

# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings		1201		1284	7%
Month Inventory		12.4		7.7	-38%
% of List Price		95.14		96.09	1%
<b><u>Residential</u></b>					
Sales	473	\$75,798,231	684	\$123,455,461	45%
Avg Sales Price		\$160,250		\$180,490	13%
Median Sales Price		\$137,900		\$150,000	9%
Avg Days on Market		97		88	-9%
<b><u>Townhouses/Condos</u></b>					
Sales	39	\$4,551,310	43	\$6,038,395	10%
Avg Sales Price		\$116,700		\$140,428	20%
Median Sales Price		\$98,000		\$112,500	15%
Avg Days on Market		116		143	23%
<b>Total Activity</b>	<b>512</b>	<b>\$80,349,541</b>	<b>727</b>	<b>\$129,493,856</b>	<b>42%</b>

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings		13,815		13,969	1%
<b><u>Residential</u></b>					
Sales	5,509	\$904,130,616	6,527	\$1,122,670,277	18%
Avg Sales Price		\$164,119		\$172,004	5%
Median Sales Price		\$138,225		\$142,125	3%
Avg Days on Market		95		92	-3%
<b><u>Townhouses/Condos</u></b>					
Sales	404	\$59,685,593	475	\$70,762,409	18%
Avg Sales Price		\$147,737		\$148,973	1%
Median Sales Price		\$117,800		\$122,500	4%
Avg Days on Market		109		126	16%
<b>Total Activity</b>	<b>5,913</b>	<b>\$963,816,209</b>	<b>7,002</b>	<b>\$1,193,432,686</b>	<b>18%</b>

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		
2011	5975	6273	6492	6742	6776	6772	6716	6635	6545	6374	5914	5503
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	556	650	753	816	855	832	833	876	670	721		
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		
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

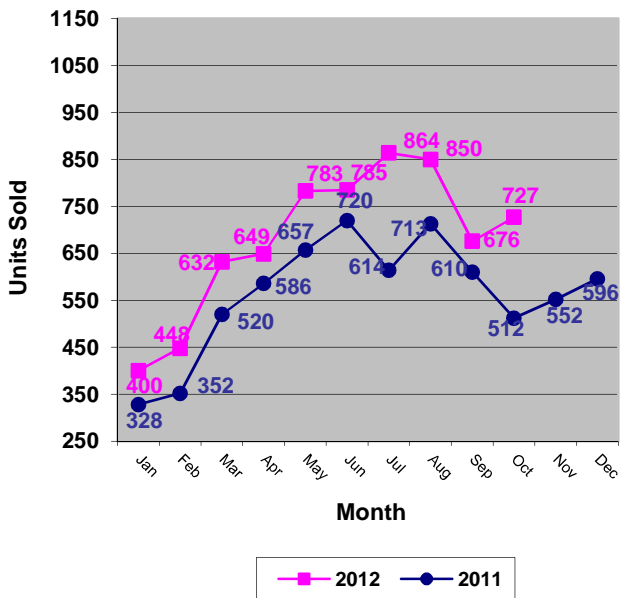
# Lexington-Bluegrass

Association of Realtors®

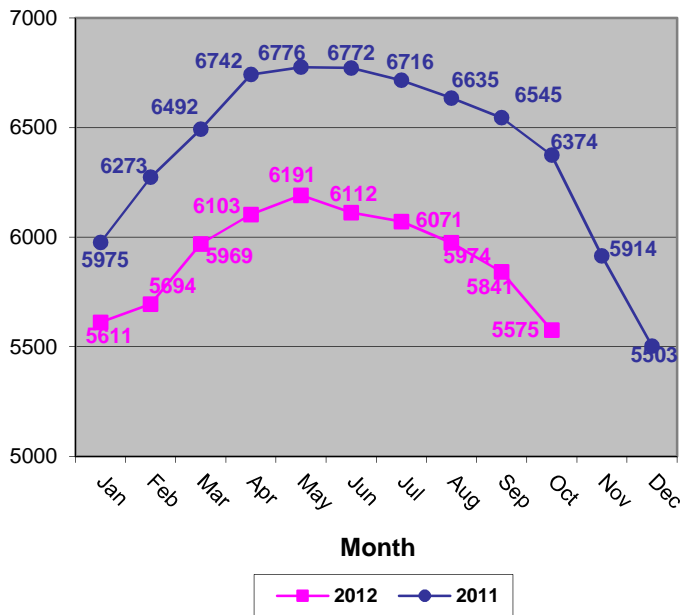
All Residential SALES and INVENTORY with PENDING

Oct-12							Current	Current	Current	Oct
						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	38	5	61	235	3.9	111	63
50,000	-	99,999	25	80	15	120	988	8.2	250	126
100,000	-	119,999	10	50	9	69	501	7.3	110	72
120,000	-	139,999	10	56	13	79	746	9.4	155	82
140,000	-	159,999	1	52	20	73	519	7.1	125	68
160,000	-	179,999	2	29	18	49	396	8.1	121	55
180,000	-	199,999	0	31	18	49	318	6.5	88	44
200,000	-	249,999	1	41	44	86	541	6.3	208	88
250,000	-	299,999	4	17	33	54	395	7.3	87	44
300,000	-	499,999	1	15	46	62	559	9.0	93	60
500,000	-	749,999	0	3	19	22	189	8.6	22	16
750,000	-	999,999	0	0	2	2	103	51.5	7	3
1,000,000	-	1,249,999	0	0	1	1	21	21.0	2	0
1,250,000	-	1,499,999	0	0	0	0	20	20.0	1	0
1,500,000	-	1,999,999	0	0	0	0	28	28.0	0	0
2,000,000	-	OVER	0	0	0	0	16	16.0	0	0
<b>Total</b>			<b>72</b>	<b>412</b>	<b>243</b>	<b>727</b>	<b>5575</b>	<b>7.7</b>	<b>1380</b>	<b>721</b>
<b>Median Price</b>			<b>\$87,250</b>	<b>\$133,000</b>	<b>\$219,892</b>	<b>\$147,000</b>	<b>\$152,500</b>		<b>\$150,000</b>	
<b>Average Price</b>			<b>\$97,165</b>	<b>\$142,882</b>	<b>\$255,648</b>	<b>\$176,046</b>	<b>\$225,034</b>		<b>\$175,172</b>	

**Sales 11 vs 12**



**Inventory 11 vs 12**



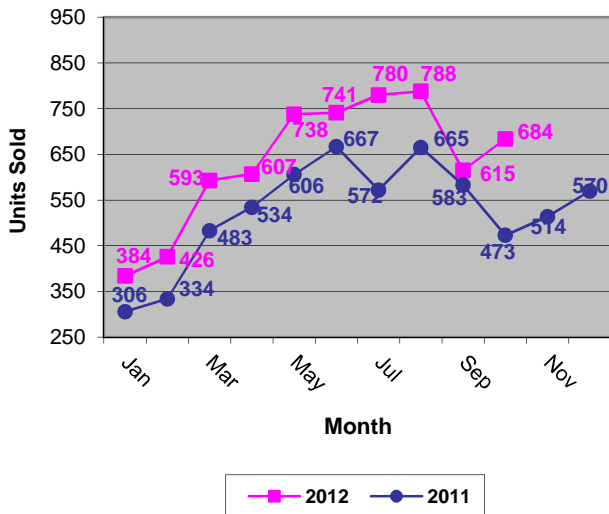
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

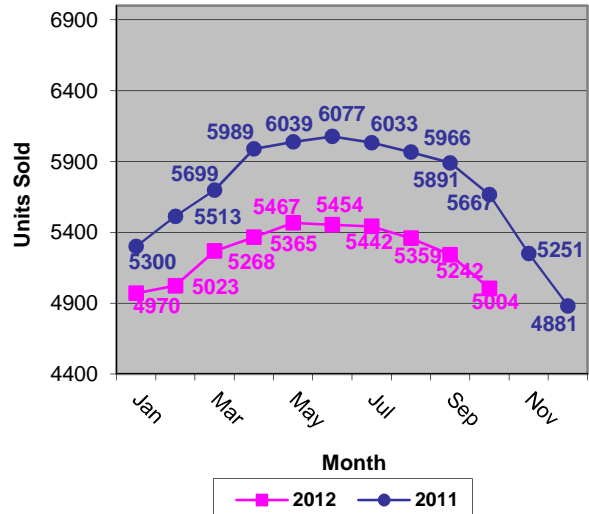
Oct-12

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	18	38	5	61	218	3.6	104
50,000	-	99,999	15	71	15	101	830	8.2	225
100,000	-	119,999	7	50	9	66	459	7.0	100
120,000	-	139,999	6	53	13	72	672	9.3	147
140,000	-	159,999	0	52	20	72	475	6.6	119
160,000	-	179,999	0	28	17	45	354	7.9	115
180,000	-	199,999	0	31	18	49	298	6.1	84
200,000	-	249,999	0	36	44	80	484	6.1	196
250,000	-	299,999	3	16	33	52	352	6.8	81
300,000	-	499,999	1	15	45	61	497	8.1	79
500,000	-	749,999	0	3	19	22	179	8.1	21
750,000	-	999,999	0	0	2	2	101	50.5	7
1,000,000	-	1,249,999	0	0	1	1	21	21.0	2
1,250,000	-	1,499,999	0	0	0	0	20	20.0	1
1,500,000	-	1,999,999	0	0	0	0	28	28.0	0
2,000,000	-	OVER	0	0	0	0	16	16.0	0
<b>Total</b>			<b>50</b>	<b>393</b>	<b>241</b>	<b>684</b>	<b>5004</b>	<b>7.3</b>	<b>1281</b>
<b>Median Price</b>			<b>\$76,000</b>	<b>\$134,000</b>	<b>\$219,892</b>	<b>\$150,000</b>	<b>\$154,900</b>		<b>\$150,550</b>
<b>Average Price</b>			<b>\$88,179</b>	<b>\$143,340</b>	<b>\$255,190</b>	<b>\$178,717</b>	<b>\$230,378</b>		<b>\$175,207</b>

