

Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings		886		821	-7%
Month Inventory		11.2		9.6	-14%
% of List Price		94.60		95.54	1%
<u>Residential</u>					
Sales	491	\$86,918,673	550	\$93,004,676	12%
Avg Sales Price		\$175,949		\$167,878	-5%
Median Sales Price		\$139,000		\$140,750	1%
Avg Days on Market		97		92	-5%
<u>Townhouses/Condos</u>					
Sales	40	\$5,106,711	49	\$7,641,043	23%
Avg Sales Price		\$113,462		\$146,943	30%
Median Sales Price		\$94,000		\$120,750	28%
Avg Days on Market		74		109	47%
Total Activity	531	\$92,025,384	599	\$100,645,719	13%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings		16,769		16,428	-2%
<u>Residential</u>					
Sales	7,585	\$1,310,210,047	7,368	\$1,233,856,656	-3%
Avg Sales Price		\$171,921		\$166,221	-3%
Median Sales Price		\$143,000		\$140,324	-2%
Avg Days on Market		89		87	-2%
<u>Townhouses/Condos</u>					
Sales	803	\$121,561,579	647	\$97,296,281	-19%
Avg Sales Price		\$145,062		\$138,402	-5%
Median Sales Price		\$119,900		\$116,900	-3%
Avg Days on Market		95		111	17%
Total Activity	8,388	\$1,431,771,626	8,015	\$1,331,152,937	-4%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928
2007	6275	6259	6480	6626	6957	6987	7092	7122	7089	6894	6616	6263

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472	551	677	809	894	807	772	761	759	718	528	437
2008	713	743	804	860	863	800	732	754	650	525	429	437
2007	801	748	981	1091	1023	883	893	814	644	722	592	469

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531
2007	524	635	811	811	1064	1009	936	953	659	713	622	615

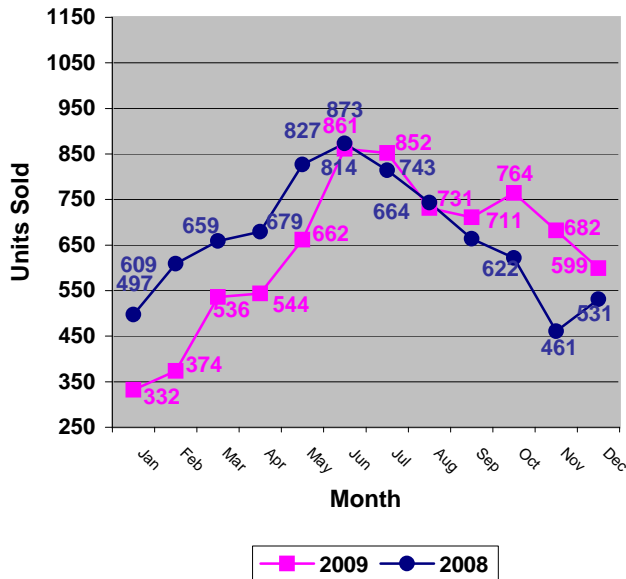
Lexington-Bluegrass

Association of Realtors®

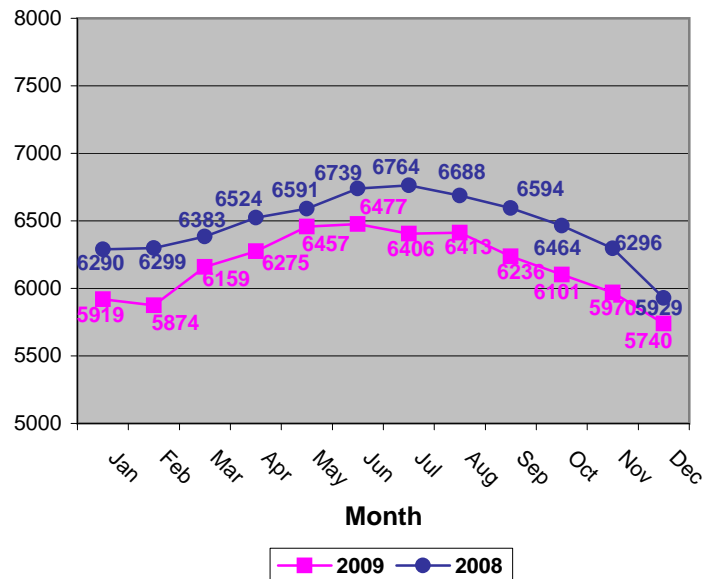
All Residential SALES and INVENTORY with PENDING

Dec-09			Sales				Current Inventory		Current Pending Inventory	Dec Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	24	23	6	53	182	3.4	53	56
50,000	-	99,999	29	70	9	108	908	8.4	136	75
100,000	-	119,999	8	52	10	70	516	7.4	89	51
120,000	-	139,999	7	51	8	66	757	11.5	135	57
140,000	-	159,999	4	49	14	67	541	8.1	83	40
160,000	-	179,999	2	30	10	42	463	11.0	89	33
180,000	-	199,999	2	21	15	38	355	9.3	67	23
200,000	-	249,999	2	26	29	57	560	9.8	98	32
250,000	-	299,999	4	15	25	44	445	10.1	61	29
300,000	-	499,999	3	7	32	42	598	14.2	54	29
500,000	-	749,999	0	1	6	7	213	30.4	20	9
750,000	-	999,999	0	0	4	4	101	25.3	8	2
1,000,000	-	1,249,999	0	0	0	0	27	27.0	2	0
1,250,000	-	1,499,999	0	0	1	1	23	23.0	2	0
1,500,000	-	1,999,999	0	0	0	0	22	22.0	0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	1	1
Total			85	345	169	599	5740	9.6	898	437
Median Price			\$82,000	\$129,900	\$218,897	\$140,000	\$159,900		\$149,900	
Average Price			\$98,056	\$139,699	\$255,915	\$166,579	\$234,950		\$191,199	

Sales 08 vs 09



Inventory 08 vs 09



Lexington-Bluegrass

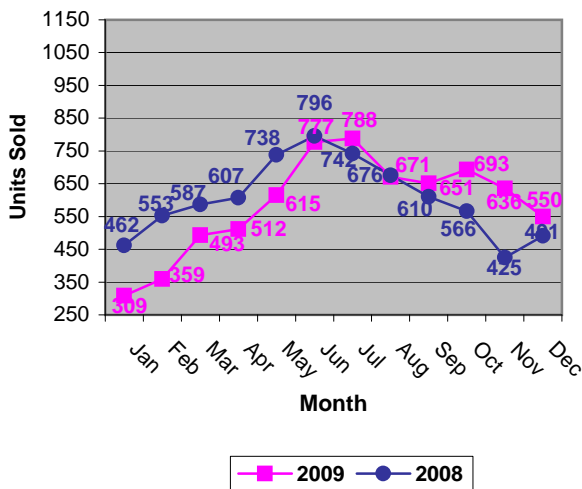
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

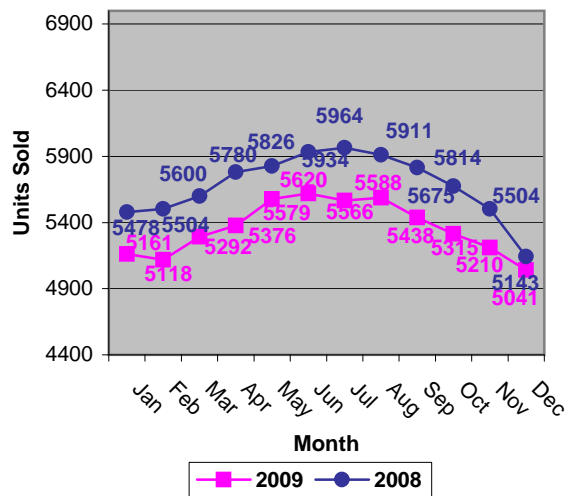
Dec-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	23	23	6	52	167	3.2	49
50,000	-	99,999	16	66	9	91	701	7.7	119
100,000	-	119,999	4	51	10	65	435	6.7	81
120,000	-	139,999	4	51	8	63	696	11.0	127
140,000	-	159,999	2	47	14	63	491	7.8	77
160,000	-	179,999	1	30	10	41	417	10.2	83
180,000	-	199,999	1	19	14	34	326	9.6	64
200,000	-	249,999	1	23	28	52	496	9.5	92
250,000	-	299,999	0	12	24	36	380	10.6	52
300,000	-	499,999	2	7	32	41	531	13.0	46
500,000	-	749,999	0	1	6	7	202	28.9	17
750,000	-	999,999	0	0	4	4	99	24.8	8
1,000,000	-	1,249,999	0	0	0	0	26	26.0	2
1,250,000	-	1,499,999	0	0	1	1	23	23.0	2
1,500,000	-	1,999,999	0	0	0	0	22	22.0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	1
Total			54	330	166	550	5041	9.2	820
Median Price			\$56,250	\$125,251	\$216,503	\$132,000	\$147,500		\$139,900
Average Price			\$78,060	\$138,357	\$256,366	\$168,054	\$242,984		\$191,172

