrard (7/11)	110,000	101	102,400	100
Other Counties	77,900	<u>581</u>	74,750	<u>654</u>
		6493		7714

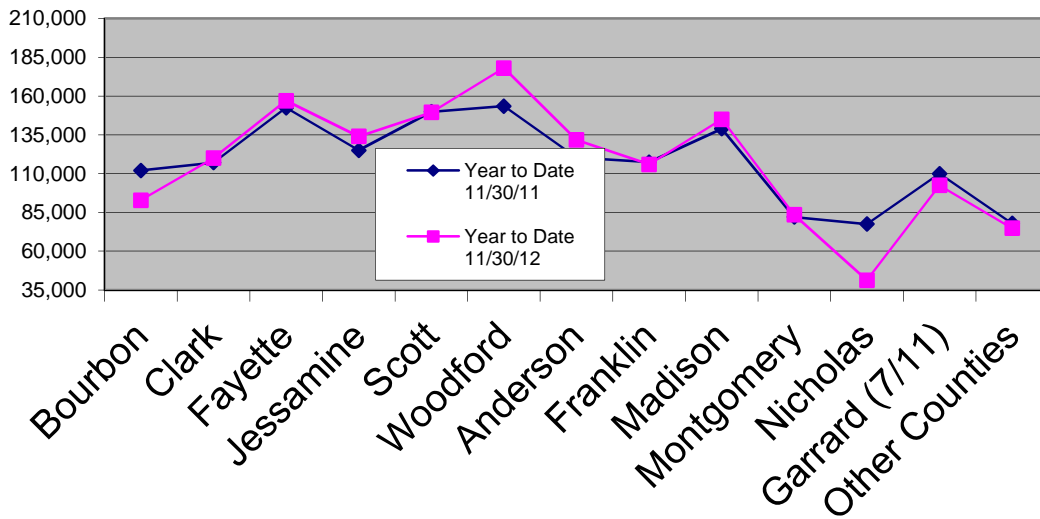


Median Price by County

Nov 11 vs Nov 12 Median



Year to date 11/30/11 vs 11/30/12 Median



Lexington-Bluegrass

Association of Realtors™

Nov-12

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	138	FmHA	1	LA-Fixed	0	Owner Finance	0
CONV	353	FLB	0	L/A-Variable	0	VA	32
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	1
FHA	110	L/A Escalated	0	SBA	0	Other	38

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	76	4	1	11	5	3	19	11	5	2	15	6	16	174
Out of State Buyer	36	0	0	3	1	1	3	3	0	0	7	3	6	63
Seller Leaving County	88	8	0	12	6	1	15	16	2	1	10	9	11	179
Seller leaving State	53	2	0	4	3	1	10	11	1	0	6	5	7	103
New Construction	43	1	0	1	0	0	4	4	2	0	12	5	0	72
First Time Buyer	82	2	1	9	6	0	15	4	5	0	13	6	7	150
Listing FSBO	9	1	1	1	0	0	0	0	0	1	0	0	0	13
YDT Listing FSBO	110	5	5	5	5	2	14	5	11	1	13	5	11	192

Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings	22		26		18%
Month Inventory	21.9		11.7		-47%
% of List Price	95.05		93.00		
Residential					
Sales	9	\$1,275,000	16	\$2,740,130	78%
Avg Sales Price		\$141,667		\$171,258	21%
Median Sales Price		\$123,500		\$163,000	32%
Avg Days on Market		128		88	-31%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings	402		409		2%
Residential					
Sales	171	\$21,305,312	176	\$23,900,862	3%
Avg Sales Price		\$124,592		\$135,800	9%
Median Sales Price		\$120,300		\$131,875	10%
Avg Days on Market		109		121	11%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	12	19	12	13	20	21	36	17	24	24	
2011	15	20	13	22	16	21	24	22	16	13	20	9
2010	18	26	26	39	15	18	19	20	20	13	19	5

Lexington-Bluegrass

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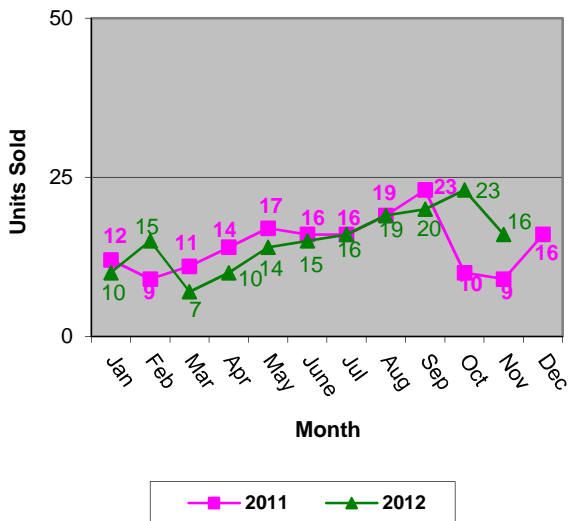
Single Family SALES and INVENTORY and PENDING

Nov-12

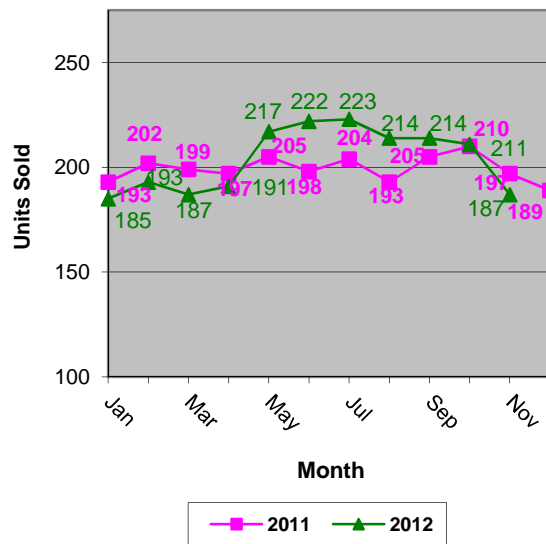
ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	0	0	0	5	5.0	7
50,000	-	99,999	0	2	0	2	40	20.0	16
100,000	-	119,999	0	1	0	1	23	23.0	5
120,000	-	139,999	1	1	1	3	35	11.7	3
140,000	-	159,999	0	1	0	1	17	17.0	2
160,000	-	179,999	0	3	1	4	21	5.3	3
180,000	-	199,999	0	0	1	1	11	11.0	5
200,000	-	249,999	0	2	1	3	14	4.7	3
250,000	-	299,999	0	0	0	0	12	12.0	0
300,000	-	499,999	0	0	1	1	7	7.0	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	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			1	10	5	16	187	11.7	44
Median Price			\$125,000	\$155,500	\$198,500	\$163,000	\$136,900		\$94,500
Average Price			\$125,000	\$149,663	\$223,700	\$171,258	\$160,571		\$113,082