**Sales 11 vs 12**



**Inventory 11 vs 12**



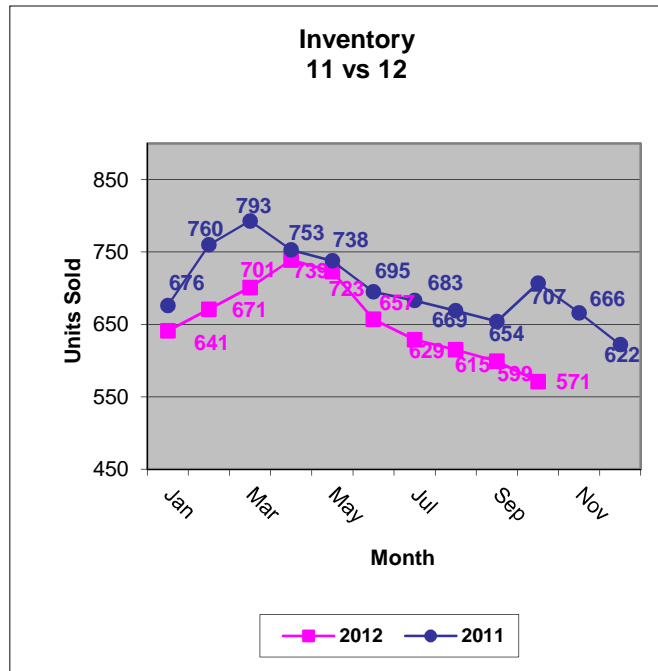
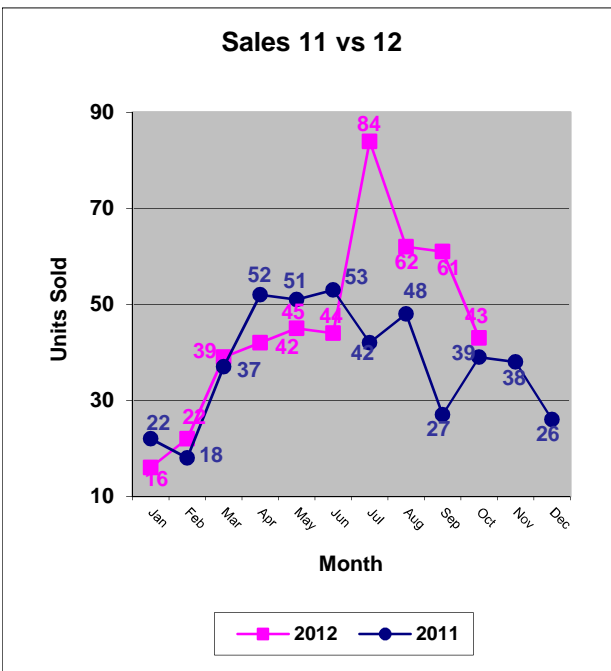
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Oct-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	17	17.0	7
50,000	- 99,999	10	9	0	19	158	8.3	25
100,000	- 119,999	3	0	0	3	42	14.0	10
120,000	- 139,999	4	3	0	7	74	10.6	8
140,000	- 159,999	1	0	0	1	44	44.0	6
160,000	- 179,999	2	1	1	4	42	10.5	6
180,000	- 199,999	0	0	0	0	20	20.0	4
200,000	- 249,999	1	5	0	6	57	9.5	12
250,000	- 299,999	1	1	0	2	43	21.5	6
300,000	- 499,999	0	0	1	1	62	62.0	14
500,000	- 749,999	0	0	0	0	10	10.0	1
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>22</b>	<b>19</b>	<b>2</b>	<b>43</b>	<b>571</b>	<b>13.3</b>	<b>99</b>
<b>Median Price</b>		<b>\$130,000</b>	<b>\$89,000</b>	<b>\$354,825</b>	<b>\$94,000</b>	<b>\$134,900</b>		<b>\$125,000</b>
<b>Average Price</b>		<b>\$121,040</b>	<b>\$131,817</b>	<b>\$354,825</b>	<b>\$133,652</b>	<b>\$177,824</b>		<b>\$167,181</b>



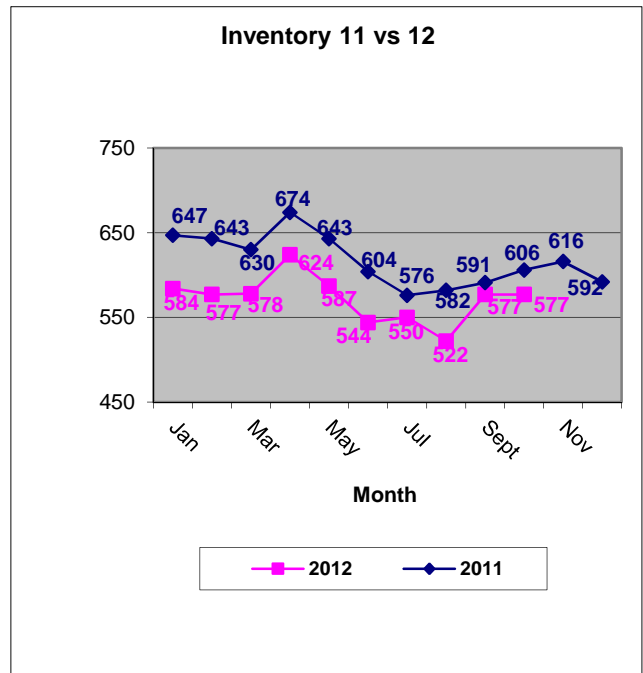
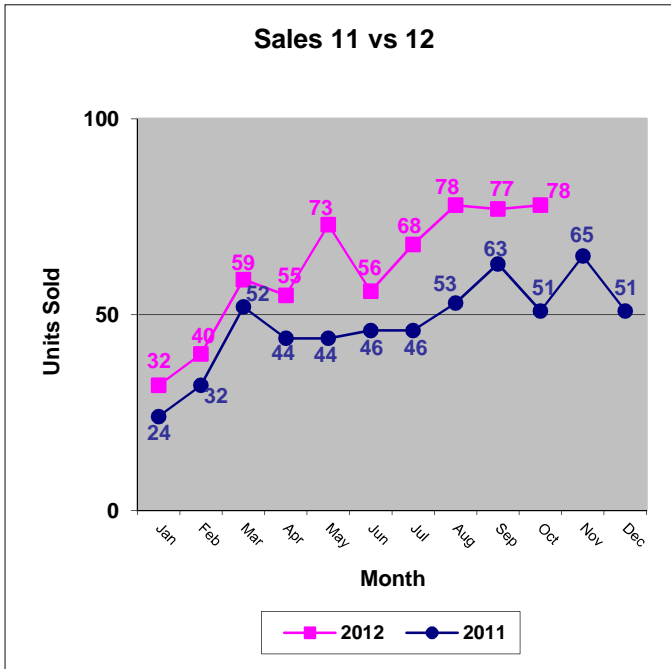
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Oct-12

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	0	0.0	0
50,000	- 99,999	0	0	0	0	8	8.0	4
100,000	- 119,999	0	2	0	2	19	9.5	11
120,000	- 139,999	0	11	0	11	65	5.9	18
140,000	- 159,999	0	8	0	8	65	8.1	29
160,000	- 179,999	0	6	0	6	53	8.8	44
180,000	- 199,999	0	6	1	7	41	5.9	35
200,000	- 249,999	0	10	10	20	141	7.1	117
250,000	- 299,999	0	4	8	12	73	6.1	31
300,000	- 499,999	0	4	5	9	61	6.8	27
500,000	- 749,999	0	0	3	3	39	13.0	6
750,000	- 999,999	0	0	0	0	7	7.0	1
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	2	2.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
<b>Total</b>		<b>0</b>	<b>51</b>	<b>27</b>	<b>78</b>	<b>577</b>	<b>7.4</b>	<b>323</b>
<b>Median Price</b>		<b>\$0</b>	<b>\$172,130</b>	<b>\$255,613</b>	<b>\$208,285</b>	<b>\$215,635</b>		<b>\$208,000</b>
<b>Average Price</b>		<b>\$0</b>	<b>\$188,630</b>	<b>\$299,608</b>	<b>\$227,046</b>	<b>\$262,963</b>		<b>\$222,628</b>

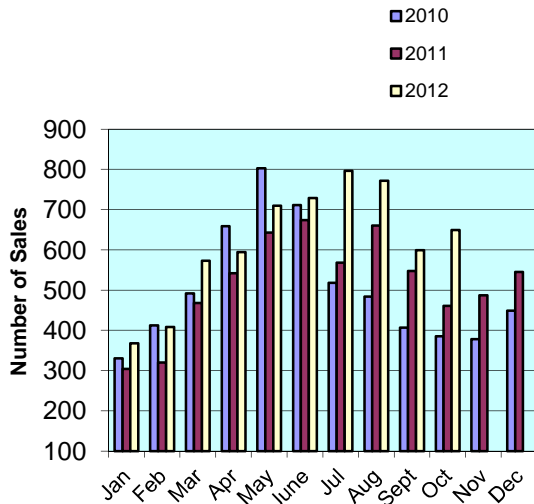


## Existing Homes Sales

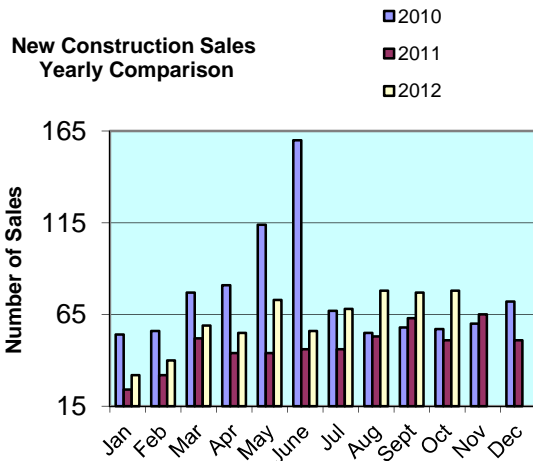
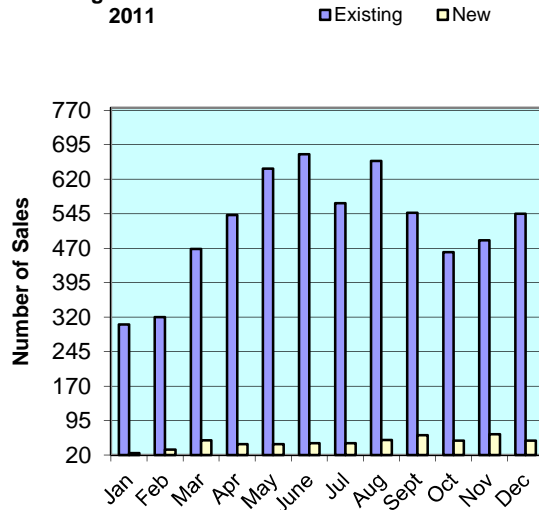
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	330	304	368
Feb	412	320	408
Mar	492	468	573
Apr	659	542	594
May	803	643	710
June	711	674	729
Jul	518	568	796
Aug	484	660	772
Sept	407	547	599
Oct	385	461	649
Nov	378	487	
Dec	449	545	