Sales 08 vs 09



Inventory 08 vs 09



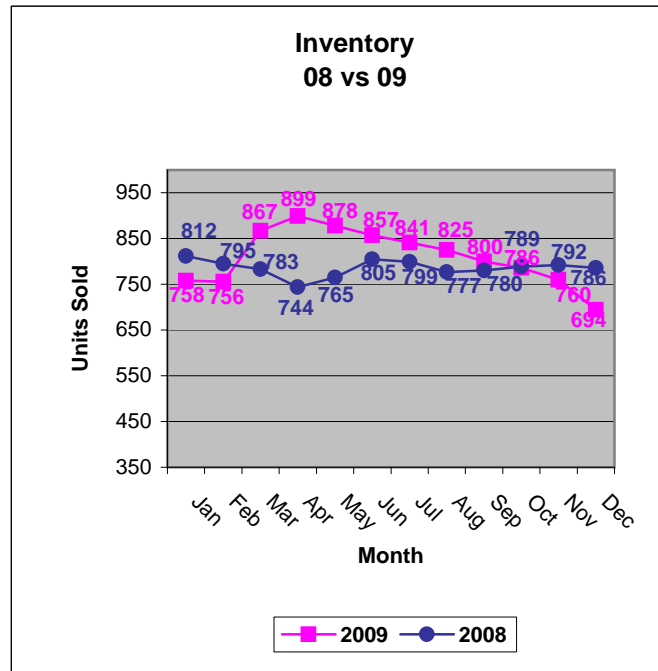
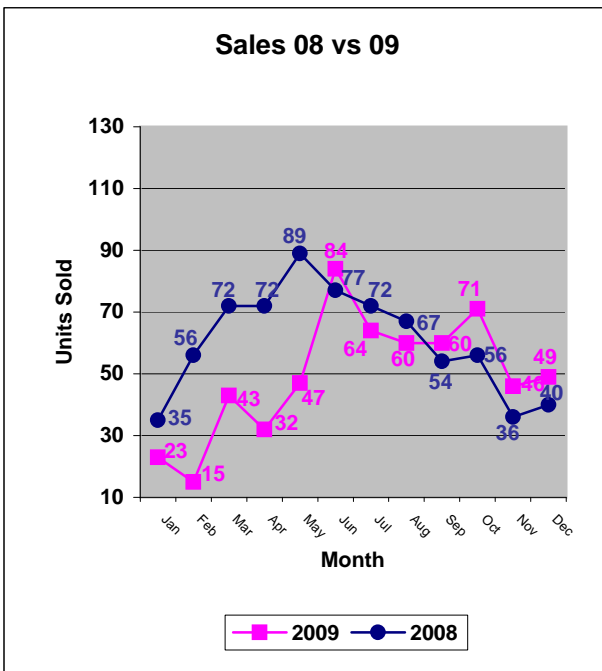
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Dec-09

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	16	16.0	4
50,000	- 99,999	13	4	0	17	206	12.1	17
100,000	- 119,999	4	1	0	5	80	16.0	9
120,000	- 139,999	3	0	0	3	60	20.0	8
140,000	- 159,999	2	2	0	4	50	12.5	6
160,000	- 179,999	1	0	0	1	46	46.0	6
180,000	- 199,999	1	2	1	4	27	6.8	3
200,000	- 249,999	1	3	1	5	64	12.8	6
250,000	- 299,999	4	3	1	8	64	8.0	9
300,000	- 499,999	1	0	0	1	67	67.0	8
500,000	- 749,999	0	0	0	0	11	11.0	3
750,000	- 999,999	0	0	0	0	2	2.0	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		31	15	3	49	694	14.2	79
Median Price		\$30,000	\$27,000	\$27,000	\$28,000	\$66,250		\$40,000
Average Price		\$132,888	\$169,240	\$230,967	\$150,021	\$177,155		\$190,447

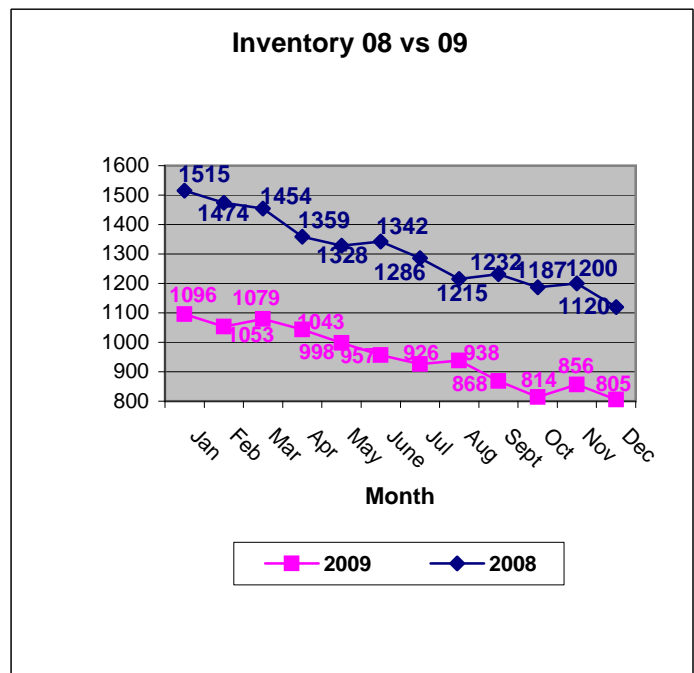
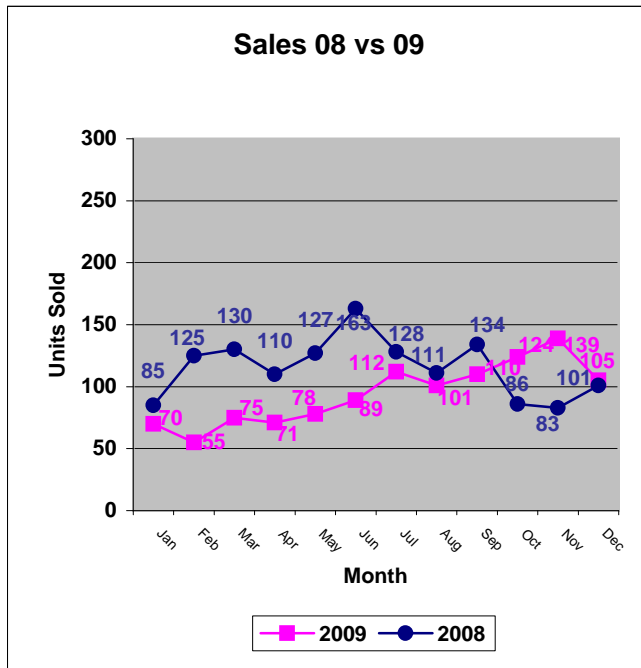


Lexington-Bluegrass Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Dec-09

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	0	0	0	0	1	1.0	0
50,000 - 99,999	0	3	0	3	18	6.0	1
100,000 - 119,999	0	6	0	6	56	9.3	13
120,000 - 139,999	2	11	0	13	118	9.1	22
140,000 - 159,999	1	8	0	9	85	9.4	28
160,000 - 179,999	0	10	0	10	73	7.3	32
180,000 - 199,999	0	8	6	14	78	5.6	32
200,000 - 249,999	0	8	10	18	141	7.8	62
250,000 - 299,999	3	3	8	14	83	5.9	27
300,000 - 499,999	1	1	9	11	101	9.2	24
500,000 - 749,999	0	0	2	2	25	12.5	7
750,000 - 999,999	0	0	4	4	13	3.3	2
1,000,000 - 1,249,999	0	0	0	0	4	4.0	0
1,250,000 - 1,499,999	0	0	1	1	5	5.0	0
1,500,000 - 1,999,999	0	0	0	0	2	2.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	7	58	40	105	805	7.7	250
Median Price	\$251,996	\$162,031	\$277,723	\$197,500	\$197,500		\$199,330
Average Price	\$222,869	\$167,696	\$372,447	\$249,375	\$253,634		\$225,422



Existing Homes Sales

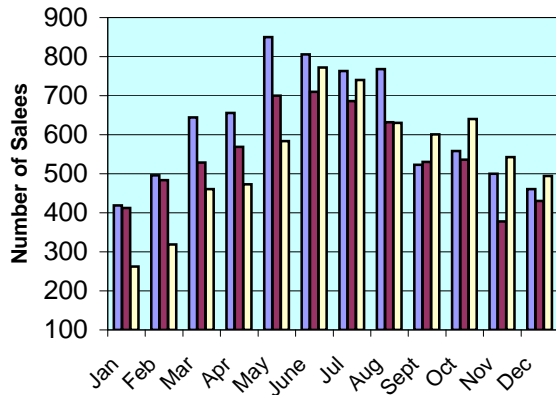
	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
Mar	644	529	461
Apr	656	569	473
May	850	700	584
June	806	710	772
Jul	763	686	740
Aug	768	632	630
Sept	523	530	601
Oct	558	536	640
Nov	500	378	543
Dec	461	430	494

New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	55
Mar	168	130	75
Apr	155	110	71
May	214	127	78
June	203	163	89
Jul	173	128	112
Aug	185	111	101
Sept	136	134	110
Oct	155	86	124
Nov	122	83	139
Dec	154	101	105