Sales 2011 vs 2012



Inventory 2011 vs 2012



Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		17		17	0%
Month Inventory		8.0		15.0	88%
% of List Price		91.34		92.00	
Residential					
Sales	15	\$2,079,000	7	\$702,100	-53%
Avg Sales Price		\$138,600		\$100,300	-28%
Median Sales Price		\$107,000		\$92,500	-14%
Avg Days on Market		116		77	-34%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		276		280	1%
Residential					
Sales	117	\$15,883,003	138	\$16,257,163	18%
Avg Sales Price		\$135,752		\$117,806	-13%
Median Sales Price		\$112,000		\$92,900	-17%
Avg Days on Market		108		93	-14%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	13	7	15	11	13	18	19	21	7	10	10	
2011	6	11	11	9	10	9	13	8	17	10	13	7
2010	9	7	6	16	10	13	7	10	12	9	12	9

Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		30		38	27%
Month Inventory		20.5		9.9	-52%
% of List Price		93.14		82.48	
Residential					
Sales	14	\$1,289,650	28	\$3,506,200	100%
Avg Sales Price		\$92,118		\$125,221	36%
Median Sales Price		\$101,625		\$104,500	3%
Avg Days on Market		115		193	68%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		565		619	10%
Residential					
Sales	238	\$29,731,424	292	\$38,947,849	23%
Avg Sales Price		\$124,922		\$133,383	7%
Median Sales Price		\$117,100		\$120,000	2%
Avg Days on Market		122		137	12%

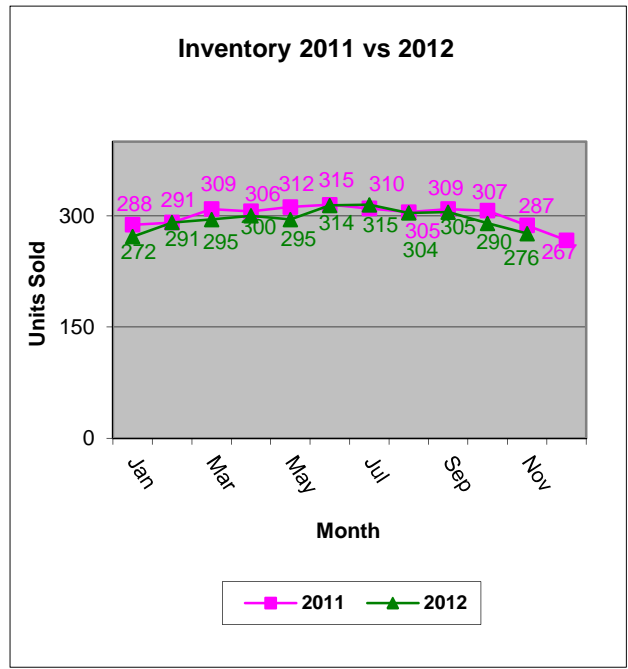
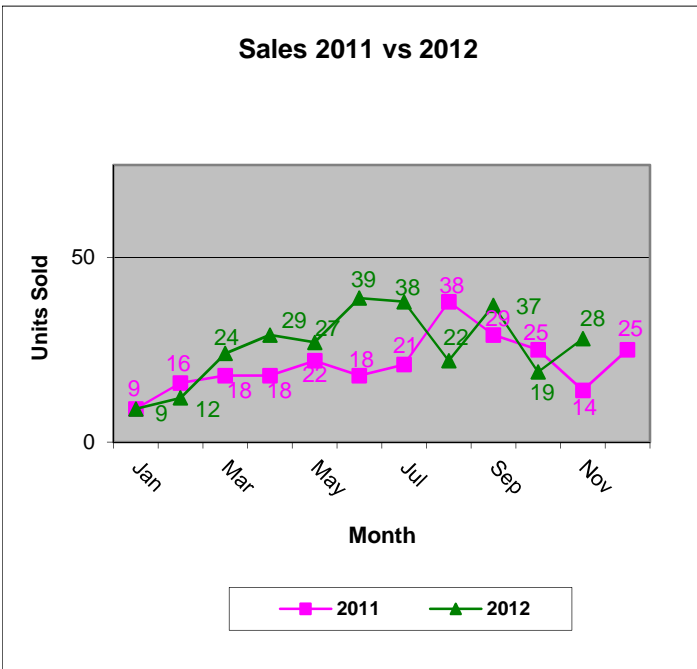
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	14	21	26	38	40	34	39	33	28	27	18	
2011	12	19	17	18	25	24	29	39	23	20	19	16
2010	20	27	27	45	19	11	26	27	23	14	16	17

Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-12
CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	19	6.3	8
50,000	-	99,999	1	9	0	10	63	6.3	9
100,000	-	119,999	0	4	0	4	16	4.0	5
120,000	-	139,999	0	1	2	3	43	14.3	2
140,000	-	159,999	0	2	1	3	26	8.7	4
160,000	-	179,999	0	1	0	1	22	22.0	2
180,000	-	199,999	0	0	0	0	13	13.0	2
200,000	-	249,999	0	1	1	2	21	10.5	2
250,000	-	299,999	0	0	0	0	19	19.0	0
300,000	-	499,999	0	1	1	2	23	11.5	1
500,000	-	749,999	0	0	0	0	6	6.0	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	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			2	21	5	28	276	9.9	35
Median Price			\$40,250	\$96,500	\$142,000	\$104,500	\$139,900		\$102,000
Average Price			\$40,250	\$110,538	\$220,880	\$125,221	\$181,198		\$112,587



Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		445		456	2%
Month Inventory		9.6		5.8	-40%
% of List Price		95.88		96.51	
Residential					
Sales	240	\$45,140,220	333	\$60,378,965	39%
Avg Sales Price		\$188,084		\$181,318	-4%
Median Sales Price		\$150,950		\$150,000	-1%
Avg Days on Market		77		67	-13%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		7,008		6,960	-1%
Residential					
Sales	3,092	\$571,474,937	3,755	\$726,372,181	21%
Avg Sales Price		\$184,824		\$193,441	5%
Median Sales Price		\$152,500		\$157,000	3%
Avg Days on Market		77		75	-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	253	325	410	424	394	412	418	404	310	342	263	
2011	227	263	326	344	370	317	286	285	206	239	263	182
2010	239	306	493	638	245	267	251	262	194	204	203	125

Lexington-Bluegrass Association of Realtors[®]

