

# Lexington-Bluegrass

Association of Realtors®

**Aug-11**

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		1464		1482	1%
Month Inventory		13.1		9.3	-29%
% of List Price		94.74		94.80	0%
<b><u>Residential</u></b>					
Sales	503	\$89,313,544	665	\$110,946,311	32%
Avg Sales Price		\$176,161		\$166,837	-5%
Median Sales Price		\$140,900		\$135,500	-4%
Avg Days on Market		122		90	-26%
<b><u>Townhouses/Condos</u></b>					
Sales	36	\$6,154,500	48	\$7,524,890	33%
Avg Sales Price		\$157,808		\$156,769	-1%
Median Sales Price		\$118,900		\$135,000	14%
Avg Days on Market		164		95	-42%
Total Activity	539	\$95,468,044	713	\$118,471,201	32%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		12,322		11,459	-7%
<b><u>Residential</u></b>					
Sales	4,861	\$823,596,212	4,418	\$729,096,251	-9%
Avg Sales Price		\$168,115		\$165,029	-2%
Median Sales Price		\$140,000		\$138,000	-1%
Avg Days on Market		109		96	-12%
<b><u>Townhouses/Condos</u></b>					
Sales	401	\$64,081,380	334	\$49,644,833	-17%
Avg Sales Price		\$145,971		\$148,637	2%
Median Sales Price		\$117,000		\$117,900	1%
Avg Days on Market		144		110	-24%
Total Activity	5,262	\$887,677,592	4,752	\$778,741,084	-10%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273	6492	6742	6776	6772	6716	6635				
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	621	669				
2010	555	610	909	1143	522	575	540	561	488	444	428	324
2009	472	551	677	809	894	807	772	761	759	718	528	437

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	328	352	520	586	657	720	614	713				
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

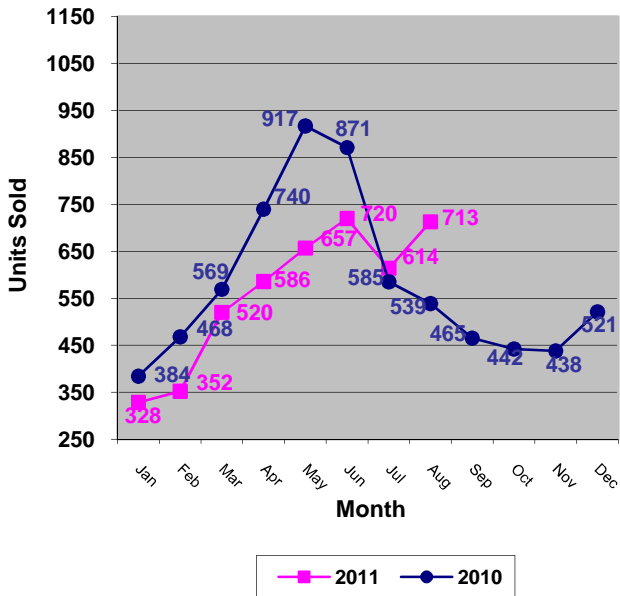
# Lexington-Bluegrass

Association of Realtors®

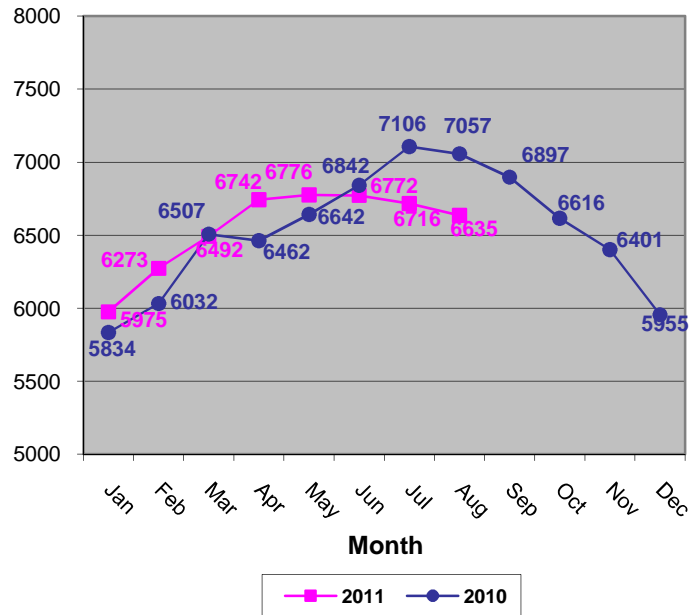
All Residential SALES and INVENTORY with PENDING

Aug-11							Current	Pending	Aug	
					Sales	Inventory	Inventory	Pending		
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	22	29	8	59	221	3.7	75	67
50,000	-	99,999	34	100	11	145	1070	7.4	180	129
100,000	-	119,999	13	61	9	83	611	7.4	97	69
120,000	-	139,999	10	67	10	87	820	9.4	125	80
140,000	-	159,999	1	47	17	65	647	10.0	96	62
160,000	-	179,999	1	31	17	49	450	9.2	85	60
180,000	-	199,999	4	25	22	51	405	7.9	84	48
200,000	-	249,999	4	29	40	73	689	9.4	118	64
250,000	-	299,999	2	15	23	40	489	12.2	64	43
300,000	-	499,999	1	8	39	48	766	16.0	64	37
500,000	-	749,999	0	0	8	8	246	30.8	15	5
750,000	-	999,999	0	0	2	2	124	62.0	5	2
1,000,000	-	1,249,999	0	0	1	1	33	33.0	1	2
1,250,000	-	1,499,999	0	0	0	0	18	18.0	1	0
1,500,000	-	1,999,999	0	0	1	1	24	24.0	1	1
2,000,000	-	OVER	0	0	1	1	22	22.0	0	0
<b>Total</b>			<b>92</b>	<b>412</b>	<b>209</b>	<b>713</b>	<b>6635</b>	<b>9.3</b>	<b>1011</b>	<b>669</b>
<b>Median Price</b>			<b>\$83,638</b>	<b>\$125,260</b>	<b>\$210,000</b>	<b>\$135,000</b>	<b>\$159,900</b>		<b>\$145,900</b>	
<b>Average Price</b>			<b>\$94,290</b>	<b>\$132,498</b>	<b>\$260,049</b>	<b>\$164,957</b>	<b>\$232,543</b>		<b>\$172,456</b>	

**Sales 10 vs 11**



**Inventory 10 vs 11**



# Lexington-Bluegrass

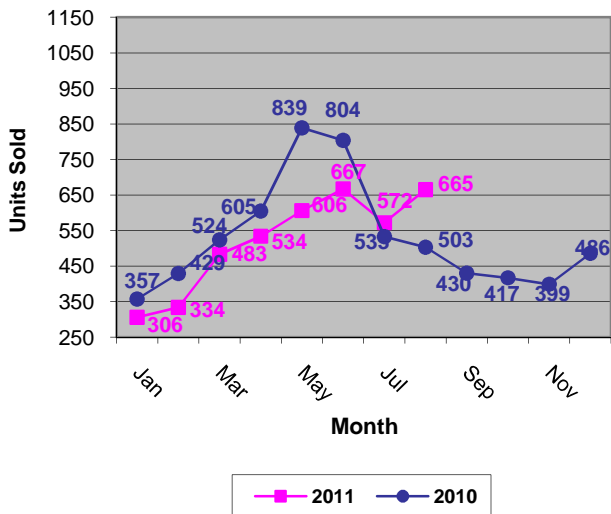
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## Single Family SALES and INVENTORY and PENDING

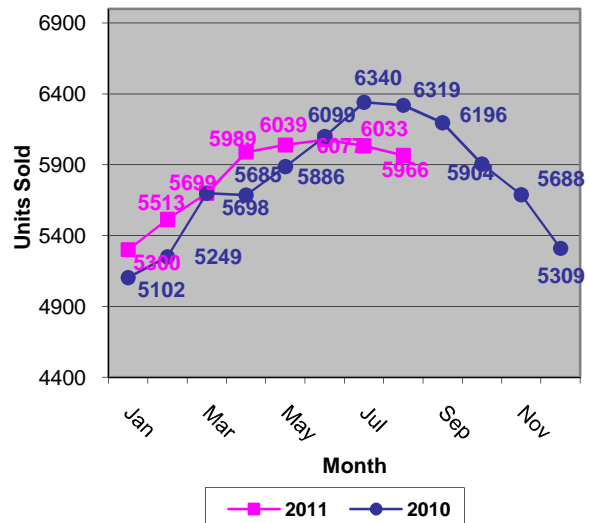
Aug-11

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	21	27	8	56	207	3.7	74
50,000	-	99,999	25	97	11	133	891	6.7	163
100,000	-	119,999	9	58	9	76	518	6.8	88
120,000	-	139,999	6	65	10	81	756	9.3	124
140,000	-	159,999	1	46	17	64	588	9.2	91
160,000	-	179,999	1	27	17	45	420	9.3	80
180,000	-	199,999	2	25	21	48	369	7.7	78
200,000	-	249,999	1	25	39	65	621	9.6	113
250,000	-	299,999	2	11	23	36	420	11.7	63
300,000	-	499,999	1	8	39	48	714	14.9	60
500,000	-	749,999	0	0	8	8	242	30.3	15
750,000	-	999,999	0	0	2	2	123	61.5	5
1,000,000	-	1,249,999	0	0	1	1	33	33.0	1
1,250,000	-	1,499,999	0	0	0	0	18	18.0	1
1,500,000	-	1,999,999	0	0	1	1	24	24.0	1
2,000,000	-	OVER	0	0	1	1	22	22.0	0
<b>Total</b>			<b>69</b>	<b>389</b>	<b>207</b>	<b>665</b>	<b>5966</b>	<b>9.0</b>	<b>957</b>
<b>Median Price</b>			<b>\$75,000</b>	<b>\$124,900</b>	<b>\$210,000</b>	<b>\$135,500</b>	<b>\$162,500</b>		
<b>Average Price</b>			<b>\$86,585</b>	<b>\$130,605</b>	<b>\$260,587</b>	<b>\$166,498</b>	<b>\$239,882</b>		<b>\$173,560</b>