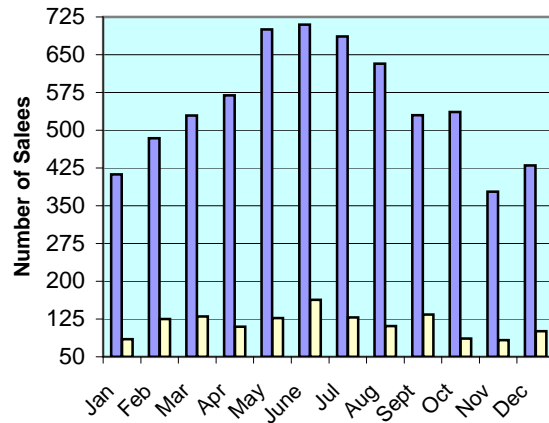
**Existing HomeSales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



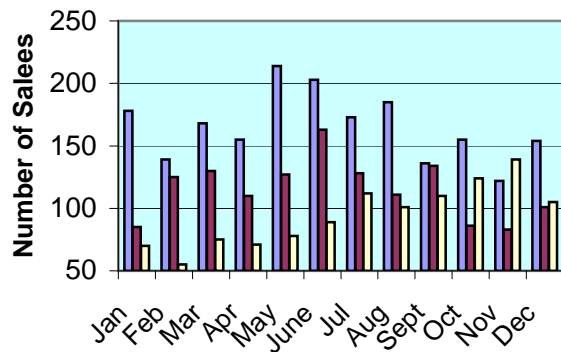
**Existing vs New Sales
2008**

■ Existing ■ New



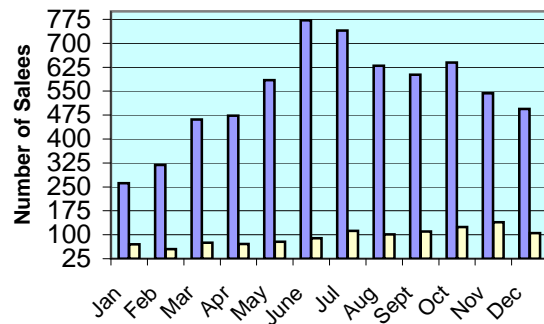
**New Construction Sales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



**Existing vs New Sales
2009**

■ Existing ■ New



Median Price by County

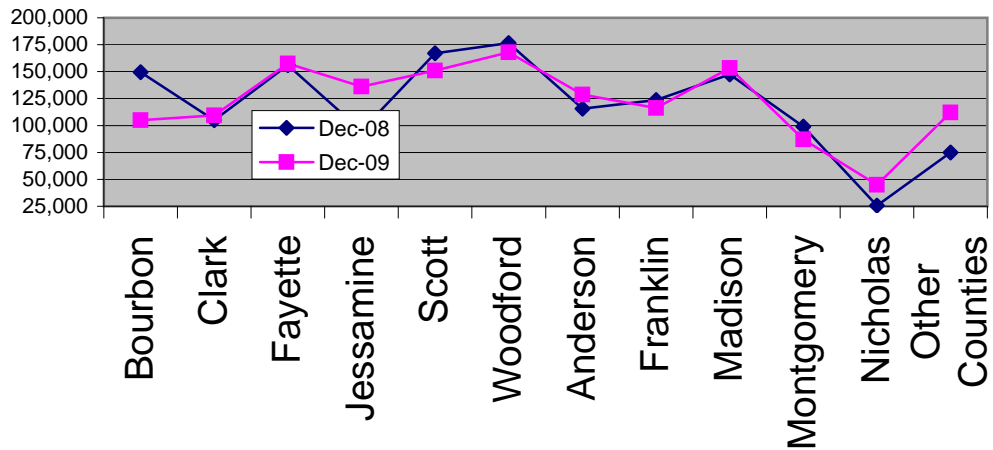
<u>County</u>	Dec-08		Dec-09	
	median sales price	<u>Total</u>	median sales price	<u>Total</u>
Bourbon	149,500	8	105,000	15
Clark	105,000	28	109,450	18
Fayette	155,950	222	157,500	251
Jessamine	95,000	47	136,000	49
Scott	167,000	39	150,885	48
Woodford	176,490	16	168,000	20
Anderson	115,500	18	128,575	28
Franklin	123,500	31	116,250	40
Madison	147,500	50	153,350	48
Montgomery	99,125	14	87,000	27
Nicholas	25,500	1	45,000	3
Other Counties	75,000	<u>57</u>	112,000	<u>52</u>
		531		599

<u>County</u>	Year to Date 12/31/08		Year to Date 12/31/09	
	median sales price	<u>Total</u>	median sales price	<u>Total</u>
Bourbon	96,500	136	119,840	132
Clark	121,900	348	118,000	301
Fayette	157,500	4023	151,510	3926
Jessamine	132,000	627	131,400	541
Scott	152,914	661	142,290	690
Woodford	170,000	242	165,000	208
Anderson	119,000	259	120,000	234
Franklin	121,282	450	119,000	457
Madison	148,450	578	145,500	605
Montgomery	110,500	227	85,000	242
Nicholas	66,500	44	73,000	31
Other Counties	80,000	<u>793</u>	87,500	<u>648</u>
		8388		8015

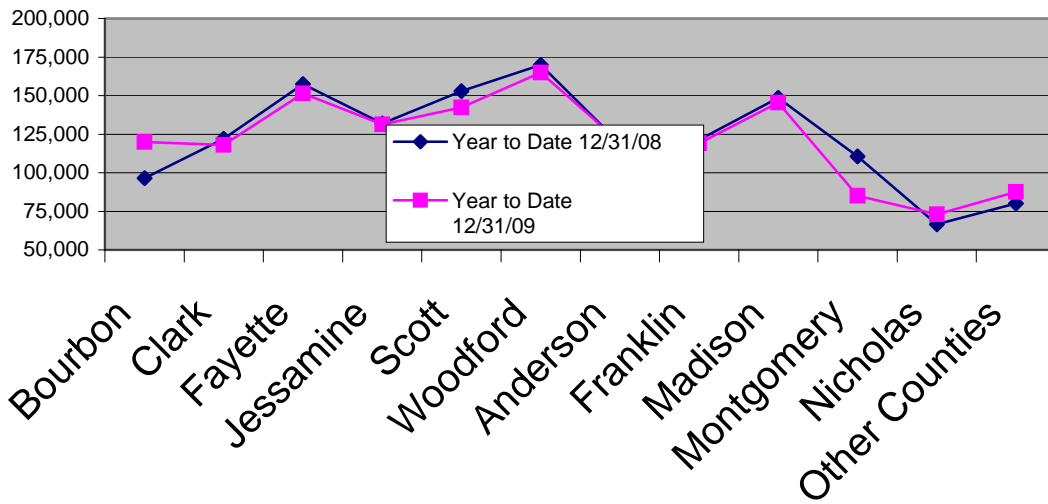


Median Price by County

Dec 08 vs Dec 09 Median



Year to date 12/31/08 vs 12/31/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings		23		19	-17%
Month Inventory		11.4		6.3	-45%
% of List Price		94.70		95.86	
Residential					
Sales	18	\$2,047,900	28	\$3,833,400	56%
Avg Sales Price		\$115,500		\$136,907	19%
Median Sales Price		\$113,772		\$128,575	13%
Avg Days on Market		141		128	-9%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings		508		459	-10%
Residential					
Sales	159	\$32,508,910	234	\$30,688,701	47%
Avg Sales Price		\$125,517		\$131,148	4%
Median Sales Price		\$119,000		\$120,000	1%
Avg Days on Market		119		101	-15%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18	23	34	27	22	17	23	17	20	23	10
2008	18	26	25	26	14	22	21	32	25	23	13	7
2007	21	18	33	25	25	24	22	27	18	20	18	14