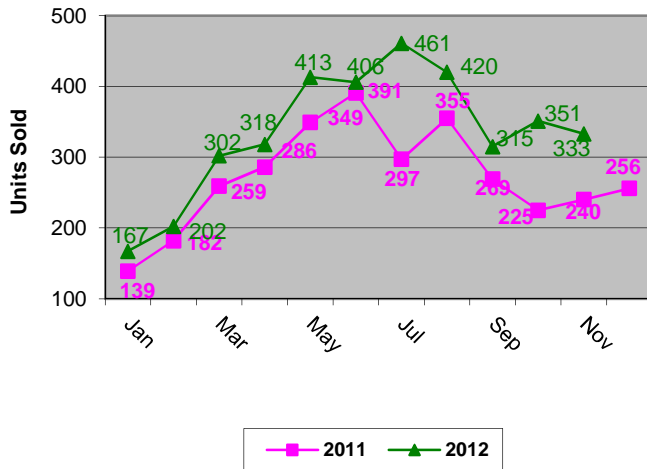
Single Family SALES and INVENTORY and PENDING

Nov-12

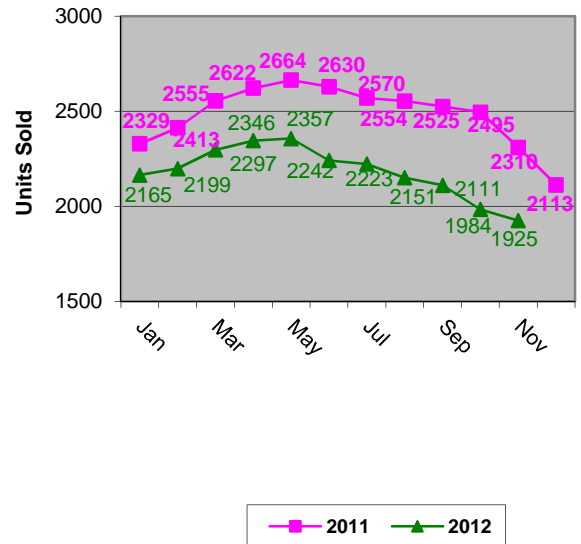
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	9	7	0	16	49	3.1	31
50,000	-	99,999	19	31	6	56	253	4.5	68
100,000	-	119,999	7	23	3	33	188	5.7	49
120,000	-	139,999	6	30	5	41	273	6.7	47
140,000	-	159,999	2	25	7	34	163	4.8	52
160,000	-	179,999	2	13	9	24	131	5.5	57
180,000	-	199,999	1	5	13	19	111	5.8	50
200,000	-	249,999	0	16	25	41	214	5.2	105
250,000	-	299,999	0	12	16	28	146	5.2	56
300,000	-	499,999	2	10	22	34	217	6.4	49
500,000	-	749,999	0	0	5	5	88	17.6	11
750,000	-	999,999	0	1	1	2	46	23.0	4
1,000,000	-	1,249,999	0	0	0	0	10	10.0	1
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	14	14.0	1
Total			48	173	112	333	1925	5.8	581
Median Price			\$85,000	\$138,000	\$234,950	\$150,000	\$167,890		\$174,900
Average Price			\$100,964	\$156,385	\$254,269	\$181,318	\$262,579		\$201,614

Sales 2011 vs 2012



Inventory 2011 vs 2012



Lexington-Bluegrass

Association of Realtors®

Nov-12

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		48		85	77%
Month Inventory		14.0		12.1	-14%
% of List Price		95.77		93.69	
Residential					
Sales	24	\$3,045,800	31	\$4,026,835	29%
Avg Sales Price		\$126,908		\$129,898	2%
Median Sales Price		\$115,000		\$123,000	7%
Avg Days on Market		118		78	-34%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		752		1,132	51%
Residential					
Sales	263	\$35,457,893	383	\$48,444,547	46%
Avg Sales Price		\$134,821		\$126,487	-6%
Median Sales Price		\$117,400		\$116,000	-1%
Avg Days on Market		118		108	-8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	44	39	35	39	47	40	39	57	31	40	34	
2011	24	20	29	24	32	31	21	27	30	23	25	23
2010	40	29	58	58	18	32	30	32	35	27	18	20

Lexington-Bluegrass

Association of Realtors®

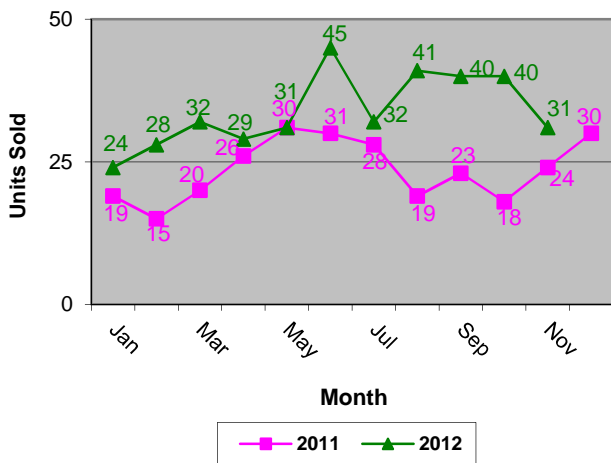
Single Family SALES and INVENTORY and PENDING

Nov-12

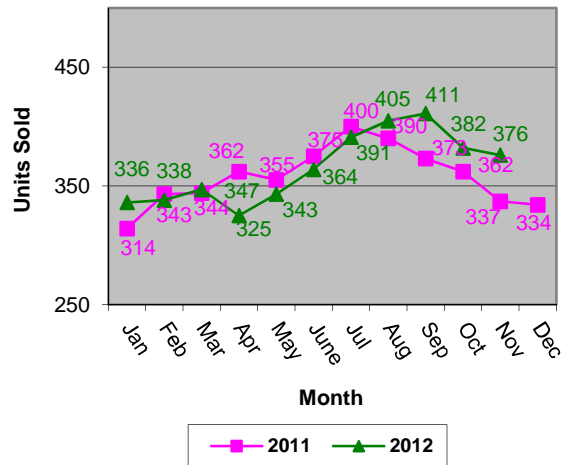
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	2	0	4	26	6.5	8
50,000	-	99,999	2	5	1	8	88	11.0	15
100,000	-	119,999	1	2	0	3	39	13.0	9
120,000	-	139,999	2	4	0	6	56	9.3	8
140,000	-	159,999	1	1	0	2	39	19.5	4
160,000	-	179,999	0	1	0	1	23	23.0	2
180,000	-	199,999	0	2	1	3	23	7.7	6
200,000	-	249,999	0	2	0	2	33	16.5	4
250,000	-	299,999	0	1	0	1	22	22.0	2
300,000	-	499,999	0	0	1	1	23	23.0	3
500,000	-	749,999	0	0	0	0	2	2.0	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	1	1.0	0
Total			8	20	3	31	376	12.1	61
Median Price			\$102,700	\$123,950	\$196,000	\$123,000	\$134,700		\$114,500
Average Price			\$92,791	\$131,551	\$217,833	\$129,898	\$164,415		\$130,814