## New Construction Sales

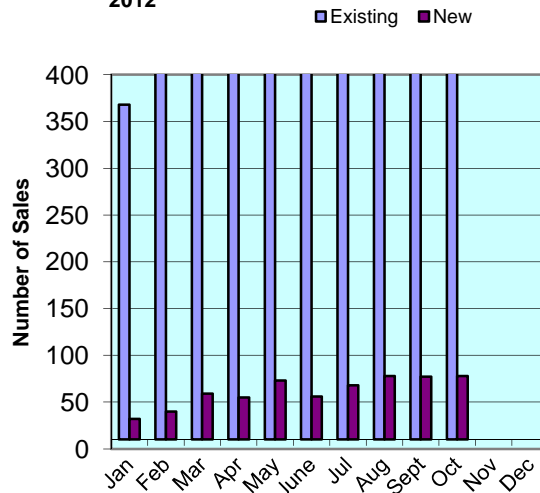
	<u>2010</u>	<u>2011</u>	<u>2012</u>
Jan	54	24	32
Feb	56	32	40
Mar	77	52	59
Apr	81	44	55
May	114	44	73
June	160	46	56
Jul	67	46	68
Aug	55	53	78
Sept	58	63	77
Oct	57	51	78
Nov	60	65	
Dec	72	51	



Existing vs New Sales 2011



Existing vs New Sales 2012



### Median Price by County

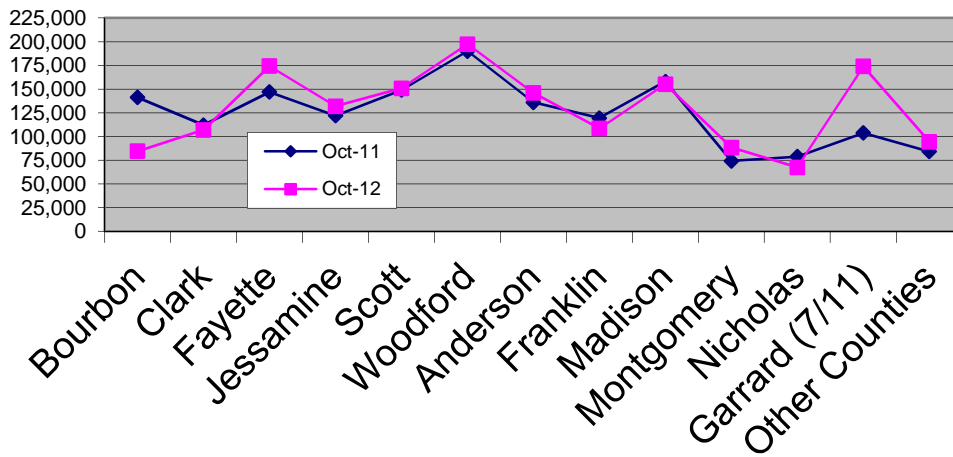
<u>County</u>	Oct-11		Oct-12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	141,300	14	84,500	11
Clark	112,000	25	107,000	19
Fayette	147,000	225	174,350	351
Jessamine	122,000	41	132,000	44
Scott	149,000	43	150,900	65
Woodford	190,000	19	197,450	16
Anderson	136,000	10	146,000	23
Franklin	119,450	18	108,500	40
Madison	157,936	40	155,250	58
Montgomery	74,250	18	88,500	26
Nicholas	78,750	2	67,500	6
Garrard (7/11)	103,750	8	174,000	10
Other Counties	84,250	<u>49</u>	94,564	<u>58</u>
		<b>512</b>		<b>727</b>

<u>County</u>	Year to Date 10/31/11		Year to Date 10/31/12	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	115,000	99	93,000	131
Clark	117,700	222	121,000	263
Fayette	152,500	2845	157,500	3406
Jessamine	125,000	421	136,000	447
Scott	150,000	449	148,250	588
Woodford	158,600	183	178,950	194
Anderson	120,300	161	130,450	156
Franklin	117,750	236	116,000	350
Madison	138,500	459	143,900	539
Montgomery	81,000	190	84,000	217
Nicholas	77,500	39	41,250	26
Garrard (7/11)	108,875	94	105,700	90
Other Counties	78,000	<u>515</u>	74,500	<u>595</u>
		<b>5913</b>		<b>7002</b>

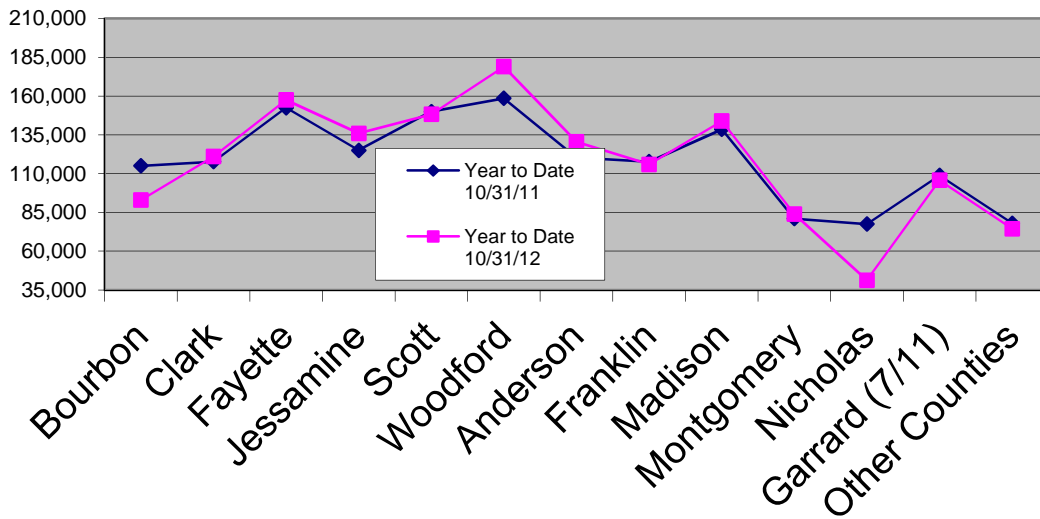


## Median Price by County

### Oct 11 vs Oct 12 Median



### Year to date 10/31/11 vs 10/31/12 Median





# Lexington-Bluegrass

Association of Realtors™

Oct-12

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	165	FmHA	4	LA-Fixed	0	Owner Finance	0
CONV	338	FLB	1	L/A-Variable	0	VA	40
EXCH	1	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	126	L/A Escalated	0	SBA	0	Other	52

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	64	10	6	5	6	5	15	11	9	0	29	9	17	186
Out of State Buyer	38	1	0	2	1	2	4	5	5	0	9	5	6	78
Seller Leaving County	102	7	2	4	6	4	16	14	5	2	25	5	12	204
Seller leaving State	58	3	1	3	3	1	10	11	4	0	17	3	5	119
New Construction	48	0	0	2	0	0	4	7	2	0	13	2	0	78
First Time Buyer	63	5	1	2	7	2	13	6	7	1	14	2	3	126
Listing FSBO	11	0	0	4	0	0	1	0	2	0	1	0	2	21
YDT Listing FSBO	97	4	4	1	5	2	14	5	11	0	13	5	11	172

# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	37		35		-5%
Month Inventory	21.0		9.2		-56%
% of List Price	94.69		94.06		
<b>Residential</b>					
Sales	10	\$1,570,900	23	\$3,228,723	130%
Avg Sales Price		\$157,090		\$140,379	-11%
Median Sales Price		\$136,000		\$146,000	7%
Avg Days on Market		144		167	16%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	380		383		1%
<b>Residential</b>					
Sales	161	\$19,975,312	156	\$20,688,133	-3%
Avg Sales Price		\$124,070		\$132,616	7%
Median Sales Price		\$120,300		\$130,450	8%
Avg Days on Market		108		124	15%

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		
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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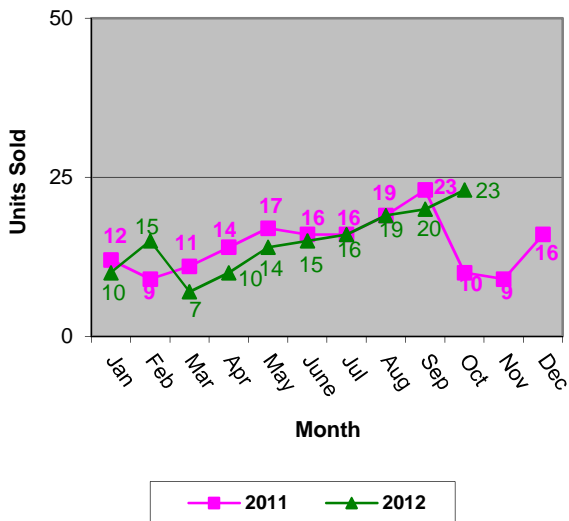
## Single Family SALES and INVENTORY and PENDING