**Sales 10 vs 11**



**Inventory 10 vs 11**



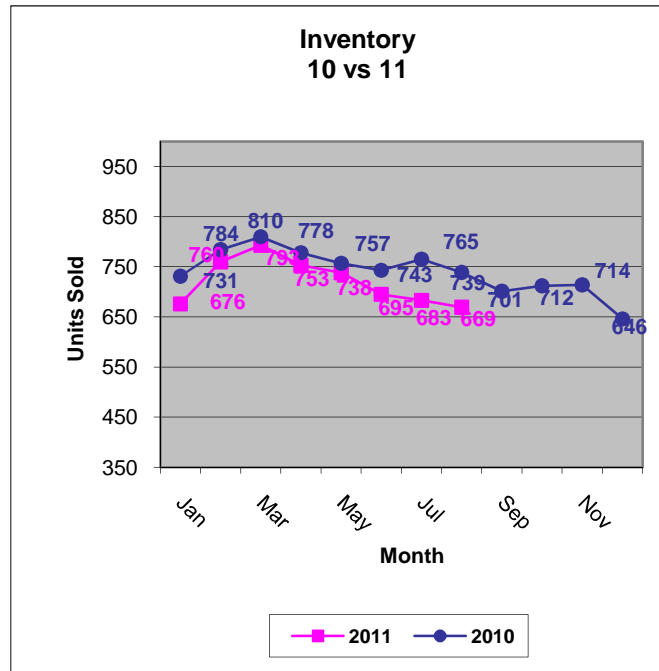
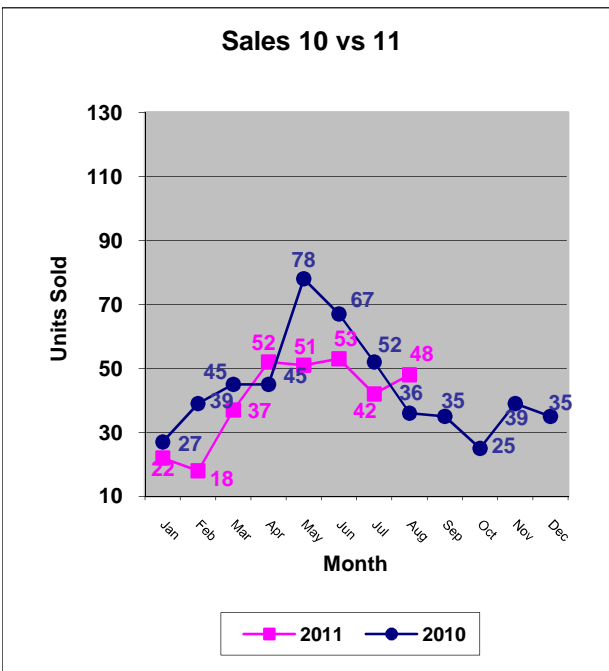
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Aug-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	2	0	3	14	4.7	1
50,000	- 99,999	9	3	0	12	179	14.9	17
100,000	- 119,999	4	3	0	7	93	13.3	9
120,000	- 139,999	4	2	0	6	64	10.7	1
140,000	- 159,999	0	1	0	1	59	59.0	5
160,000	- 179,999	0	4	0	4	30	7.5	5
180,000	- 199,999	2	0	1	3	36	12.0	6
200,000	- 249,999	3	4	1	8	68	8.5	5
250,000	- 299,999	0	4	0	4	69	17.3	1
300,000	- 499,999	0	0	0	0	52	52.0	4
500,000	- 749,999	0	0	0	0	4	4.0	0
750,000	- 999,999	0	0	0	0	1	1.0	0
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
<b>Total</b>		<b>23</b>	<b>23</b>	<b>2</b>	<b>48</b>	<b>669</b>	<b>13.9</b>	<b>54</b>
<b>Median Price</b>		<b>\$27,500</b>	<b>\$28,500</b>	<b>\$25,000</b>	<b>\$28,000</b>	<b>\$59,900</b>		<b>\$31,500</b>
<b>Average Price</b>		<b>\$117,407</b>	<b>\$164,513</b>	<b>\$204,365</b>	<b>\$143,602</b>	<b>\$167,100</b>		<b>\$152,890</b>



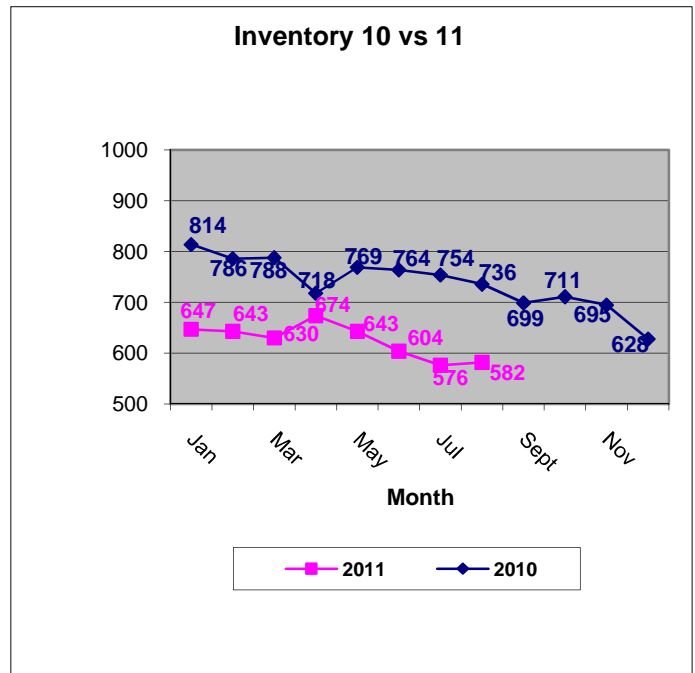
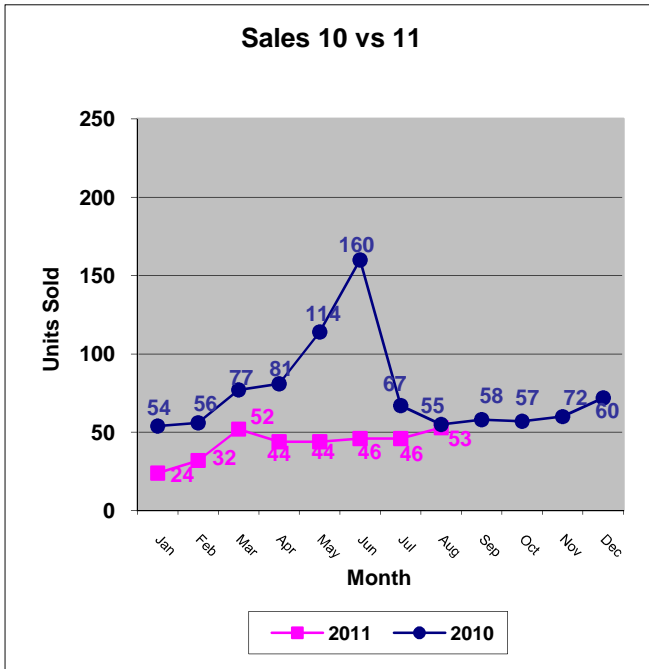
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Aug-11

Price Range	Sales			Current Inventory			Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	0	0	0	1	1.0	0
50,000 - 99,999	0	0	0	0	4	4.0	1
100,000 - 119,999	0	2	2	4	36	9.0	12
120,000 - 139,999	1	7	0	8	75	9.4	24
140,000 - 159,999	0	12	0	12	65	5.4	23
160,000 - 179,999	0	2	0	2	43	21.5	15
180,000 - 199,999	0	4	2	6	53	8.8	27
200,000 - 249,999	1	2	6	9	121	13.4	65
250,000 - 299,999	0	4	3	7	63	9.0	25
300,000 - 499,999	0	0	4	4	78	19.5	16
500,000 - 749,999	0	0	1	1	32	32.0	4
750,000 - 999,999	0	0	0	0	7	7.0	2
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	2	2.0	1
2,000,000 - OVER	0	0	0	0	1	1.0	0
<b>Total</b>	<b>2</b>	<b>33</b>	<b>18</b>	<b>53</b>	<b>582</b>	<b>11.0</b>	<b>215</b>
<b>Median Price</b>	<b>\$176,950</b>	<b>\$149,000</b>	<b>\$241,209</b>	<b>\$183,200</b>	<b>\$209,485</b>		<b>\$204,500</b>
<b>Average Price</b>	<b>\$176,950</b>	<b>\$168,997</b>	<b>\$278,271</b>	<b>\$206,409</b>	<b>\$256,957</b>		<b>\$227,772</b>

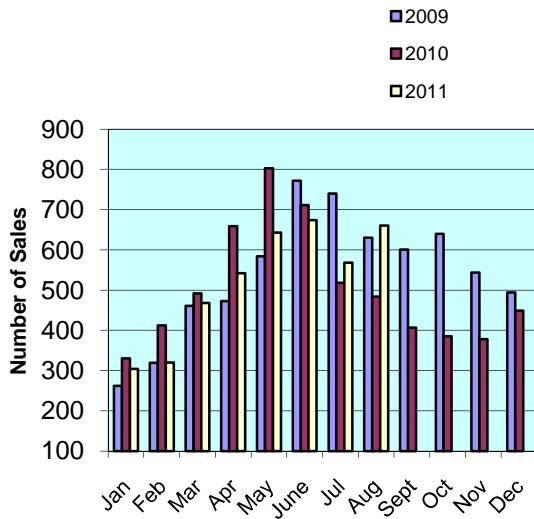


## Existing Homes Sales

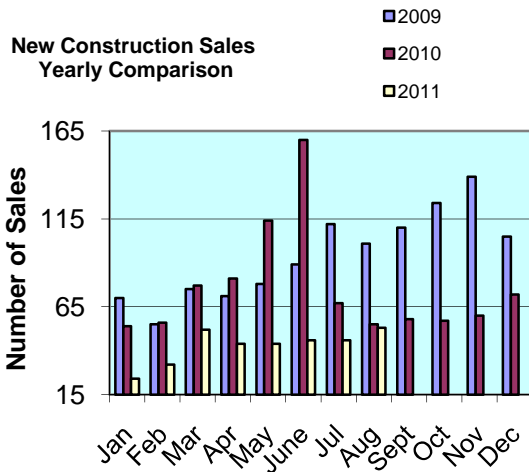
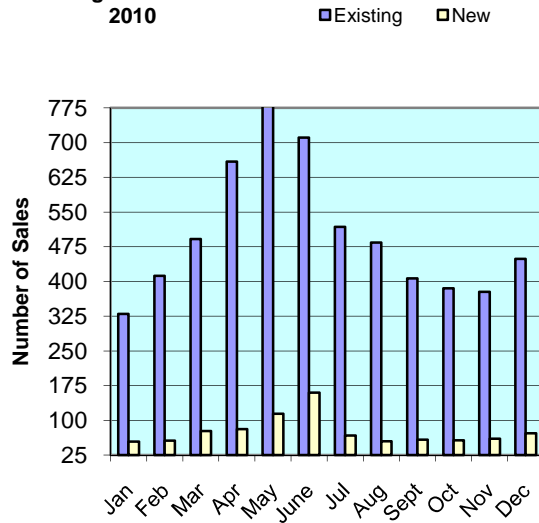
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	320
Mar	461	492	468
Apr	473	659	542
May	584	803	643
June	772	711	674
Jul	740	518	568
Aug	630	484	660
Sept	601	407	
Oct	640	385	
Nov	543	378	
Dec	494	449	