Sales 2011 vs 2012



Inventory 2011 vs 2012

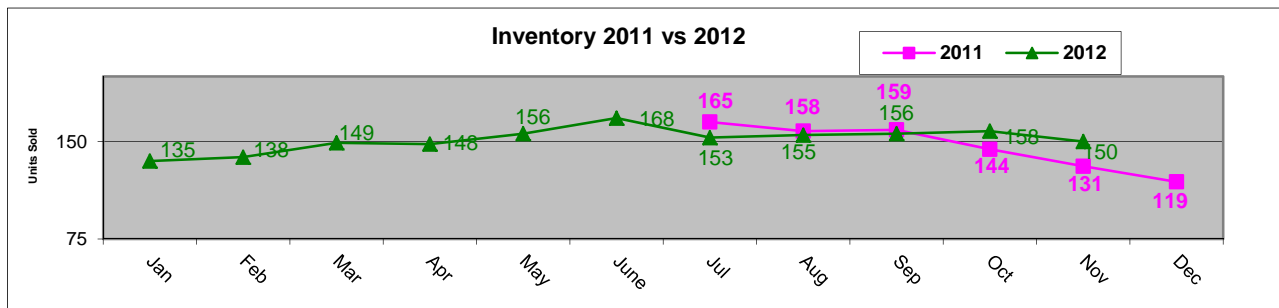
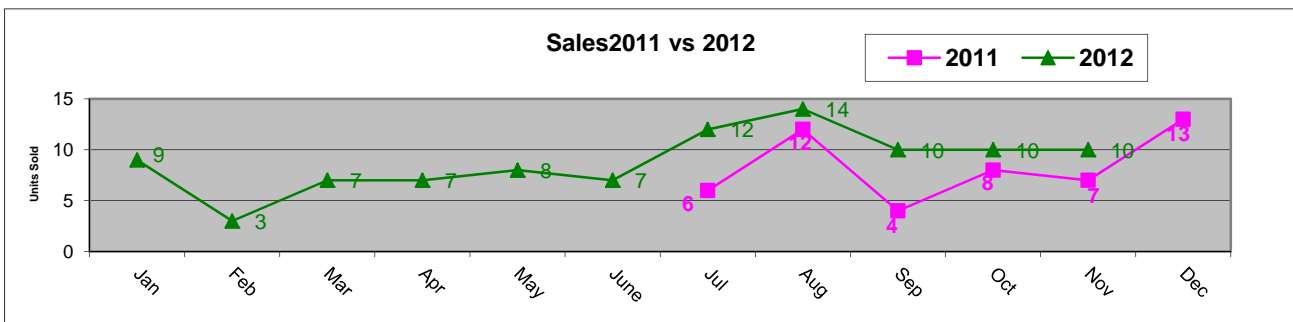


Single Family SALES and INVENTORY and PENDING

Nov-12

GARRARD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	11	11.0	2
50,000	-	99,999	1	4	0	5	38	7.6	1
100,000	-	119,999	0	1	0	1	16	16.0	0
120,000	-	139,999	0	1	0	1	20	20.0	4
140,000	-	159,999	0	0	0	0	10	10.0	2
160,000	-	179,999	0	2	0	2	15	7.5	2
180,000	-	199,999	0	0	0	0	4	4.0	2
200,000	-	249,999	0	0	0	0	18	18.0	1
250,000	-	299,999	0	0	0	0	6	6.0	2
300,000	-	499,999	0	0	0	0	9	9.0	0
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	8	0	10	150	15.0	16
Median Price			\$45,000	\$103,750	\$0	\$84,575	\$129,900		\$157,000
Average Price			\$45,000	\$109,281	\$0	\$96,425	\$158,893		\$155,925



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		54		65	20%
Month Inventory		12.7		7.3	-43%
% of List Price		89.12		94.26	
<u>Residential</u>					
Sales	33	\$7,736,292	50	\$8,182,428	52%
Avg Sales Price		\$234,433		\$163,649	-30%
Median Sales Price		\$131,500		\$113,535	-14%
Avg Days on Market		109		112	3%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		1,110		1,068	-4%
<u>Residential</u>					
Sales	455	\$80,752,660	500	\$92,143,031	10%
Avg Sales Price		\$177,478		\$184,286	4%
Median Sales Price		\$125,000		\$134,000	7%
Avg Days on Market		100		90	-10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	29	46	39	60	68	52	56	47	45	41	42	
2011	31	31	55	48	53	47	41	45	55	38	46	21
2010	52	39	56	68	37	34	30	37	36	28	32	26

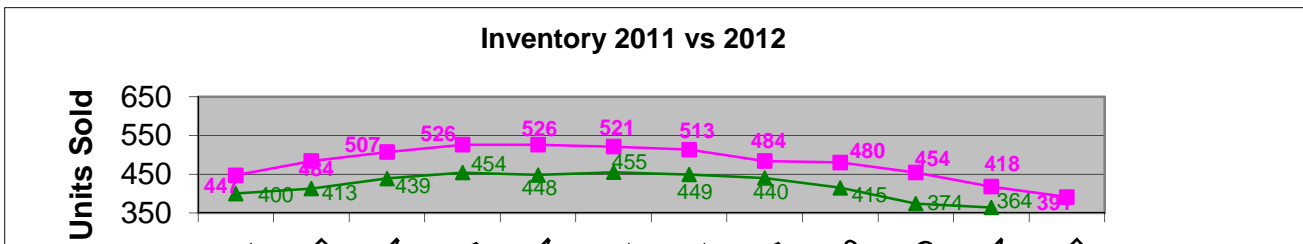
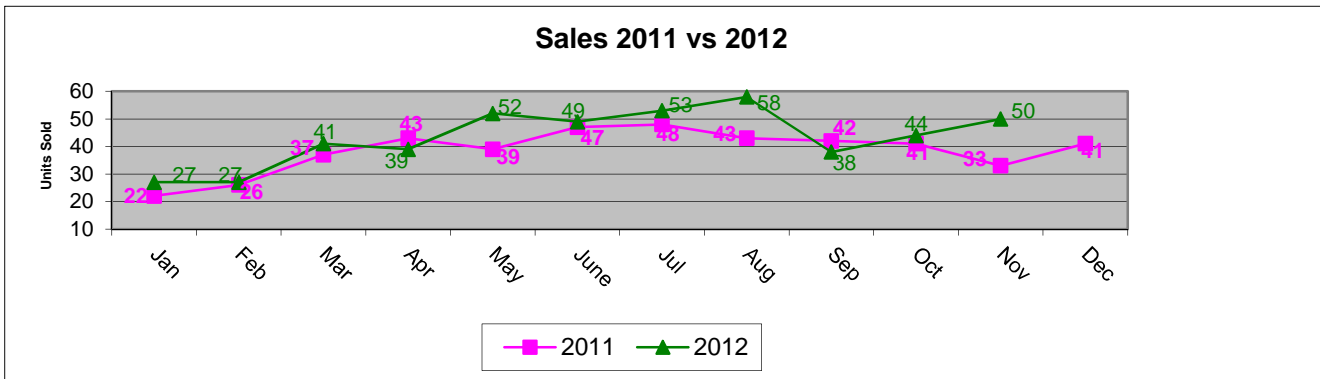
Lexington-Bluegrass