Oct-12

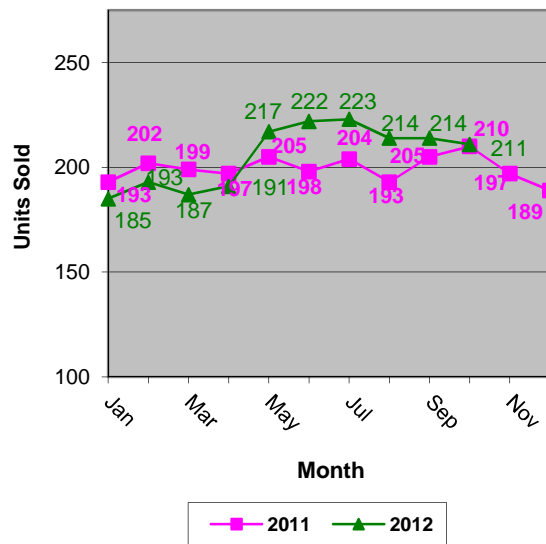
### ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	8	8.0	5
50,000	-	99,999	1	4	1	6	43	7.2	15
100,000	-	119,999	0	2	0	2	25	12.5	4
120,000	-	139,999	0	0	1	1	42	42.0	3
140,000	-	159,999	0	4	3	7	13	1.9	5
160,000	-	179,999	0	2	1	3	25	8.3	2
180,000	-	199,999	0	1	1	2	15	7.5	3
200,000	-	249,999	0	1	0	1	19	19.0	4
250,000	-	299,999	0	0	0	0	10	10.0	4
300,000	-	499,999	0	0	1	1	9	9.0	2
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
<b>Total</b>			<b>1</b>	<b>14</b>	<b>8</b>	<b>23</b>	<b>211</b>	<b>9.2</b>	<b>47</b>
<b>Median Price</b>			<b>\$52,000</b>	<b>\$143,250</b>	<b>\$158,950</b>	<b>\$146,000</b>	<b>\$136,000</b>		<b>\$119,900</b>
<b>Average Price</b>			<b>\$52,000</b>	<b>\$131,621</b>	<b>\$166,753</b>	<b>\$140,379</b>	<b>\$159,054</b>		<b>\$143,352</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings		18		20	11%
Month Inventory		8.9		11.2	26%
% of List Price		93.07		89.88	
<b>Residential</b>					
Sales	14	\$2,522,700	11	\$1,094,049	-21%
Avg Sales Price		\$180,193		\$99,459	-45%
Median Sales Price		\$141,300		\$84,500	-40%
Avg Days on Market		136		161	18%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings		257		263	2%
<b>Residential</b>					
Sales	99	\$13,688,003	131	\$15,555,063	32%
Avg Sales Price		\$138,263		\$118,741	-14%
Median Sales Price		\$115,000		\$93,000	-19%
Avg Days on Market		109		93	-15%

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		
2011	6	11	11	9	10	9	13	8	17	10	13	7
2010	9	7	6	16	10	13	7	10	12	9	12	9

# Lexington-Bluegrass

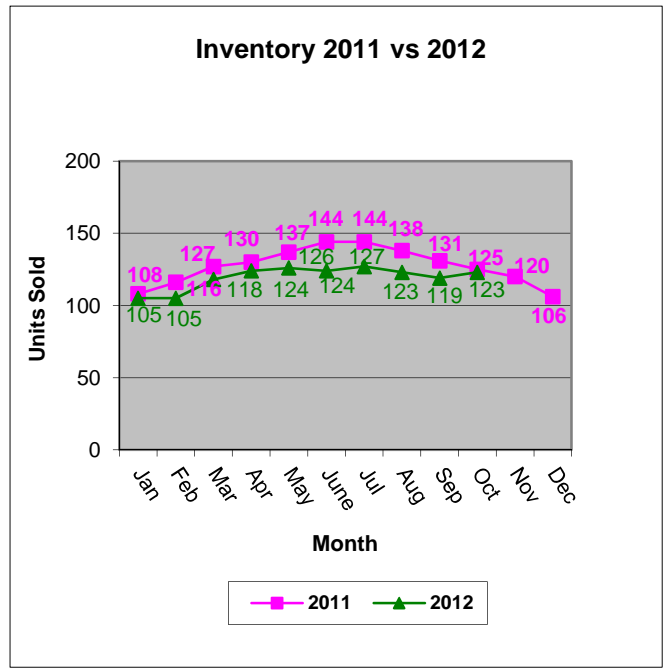
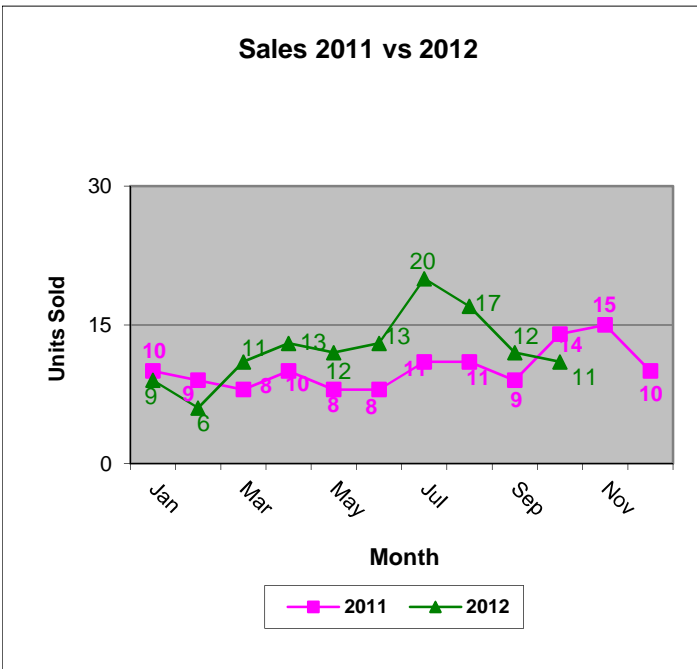
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Oct-12

### BOURBON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	2	3	0	5	16	3.2	6
50,000	-	99,999	0	1	1	2	21	10.5	3
100,000	-	119,999	0	0	0	0	12	12.0	3
120,000	-	139,999	0	1	0	1	9	9.0	2
140,000	-	159,999	0	0	0	0	6	6.0	0
160,000	-	179,999	0	1	0	1	9	9.0	1
180,000	-	199,999	0	0	0	0	6	6.0	0
200,000	-	249,999	0	1	0	1	12	12.0	0
250,000	-	299,999	0	1	0	1	8	8.0	0
300,000	-	499,999	0	0	0	0	16	16.0	0
500,000	-	749,999	0	0	0	0	4	4.0	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	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>8</b>	<b>1</b>	<b>11</b>	<b>123</b>	<b>11.2</b>	<b>16</b>
<b>Median Price</b>			<b>\$22,875</b>	<b>\$108,500</b>	<b>\$84,500</b>	<b>\$84,500</b>	<b>\$149,900</b>		<b>\$91,200</b>
<b>Average Price</b>			<b>\$22,875</b>	<b>\$120,475</b>	<b>\$84,500</b>	<b>\$99,459</b>	<b>\$225,768</b>		<b>\$118,975</b>



# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	40		55		38%
Month Inventory	12.3		15.3		24%
% of List Price	93.41		91.60		
<b>Residential</b>					
Sales	25	\$2,748,700	19	\$2,034,710	-24%
Avg Sales Price		\$109,948		\$107,090	-3%
Median Sales Price		\$112,000		\$107,000	-4%
Avg Days on Market		126		160	27%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	533		582		9%
<b>Residential</b>					
Sales	222	\$28,221,774	263	\$35,316,649	18%
Avg Sales Price		\$127,125		\$134,284	6%
Median Sales Price		\$117,700		\$121,000	3%
Avg Days on Market		123		131	7%

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		
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

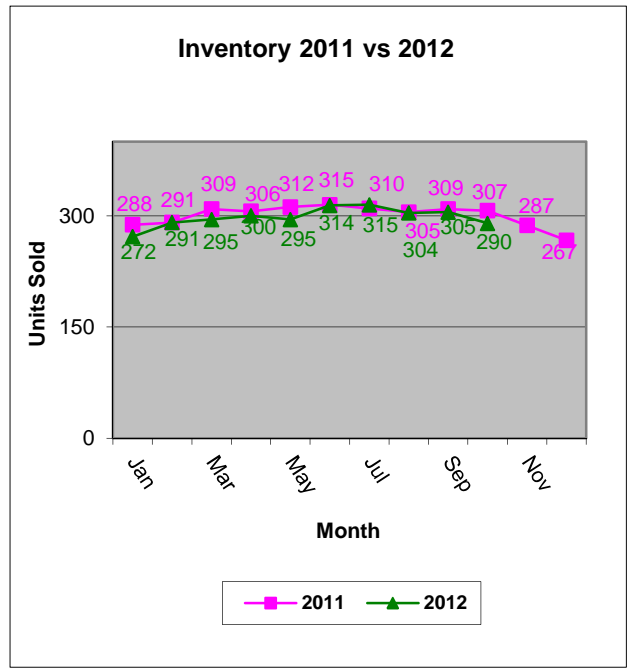
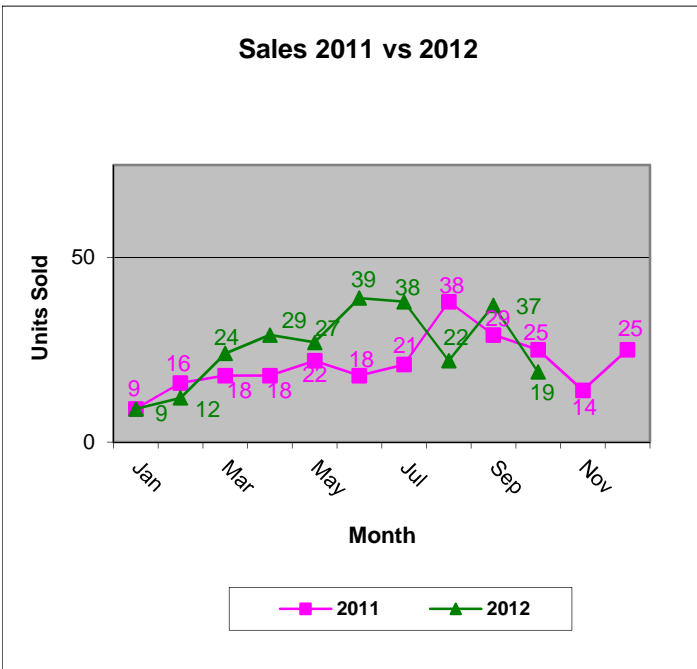
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Oct-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	2	4	0	6	19	3.2	9
50,000	-	99,999	1	1	0	2	70	35.0	11
100,000	-	119,999	0	4	0	4	19	4.8	8
120,000	-	139,999	0	2	0	2	45	22.5	5
140,000	-	159,999	0	0	1	1	34	34.0	5
160,000	-	179,999	0	0	0	0	18	18.0	3
180,000	-	199,999	0	1	0	1	13	13.0	1
200,000	-	249,999	0	1	2	3	19	6.3	1
250,000	-	299,999	0	0	0	0	20	20.0	0
300,000	-	499,999	0	0	0	0	23	23.0	1
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	4	4.0	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
<b>Total</b>			<b>3</b>	<b>13</b>	<b>3</b>	<b>19</b>	<b>290</b>	<b>15.3</b>	<b>45</b>
<b>Median Price</b>			<b>\$40,000</b>	<b>\$107,000</b>	<b>\$202,000</b>	<b>\$107,000</b>	<b>\$138,500</b>		<b>\$108,900</b>
<b>Average Price</b>			<b>\$53,500</b>	<b>\$100,478</b>	<b>\$189,333</b>	<b>\$107,090</b>	<b>\$172,851</b>		<b>\$127,470</b>



# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	542		575		6%
Month Inventory	11.1		5.7		-49%
% of List Price	96.06		97.02		
<b><u>Residential</u></b>					
Sales	225	\$38,635,497	351	\$72,475,866	56%
Avg Sales Price		\$171,713		\$206,484	20%
Median Sales Price		\$147,000		\$174,350	19%
Avg Days on Market		83		65	-22%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	6,549		6,490		-1%
<b><u>Residential</u></b>					
Sales	2,845	\$523,671,196	3,406	\$663,312,369	20%
Avg Sales Price		\$184,067		\$194,748	6%
Median Sales Price		\$152,500		\$157,500	3%
Avg Days on Market		77		76	-1%

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		
2011	227	263	326	344	370	317	286	285	206	239	263	182
2010	239	306	493	638	245	267	251	262	194	204	203	125



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

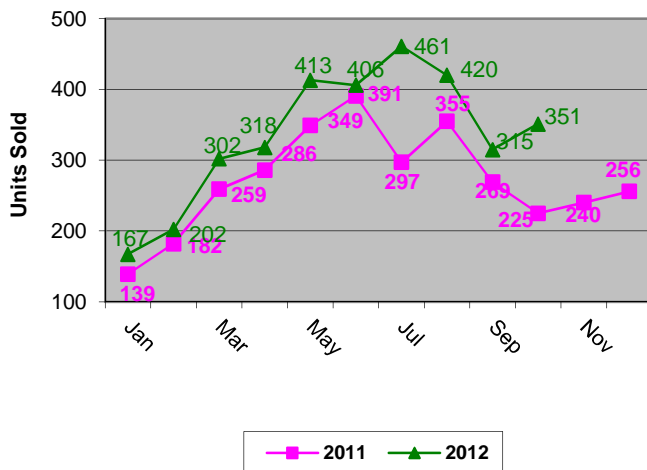
## Single Family SALES and INVENTORY and PENDING

Oct-12

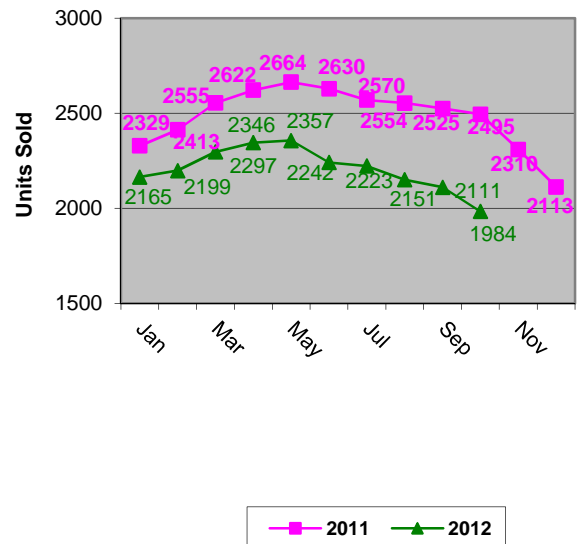
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	3	1	7	39	5.6	26
50,000	-	99,999	13	27	5	45	269	6.0	82
100,000	-	119,999	6	21	5	32	191	6.0	51
120,000	-	139,999	8	26	7	41	264	6.4	56
140,000	-	159,999	1	19	11	31	181	5.8	53
160,000	-	179,999	1	13	10	24	134	5.6	68
180,000	-	199,999	0	21	10	31	115	3.7	42
200,000	-	249,999	1	19	27	47	208	4.4	122
250,000	-	299,999	4	9	25	38	151	4.0	48
300,000	-	499,999	0	8	28	36	237	6.6	54
500,000	-	749,999	0	2	15	17	94	5.5	9
750,000	-	999,999	0	0	1	1	50	50.0	4
1,000,000	-	1,249,999	0	0	1	1	12	12.0	1
1,250,000	-	1,499,999	0	0	0	0	8	8.0	1
1,500,000	-	1,999,999	0	0	0	0	16	16.0	0
2,000,000	-	OVER	0	0	0	0	15	15.0	0
<b>Total</b>			<b>37</b>	<b>168</b>	<b>146</b>	<b>351</b>	<b>1984</b>	<b>5.7</b>	<b>617</b>
<b>Median Price</b>			<b>\$109,900</b>	<b>\$145,750</b>	<b>\$242,710</b>	<b>\$174,350</b>	<b>\$168,928</b>		<b>\$170,000</b>
<b>Average Price</b>			<b>\$120,793</b>	<b>\$163,367</b>	<b>\$277,814</b>	<b>\$206,484</b>	<b>\$269,360</b>		<b>\$195,155</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors®

Oct-12

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	47		91		94%
Month Inventory	20.1		9.6		-52%
% of List Price	90.98		92.59		
<b>Residential</b>					
Sales	18	\$2,573,400	40	\$4,645,693	122%
Avg Sales Price		\$142,967		\$116,142	-19%
Median Sales Price		\$119,450		\$108,500	-9%
Avg Days on Market		105		94	-10%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	703		824		17%
<b>Residential</b>					
Sales	236	\$31,799,693	350	\$44,266,712	48%
Avg Sales Price		\$134,744		\$126,476	-6%
Median Sales Price		\$117,750		\$116,000	-1%
Avg Days on Market		118		110	-7%

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		
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®

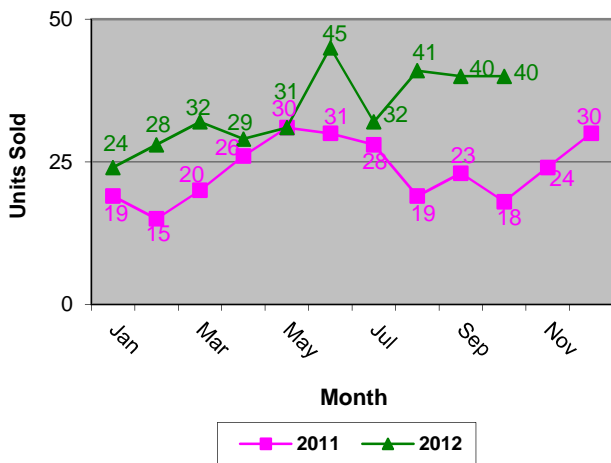
## Single Family SALES and INVENTORY and PENDING

Oct-12

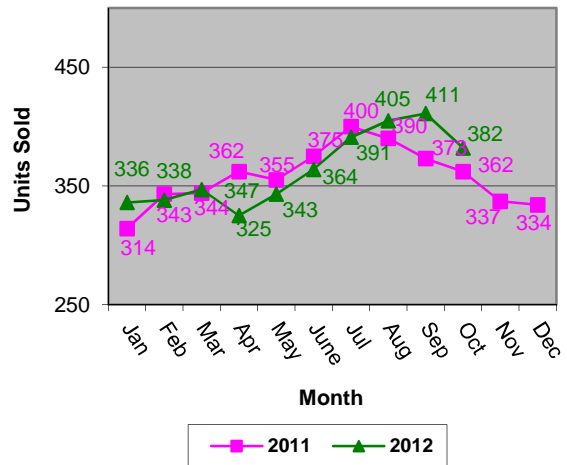
Franklin County

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	7
50,000	-	99,999	4	9	1	14	89	6.4	18
100,000	-	119,999	0	6	1	7	50	7.1	7
120,000	-	139,999	0	3	2	5	51	10.2	12
140,000	-	159,999	0	4	1	5	37	7.4	6
160,000	-	179,999	0	0	0	0	21	21.0	2
180,000	-	199,999	0	0	0	0	22	22.0	6
200,000	-	249,999	0	2	1	3	36	12.0	5
250,000	-	299,999	0	0	1	1	24	24.0	2
300,000	-	499,999	1	0	0	1	23	23.0	3
500,000	-	749,999	0	0	0	0	1	1.0	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>7</b>	<b>26</b>	<b>7</b>	<b>40</b>	<b>382</b>	<b>9.6</b>	<b>68</b>
<b>Median Price</b>			<b>\$58,900</b>	<b>\$108,500</b>	<b>\$135,000</b>	<b>\$108,500</b>	<b>\$129,900</b>		<b>\$124,950</b>
<b>Average Price</b>			<b>\$111,507</b>	<b>\$106,717</b>	<b>\$155,786</b>	<b>\$116,142</b>	<b>\$155,167</b>		<b>\$136,127</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**





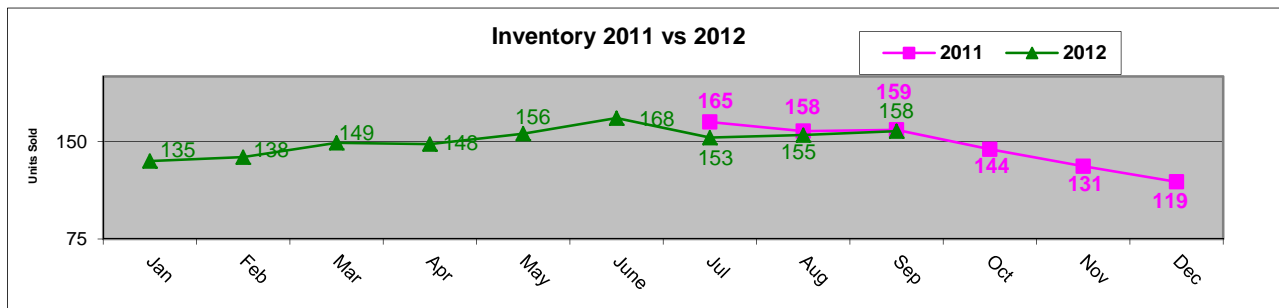
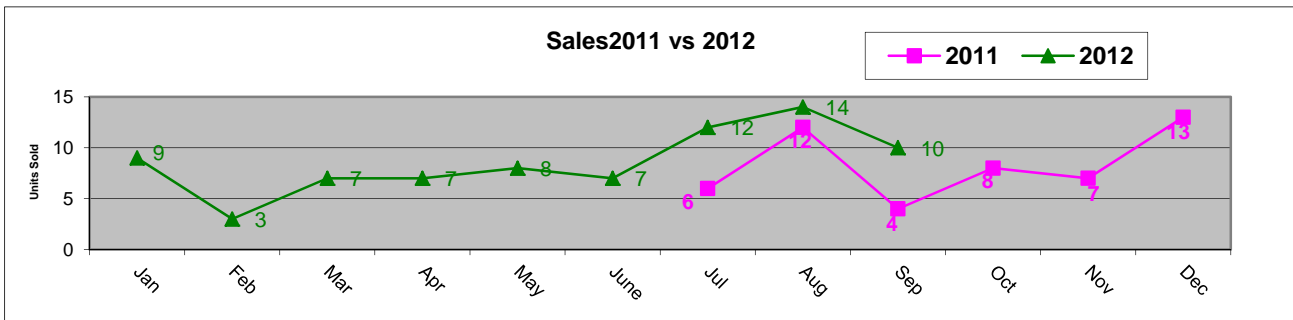
# Lexington-Bluegrass Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Oct-12