## New Construction Sales

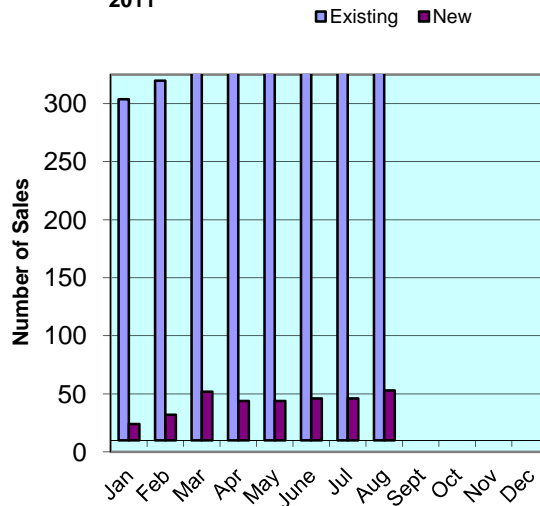
	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	32
Mar	75	77	52
Apr	71	81	44
May	78	114	44
June	89	160	46
Jul	112	67	46
Aug	101	55	53
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Existing vs New Sales  
2010



Existing vs New Sales  
2011



### Median Price by County

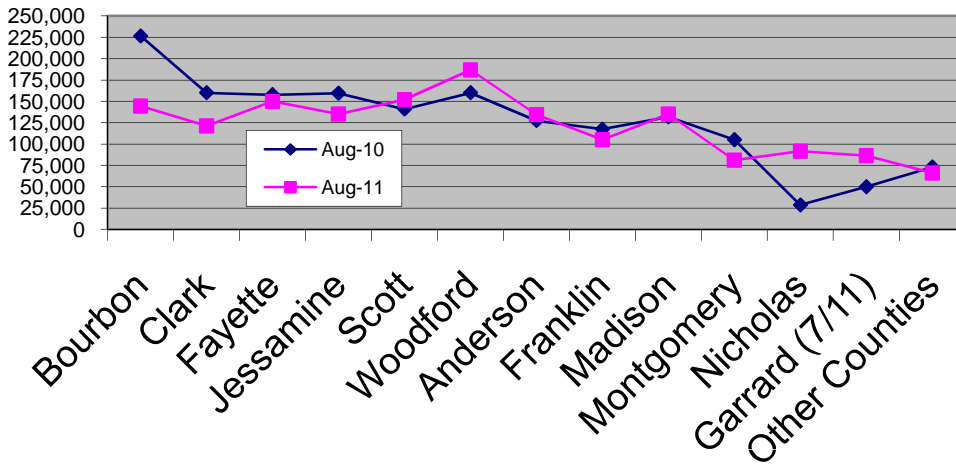
<u>County</u>	<b>Aug-10</b>		<b>Aug-11</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	226,500	8	144,500	11
Clark	160,000	22	121,250	38
Fayette	157,750	248	149,900	355
Jessamine	159,500	36	135,000	43
Scott	140,875	34	152,000	52
Woodford	160,000	23	186,900	23
Anderson	127,350	18	134,500	19
Franklin	117,450	30	105,000	19
Madison	131,817	48	135,000	54
Montgomery	105,000	23	81,000	27
Nicholas	28,500	2	91,500	6
Garrard (7/11)	50,000	5	86,450	12
Other Counties	73,000	<u>42</u>	66,100	<u>54</u>
		<b>539</b>		<b>713</b>

<u>County</u>	<b>Year to Date 8/31/10</b>		<b>Year to Date 8/31/11</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	102,000	85	107,700	76
Clark	123,500	194	116,750	166
Fayette	151,617	2647	152,000	2343
Jessamine	135,000	339	125,000	334
Scott	147,000	434	150,000	355
Woodford	163,300	159	158,500	141
Anderson	123,900	161	117,500	125
Franklin	119,000	273	118,000	195
Madison	138,000	365	137,750	356
Montgomery	98,500	150	81,026	148
Nicholas	80,000	25	73,805	30
Garrard (7/11)	112,350	71	105,000	81
Other Counties	86,550	<u>359</u>	76,500	<u>402</u>
		<b>5262</b>		<b>4752</b>

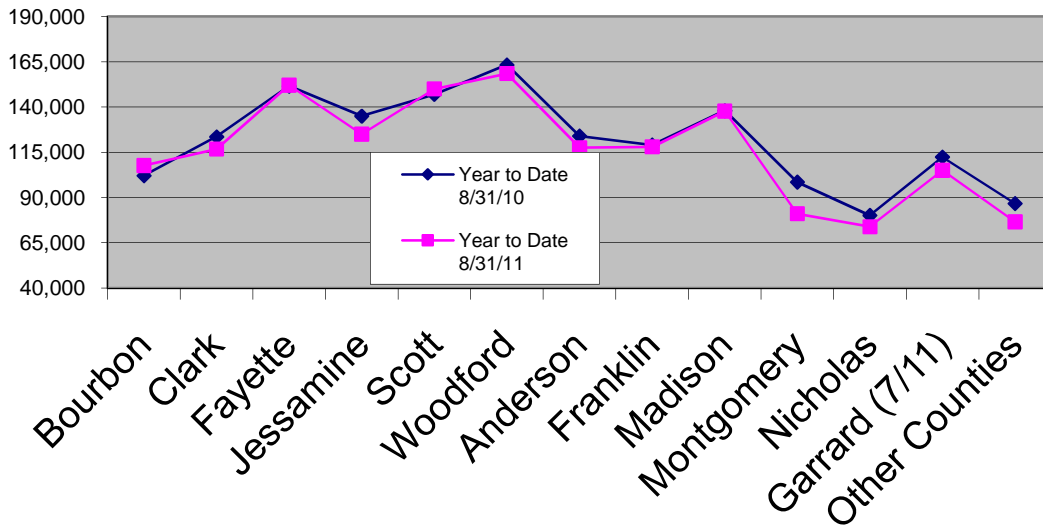


## Median Price by County

### Aug 10 vs Aug 11 Median



### Year to date 8/31/10 vs 8/31/11 Median





# Lexington-Bluegrass

Association of Realtors™

Aug-11

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	152	FmHA	2	LA-Fixed	0	Owner Finance	3
CONV	332	FLB	0	L/A-Variable	0	VA	27
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	138	L/A Escalated	0	SBA	0	Other	59

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Garrard	Jess	Mad	Montg	Nich	Scott	Woodford	Others	TOTAL
Out of County Buyer	83	5	3	11	0	7	18	7	10	1	17	13	21	196
Out of State Buyer	42	3	3	3	0	2	8	3	2	0	3	4	5	78
Seller Leaving County	97	3	6	10	1	4	11	7	5	3	12	8	12	179
Seller leaving State	66	2	6	6	0	3	11	3	4	1	9	5	5	121
New Construction	28	2	0	1	0	0	4	3	3	0	8	3	1	53
First Time Buyer	94	5	4	5	0	3	6	8	9	1	18	5	11	169
Listing FSBO	10	0	0	1	1	0	2	0	1	0	2	2	2	21
YDT Listing FSBO	75	1	3	2	3	0	10	4	6	1	6	7	9	127

# Lexington-Bluegrass

Association of Realtors®

**Aug-11**

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		43		32	-26%
Month Inventory		12.4		10.2	-18%
% of List Price		95.83		94.18	
<b>Residential</b>					
Sales	18	\$2,352,253	19	\$2,660,445	6%
Avg Sales Price		\$130,681		\$140,023	7%
Median Sales Price		\$127,350		\$134,500	6%
Avg Days on Market		133		124	-7%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		347		295	-15%
<b>Residential</b>					
Sales	161	\$19,470,450	125	\$15,064,257	-22%
Avg Sales Price		\$120,934		\$120,514	0%
Median Sales Price		\$123,900		\$117,500	-5%
Avg Days on Market		106		107	1%

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

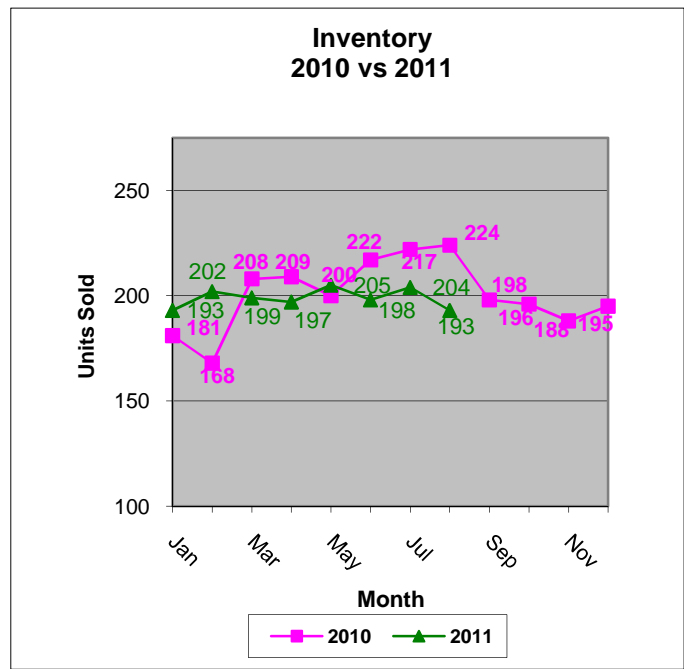
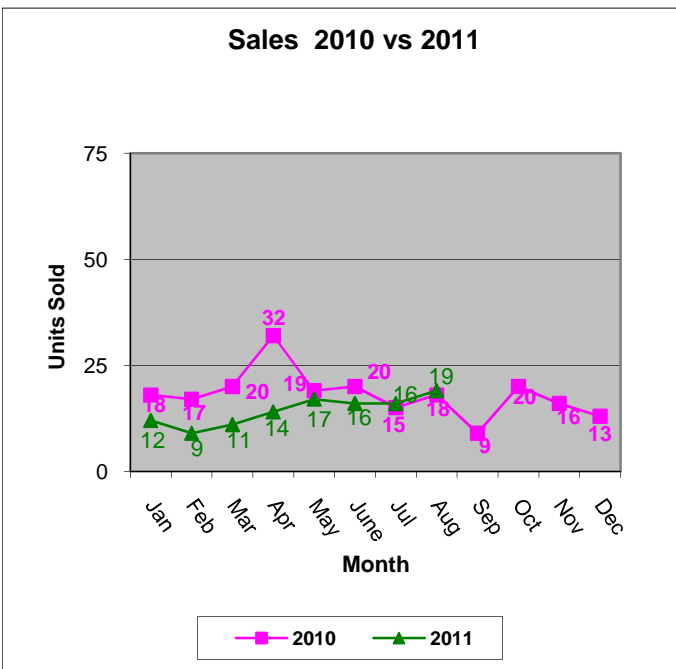
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-11

### ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	0	2	2	5	2.5	2
50,000	-	99,999	0	2	0	2	35	17.5	7
100,000	-	119,999	0	2	0	2	15	7.5	4
120,000	-	139,999	0	5	0	5	27	5.4	15
140,000	-	159,999	0	1	1	2	16	8.0	6
160,000	-	179,999	0	0	2	2	18	9.0	2
180,000	-	199,999	0	1	0	1	20	20.0	3
200,000	-	249,999	0	1	1	2	22	11.0	2
250,000	-	299,999	0	1	0	1	17	17.0	1
300,000	-	499,999	0	0	0	0	15	15.0	1
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>13</b>	<b>6</b>	<b>19</b>	<b>193</b>	<b>10.2</b>	<b>43</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$132,000</b>	<b>\$152,500</b>	<b>\$134,500</b>	<b>\$159,900</b>		<b>\$134,000</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$142,803</b>	<b>\$134,000</b>	<b>\$140,023</b>	<b>\$184,084</b>		<b>\$138,889</b>



# Lexington-Bluegrass

Association of Realtors®

**Aug-11**

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	33		24		-27%
Month Inventory	16.4		12.5		-24%
% of List Price	92.69		92.87		

**Residential**

Sales	8	\$1,638,400	11	\$1,811,000	38%
Avg Sales Price		\$204,800		\$164,636	-20%
Median Sales Price		\$226,500		\$144,500	-36%
Avg Days on Market		41		71	73%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	207		212		2%

**Residential**

Sales	85	\$10,546,160	76	\$9,606,053	-11%
Avg Sales Price		\$124,072		\$126,395	2%
Median Sales Price		\$102,000		\$107,700	6%
Avg Days on Market		78		112	44%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11	11	9	10	9	13	8				
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®

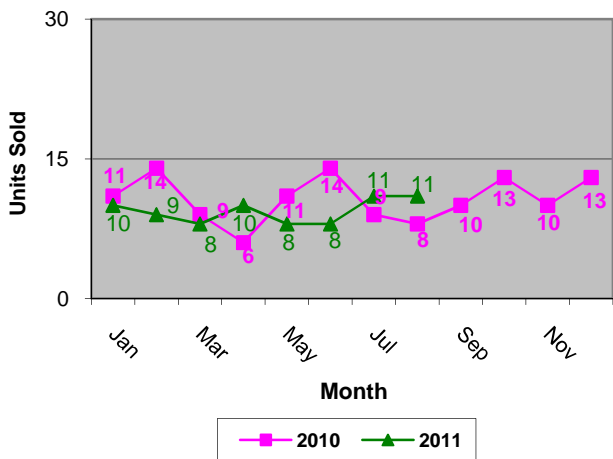
## Single Family SALES and INVENTORY and PENDING

Aug-11

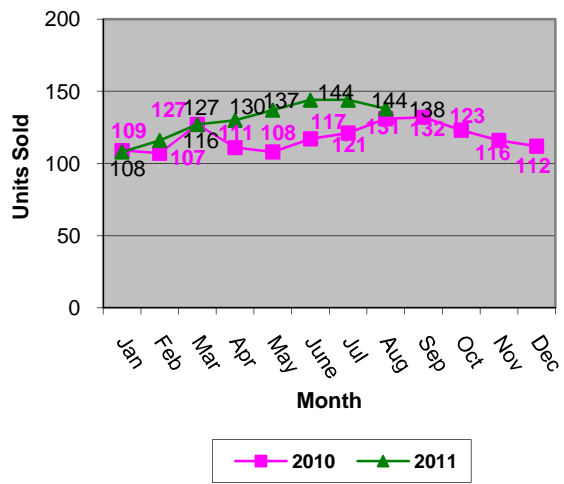
### BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	8	8.0	1
50,000	-	99,999	2	1	0	3	24	8.0	7
100,000	-	119,999	0	1	0	1	13	13.0	2
120,000	-	139,999	0	0	0	0	11	11.0	1
140,000	-	159,999	0	1	0	1	7	7.0	0
160,000	-	179,999	0	1	0	1	7	7.0	1
180,000	-	199,999	0	0	2	2	4	2.0	1
200,000	-	249,999	0	0	0	0	9	9.0	0
250,000	-	299,999	0	0	0	0	18	18.0	0
300,000	-	499,999	0	0	2	2	25	12.5	1
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>2</b>	<b>5</b>	<b>4</b>	<b>11</b>	<b>138</b>	<b>12.5</b>	<b>14</b>
<b>Median Price</b>			<b>\$82,250</b>	<b>\$100,000</b>	<b>\$265,500</b>	<b>\$144,500</b>	<b>\$182,450</b>		<b>\$84,950</b>
<b>Average Price</b>			<b>\$82,250</b>	<b>\$105,500</b>	<b>\$279,750</b>	<b>\$164,636</b>	<b>\$265,079</b>		<b>\$122,600</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors®

Aug-11

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	74		61		-18%
Month Inventory	14.2		8.0		-44%
% of List Price	94.47		92.89		
<b><u>Residential</u></b>					
Sales	22	\$3,337,300	38	\$4,696,800	73%
Avg Sales Price		\$151,695		\$123,600	-19%
Median Sales Price		\$160,000		\$121,250	-24%
Avg Days on Market		124		114	-8%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	444		442		0%
<b><u>Residential</u></b>					
Sales	194	\$25,405,125	166	\$21,006,474	-14%
Avg Sales Price		\$130,954		\$126,545	-3%
Median Sales Price		\$123,500		\$116,750	-5%
Avg Days on Market		130		123	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12	19	17	18	25	24	29	39				
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

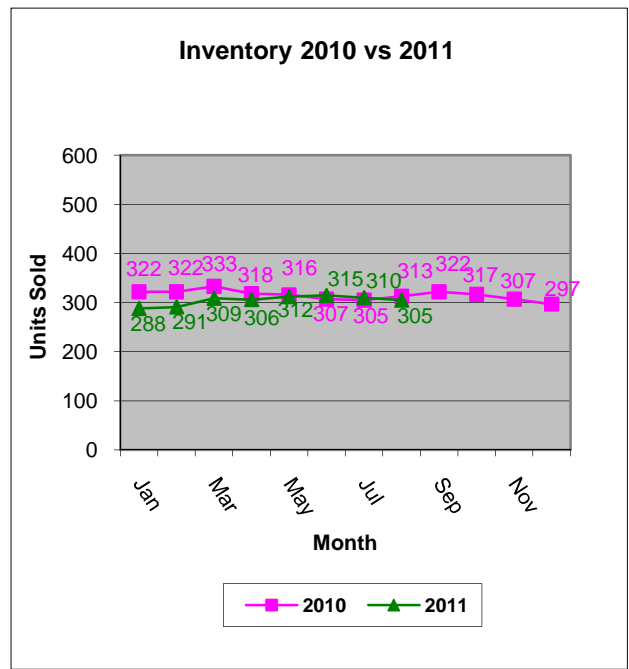
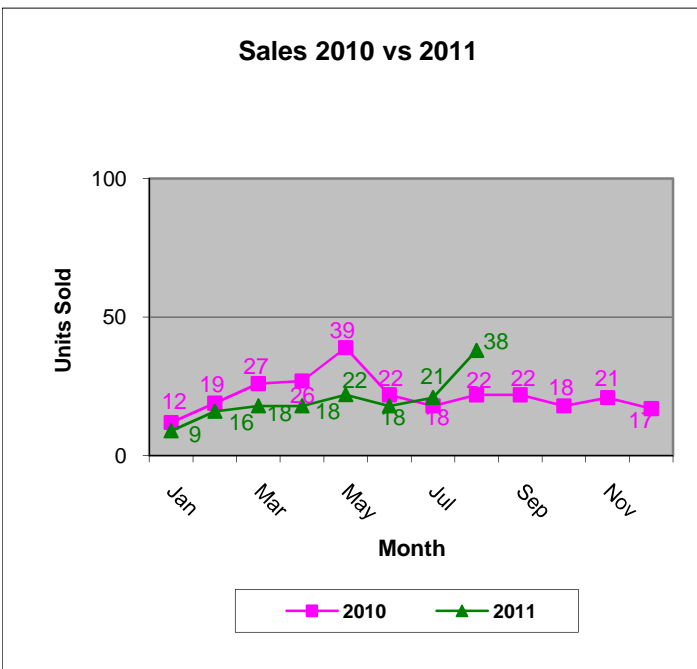
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-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	2	2	0	4	13	3.3	6
50,000	-	99,999	4	6	1	11	69	6.3	11
100,000	-	119,999	1	3	0	4	23	5.8	8
120,000	-	139,999	0	4	0	4	49	12.3	8
140,000	-	159,999	0	3	1	4	33	8.3	3
160,000	-	179,999	0	3	2	5	17	3.4	5
180,000	-	199,999	0	0	0	0	23	23.0	2
200,000	-	249,999	0	2	3	5	22	4.4	3
250,000	-	299,999	0	1	0	1	17	17.0	2
300,000	-	499,999	0	0	0	0	29	29.0	0
500,000	-	749,999	0	0	0	0	9	9.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>7</b>	<b>24</b>	<b>7</b>	<b>38</b>	<b>305</b>	<b>8.0</b>	<b>48</b>
<b>Median Price</b>			<b>\$75,000</b>	<b>\$130,000</b>	<b>\$165,500</b>	<b>\$121,250</b>	<b>\$139,900</b>		<b>\$119,900</b>
<b>Average Price</b>			<b>\$70,214</b>	<b>\$124,867</b>	<b>\$172,643</b>	<b>\$123,600</b>	<b>\$177,169</b>		<b>\$126,872</b>