Lexington-Bluegrass

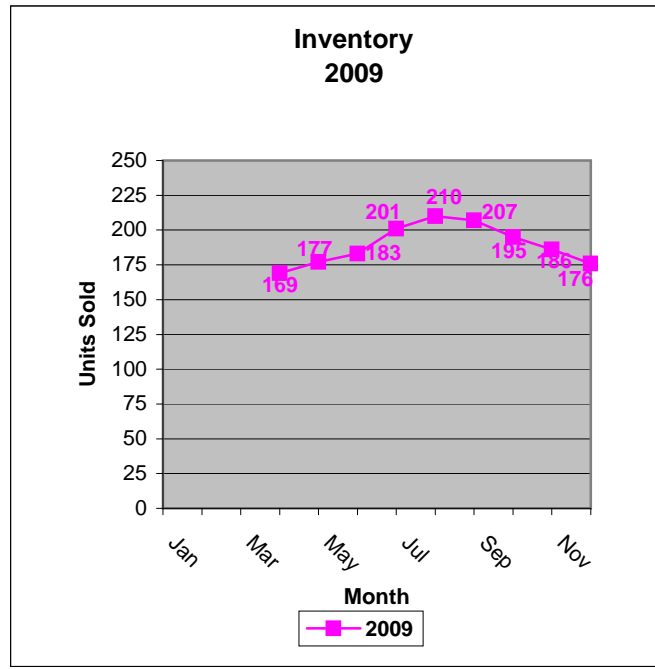
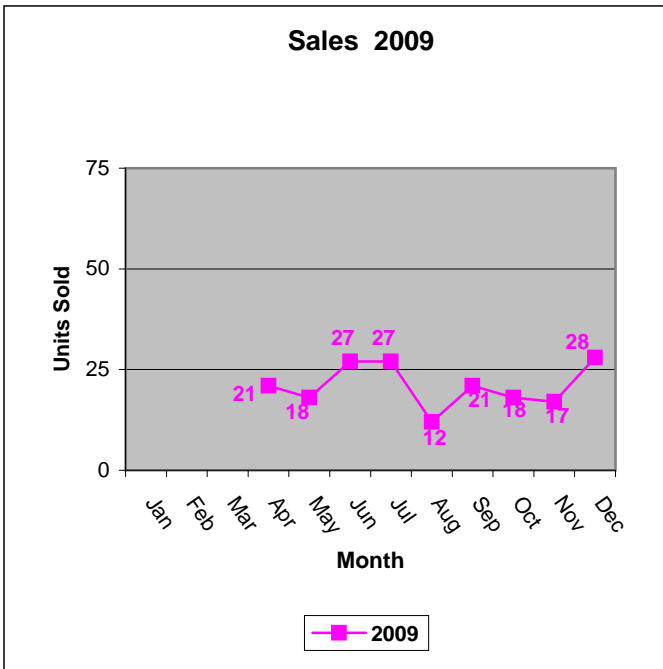
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-09

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	2	1	0	3	6	2.0	4
50,000	-	99,999	1	4	1	6	26	4.3	5
100,000	-	119,999	0	2	2	4	18	4.5	3
120,000	-	139,999	0	2	1	3	26	8.7	7
140,000	-	159,999	0	2	1	3	21	7.0	1
160,000	-	179,999	0	2	0	2	18	9.0	2
180,000	-	199,999	0	0	1	1	12	12.0	2
200,000	-	249,999	0	4	0	4	16	4.0	0
250,000	-	299,999	0	2	0	2	14	7.0	0
300,000	-	499,999	0	0	0	0	14	14.0	0
500,000	-	749,999	0	0	0	0	5	5.0	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			3	19	6	28	176	6.3	24
Median Price			\$37,900	\$144,600	\$121,625	\$128,575	\$149,900		\$119,950
Average Price			\$45,300	\$154,697	\$126,375	\$136,907	\$183,527		\$109,695



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	12		21		75%
Month Inventory	11.3		6.5		-43%
% of List Price	91.41		92.30		
Residential					
Sales	8	\$1,898,500	15	\$1,531,490	88%
Avg Sales Price		\$237,313		\$102,099	-57%
Median Sales Price		\$149,500		\$105,000	-30%
Avg Days on Market		150		178	19%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	265		281		6%
Residential					
Sales	136	\$19,061,097	132	\$18,003,731	-3%
Avg Sales Price		\$140,155		\$136,392	-3%
Median Sales Price		\$96,500		\$119,840	24%
Avg Days on Market		98		125	28%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8	10	13	15	8	11	15	16	14	15
2008	20	11	11	7	6	16	16	18	7	6	6	7
2007	16	16	18	13	18	13	10	26	11	13	10	14

Lexington-Bluegrass

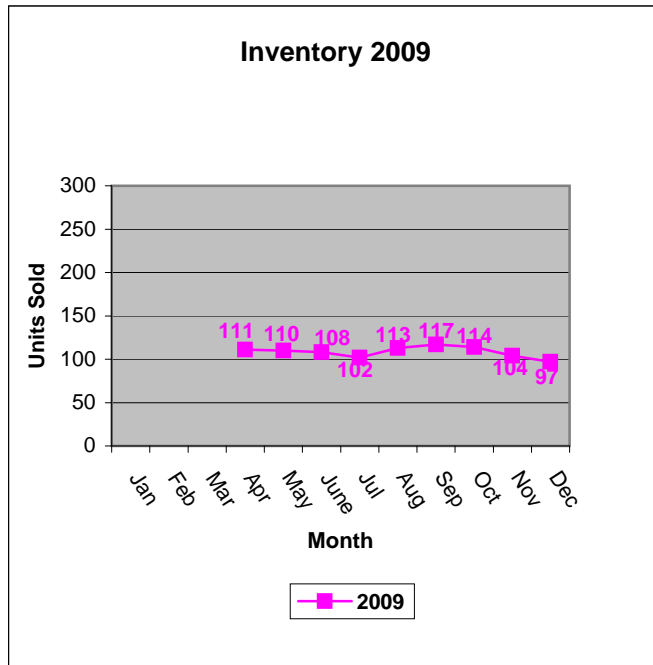
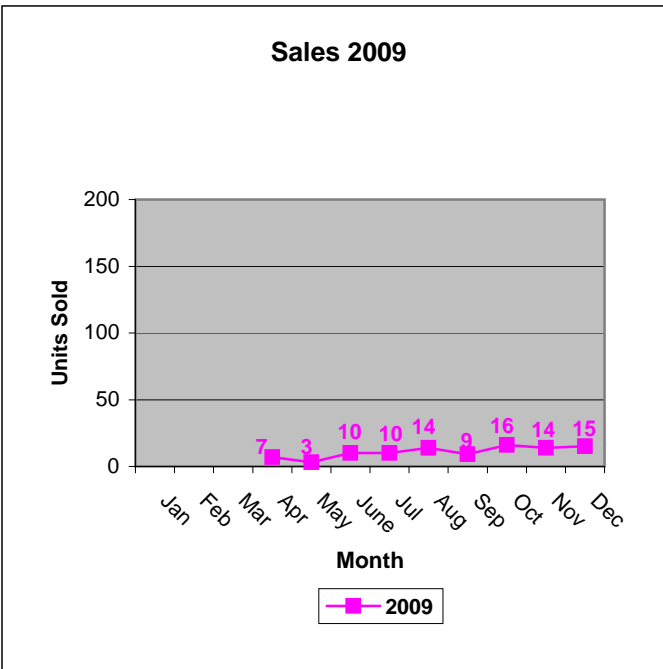
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Dec-09

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	1	1	1	3	6	2.0	5
50,000 - 99,999	1	3	0	4	19	4.8	10
100,000 - 119,999	0	2	0	2	10	5.0	4
120,000 - 139,999	0	4	0	4	14	3.5	2
140,000 - 159,999	0	0	0	0	8	8.0	1
160,000 - 179,999	0	0	0	0	5	5.0	0
180,000 - 199,999	0	0	1	1	1	1.0	1
200,000 - 249,999	0	0	0	0	7	7.0	1
250,000 - 299,999	0	0	1	1	9	9.0	0
300,000 - 499,999	0	0	0	0	10	10.0	0
500,000 - 749,999	0	0	0	0	5	5.0	0
750,000 - 999,999	0	0	0	0	1	1.0	0
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	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	2	2.0	0
Total	2	10	3	15	97	6.5	24
Median Price	\$44,500	\$107,000	\$185,000	\$105,000	\$139,900		\$91,950
Average Price	\$44,500	\$96,734	\$158,383	\$102,099	\$248,413		\$95,692



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	45		43		-4%
Month Inventory	11.8		18.7		58%
% of List Price	94.38		94.31		
<u>Residential</u>					
Sales	28	\$3,378,746	18	\$2,212,895	-36%
Avg Sales Price		\$120,670		\$122,939	2%
Median Sales Price		\$105,000		\$109,450	4%
Avg Days on Market		100		100	0%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	750		711		-5%
<u>Residential</u>					
Sales	348	\$46,925,854	301	\$39,769,989	-14%
Avg Sales Price		\$134,844		\$132,126	-2%
Median Sales Price		\$121,900		\$118,000	-3%
Avg Days on Market		118		116	-2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28	33	39	27	27	28	18	20
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

Lexington-Bluegrass

Association of Realtors®

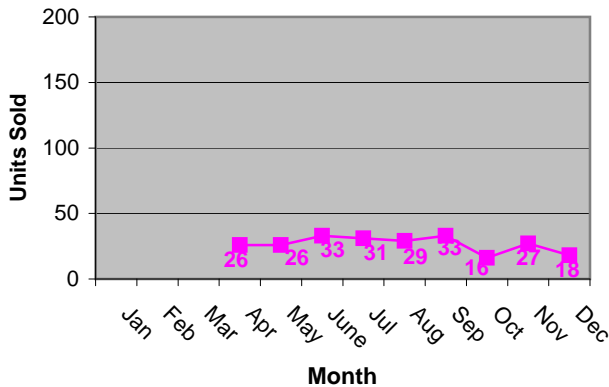
Single Family SALES and INVENTORY and PENDING