GARRARD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	15	15.0	2
50,000	-	99,999	0	1	1	2	38	19.0	2
100,000	-	119,999	0	0	0	0	15	15.0	1
120,000	-	139,999	0	1	0	1	16	16.0	6
140,000	-	159,999	0	1	0	1	12	12.0	1
160,000	-	179,999	0	0	1	1	16	16.0	2
180,000	-	199,999	0	1	1	2	5	2.5	1
200,000	-	249,999	0	2	0	2	19	9.5	1
250,000	-	299,999	0	0	1	1	7	7.0	1
300,000	-	499,999	0	0	0	0	12	12.0	0
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>6</b>	<b>4</b>	<b>10</b>	<b>158</b>	<b>15.8</b>	<b>17</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$166,500</b>	<b>\$178,000</b>	<b>\$174,000</b>	<b>\$134,250</b>		<b>\$134,900</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$163,833</b>	<b>\$173,250</b>	<b>\$167,600</b>	<b>\$162,367</b>		<b>\$135,394</b>



# Lexington-Bluegrass

Association of Realtors™

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	96		79		-18%
Month Inventory	11.1		8.5		-23%
% of List Price	94.76		94.40		
<b><u>Residential</u></b>					
Sales	41	\$5,991,276	44	\$7,246,982	7%
Avg Sales Price		\$146,129		\$164,704	13%
Median Sales Price		\$120,000		\$132,000	10%
Avg Days on Market		105		135	29%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	1,055		1,001		-5%
<b><u>Residential</u></b>					
Sales	421	\$72,902,568	447	\$83,561,603	6%
Avg Sales Price		\$173,165		\$186,939	8%
Median Sales Price		\$125,000		\$136,000	9%
Avg Days on Market		99		87	-12%

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		
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

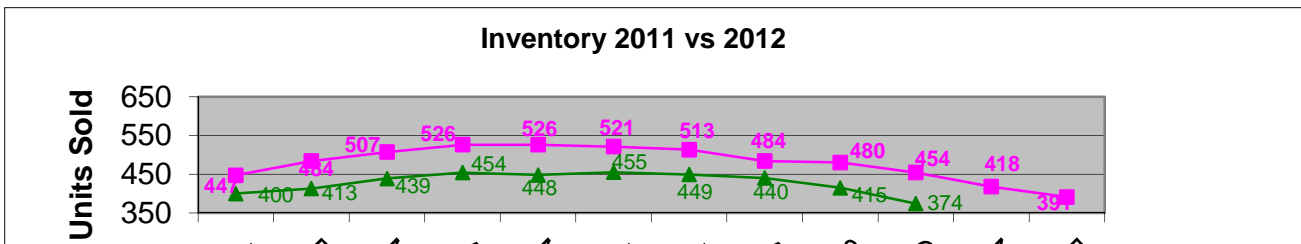
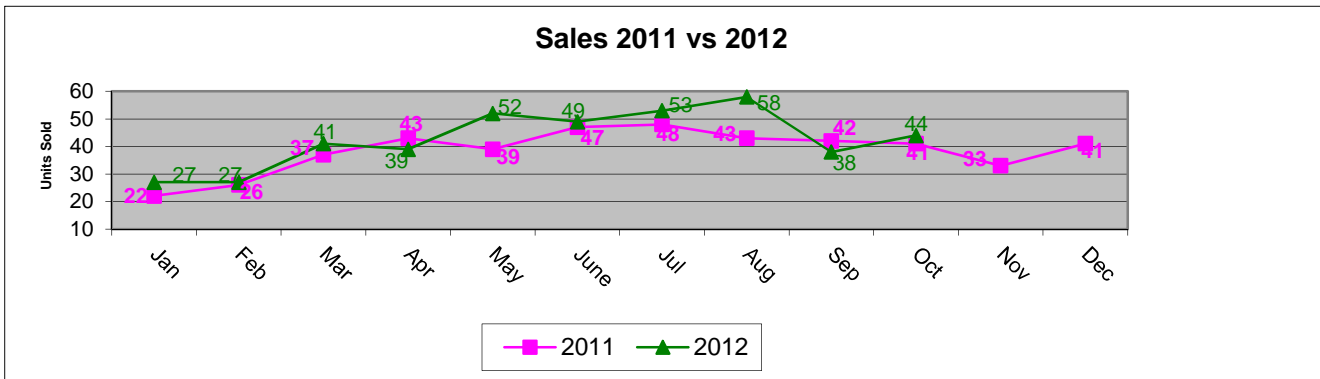
# Lexington-Bluegrass

Association of Realtors®

Oct-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	3	1	4	7	1.8	5
50,000	-	99,999	2	11	1	14	82	5.9	23
100,000	-	119,999	0	1	0	1	27	27.0	14
120,000	-	139,999	1	3	0	4	37	9.3	17
140,000	-	159,999	0	6	1	7	33	4.7	8
160,000	-	179,999	0	3	1	4	13	3.3	3
180,000	-	199,999	0	0	2	2	13	6.5	1
200,000	-	249,999	0	1	1	2	31	15.5	7
250,000	-	299,999	0	0	1	1	23	23.0	6
300,000	-	499,999	0	1	1	2	34	17.0	6
500,000	-	749,999	0	0	2	2	33	16.5	4
750,000	-	999,999	0	0	1	1	26	26.0	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	7	7.0	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
<b>Total</b>			<b>3</b>	<b>29</b>	<b>12</b>	<b>44</b>	<b>374</b>	<b>8.5</b>	<b>95</b>
<b>Median Price</b>			<b>\$54,750</b>	<b>\$104,500</b>	<b>\$203,500</b>	<b>\$132,000</b>	<b>\$162,450</b>		<b>\$129,500</b>
<b>Average Price</b>			<b>\$80,833</b>	<b>\$111,831</b>	<b>\$313,448</b>	<b>\$164,704</b>	<b>\$309,374</b>		<b>\$177,857</b>



# Lexington-Bluegrass

Association of Realtors®

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	95		104		9%
Month Inventory	14.1		8.2		-42%
% of List Price	95.79		96.36		
<b><u>Residential</u></b>					
Sales	40	\$7,018,754	58	\$10,221,865	45%
Avg Sales Price		\$175,469		\$176,239	0%
Median Sales Price		\$157,936		\$155,250	-2%
Avg Days on Market		94		114	21%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	1,160		1,059		-9%
<b><u>Residential</u></b>					
Sales	459	\$72,217,548	539	\$86,743,085	17%
Avg Sales Price		\$157,337		\$160,933	2%
Median Sales Price		\$138,500		\$143,900	4%
Avg Days on Market		106		121	14%

Total Pendings 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		
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



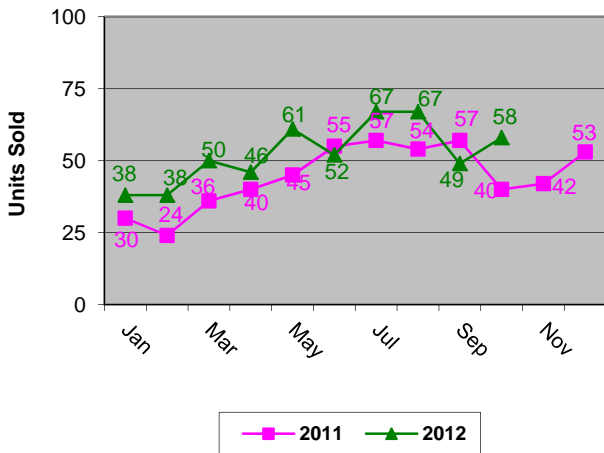
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

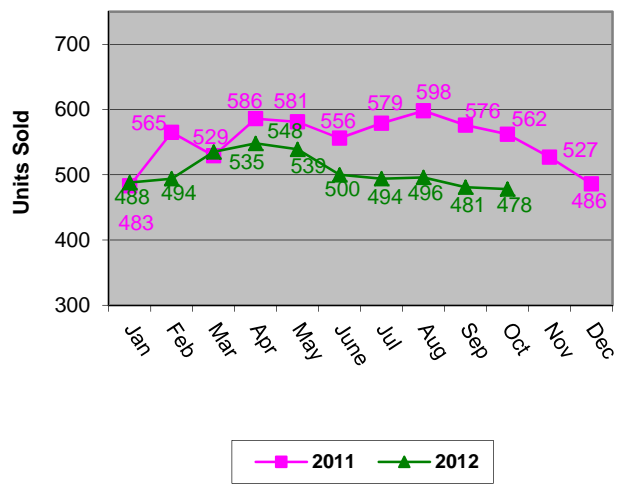
**Single Family SALES and INVENTORY and PENDING**  
**Oct-12**  
**MADISON COUNTY**