Association of Realtors®

Nov-12

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	0	2	0	2	6	3.0	6
50,000	-	99,999	2	15	2	19	67	3.5	21
100,000	-	119,999	0	5	0	5	31	6.2	9
120,000	-	139,999	0	5	1	6	40	6.7	13
140,000	-	159,999	0	4	1	5	30	6.0	5
160,000	-	179,999	0	1	1	2	18	9.0	2
180,000	-	199,999	0	0	0	0	11	11.0	1
200,000	-	249,999	0	1	3	4	33	8.3	4
250,000	-	299,999	0	1	1	2	21	10.5	5
300,000	-	499,999	0	0	0	0	33	33.0	5
500,000	-	749,999	0	1	4	5	31	6.2	2
750,000	-	999,999	0	0	0	0	27	27.0	0
1,000,000	-	1,249,999	0	0	0	0	4	4.0	1
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	35	13	50	364	7.3	74
Median Price			\$71,950	\$101,000	\$221,500	\$113,535	\$167,450		\$122,250
Average Price			\$71,950	\$124,318	\$283,646	\$163,649	\$316,806		\$171,085



Lexington-Bluegrass

Association of Realtors®

Nov-12 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		81		67	-17%
Month Inventory		12.5		7.9	-37%
% of List Price		96.71		94.89	
<u>Residential</u>					
Sales	42	\$6,941,523	55	\$10,279,700	31%
Avg Sales Price		\$165,274		\$186,904	13%
Median Sales Price		\$138,750		\$166,500	20%
Avg Days on Market		153		125	-18%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		1,243		1,128	-9%
<u>Residential</u>					
Sales	504	\$79,889,071	597	\$97,437,035	18%
Avg Sales Price		\$158,510		\$163,211	3%
Median Sales Price		\$139,000		\$145,000	4%
Avg Days on Market		110		122	11%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	39	41	47	50	70	62	47	59	48	62	48	
2011	30	31	37	39	69	47	44	48	41	52	50	32
2010	36	45	49	73	45	45	44	41	54	39	36	30

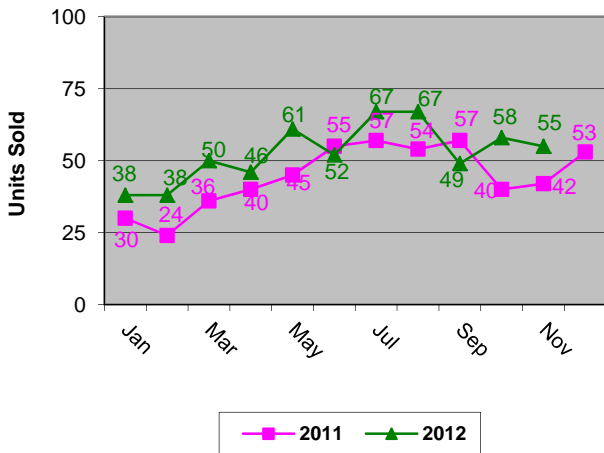
Lexington-Bluegrass

Association of Realtors®

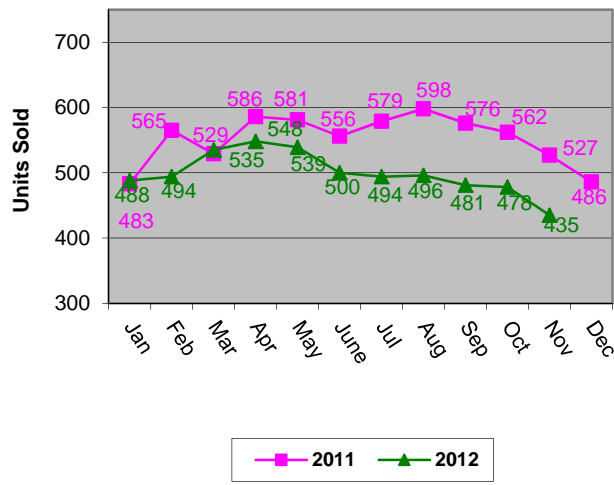
Single Family SALES and INVENTORY and PENDING
Nov-12
MADISON COUNTY

Price Range				Sales		Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending		
49,999	OR	UNDER	1	1	2	4	6	1.5	7
50,000	-	99,999	0	3	0	3	62	20.7	18
100,000	-	119,999	1	3	1	5	23	4.6	8
120,000	-	139,999	1	5	1	7	63	9.0	18
140,000	-	159,999	2	4	2	8	58	7.3	14
160,000	-	179,999	0	1	0	1	35	35.0	6
180,000	-	199,999	0	3	0	3	33	11.0	4
200,000	-	249,999	0	5	3	8	53	6.6	10
250,000	-	299,999	0	2	7	9	38	4.2	3
300,000	-	499,999	0	2	5	7	44	6.3	8
500,000	-	749,999	0	0	0	0	12	12.0	1
750,000	-	999,999	0	0	0	0	8	8.0	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			5	29	21	55	435	7.9	97
Median Price			\$125,000	\$148,000	\$251,000	\$166,500	\$165,000		\$139,900
Average Price			\$109,400	\$165,541	\$234,857	\$186,904	\$207,549		\$160,445

Sales 2011 vs 2012



Inventory 2011 vs 2012



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings	27		36		33%
Month Inventory	9.7		13.2		36%
% of List Price	93.10		94.04		

Residential

Sales	24	\$2,756,910	16	\$1,575,003	-33%
Avg Sales Price		\$114,871		\$98,438	-14%
Median Sales Price		\$126,000		\$71,002	-44%
Avg Days on Market		138		128	-7%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings	483		459		-5%

Residential

Sales	216	\$20,153,493	233	\$24,313,704	8%
Avg Sales Price		\$93,303		\$104,351	12%
Median Sales Price		\$82,026		\$83,500	2%
Avg Days on Market		119		116	-3%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	22	13	30	17	32	23	22	27	18	16	22	
2011	21	15	22	20	24	17	16	24	14	30	10	15
2010	11	14	20	21	21	20	16	15	11	17	9	11