Dec-09

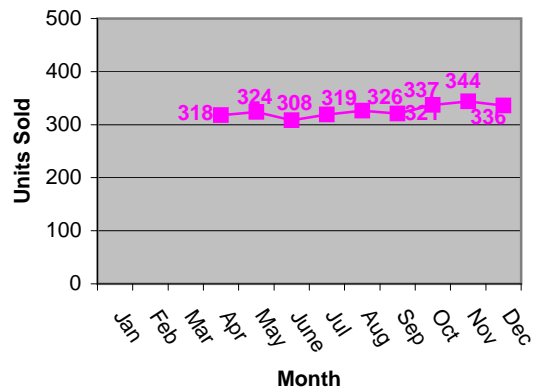
CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	9	9.0	4
50,000	-	99,999	2	4	0	6	96	16.0	10
100,000	-	119,999	1	4	1	6	31	5.2	6
120,000	-	139,999	0	1	0	1	53	53.0	9
140,000	-	159,999	1	1	0	2	35	17.5	2
160,000	-	179,999	0	0	1	1	19	19.0	4
180,000	-	199,999	0	0	1	1	23	23.0	0
200,000	-	249,999	0	1	0	1	28	28.0	0
250,000	-	299,999	0	0	0	0	19	19.0	4
300,000	-	499,999	0	0	0	0	18	18.0	2
500,000	-	749,999	0	0	0	0	3	3.0	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
Total			4	11	3	18	336	18.7	41
Median Price			\$96,250	\$106,400	\$165,275	\$109,450	\$131,250		\$122,500
Average Price			\$107,125	\$119,511	\$156,592	\$122,939	\$160,946		\$134,096

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	382		354		-7%
Month Inventory	10.5		8.9		-15%
% of List Price	95.32		96.01		
<u>Residential</u>					
Sales	222	\$46,983,361	251	\$47,708,996	13%
Avg Sales Price		\$211,637		\$190,076	-10%
Median Sales Price		\$155,950		\$157,500	1%
Avg Days on Market		80		64	-20%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	7,839		7,865		0%
<u>Residential</u>					
Sales	4,023	\$764,964,044	3,926	\$723,927,067	-2%
Avg Sales Price		\$190,148		\$184,393	-3%
Median Sales Price		\$157,500		\$151,510	-4%
Avg Days on Market		74		72	-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282	306	445	497	398	391	373	383	328	233	193
2008	321	348	391	448	453	412	372	373	274	248	195	175
2007	425	401	505	571	534	453	439	374	326	352	277	192

Lexington-Bluegrass

Association of Realtors®

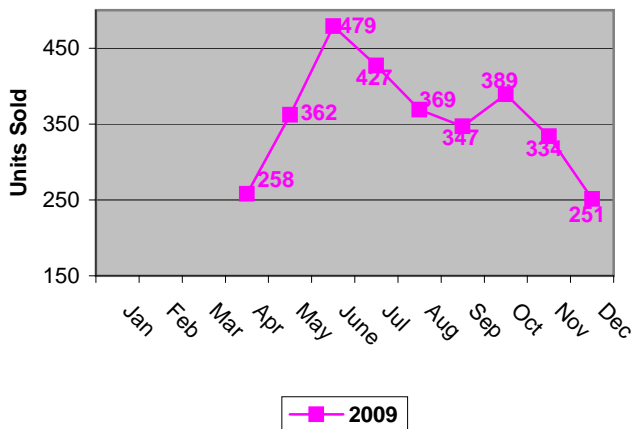
Single Family SALES and INVENTORY and PENDING

Dec-09

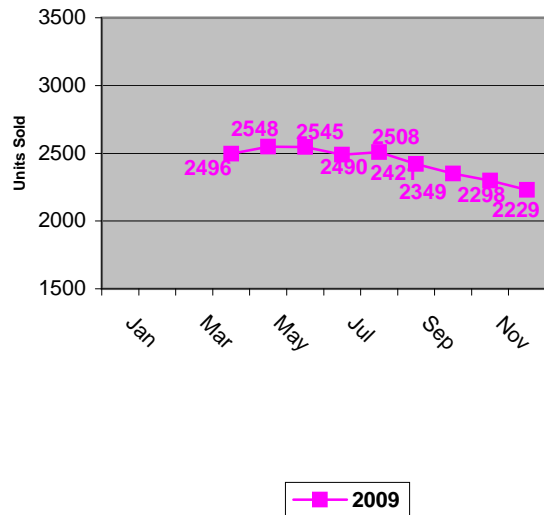
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	6	4	3	13	40	3.1	12
50,000	-	99,999	13	17	5	35	267	7.6	41
100,000	-	119,999	4	16	2	22	196	8.9	47
120,000	-	139,999	6	21	3	30	303	10.1	64
140,000	-	159,999	2	23	4	29	214	7.4	41
160,000	-	179,999	2	15	3	20	186	9.3	41
180,000	-	199,999	1	9	6	16	124	7.8	33
200,000	-	249,999	2	9	15	26	240	9.2	54
250,000	-	299,999	4	10	12	26	189	7.3	32
300,000	-	499,999	2	5	21	28	263	9.4	37
500,000	-	749,999	0	1	2	3	101	33.7	10
750,000	-	999,999	0	0	3	3	42	14.0	5
1,000,000	-	1,249,999	0	0	0	0	18	18.0	1
1,250,000	-	1,499,999	0	0	0	0	15	15.0	2
1,500,000	-	1,999,999	0	0	0	0	13	13.0	0
2,000,000	-	OVER	0	0	0	0	18	18.0	1
Total			42	130	79	251	2229	8.9	421
Median Price			\$107,000	\$145,750	\$240,000	\$157,500	\$169,900		\$166,000
Average Price			\$127,631	\$160,775	\$271,490	\$190,076	\$269,113		\$222,940

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	61		52		-15%
Month Inventory	11.5		9.2		-20%
% of List Price	95.18		93.23		
Residential					
Sales	31	\$4,439,149	40	\$4,855,820	29%
Avg Sales Price		\$143,198		\$121,396	-15%
Median Sales Price		\$123,500		\$116,250	-6%
Avg Days on Market		132		135	2%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	912		890		-2%
Residential					
Sales	450	\$60,866,740	457	\$59,240,975	2%
Avg Sales Price		\$135,259		\$129,630	-4%
Median Sales Price		\$121,282		\$119,000	-2%
Avg Days on Market		106		112	6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24	41	36	43	43	54	43	44	52	30	21
2008	70	51	54	37	43	35	36	35	47	34	33	24
2007	39	29	49	50	60	46	29	40	31	41	43	23

Lexington-Bluegrass

Association of Realtors[®]

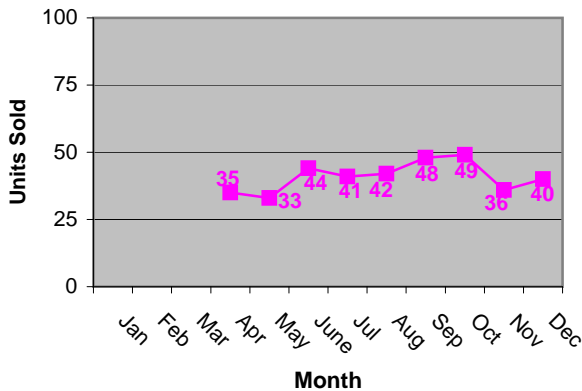
Single Family SALES and INVENTORY and PENDING

Dec-09

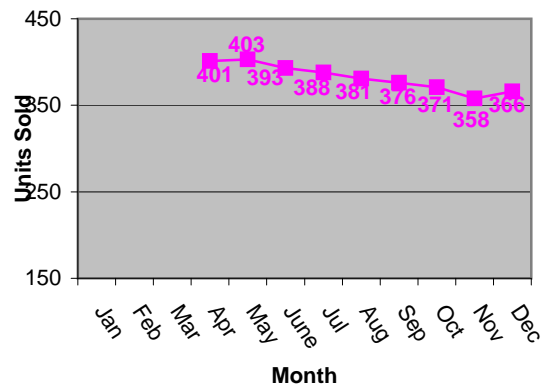
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	4	1	8	23	2.9	3
50,000	-	99,999	2	2	0	4	72	18.0	10
100,000	-	119,999	2	7	0	9	42	4.7	4
120,000	-	139,999	1	5	0	6	60	10.0	7
140,000	-	159,999	1	3	1	5	27	5.4	1
160,000	-	179,999	0	0	1	1	27	27.0	4
180,000	-	199,999	0	2	1	3	24	8.0	0
200,000	-	249,999	0	2	0	2	41	20.5	3
250,000	-	299,999	0	0	2	2	16	8.0	1
300,000	-	499,999	0	0	0	0	28	28.0	1
500,000	-	749,999	0	0	0	0	4	4.0	1
750,000	-	999,999	0	0	0	0	1	1.0	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	1	1.0	0
Total			9	25	6	40	366	9.2	36
Median Price			\$96,000	\$117,500	\$184,000	\$116,250	\$135,900		\$128,750
Average Price			\$84,222	\$121,354	\$177,328	\$121,396	\$170,176		\$163,949