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	4	0	6	5	0.8	5
50,000	-	99,999	1	5	1	7	65	9.3	14
100,000	-	119,999	0	5	0	5	30	6.0	10
120,000	-	139,999	0	5	1	6	77	12.8	15
140,000	-	159,999	0	5	3	8	59	7.4	19
160,000	-	179,999	0	3	0	3	40	13.3	9
180,000	-	199,999	0	2	1	3	32	10.7	6
200,000	-	249,999	0	6	2	8	52	6.5	13
250,000	-	299,999	0	3	1	4	48	12.0	8
300,000	-	499,999	0	2	5	7	51	7.3	8
500,000	-	749,999	0	0	1	1	11	11.0	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
<b>Total</b>			<b>3</b>	<b>40</b>	<b>15</b>	<b>58</b>	<b>478</b>	<b>8.2</b>	<b>108</b>
<b>Median Price</b>			<b>\$27,000</b>	<b>\$145,250</b>	<b>\$231,500</b>	<b>\$155,250</b>	<b>\$164,700</b>		<b>\$150,675</b>
<b>Average Price</b>			<b>\$30,167</b>	<b>\$156,150</b>	<b>\$259,024</b>	<b>\$176,239</b>	<b>\$205,524</b>		<b>\$173,561</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	44		37		-16%
Month Inventory	13.7		8.4		-39%
% of List Price	95.02		92.02		
<b><u>Residential</u></b>					
Sales	18	\$1,522,376	26	\$2,769,877	44%
Avg Sales Price		\$84,576		\$106,534	26%
Median Sales Price		\$74,250		\$88,500	19%
Avg Days on Market		69		112	62%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	456		423		-7%
<b><u>Residential</u></b>					
Sales	190	\$17,314,583	217	\$22,738,701	14%
Avg Sales Price		\$91,129		\$104,787	15%
Median Sales Price		\$81,000		\$84,000	4%
Avg Days on Market		116		115	-1%

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		
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

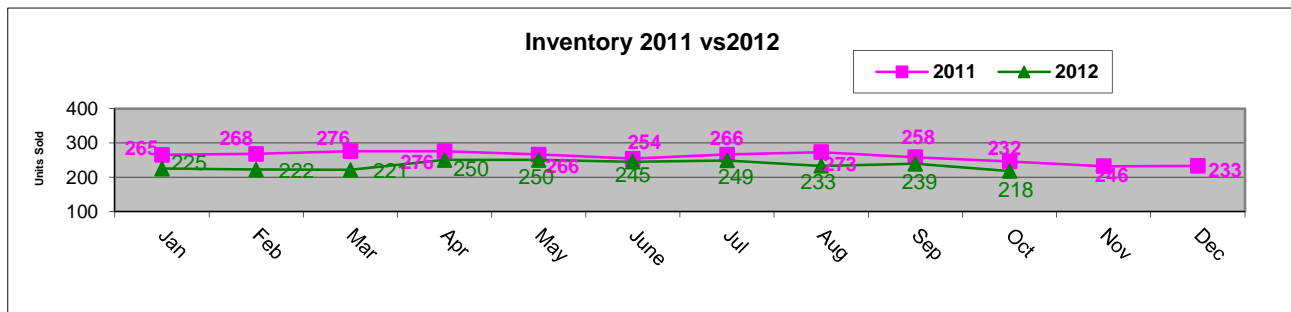
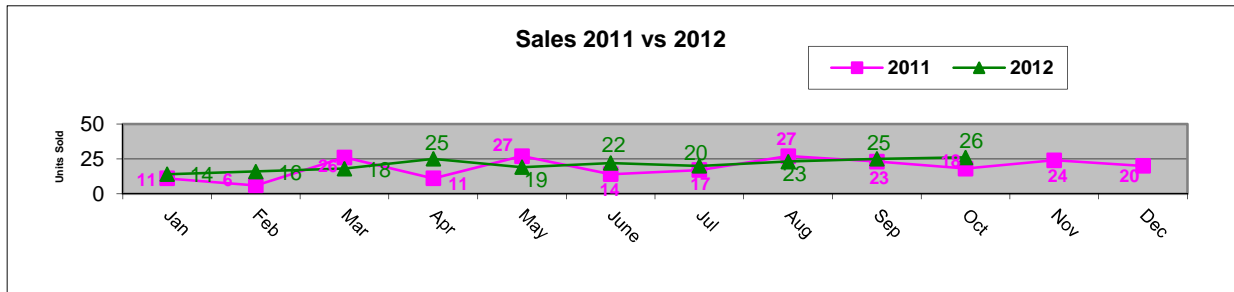
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Oct-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	0	8	1	9	15	1.7	5
50,000	-	99,999	0	4	1	5	55	11.0	9
100,000	-	119,999	0	1	0	1	21	21.0	1
120,000	-	139,999	0	2	0	2	38	19.0	5
140,000	-	159,999	0	1	0	1	22	22.0	2
160,000	-	179,999	1	2	0	3	14	4.7	0
180,000	-	199,999	0	1	1	2	12	6.0	3
200,000	-	249,999	0	0	1	1	15	15.0	1
250,000	-	299,999	0	1	0	1	8	8.0	0
300,000	-	499,999	0	0	1	1	13	13.0	1
500,000	-	749,999	0	0	0	0	2	2.0	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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>20</b>	<b>5</b>	<b>26</b>	<b>218</b>	<b>8.4</b>	<b>28</b>
<b>Median Price</b>			<b>\$170,000</b>	<b>\$80,000</b>	<b>\$195,000</b>	<b>\$88,500</b>	<b>\$129,900</b>		<b>\$104,750</b>
<b>Average Price</b>			<b>\$170,000</b>	<b>\$89,349</b>	<b>\$162,580</b>	<b>\$106,534</b>	<b>\$166,119</b>		<b>\$131,250</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	6		6		0%
Month Inventory	22.5		9.8		-56%
% of List Price	55.28		83.63		
<b><u>Residential</u></b>					
Sales	2	\$157,500	6	\$374,500	200%
Avg Sales Price		\$78,750		\$62,417	-21%
Median Sales Price		\$78,750		\$67,500	-14%
Avg Days on Market		162		115	-29%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	78		80		3%
<b><u>Residential</u></b>					
Sales	39	\$3,436,350	26	\$1,551,000	-33%
Avg Sales Price		\$88,112		\$59,654	-32%
Median Sales Price		\$77,500		\$41,250	-47%
Avg Days on Market		123		160	30%

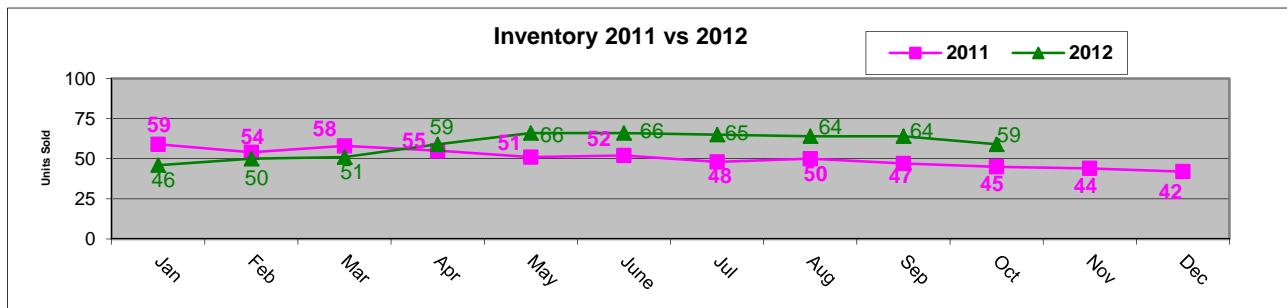
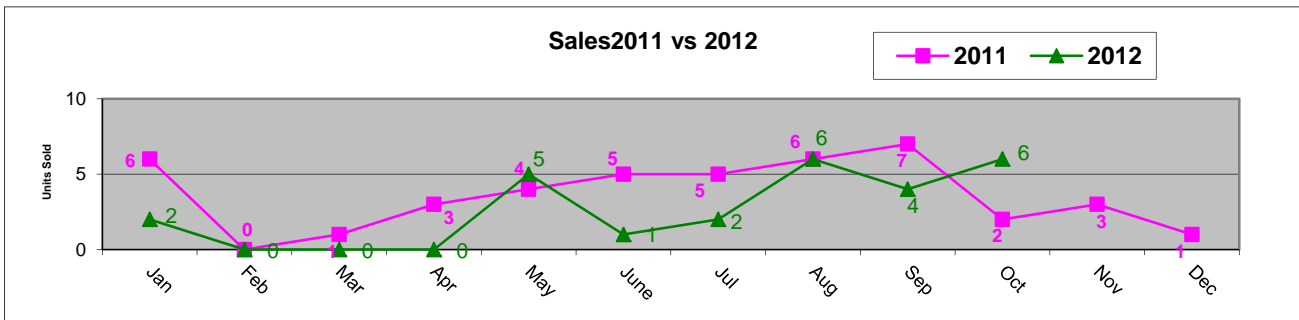
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2012	0	1	0	2	1	3	5	5	4	2		
2011	0	3	2	4	6	9	5	5	1	2	3	1
2010	4	2	1	7	4	5	1	4	2	1	5	3

## Single Family SALES and INVENTORY and PENDING

Oct-12

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	1	2	10	5.0	1
50,000	-	99,999	0	2	0	2	23	11.5	3
100,000	-	119,999	2	0	0	2	7	3.5	0
120,000	-	139,999	0	0	0	0	7	7.0	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	0	0.0	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>2</b>	<b>3</b>	<b>1</b>	<b>6</b>	<b>59</b>	<b>9.8</b>	<b>5</b>
<b>Median Price</b>			<b>\$101,250</b>	<b>\$65,000</b>	<b>\$26,000</b>	<b>\$67,500</b>	<b>\$89,900</b>		<b>\$82,900</b>
<b>Average Price</b>			<b>\$101,250</b>	<b>\$48,667</b>	<b>\$26,000</b>	<b>\$62,417</b>	<b>\$106,992</b>		<b>\$82,740</b>



# Lexington-Bluegrass

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings		107		112	5%
Month Inventory		11.8		7.5	-36%
% of List Price		95.14		96.19	
<b><u>Residential</u></b>					
Sales	43	\$7,199,894	65	\$12,571,497	51%
Avg Sales Price		\$167,439		\$193,408	16%
Median Sales Price		\$149,000		\$150,900	1%
Avg Days on Market		122		126	3%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings		1,107		1,168	6%
<b><u>Residential</u></b>					
Sales	449	\$77,177,789	588	\$100,971,317	31%
Avg Sales Price		\$171,888		\$171,720	0%
Median Sales Price		\$150,000		\$148,250	-1%
Avg Days on Market		116		109	-6%