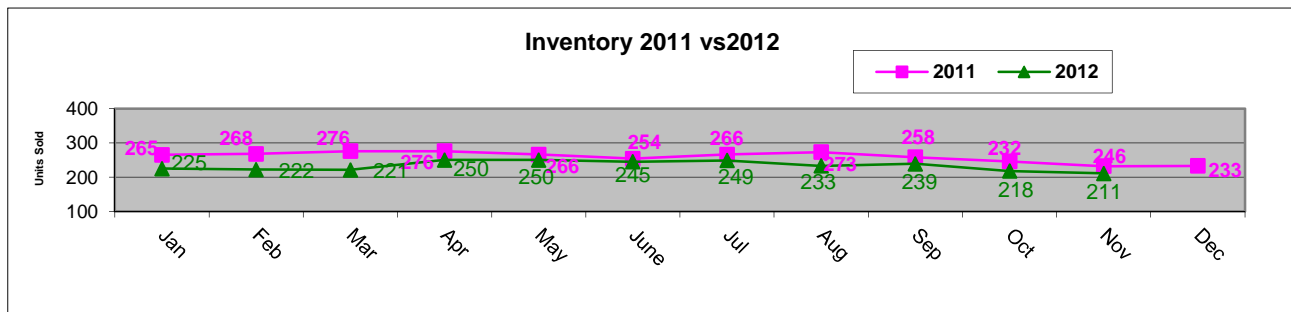
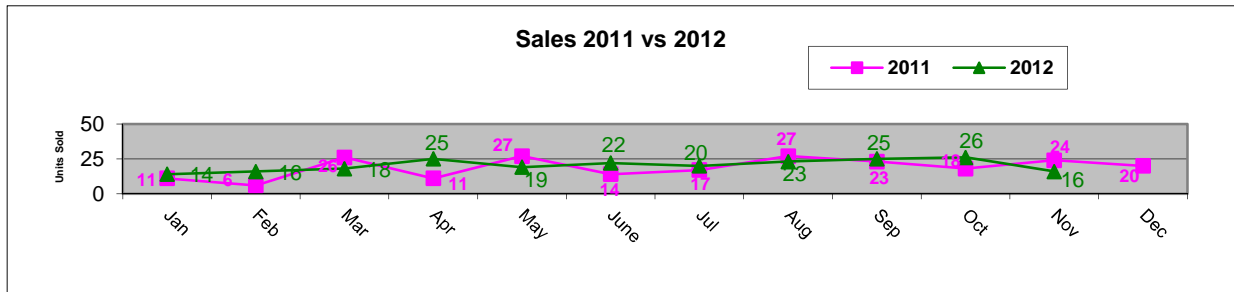
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-12

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	4	1	6	18	3.0	3
50,000	-	99,999	0	7	0	7	55	7.9	5
100,000	-	119,999	0	1	0	1	18	18.0	1
120,000	-	139,999	0	0	0	0	37	37.0	4
140,000	-	159,999	0	1	0	1	22	22.0	3
160,000	-	179,999	0	0	0	0	11	11.0	1
180,000	-	199,999	0	0	0	0	11	11.0	4
200,000	-	249,999	0	0	0	0	11	11.0	3
250,000	-	299,999	0	0	0	0	11	11.0	0
300,000	-	499,999	0	0	0	0	12	12.0	1
500,000	-	749,999	0	0	1	1	2	2.0	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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	13	2	16	211	13.2	25
Median Price			\$27,000	\$78,000	\$286,500	\$71,002	\$129,900		\$139,900
Average Price			\$27,000	\$75,000	\$286,500	\$98,438	\$163,759		\$142,154



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		1		7	600%
Month Inventory		14.7		9.5	-35%
% of List Price		97.40		73.58	
<u>Residential</u>					
Sales	3	\$336,500	6	\$318,000	100%
Avg Sales Price		\$112,167		\$53,000	-53%
Median Sales Price		\$144,000		\$38,750	-73%
Avg Days on Market		261		256	-2%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		80		87	9%
<u>Residential</u>					
Sales	43	\$3,835,850	32	\$1,869,000	-26%
Avg Sales Price		\$89,206		\$58,406	-35%
Median Sales Price		\$77,500		\$41,250	-47%
Avg Days on Market		132		178	35%

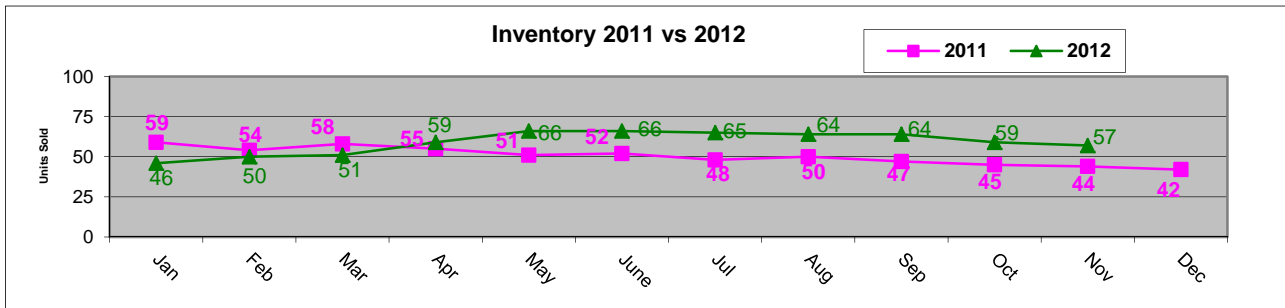
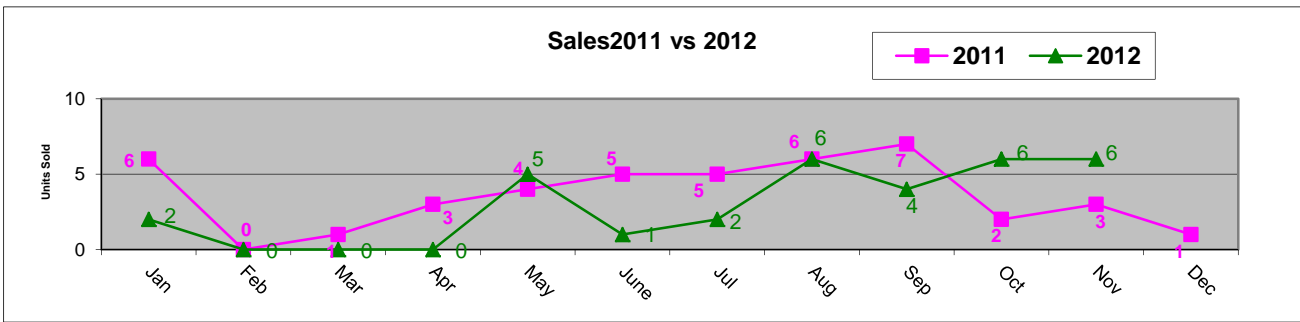
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	0	1	0	2	1	3	5	5	4	2	4	
2011	0	3	2	4	6	9	5	5	1	2	3	1
2010	4	2	1	7	4	5	1	4	2	1	5	3