# Lexington-Bluegrass

Association of Realtors®

**Aug-11**

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	660		697		6%
Month Inventory	11.1		7.2		-35%
% of List Price	95.14		95.04		
<b><u>Residential</u></b>					
Sales	248	\$52,052,795	355	\$67,535,289	43%
Avg Sales Price		\$209,890		\$190,240	-9%
Median Sales Price		\$157,750		\$149,900	-5%
Avg Days on Market		70		75	7%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	5,861		5,467		-7%
<b><u>Residential</u></b>					
Sales	2,647	\$497,101,651	2,243	\$436,295,279	-15%
Avg Sales Price		\$187,798		\$186,212	-1%
Median Sales Price		\$151,617		\$152,000	0%
Avg Days on Market		70		78	11%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227	263	326	344	370	317	286	285				
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<sup>®</sup>

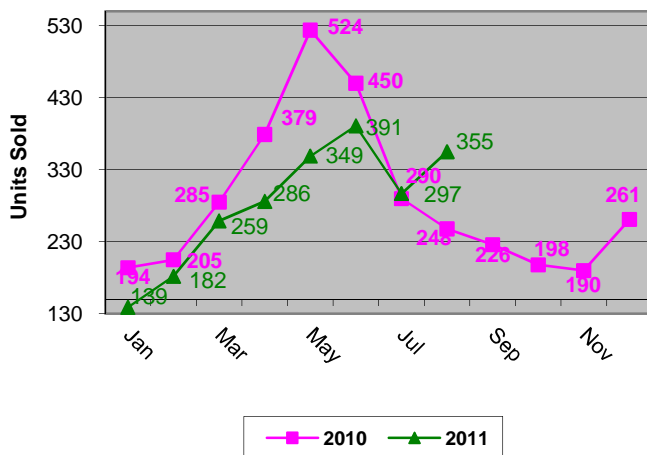
## Single Family SALES and INVENTORY and PENDING

Aug-11

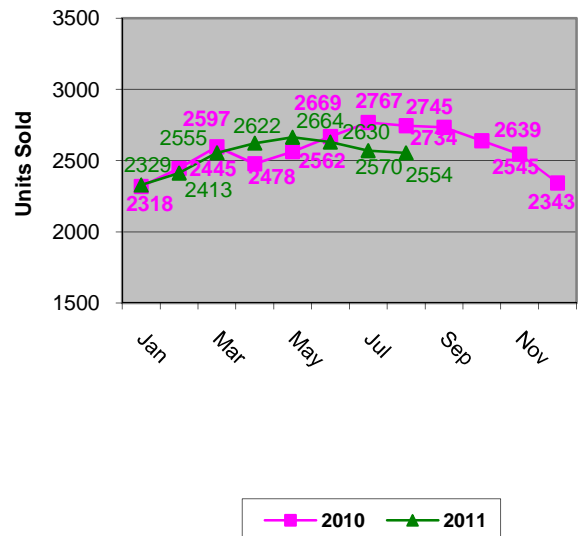
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	8	11	1	20	49	2.5	12
50,000	-	99,999	19	31	1	51	295	5.8	54
100,000	-	119,999	9	33	4	46	250	5.4	38
120,000	-	139,999	7	35	3	45	327	7.3	48
140,000	-	159,999	1	26	10	37	252	6.8	52
160,000	-	179,999	1	12	6	19	173	9.1	39
180,000	-	199,999	3	13	12	28	159	5.7	35
200,000	-	249,999	3	16	19	38	314	8.3	72
250,000	-	299,999	2	11	15	28	188	6.7	32
300,000	-	499,999	1	7	26	34	312	9.2	36
500,000	-	749,999	0	0	4	4	118	29.5	10
750,000	-	999,999	0	0	2	2	65	32.5	4
1,000,000	-	1,249,999	0	0	1	1	14	14.0	0
1,250,000	-	1,499,999	0	0	0	0	10	10.0	0
1,500,000	-	1,999,999	0	0	1	1	13	13.0	0
2,000,000	-	OVER	0	0	1	1	15	15.0	0
<b>Total</b>			<b>54</b>	<b>195</b>	<b>106</b>	<b>355</b>	<b>2554</b>	<b>7.2</b>	<b>432</b>
<b>Median Price</b>			<b>\$98,925</b>	<b>\$134,000</b>	<b>\$232,500</b>	<b>\$149,900</b>	<b>\$172,888</b>		<b>\$166,673</b>
<b>Average Price</b>			<b>\$109,838</b>	<b>\$146,617</b>	<b>\$311,450</b>	<b>\$190,240</b>	<b>\$261,157</b>		<b>\$195,287</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors®

**Aug-11**

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	73		75		3%
Month Inventory	13.3		20.5		54%
% of List Price	93.08		95.33		

**Residential**

Sales	31	\$4,123,775	19	\$2,212,400	-39%
Avg Sales Price		\$133,025		\$116,442	-12%
Median Sales Price		\$120,000		\$105,000	-13%
Avg Days on Market		110		133	21%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	661		593		-10%

**Residential**

Sales	274	\$35,582,710	195	\$25,499,788	-29%
Avg Sales Price		\$129,864		\$130,768	1%
Median Sales Price		\$119,500		\$118,000	-1%
Avg Days on Market		107		123	15%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20	29	24	32	31	21	27				
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®

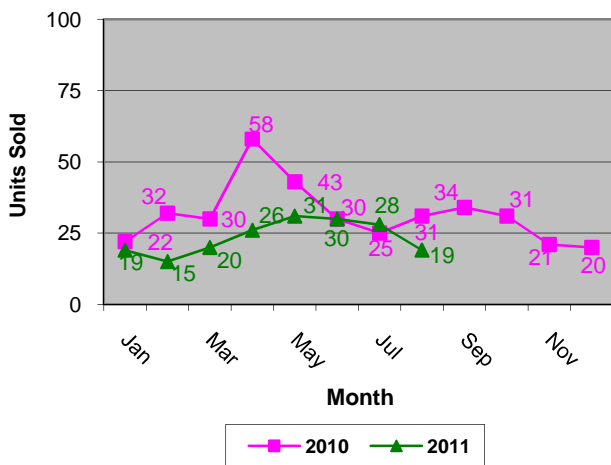
## Single Family SALES and INVENTORY and PENDING

Aug-11

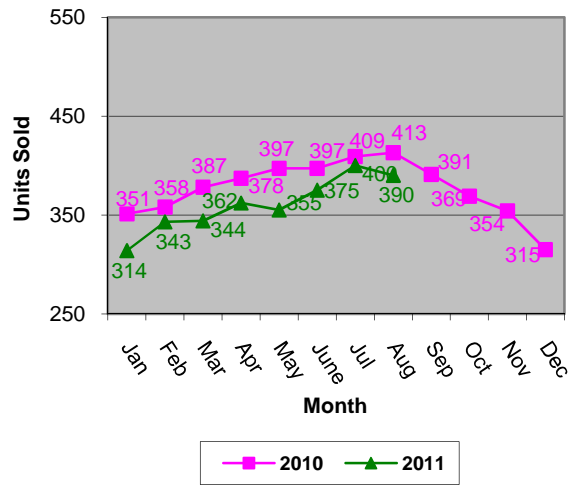
Franklin County

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	2
50,000	-	99,999	0	8	0	8	73	9.1	7
100,000	-	119,999	2	2	1	5	51	10.2	9
120,000	-	139,999	0	2	1	3	50	16.7	6
140,000	-	159,999	0	0	0	0	38	38.0	2
160,000	-	179,999	0	0	1	1	25	25.0	1
180,000	-	199,999	0	1	0	1	35	35.0	2
200,000	-	249,999	0	0	0	0	46	46.0	2
250,000	-	299,999	0	0	1	1	22	22.0	1
300,000	-	499,999	0	0	0	0	32	32.0	4
500,000	-	749,999	0	0	0	0	3	3.0	2
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>2</b>	<b>13</b>	<b>4</b>	<b>19</b>	<b>390</b>	<b>20.5</b>	<b>38</b>
<b>Median Price</b>			<b>\$110,000</b>	<b>\$95,000</b>	<b>\$146,500</b>	<b>\$105,000</b>	<b>\$145,700</b>		<b>\$124,000</b>
<b>Average Price</b>			<b>\$110,000</b>	<b>\$101,031</b>	<b>\$169,750</b>	<b>\$116,442</b>	<b>\$174,027</b>		<b>\$176,957</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**





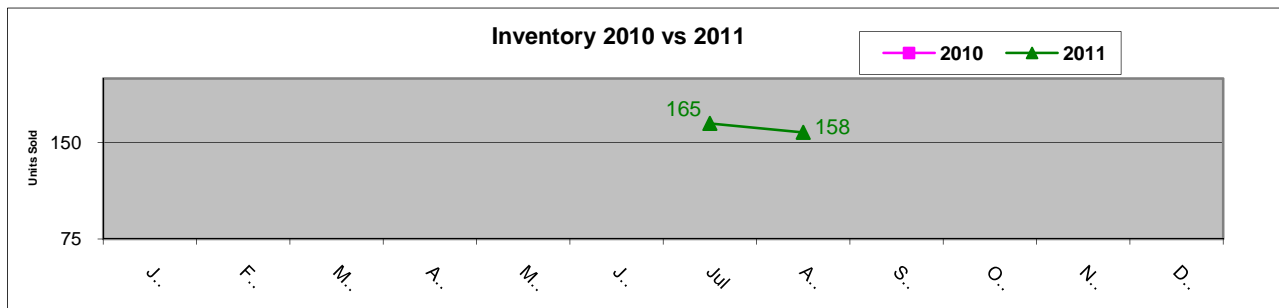
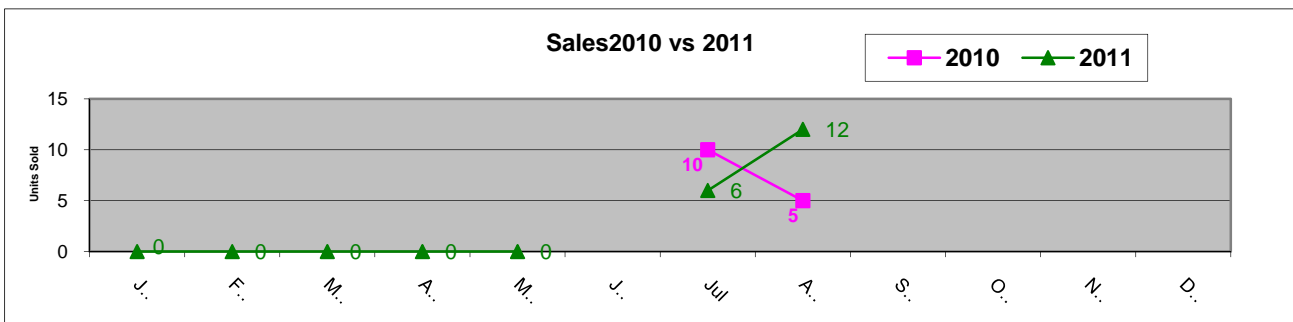
# Lexington-Bluegrass Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Aug-11