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Dec-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	70		69		-1%
Month Inventory	9.3		8.4		-10%
% of List Price	88.59		95.56		
<u>Residential</u>					
Sales	47	\$7,064,312	49	\$9,885,914	4%
Avg Sales Price		\$150,305		\$201,753	34%
Median Sales Price		\$95,000		\$136,000	43%
Avg Days on Market		80		79	-1%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	1,309		1,342		3%
<u>Residential</u>					
Sales	627	\$118,757,914	541	\$97,848,319	-14%
Avg Sales Price		\$189,407		\$180,886	-4%
Median Sales Price		\$132,000		\$131,400	0%
Avg Days on Market		93		82	-12%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	32	45	62	56	63	45	46	50	51	43	32
2008	56	62	55	62	61	58	68	60	55	32	23	49
2007	60	46	70	71	60	53	66	52	43	33	43	32

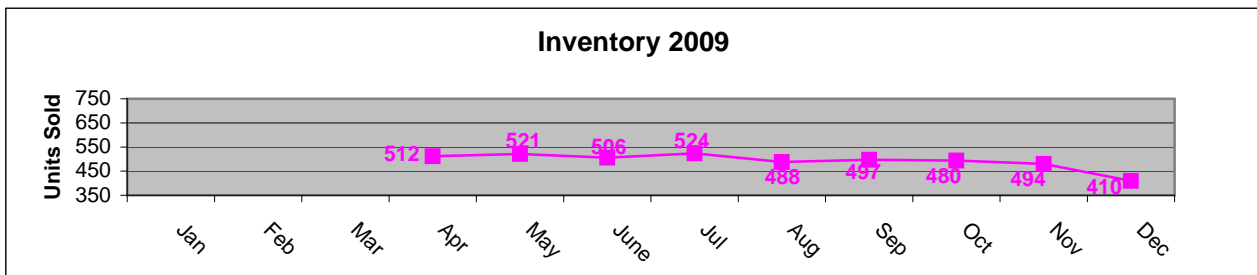
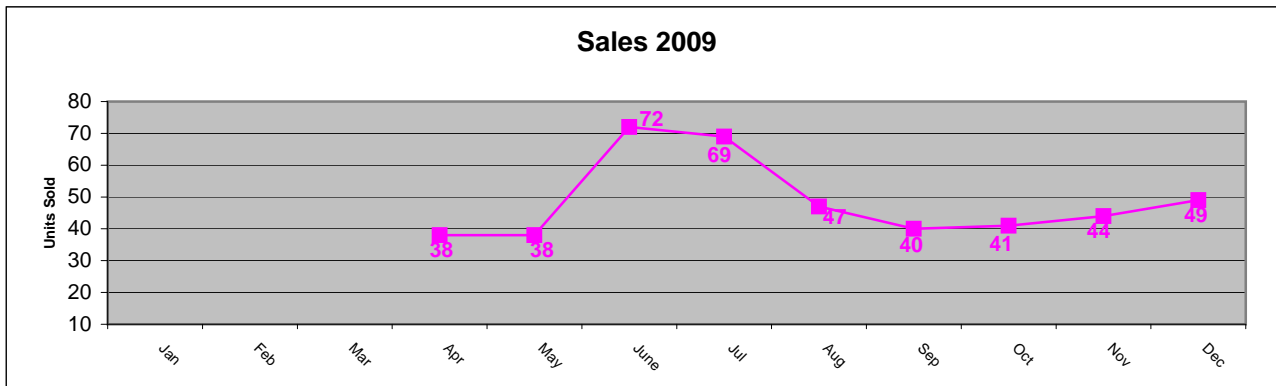
Lexington-Bluegrass

Association of Realtors[®]

Dec-09

**Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY**

Price Range			Current			Sales		Inventory	
			0-2	3	9	Total	Single	Months	Pending
			Bedrm	Bedrm	97.85	Units	Units	Inv.	
49,999	OR	UNDER	3	2	0	5	10	2.0	1
50,000	-	99,999	3	9	0	12	78	6.5	12
100,000	-	119,999	0	5	1	6	35	5.8	10
120,000	-	139,999	0	2	1	3	38	12.7	9
140,000	-	159,999	0	3	1	4	37	9.3	7
160,000	-	179,999	0	1	0	1	25	25.0	3
180,000	-	199,999	0	2	3	5	31	6.2	5
200,000	-	249,999	0	3	2	5	36	7.2	4
250,000	-	299,999	0	0	2	2	12	6.0	2
300,000	-	499,999	0	0	1	1	34	34.0	1
500,000	-	749,999	0	0	3	3	24	8.0	5
750,000	-	999,999	0	0	1	1	31	31.0	2
1,000,000	-	1,249,999	0	0	0	0	7	7.0	1
1,250,000	-	1,499,999	0	0	1	1	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	5	5.0	0
Total			6	27	16	49	410	8.4	62
Median Price			\$45,500	\$110,000	\$262,500	\$136,000	\$165,450		\$138,400
Average Price			\$39,750	\$118,486	\$403,018	\$201,753	\$324,522		\$216,852



Lexington-Bluegrass

Association of Realtors[®]

Dec-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings		75		60	-20%
Month Inventory		11.3		9.5	-16%
% of List Price		95.42		97.03	
<u>Residential</u>					
Sales	51	\$8,285,938	48	\$8,059,497	-6%
Avg Sales Price		\$162,469		\$167,906	3%
Median Sales Price		\$147,000		\$153,350	4%
Avg Days on Market		130		110	-15%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings		1,416		1,214	-14%
<u>Residential</u>					
Sales	579	\$100,044,681	605	\$99,576,437	4%
Avg Sales Price		\$172,789		\$164,589	-5%
Median Sales Price		\$148,400		\$145,500	-2%
Avg Days on Market		110		115	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61	50	45	53	69	64	64	58	31	36
2008	35	36	62	43	45	50	36	47	52	30	26	53
2007	66	50	67	76	62	59	58	45	44	47	39	40

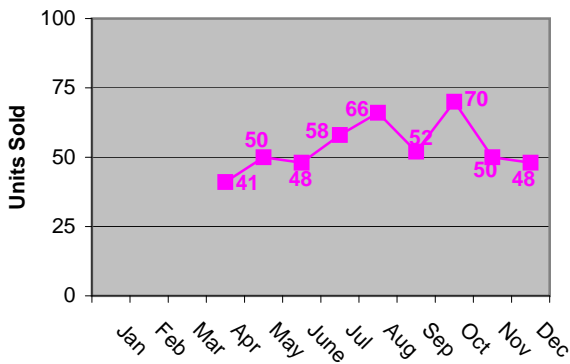
Lexington-Bluegrass

Association of Realtors®

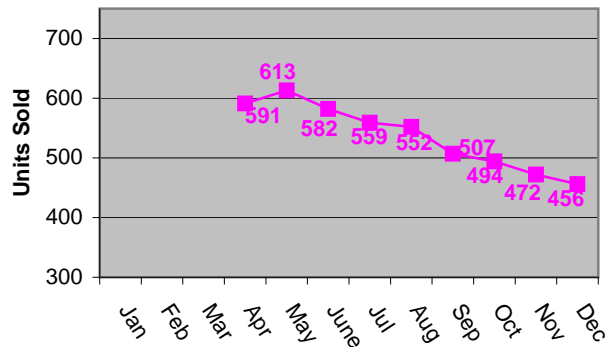
Single Family SALES and INVENTORY and PENDING
Dec-09
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	3	3.0	3
50,000	-	99,999	2	4	2	8	53	6.6	13
100,000	-	119,999	0	4	2	6	29	4.8	4
120,000	-	139,999	0	4	2	6	66	11.0	9
140,000	-	159,999	0	3	4	7	45	6.4	9
160,000	-	179,999	0	4	3	7	51	7.3	5
180,000	-	199,999	0	0	1	1	39	39.0	6
200,000	-	249,999	0	4	3	7	48	6.9	10
250,000	-	299,999	0	1	1	2	34	17.0	5
300,000	-	499,999	0	1	3	4	63	15.8	4
500,000	-	749,999	0	0	0	0	15	15.0	1
750,000	-	999,999	0	0	0	0	7	7.0	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	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
Total			2	25	21	48	456	9.5	69
Median Price			\$54,000	\$143,000	\$160,000	\$153,350	\$169,900		\$154,900
Average Price			\$54,000	\$152,979	\$196,525	\$167,906	\$222,344		\$170,183

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Dec-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	29		19		-34%
Month Inventory	16.5		8.7		-47%
% of List Price	95.93		92.42		
<u>Residential</u>					
Sales	14	\$1,462,450	27	\$3,632,072	93%
Avg Sales Price		\$104,461		\$134,521	29%
Median Sales Price		\$99,125		\$87,000	-12%
Avg Days on Market		171		175	2%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	480		524		9%
<u>Residential</u>					
Sales	227	\$25,723,296	242	\$25,133,189	7%
Avg Sales Price		\$113,318		\$103,856	-8%
Median Sales Price		\$110,500		\$85,000	-23%
Avg Days on Market		136		115	-15%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	16	14	17	14	26	23	15	24	13	29	18	13
2008	16	17	20	28	23	22	22	15	22	14	13	13
2007	17	18	27	27	20	30	24	20	19	20	15	13