Single Family SALES and INVENTORY and PENDING

Nov-12

NICHOLAS 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	4	0	4	8	2.0	0
50,000	-	99,999	0	1	0	1	24	24.0	0
100,000	-	119,999	0	1	0	1	7	7.0	0
120,000	-	139,999	0	0	0	0	5	5.0	1
140,000	-	159,999	0	0	0	0	5	5.0	0
160,000	-	179,999	0	0	0	0	5	5.0	0
180,000	-	199,999	0	0	0	0	0	0.0	0
200,000	-	249,999	0	0	0	0	1	1.0	0
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
Total			0	6	0	6	57	9.5	1
Median Price			\$0	\$38,750	\$0	\$38,750	\$89,900		\$139,500
Average Price			\$0	\$53,000	\$0	\$53,000	\$110,534		\$139,500



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		87		75	-14%
Month Inventory		8.7		9.3	7%
% of List Price		97.17		97.50	
<u>Residential</u>					
Sales	54	\$8,348,598	50	\$10,002,173	-7%
Avg Sales Price		\$154,604		\$200,043	29%
Median Sales Price		\$141,350		\$186,913	32%
Avg Days on Market		74		97	31%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		1,199		1,248	4%
<u>Residential</u>					
Sales	505	\$85,826,788	639	\$111,138,490	27%
Avg Sales Price		\$169,954		\$173,926	2%
Median Sales Price		\$149,000		\$149,500	0%
Avg Days on Market		111		108	-3%

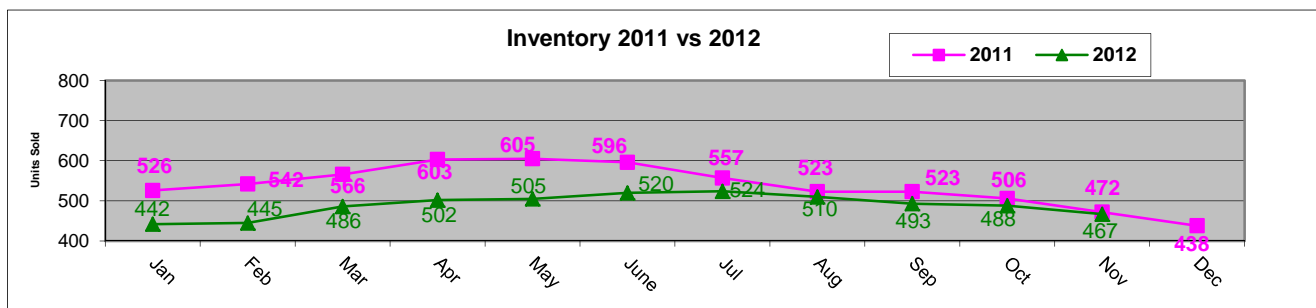
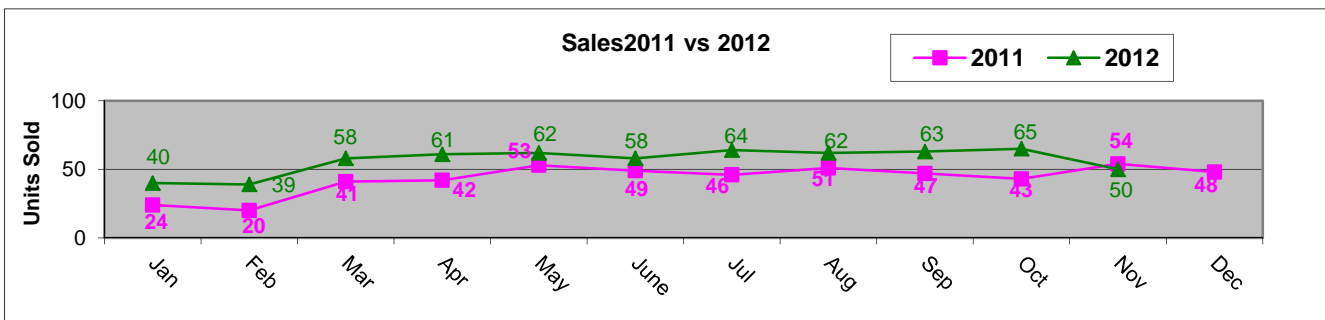
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	49	60	63	64	70	64	64	93	65	57	45	
2011	35	42	50	46	60	44	59	61	48	56	42	54
2010	58	51	82	88	48	49	43	38	39	37	29	27

Single Family SALES and INVENTORY and PENDING

Nov-12

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	10	10.0	4
50,000	-	99,999	1	3	0	4	21	5.3	7
100,000	-	119,999	0	2	0	2	16	8.0	4
120,000	-	139,999	0	2	0	2	39	19.5	11
140,000	-	159,999	0	6	0	6	77	12.8	21
160,000	-	179,999	0	5	0	5	57	11.4	21
180,000	-	199,999	0	2	1	3	43	14.3	19
200,000	-	249,999	0	5	2	7	28	4.0	10
250,000	-	299,999	1	3	9	13	55	4.2	18
300,000	-	499,999	0	1	4	5	98	19.6	11
500,000	-	749,999	0	0	0	0	16	16.0	2
750,000	-	999,999	0	0	3	3	4	1.3	2
1,000,000	-	1,249,999	0	0	0	0	3	3.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	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			2	29	19	50	467	9.3	130
Median Price			\$149,400	\$145,000	\$229,900	\$186,913	\$165,000		\$156,975
Average Price			\$149,400	\$152,164	\$278,454	\$200,043	\$207,084		\$177,885



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings		24		24	0%
Month Inventory		7.5		7.7	3%
% of List Price		92.08		92.80	
<u>Residential</u>					
Sales	26	\$4,003,980	21	\$3,830,375	-19%
Avg Sales Price		\$153,999		\$182,399	18%
Median Sales Price		\$122,500		\$173,000	41%
Avg Days on Market		110		120	9%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings		472		451	-4%
<u>Residential</u>					
Sales	209	\$35,704,802	217	\$41,800,850	4%
Avg Sales Price		\$170,836		\$192,631	13%
Median Sales Price		\$153,500		\$178,000	16%
Avg Days on Market		102		101	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	17	21	14	23	31	20	28	25	26	23	17	
2011	10	15	24	14	26	20	17	21	21	27	14	6
2010	18	20	39	22	14	22	18	27	15	19	16	12