### GARRARD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	11	11.0	1
50,000	-	99,999	1	4	1	6	34	5.7	5
100,000	-	119,999	0	0	1	1	10	10.0	0
120,000	-	139,999	0	1	0	1	18	18.0	0
140,000	-	159,999	0	0	0	0	19	19.0	1
160,000	-	179,999	0	0	0	0	11	11.0	1
180,000	-	199,999	0	0	0	0	16	16.0	2
200,000	-	249,999	0	0	1	1	11	11.0	1
250,000	-	299,999	0	0	0	0	5	5.0	2
300,000	-	499,999	0	0	1	1	16	16.0	1
500,000	-	749,999	0	0	1	1	4	4.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>6</b>	<b>5</b>	<b>12</b>	<b>158</b>	<b>13.2</b>	<b>14</b>
<b>Median Price</b>			<b>\$93,000</b>	<b>\$68,800</b>	<b>\$220,000</b>	<b>\$86,450</b>	<b>\$149,450</b>		<b>\$162,450</b>
<b>Average Price</b>			<b>\$93,000</b>	<b>\$72,833</b>	<b>\$247,340</b>	<b>\$147,225</b>	<b>\$184,060</b>		<b>\$160,355</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	96		92		-4%
Month Inventory	14.0		11.3		-19%
% of List Price	93.73		95.30		
<b><u>Residential</u></b>					
Sales	36	\$7,496,643	43	\$7,766,554	19%
Avg Sales Price		\$208,240		\$180,618	-13%
Median Sales Price		\$159,500		\$135,000	-15%
Avg Days on Market		81		87	7%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	897		868		-3%
<b><u>Residential</u></b>					
Sales	339	\$62,867,974	334	\$57,508,115	-1%
Avg Sales Price		\$185,451		\$172,180	-7%
Median Sales Price		\$135,000		\$125,000	-7%
Avg Days on Market		84		100	19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	31	31	55	48	53	47	41	45				
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

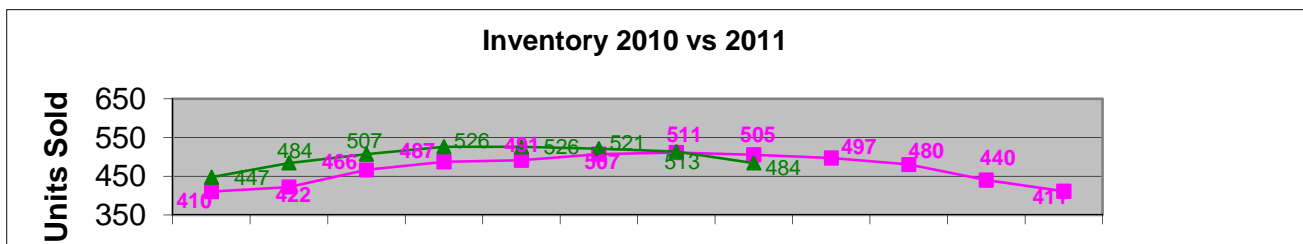
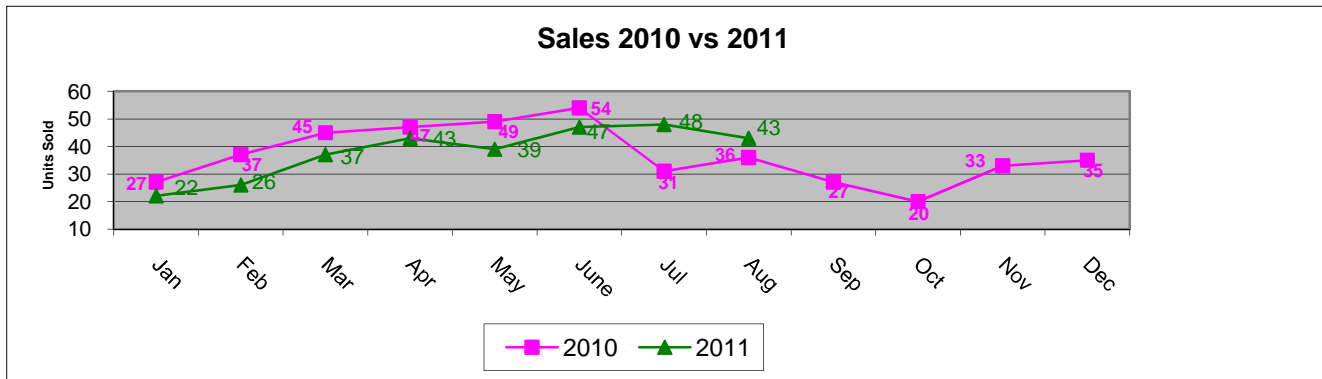
# Lexington-Bluegrass

Association of Realtors®

Aug-11

Single Family SALES and INVENTORY and PENDING  
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv. Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	1	2	1	4	4	1.0	0
50,000	-	99,999	1	4	0	5	110	22.0	16
100,000	-	119,999	0	4	1	5	50	10.0	6
120,000	-	139,999	0	8	0	8	48	6.0	9
140,000	-	159,999	0	1	1	2	35	17.5	4
160,000	-	179,999	0	2	2	4	24	6.0	3
180,000	-	199,999	0	3	2	5	20	4.0	1
200,000	-	249,999	1	2	1	4	39	9.8	5
250,000	-	299,999	0	0	1	1	20	20.0	8
300,000	-	499,999	0	1	1	2	52	26.0	3
500,000	-	749,999	0	0	3	3	37	12.3	1
750,000	-	999,999	0	0	0	0	27	27.0	1
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	6	6.0	1
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>3</b>	<b>27</b>	<b>13</b>	<b>43</b>	<b>484</b>	<b>11.3</b>	<b>59</b>
<b>Median Price</b>			<b>\$64,500</b>	<b>\$129,000</b>	<b>\$197,000</b>	<b>\$135,000</b>	<b>\$159,900</b>		<b>\$139,777</b>
<b>Average Price</b>			<b>\$100,667</b>	<b>\$137,567</b>	<b>\$288,481</b>	<b>\$180,618</b>	<b>\$297,492</b>		<b>\$222,669</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		102		131	28%
Month Inventory		12.1		11.1	-8%
% of List Price		95.34		94.53	
<b><u>Residential</u></b>					
Sales	48	\$6,388,265	54	\$7,920,400	13%
Avg Sales Price		\$133,089		\$146,674	10%
Median Sales Price		\$131,817		\$135,000	2%
Avg Days on Market		83		89	7%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		884		972	10%
<b><u>Residential</u></b>					
Sales	365	\$56,597,313	356	\$55,147,469	-2%
Avg Sales Price		\$155,061		\$154,909	0%
Median Sales Price		\$138,000		\$137,750	0%
Avg Days on Market		109		107	-2%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30	31	37	39	69	47	44	48				
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®

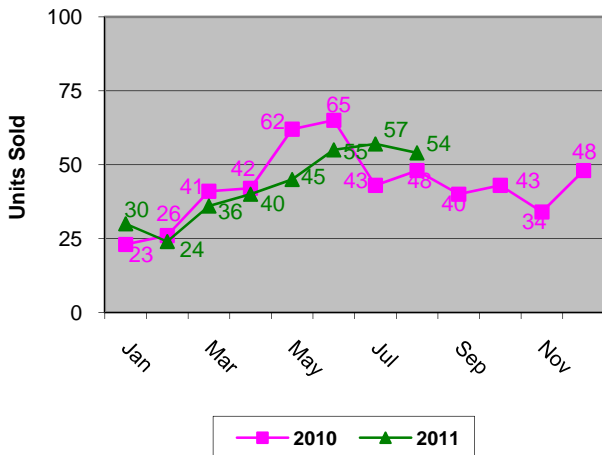
## Single Family SALES and INVENTORY and PENDING

Aug-11

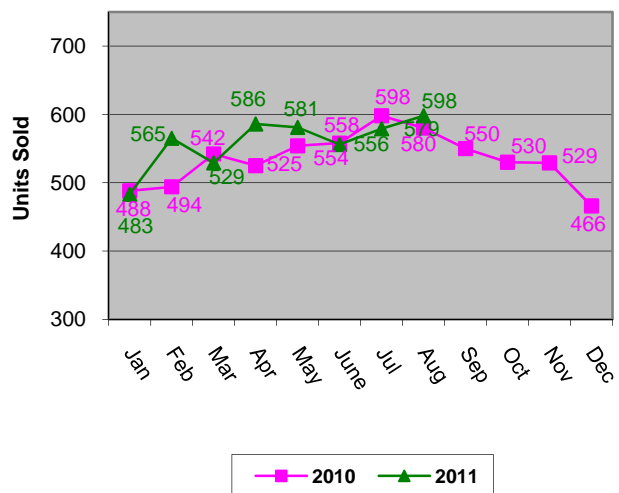
MADISON COUNTY

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	1	21	21.0	4
50,000	-	99,999	1	12	1	14	77	5.5	9
100,000	-	119,999	0	5	1	6	39	6.5	3
120,000	-	139,999	0	6	3	9	79	8.8	11
140,000	-	159,999	0	2	2	4	70	17.5	9
160,000	-	179,999	0	7	1	8	56	7.0	3
180,000	-	199,999	0	1	2	3	37	12.3	12
200,000	-	249,999	0	3	2	5	52	10.4	4
250,000	-	299,999	0	1	1	2	63	31.5	3
300,000	-	499,999	0	0	2	2	87	43.5	7
500,000	-	749,999	0	0	0	0	13	13.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>38</b>	<b>15</b>	<b>54</b>	<b>598</b>	<b>11.1</b>	<b>65</b>
<b>Median Price</b>			<b>\$52,900</b>	<b>\$130,950</b>	<b>\$163,000</b>	<b>\$135,000</b>	<b>\$165,000</b>		<b>\$156,000</b>
<b>Average Price</b>			<b>\$52,900</b>	<b>\$127,697</b>	<b>\$201,000</b>	<b>\$146,674</b>	<b>\$204,238</b>		<b>\$169,441</b>