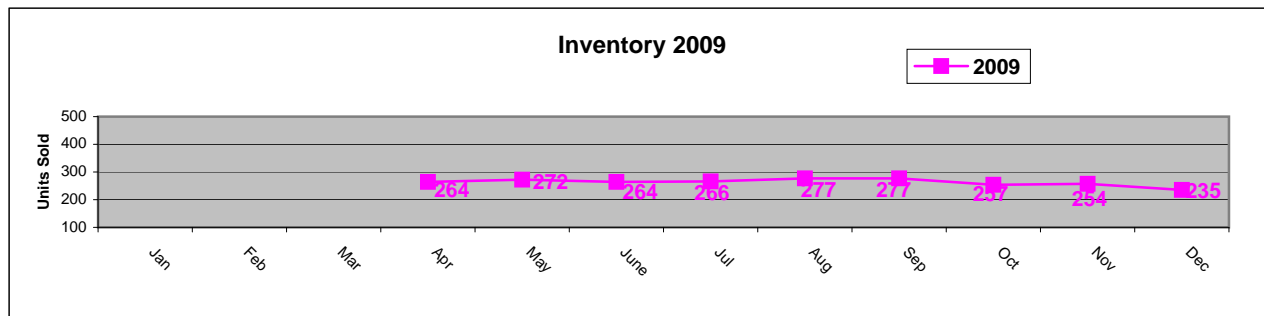
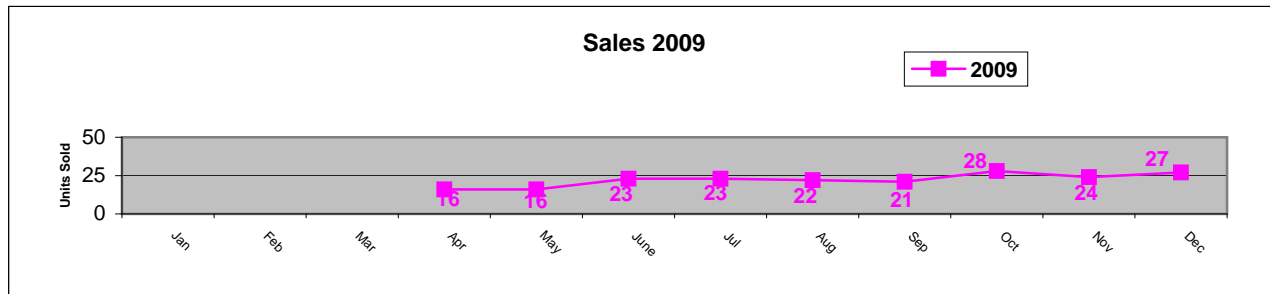
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-09

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	0	2	22	11.0	3
50,000	-	99,999	1	13	1	15	63	4.2	5
100,000	-	119,999	0	2	0	2	27	13.5	0
120,000	-	139,999	0	0	0	0	32	32.0	1
140,000	-	159,999	0	3	0	3	15	5.0	2
160,000	-	179,999	0	0	0	0	13	13.0	1
180,000	-	199,999	0	0	0	0	17	17.0	1
200,000	-	249,999	0	0	0	0	13	13.0	0
250,000	-	299,999	0	1	1	2	17	8.5	0
300,000	-	499,999	1	0	2	3	12	4.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	20	4	27	235	8.7	13
Median Price			\$61,000	\$86,000	\$240,000	\$87,000	\$124,900		\$86,500
Average Price			\$129,667	\$101,029	\$305,625	\$134,521	\$164,279		\$98,862



Lexington-Bluegrass

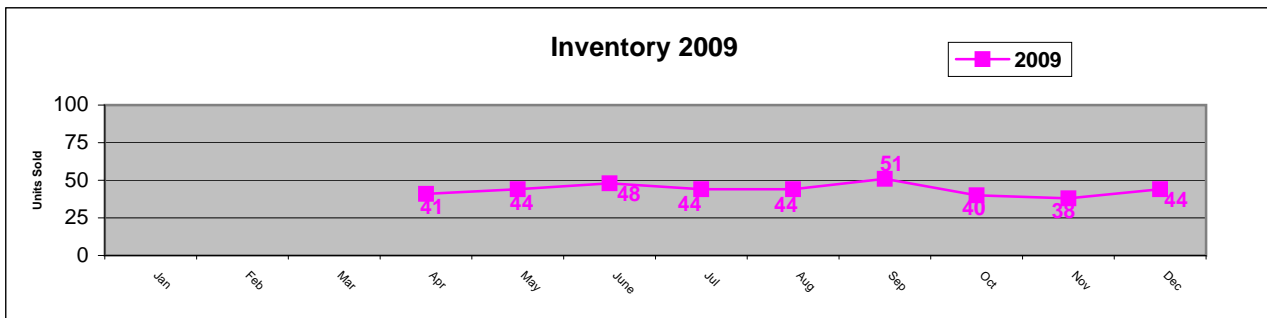
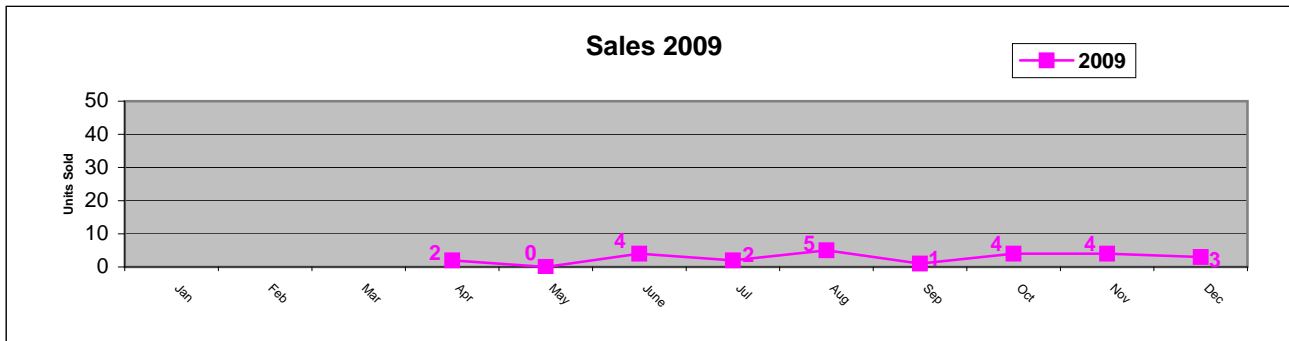
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Dec-09

NICHOLAS COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	0	1	1	2	7	3.5	2
50,000	-	99,999	0	0	0	0	19	19.0	0
100,000	-	119,999	0	0	0	0	3	3.0	1
120,000	-	139,999	0	0	0	0	5	5.0	1
140,000	-	159,999	0	0	1	1	3	3.0	0
160,000	-	179,999	0	0	0	0	4	4.0	0
180,000	-	199,999	0	0	0	0	0	0.0	1
200,000	-	249,999	0	0	0	0	2	2.0	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	0	0.0	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	1	2	3	44	14.7	5
Median Price			\$0	\$20,000	\$100,000	\$45,000	\$84,750		\$110,000
Average Price			\$0	\$20,000	\$100,000	\$73,333	\$103,757		\$95,780



Lexington-Bluegrass

Association of Realtors®

Dec-09

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

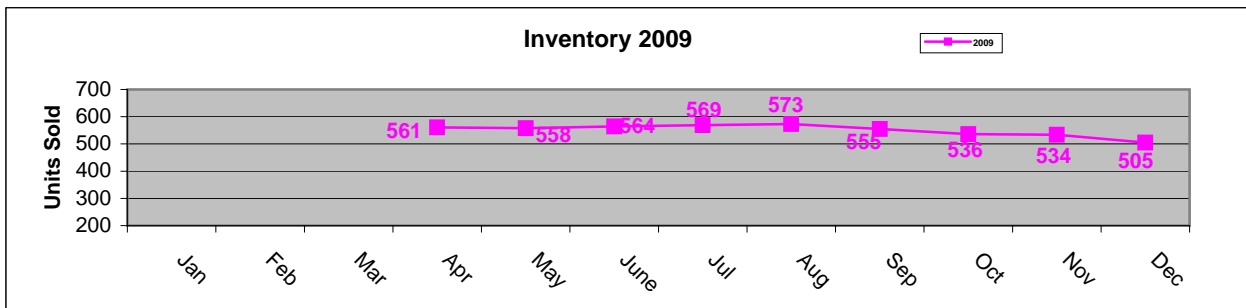
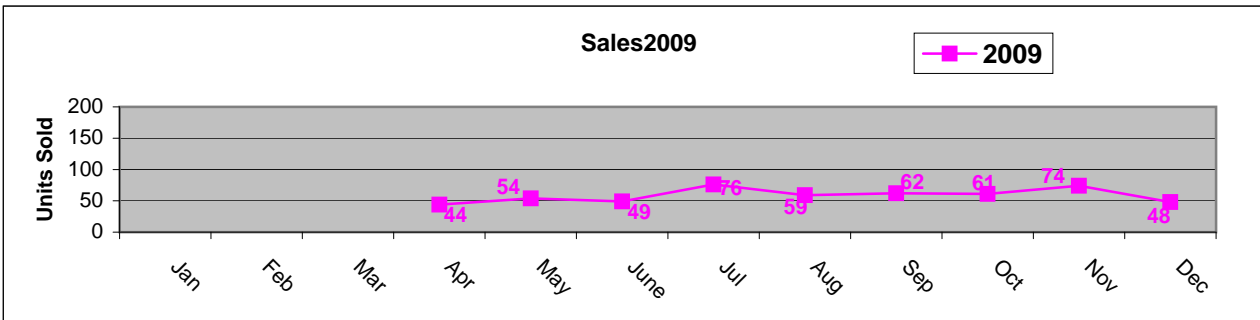
MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	76		75		-1%
Month Inventory	13.3		10.5		-21%
% of List Price	97.23		97.07		
<u>Residential</u>					
Sales	39	\$7,281,578	48	\$8,103,493	23%
Avg Sales Price		\$186,707		\$168,823	-10%
Median Sales Price		\$167,000		\$150,885	-10%
Avg Days on Market		83		91	10%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	1,491		1,513		1%
<u>Residential</u>					
Sales	661	\$120,061,458	690	\$112,581,500	4%
Avg Sales Price		\$181,636		\$163,162	-10%
Median Sales Price		\$152,914		\$142,290	-7%
Avg Days on Market		90		93	3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