Lexington-Bluegrass

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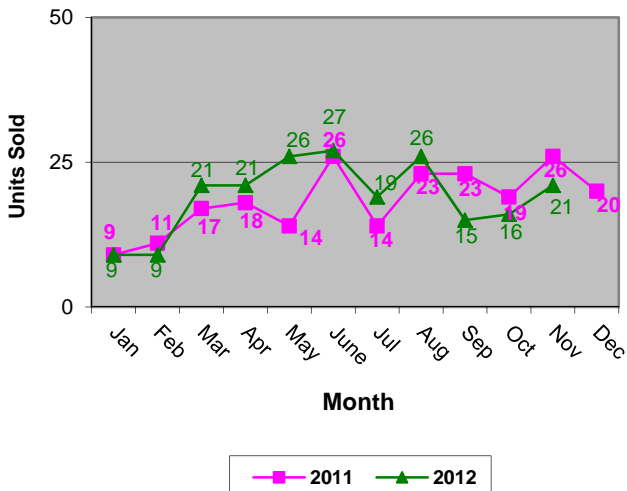
Single Family SALES and INVENTORY and PENDING

Nov-12

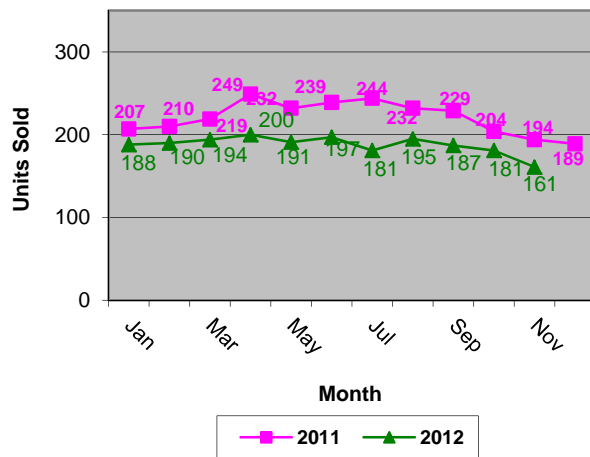
WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	3	3.0	2
50,000	-	99,999	0	2	0	2	22	11.0	8
100,000	-	119,999	0	2	0	2	11	5.5	2
120,000	-	139,999	0	1	0	1	8	8.0	4
140,000	-	159,999	0	1	0	1	17	17.0	6
160,000	-	179,999	1	5	0	6	9	1.5	5
180,000	-	199,999	0	1	1	2	11	5.5	2
200,000	-	249,999	0	3	1	4	30	7.5	19
250,000	-	299,999	0	1	0	1	19	19.0	6
300,000	-	499,999	0	1	1	2	13	6.5	2
500,000	-	749,999	0	0	0	0	9	9.0	3
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	5	5.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			1	17	3	21	161	7.7	59
Median Price			\$163,000	\$169,900	\$207,500	\$173,000	\$199,900		\$205,580
Average Price			\$163,000	\$170,675	\$255,300	\$182,399	\$296,175		\$208,771

Sales 2011 vs 2012



Inventory 2011 vs 2012



Lexington-Bluegrass

Association of Realtors[®]

Nov-12 Statistical Report Residential, Condo, & Townhouses OTHER COUNTIES

MONTHLY SUMMARY	November-11		November-12		% CHANGE
New Listings	88		102		16%
Month Inventory	10.7		12.3		15%
% of List Price	91.12		91.22		
<u>Residential</u>					
Sales	63	\$5,910,726	53	\$5,205,747	-16%
Avg Sales Price	\$93,821		\$98,222		5%
Median Sales Price	\$75,000		\$80,750		8%
Avg Days on Market	95		131		38%

CUMMULATIVE SUMMARY	Jan 11 - Nov 11		Jan 12 - Nov 12		% CHANGE
New Listings	1,327		1,376		4%
<u>Residential</u>					
Sales	581	\$58,474,782	656	\$68,590,690	13%
Avg Sales Price	\$100,645		\$104,559		4%
Median Sales Price	\$77,900		\$74,750		-4%
Avg Days on Market	119		116		-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	57	61	51	72	59	72	70	56	60	69	47	
2011	51	48	67	61	66	62	60	74	51	56	55	54
2010	50	46	53	74	47	62	60	50	48	41	37	40

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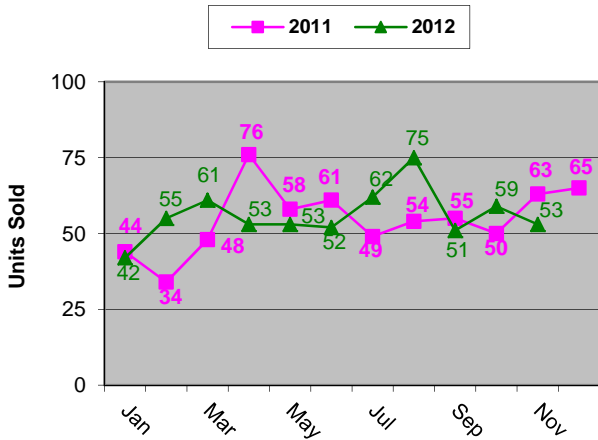
Single Family SALES and INVENTORY and PENDING

Nov-12

OTHER COUNTIES

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	3	10	1	14	77	5.5	32
50,000 - 99,999	4	8	5	17	174	10.2	41
100,000 - 119,999	0	2	1	3	50	16.7	3
120,000 - 139,999	2	2	0	4	57	14.3	10
140,000 - 159,999	0	3	3	6	50	8.3	7
160,000 - 179,999	0	3	0	3	45	15.0	2
180,000 - 199,999	0	0	3	3	39	13.0	5
200,000 - 249,999	0	0	2	2	45	22.5	1
250,000 - 299,999	0	0	0	0	34	34.0	2
300,000 - 499,999	0	1	0	1	54	54.0	5
500,000 - 749,999	0	0	0	0	15	15.0	0
750,000 - 999,999	0	0	0	0	6	6.0	0
1,000,000 - 1,249,999	0	0	0	0	3	3.0	0
1,250,000 - 1,499,999	0	0	0	0	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	9	29	15	53	651	12.3	108
Median Price	\$61,199	\$70,500	\$146,699	\$80,750	\$129,900		\$74,900
Average Price	\$73,111	\$89,739	\$129,688	\$98,222	\$175,764		\$99,251

Sales 2011 vs 2012



Inventory 2011 vs 2012