**Sales 2010 vs 2011**



**Inventory 2010 vs 2011**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		48		49	2%
Month Inventory		13.0		10.1	-22%
% of List Price		94.90		94.46	
<b><u>Residential</u></b>					
Sales	23	\$2,576,300	27	\$2,565,334	17%
Avg Sales Price		\$112,013		\$95,012	-15%
Median Sales Price		\$105,000		\$81,000	-23%
Avg Days on Market		92		100	9%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		402		371	-8%
<b><u>Residential</u></b>					
Sales	150	\$16,353,170	148	\$13,496,957	-1%
Avg Sales Price		\$109,021		\$91,196	-16%
Median Sales Price		\$98,500		\$81,026	-18%
Avg Days on Market		106		127	20%

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

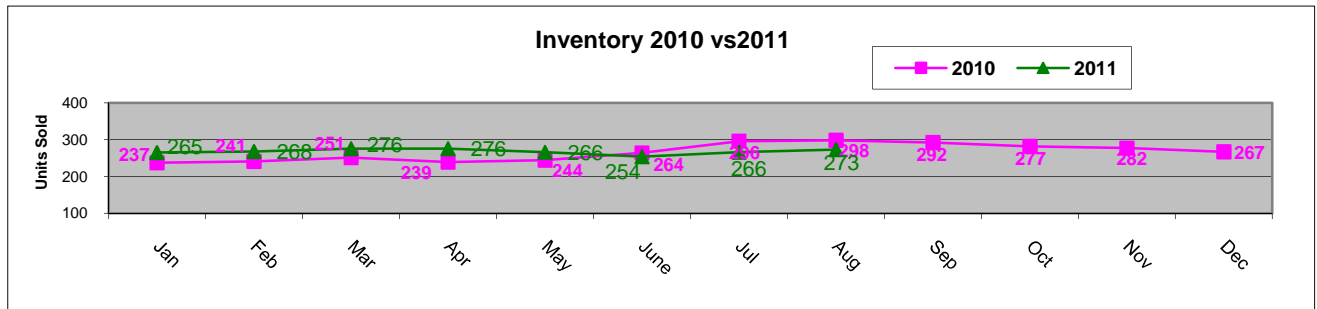
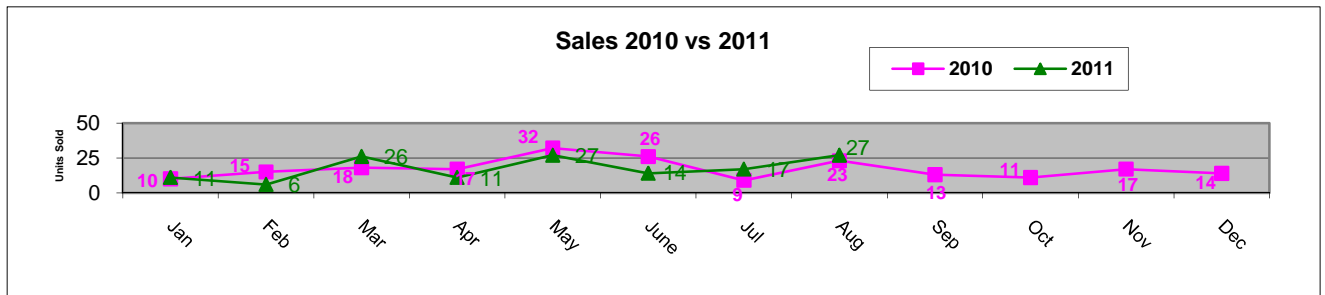
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-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	2	3	0	5	26	5.2	10
50,000	-	99,999	1	11	1	13	74	5.7	7
100,000	-	119,999	0	2	0	2	21	10.5	3
120,000	-	139,999	0	2	1	3	31	10.3	0
140,000	-	159,999	0	1	1	2	38	19.0	2
160,000	-	179,999	0	0	0	0	13	13.0	4
180,000	-	199,999	0	0	0	0	15	15.0	2
200,000	-	249,999	0	1	0	1	19	19.0	0
250,000	-	299,999	0	0	0	0	8	8.0	2
300,000	-	499,999	0	0	1	1	16	16.0	0
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	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>3</b>	<b>20</b>	<b>4</b>	<b>27</b>	<b>273</b>	<b>10.1</b>	<b>30</b>
<b>Median Price</b>			<b>\$25,000</b>	<b>\$80,526</b>	<b>\$130,000</b>	<b>\$81,000</b>	<b>\$129,900</b>		<b>\$71,200</b>
<b>Average Price</b>			<b>\$34,667</b>	<b>\$87,617</b>	<b>\$177,250</b>	<b>\$95,012</b>	<b>\$173,918</b>		<b>\$101,857</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		5		11	120%
Month Inventory		30.0		8.3	-72%
% of List Price		95.16		88.36	
<b><u>Residential</u></b>					
Sales	2	\$57,000	6	\$651,110	200%
Avg Sales Price		\$28,500		\$108,518	281%
Median Sales Price		\$28,500		\$91,500	221%
Avg Days on Market		195		129	-34%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		86		67	-22%
<b><u>Residential</u></b>					
Sales	25	\$2,286,780	30	\$2,767,550	20%
Avg Sales Price		\$91,471		\$92,252	1%
Median Sales Price		\$80,000		\$73,805	-8%
Avg Days on Market		106		135	27%

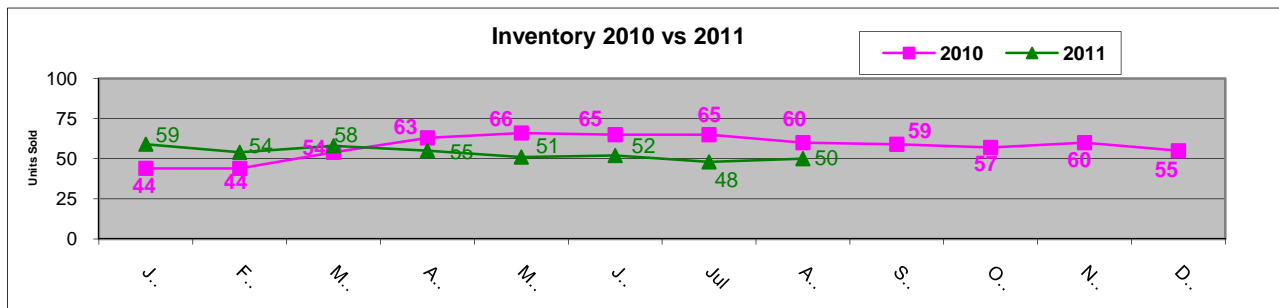
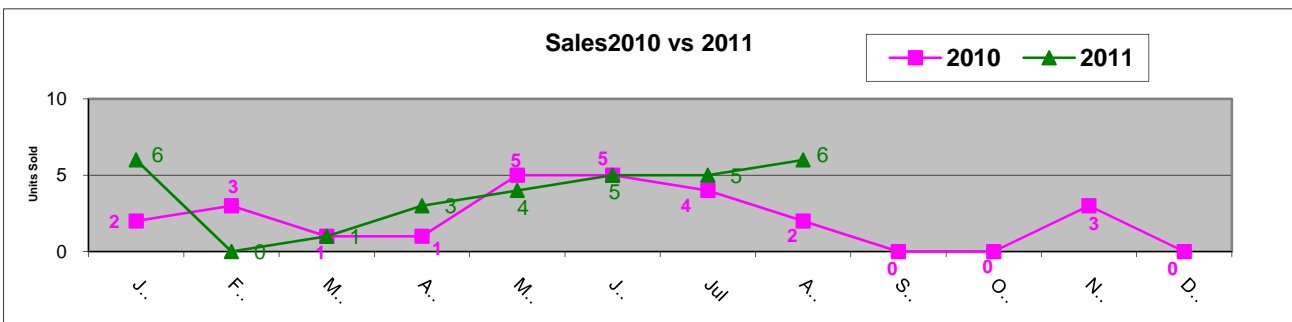
Total Pendings By Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0	3	2	4	6	9	5	5				
2010	4	2	1	7	4	5	1	4	2	1	5	3
2009	1	5	1	2	5	2	3	6	4	6	3	0

## Single Family SALES and INVENTORY and PENDING

Aug-11

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	10	10.0	0
50,000	-	99,999	0	2	1	3	20	6.7	4
100,000	-	119,999	0	0	0	0	1	1.0	0
120,000	-	139,999	0	0	0	0	5	5.0	1
140,000	-	159,999	0	0	0	0	6	6.0	0
160,000	-	179,999	0	1	0	1	3	3.0	0
180,000	-	199,999	1	0	0	1	2	2.0	0
200,000	-	249,999	0	0	0	0	0	0.0	1
250,000	-	299,999	0	0	0	0	2	2.0	0
300,000	-	499,999	0	0	0	0	0	0.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>50</b>	<b>8.3</b>	<b>6</b>
<b>Median Price</b>			<b>\$185,000</b>	<b>\$91,500</b>	<b>\$70,110</b>	<b>\$91,500</b>	<b>\$88,250</b>		<b>\$88,450</b>
<b>Average Price</b>			<b>\$185,000</b>	<b>\$99,000</b>	<b>\$70,110</b>	<b>\$108,518</b>	<b>\$113,037</b>		<b>\$108,150</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		130		101	-22%
Month Inventory		19.6		10.3	-47%
% of List Price		97.05		96.51	
<b><u>Residential</u></b>					
Sales	34	\$5,866,352	51	\$8,215,911	50%
Avg Sales Price		\$172,540		\$161,096	-7%
Median Sales Price		\$140,875		\$154,000	9%
Avg Days on Market		76		108	42%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		1,047		896	-14%
<b><u>Residential</u></b>					
Sales	434	\$75,111,300	354	\$61,246,076	-18%
Avg Sales Price		\$173,068		\$173,012	0%
Median Sales Price		\$147,000		\$150,500	2%
Avg Days on Market		94		115	22%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42	50	46	60	44	59	61				
2010	58	51	82	88	48	49	43	38	39	37	29	27
2009	53	51	78	58	67	80	60	65	68	66	44	44