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		
2011	35	42	50	46	60	44	59	61	48	56	42	54
2010	58	51	82	88	48	49	43	38	39	37	29	27

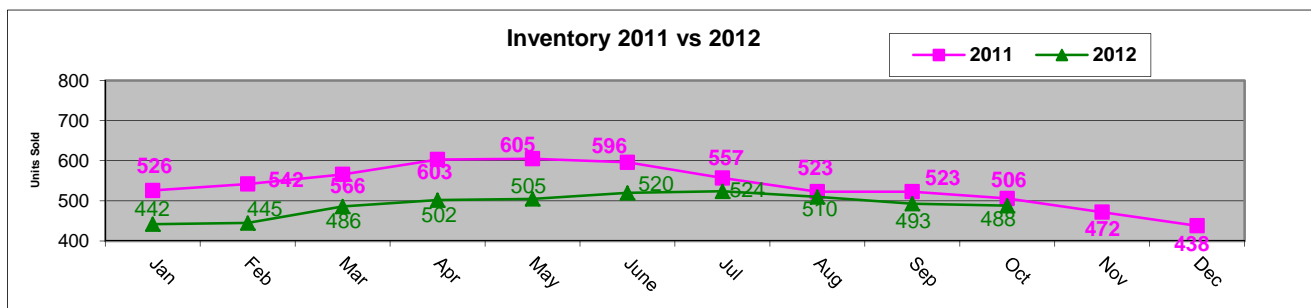
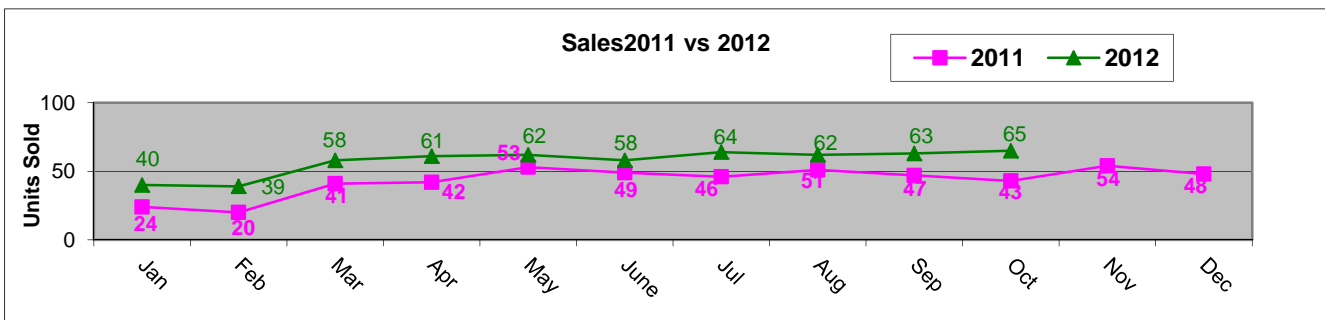
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Oct-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	1	0	0	1	10	10.0	1
50,000	-	99,999	2	4	0	6	41	6.8	13
100,000	-	119,999	0	7	1	8	39	4.9	9
120,000	-	139,999	0	8	2	10	88	8.8	22
140,000	-	159,999	0	9	0	9	54	6.0	15
160,000	-	179,999	0	1	3	4	44	11.0	22
180,000	-	199,999	0	3	0	3	31	10.3	11
200,000	-	249,999	0	3	4	7	54	7.7	28
250,000	-	299,999	0	2	3	5	45	9.0	8
300,000	-	499,999	0	4	7	11	74	6.7	7
500,000	-	749,999	0	1	0	1	6	6.0	4
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>3</b>	<b>42</b>	<b>20</b>	<b>65</b>	<b>488</b>	<b>7.5</b>	<b>140</b>
<b>Median Price</b>			<b>\$85,000</b>	<b>\$140,195</b>	<b>\$238,250</b>	<b>\$150,900</b>	<b>\$165,000</b>		<b>\$168,000</b>
<b>Average Price</b>			<b>\$71,300</b>	<b>\$175,141</b>	<b>\$250,083</b>	<b>\$193,408</b>	<b>\$205,046</b>		<b>\$189,728</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings	48		28		-42%
Month Inventory	10.7		11.3		6%
% of List Price	95.69		96.57		
<b><u>Residential</u></b>					
Sales	19	\$3,253,830	16	\$3,412,374	-16%
Avg Sales Price		\$171,254		\$213,273	25%
Median Sales Price		\$190,000		\$197,450	4%
Avg Days on Market		119		48	-60%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings	447		427		-4%
<b><u>Residential</u></b>					
Sales	183	\$31,700,822	194	\$37,633,975	6%
Avg Sales Price		\$173,229		\$193,990	12%
Median Sales Price		\$158,600		\$178,950	13%
Avg Days on Market		101		100	-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		
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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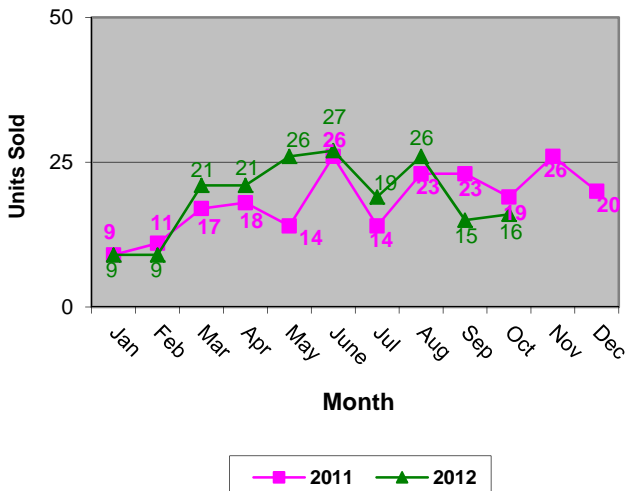
## Single Family SALES and INVENTORY and PENDING

Oct-12

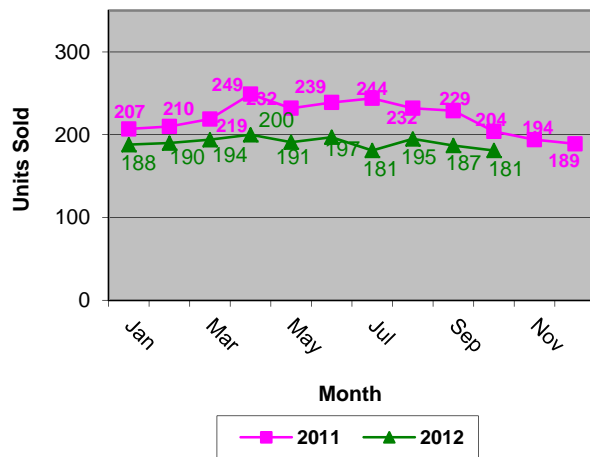
WOODFORD COUNTY

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	27	13.5	7
100,000	-	119,999	1	0	0	1	15	15.0	1
120,000	-	139,999	1	0	0	1	8	8.0	2
140,000	-	159,999	0	0	0	0	19	19.0	3
160,000	-	179,999	0	2	1	3	11	3.7	5
180,000	-	199,999	0	0	1	1	13	13.0	5
200,000	-	249,999	0	2	2	4	32	8.0	20
250,000	-	299,999	0	1	1	2	20	10.0	7
300,000	-	499,999	0	0	1	1	14	14.0	4
500,000	-	749,999	0	0	1	1	9	9.0	2
750,000	-	999,999	0	0	0	0	3	3.0	1
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>2</b>	<b>7</b>	<b>7</b>	<b>16</b>	<b>181</b>	<b>11.3</b>	<b>59</b>
<b>Median Price</b>			<b>\$116,900</b>	<b>\$168,000</b>	<b>\$215,174</b>	<b>\$197,450</b>	<b>\$194,900</b>		<b>\$211,345</b>
<b>Average Price</b>			<b>\$116,900</b>	<b>\$177,129</b>	<b>\$276,953</b>	<b>\$213,273</b>	<b>\$285,625</b>		<b>\$229,747</b>

**Sales 2011 vs 2012**



**Inventory 2011 vs 2012**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	October-11		October-12		% CHANGE
New Listings		105		117	11%
Month Inventory		13.9		11.1	-20%
% of List Price		93.40		94.65	
<b>Residential</b>					
Sales	50	\$4,923,289	59	\$6,370,125	18%
Avg Sales Price		\$98,466		\$107,968	10%
Median Sales Price		\$84,250		\$98,929	17%
Avg Days on Market		113		74	-35%

CUMMULATIVE SUMMARY	Jan 11 - Oct 11		Jan 12 - Oct 12		% CHANGE
New Listings		1,235		1,271	3%
<b>Residential</b>					
Sales	516	\$52,344,556	597	\$60,905,438	16%
Avg Sales Price		\$101,443		\$102,019	1%
Median Sales Price		\$78,000		\$75,000	-4%
Avg Days on Market		122		115	-6%

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		
2011	51	48	67	61	66	62	60	74	51	56	55	54
2010	50	46	53	74	47	62	60	50	48	41	37	40

# Lexington-Bluegrass

Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Oct-12

OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	6	10	1	17	67	3.9	31
50,000	-	99,999	1	9	3	13	171	13.2	47
100,000	-	119,999	1	3	2	6	52	8.7	4
120,000	-	139,999	0	6	0	6	64	10.7	10
140,000	-	159,999	0	3	0	3	47	15.7	7
160,000	-	179,999	0	2	1	3	48	16.0	3
180,000	-	199,999	0	1	1	2	42	21.0	7
200,000	-	249,999	0	3	4	7	42	6.0	6
250,000	-	299,999	0	0	0	0	35	35.0	2
300,000	-	499,999	0	0	2	2	56	28.0	5
500,000	-	749,999	0	0	0	0	19	19.0	0
750,000	-	999,999	0	0	0	0	7	7.0	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	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>8</b>	<b>37</b>	<b>14</b>	<b>59</b>	<b>655</b>	<b>11.1</b>	<b>122</b>
<b>Median Price</b>			<b>\$31,750</b>	<b>\$90,199</b>	<b>\$177,000</b>	<b>\$98,929</b>	<b>\$134,500</b>		<b>\$76,575</b>
<b>Average Price</b>			<b>\$41,812</b>	<b>\$99,186</b>	<b>\$168,981</b>	<b>\$107,968</b>	<b>\$183,433</b>		<b>\$106,010</b>