Single Family SALES and INVENTORY and PENDING
Dec-09
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	7	7.0	3
50,000	-	99,999	2	4	0	6	38	6.3	3
100,000	-	119,999	0	5	0	5	48	9.6	7
120,000	-	139,999	0	9	1	10	80	8.0	16
140,000	-	159,999	0	5	0	5	52	10.4	10
160,000	-	179,999	0	4	1	5	45	9.0	20
180,000	-	199,999	1	2	1	4	36	9.0	7
200,000	-	249,999	0	1	4	5	56	11.2	17
250,000	-	299,999	0	0	3	3	53	17.7	10
300,000	-	499,999	0	0	4	4	65	16.3	5
500,000	-	749,999	0	0	0	0	22	22.0	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	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			3	31	14	48	505	10.5	99
Median Price			\$97,500	\$135,000	\$245,500	\$150,885	\$174,900		\$169,900
Average Price			\$126,300	\$134,368	\$254,227	\$168,823	\$218,370		\$185,826



Lexington-Bluegrass

Association of Realtors®

Dec-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	27		25		-7%
Month Inventory	11.4		9.2		-20%
% of List Price	97.16		98.03		
<u>Residential</u>					
Sales	16	\$3,033,160	20	\$3,650,865	25%
Avg Sales Price		\$189,573		\$182,543	-4%
Median Sales Price		\$176,490		\$168,000	-5%
Avg Days on Market		115		85	-26%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	520		528		2%
<u>Residential</u>					
Sales	242	\$48,478,068	208	\$36,132,453	-14%
Avg Sales Price		\$200,323		\$173,714	-13%
Median Sales Price		\$170,000		\$165,000	-3%
Avg Days on Market		83		97	17%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20	15	15	25	23	20	20	25	18	17	12
2008	24	19	27	27	24	18	30	25	17	18	16	8
2007	26	25	27	30	20	21	27	31	15	22	14	15

Lexington-Bluegrass

Association of Realtors[®]

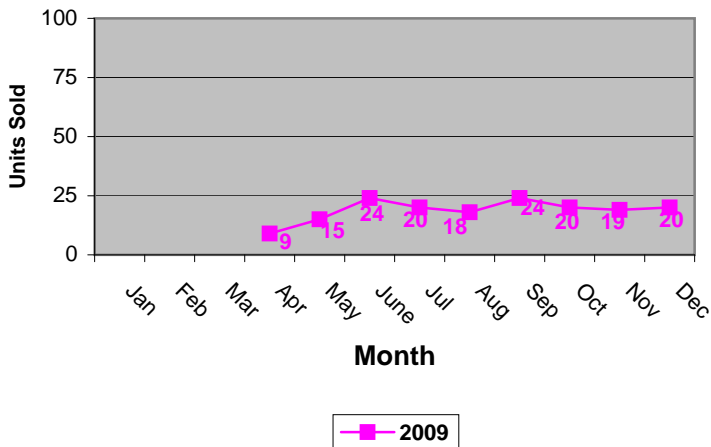
Single Family SALES and INVENTORY and PENDING

Dec-09

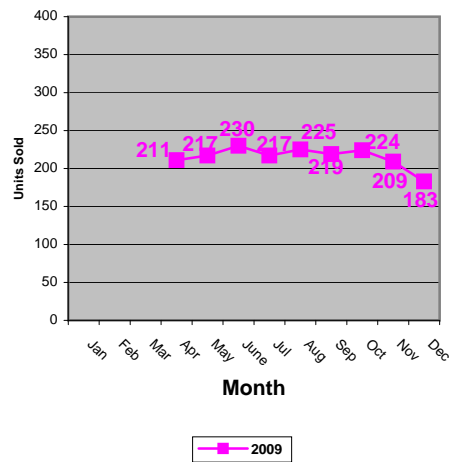
WOODFORD COUNTY

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	1	0	0	1	1	1.0	1
50,000	-	99,999	2	1	0	3	8	2.7	3
100,000	-	119,999	0	1	1	2	18	9.0	3
120,000	-	139,999	0	2	0	2	14	7.0	3
140,000	-	159,999	0	2	0	2	20	10.0	1
160,000	-	179,999	0	1	0	1	14	14.0	8
180,000	-	199,999	0	2	0	2	11	5.5	5
200,000	-	249,999	0	2	1	3	18	6.0	4
250,000	-	299,999	0	0	2	2	33	16.5	2
300,000	-	499,999	0	0	1	1	29	29.0	1
500,000	-	749,999	0	0	1	1	11	11.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	11	6	20	183	9.2	31
Median Price			\$75,000	\$159,000	\$259,650	\$168,000	\$218,500		\$175,000
Average Price			\$59,833	\$159,688	\$285,800	\$182,543	\$275,872		\$175,208

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Dec-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	December-08		December-09		% CHANGE
New Listings	94		82		-13%
Month Inventory	11.4		13.7		20%
% of List Price	92.52		92.77		
<u>Residential</u>					
Sales	59	\$5,653,590	52	\$6,086,277	-12%
Avg Sales Price		\$95,824		\$117,044	22%
Median Sales Price		\$75,000		\$112,000	49%
Avg Days on Market		77		116	51%

CUMMULATIVE SUMMARY	Jan 08 - Dec 08		Jan 09 - Dec 09		% CHANGE
New Listings	1,778		1,512		-15%
<u>Residential</u>					
Sales	838	\$85,091,413	648	\$69,656,205	-23%
Avg Sales Price		\$101,541		\$107,494	6%
Median Sales Price		\$80,000		\$87,500	9%
Avg Days on Market		101		110	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50	47	57	60	50	56	63	55	46	54	40
2008	73	67	72	80	79	71	57	72	78	56	56	59
2007	87	76	69	99	80	80	82	88	57	85	68	60

Lexington-Bluegrass

Association of Realtors®

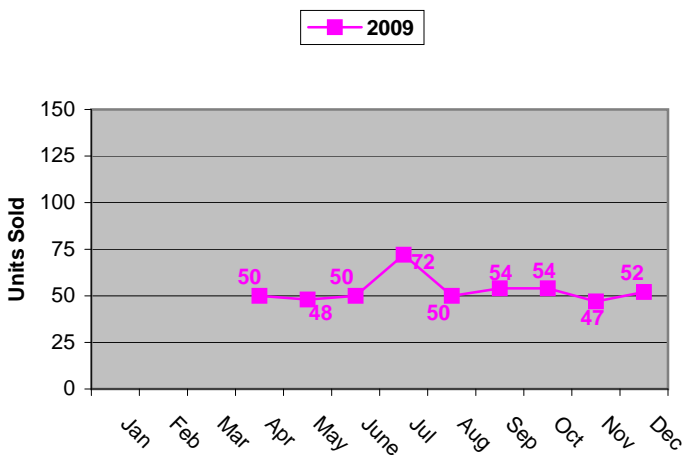
Single Family SALES and INVENTORY and PENDING

Dec-09

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	7	8	0	15	46	3.1	15
50,000	-	99,999	0	9	0	9	170	18.9	25
100,000	-	119,999	1	4	1	6	60	10.0	2
120,000	-	139,999	0	1	0	1	64	64.0	5
140,000	-	159,999	0	4	2	6	64	10.7	9
160,000	-	179,999	0	3	1	4	60	15.0	0
180,000	-	199,999	0	4	0	4	40	10.0	5
200,000	-	249,999	0	0	4	4	57	14.3	3
250,000	-	299,999	0	1	1	2	47	23.5	3
300,000	-	499,999	0	1	0	1	64	64.0	3
500,000	-	749,999	0	0	0	0	21	21.0	1
750,000	-	999,999	0	0	0	0	12	12.0	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	4	4.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			8	35	9	52	712	13.7	71
Median Price			\$23,000	\$110,000	\$210,000	\$112,000	\$147,250		\$92,500
Average Price			\$33,625	\$115,836	\$195,889	\$117,044	\$199,472		\$126,849

Sales 2009



Inventory 2009