# Lexington-Bluegrass

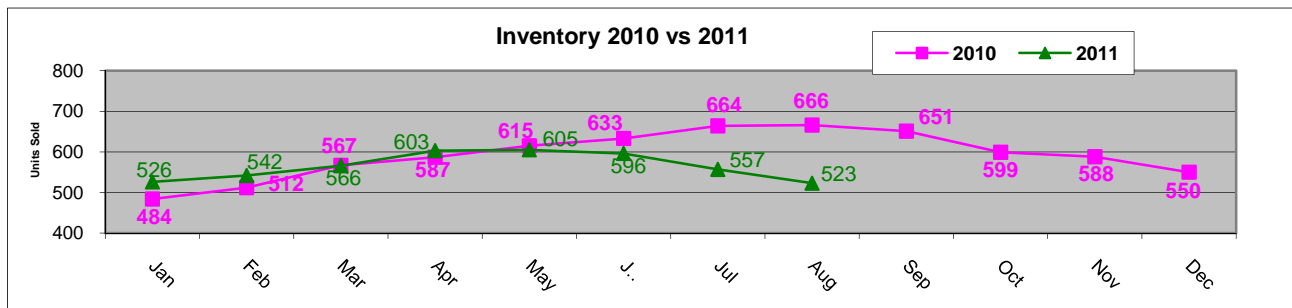
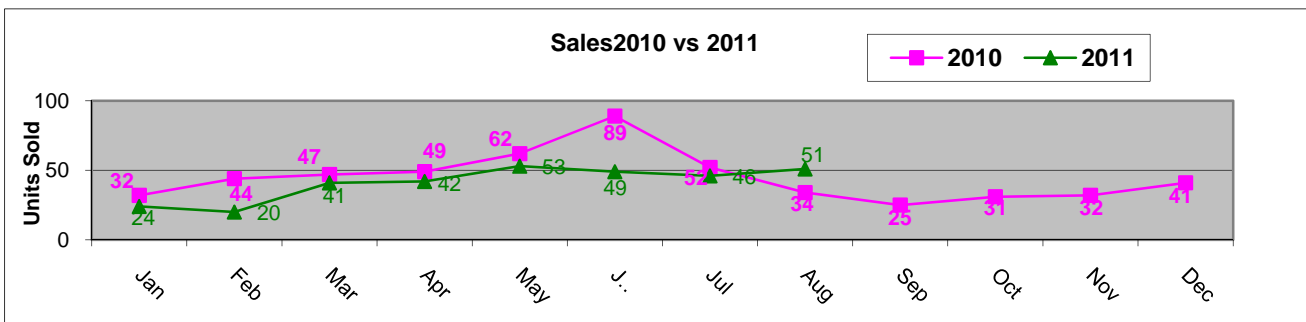
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Aug-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	8	8.0	6
50,000	-	99,999	1	6	0	7	36	5.1	14
100,000	-	119,999	1	5	0	6	53	8.8	15
120,000	-	139,999	0	2	2	4	81	20.3	18
140,000	-	159,999	0	8	1	9	65	7.2	14
160,000	-	179,999	0	3	2	5	36	7.2	19
180,000	-	199,999	0	3	4	7	26	3.7	9
200,000	-	249,999	0	1	9	10	65	6.5	20
250,000	-	299,999	0	0	1	1	48	48.0	6
300,000	-	499,999	0	0	1	1	85	85.0	8
500,000	-	749,999	0	0	0	0	15	15.0	1
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>29</b>	<b>20</b>	<b>51</b>	<b>523</b>	<b>10.3</b>	<b>130</b>
<b>Median Price</b>			<b>\$88,150</b>	<b>\$141,900</b>	<b>\$208,500</b>	<b>\$154,000</b>	<b>\$169,900</b>		<b>\$156,200</b>
<b>Average Price</b>			<b>\$88,150</b>	<b>\$134,026</b>	<b>\$207,642</b>	<b>\$161,096</b>	<b>\$223,760</b>		<b>\$171,206</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings		62		52	-16%
Month Inventory		9.7		10.1	4%
% of List Price		95.98		94.83	
<b><u>Residential</u></b>					
Sales	23	\$3,893,071	23	\$4,720,415	0%
Avg Sales Price		\$169,264		\$205,235	21%
Median Sales Price		\$160,000		\$186,900	17%
Avg Days on Market		64		114	78%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings		401		368	-8%
<b><u>Residential</u></b>					
Sales	159	\$28,717,932	141	\$24,592,455	-11%
Avg Sales Price		\$180,616		\$174,415	-3%
Median Sales Price		\$163,300		\$158,500	-3%
Avg Days on Market		101		97	-4%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15	24	14	26	20	17	21				
2010	18	20	39	22	14	22	18	27	15	19	16	12
2009	9	20	15	15	25	23	20	20	25	18	17	12



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

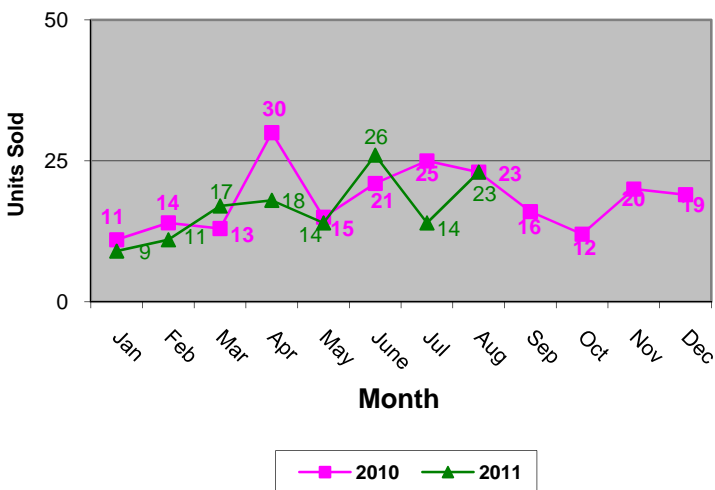
## Single Family SALES and INVENTORY and PENDING

Aug-11

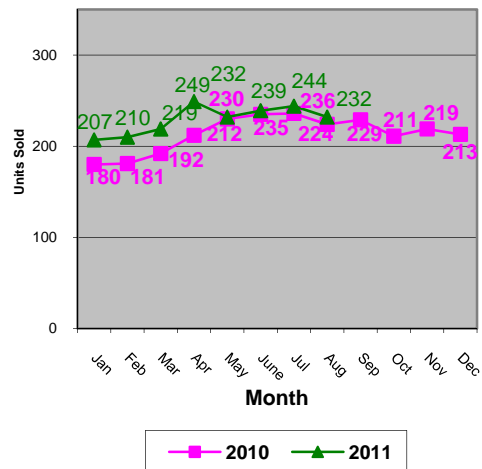
### WOODFORD COUNTY

Price Range			Current			Sales		Inventory	
			0-2	3	4+	Total	Single	Months	Pending
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	
49,999	OR	UNDER	1	0	0	1	1	1.0	2
50,000	-	99,999	1	1	1	3	21	7.0	6
100,000	-	119,999	0	0	0	0	31	31.0	2
120,000	-	139,999	2	1	0	3	20	6.7	2
140,000	-	159,999	0	2	0	2	11	5.5	0
160,000	-	179,999	0	2	0	2	13	6.5	3
180,000	-	199,999	0	3	0	3	12	4.0	7
200,000	-	249,999	0	1	1	2	37	18.5	9
250,000	-	299,999	0	1	2	3	33	11.0	3
300,000	-	499,999	0	0	4	4	28	7.0	0
500,000	-	749,999	0	0	0	0	9	9.0	1
750,000	-	999,999	0	0	0	0	6	6.0	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	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	4	4.0	0
<b>Total</b>			<b>4</b>	<b>11</b>	<b>8</b>	<b>23</b>	<b>232</b>	<b>10.1</b>	<b>35</b>
<b>Median Price</b>			<b>\$103,200</b>	<b>\$165,000</b>	<b>\$305,353</b>	<b>\$186,900</b>	<b>\$209,750</b>		<b>\$185,000</b>
<b>Average Price</b>			<b>\$89,850</b>	<b>\$175,437</b>	<b>\$303,901</b>	<b>\$205,235</b>	<b>\$309,355</b>		<b>\$182,531</b>

### Sales 2010 vs 2011



### Inventory 2010 vs 2011



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Aug-11

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	August-10		August-11		% CHANGE
New Listings	139		126		-9%
Month Inventory	17.5		13.6		-22%
% of List Price	89.62		92.39		
<b><u>Residential</u></b>					
Sales	52	\$4,823,290	54	\$4,966,943	4%
Avg Sales Price	\$92,756		\$91,980		-1%
Median Sales Price	\$72,500		\$66,100		-9%
Avg Days on Market	98		104		6%

CUMMULATIVE SUMMARY	Jan 10 - Aug 10		Jan 11 - Aug 11		% CHANGE
New Listings	1,238		1,014		-18%
<b><u>Residential</u></b>					
Sales	435	\$46,077,513	403	\$41,179,721	-7%
Avg Sales Price	\$105,925		\$102,183		-4%
Median Sales Price	\$86,100		\$76,500		-11%
Avg Days on Market	117		126		8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	51	48	67	61	66	62	60	74				
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

Aug-11

### OTHER COUNTIES

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	8	6	4	18	56	3.1	28
50,000	-	99,999	3	12	4	19	200	10.5	31
100,000	-	119,999	0	4	1	5	51	10.2	6
120,000	-	139,999	1	0	0	1	76	76.0	6
140,000	-	159,999	0	2	0	2	56	28.0	4
160,000	-	179,999	0	0	1	1	51	51.0	5
180,000	-	199,999	0	0	0	0	39	39.0	7
200,000	-	249,999	0	2	3	5	54	10.8	2
250,000	-	299,999	0	0	2	2	50	25.0	4
300,000	-	499,999	0	0	1	1	67	67.0	4
500,000	-	749,999	0	0	0	0	23	23.0	0
750,000	-	999,999	0	0	0	0	7	7.0	0
1,000,000	-	1,249,999	0	0	0	0	3	3.0	0
1,250,000	-	1,499,999	0	0	0	0	3	3.0	1
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>12</b>	<b>26</b>	<b>16</b>	<b>54</b>	<b>737</b>	<b>13.6</b>	<b>98</b>
<b>Median Price</b>			<b>\$44,553</b>	<b>\$70,950</b>	<b>\$93,000</b>	<b>\$66,100</b>	<b>\$139,000</b>		<b>\$80,950</b>
<b>Average Price</b>			<b>\$49,572</b>	<b>\$85,041</b>	<b>\$135,063</b>	<b>\$91,980</b>	<b>\$193,969</b>		<b>\$120,390</b>

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

