

Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings		1516		1956	29%
Month Inventory		11.5		11.4	-1%
% of List Price		95.13		95.54	0%
<u>Residential</u>					
Sales	493	\$76,058,704	524	\$87,962,989	6%
Avg Sales Price		\$153,654		\$165,968	8%
Median Sales Price		\$135,000		\$139,100	3%
Avg Days on Market		102		120	18%
<u>Townhouses/Condos</u>					
Sales	43	\$6,051,619	45	\$7,179,501	5%
Avg Sales Price		\$131,557		\$143,590	9%
Median Sales Price		\$100,500		\$107,500	7%
Avg Days on Market		112		143	28%
Total Activity	536	\$82,110,323	569	\$95,142,490	6%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings		4,001		4,558	14%
<u>Residential</u>					
Sales	1,179	\$182,743,960	1,337	\$216,557,634	13%
Avg Sales Price		\$154,214		\$160,890	4%
Median Sales Price		\$134,000		\$135,000	1%
Avg Days on Market		95		117	23%
<u>Townhouses/Condos</u>					
Sales	90	\$12,546,270	110	\$15,986,107	22%
Avg Sales Price		\$132,066		\$134,337	2%
Median Sales Price		\$106,000		\$105,000	-1%
Avg Days on Market		111		141	27%
Total Activity	1,269	\$195,290,230	1,447	\$232,543,741	14%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507									
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

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909									
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

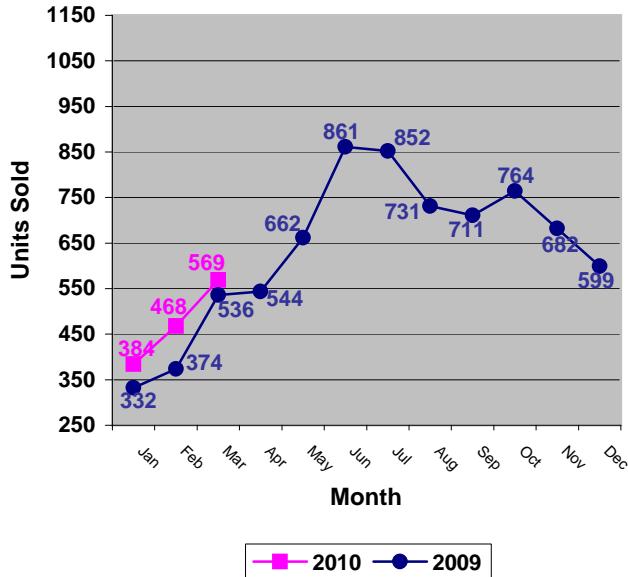
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	384	468	569									
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531

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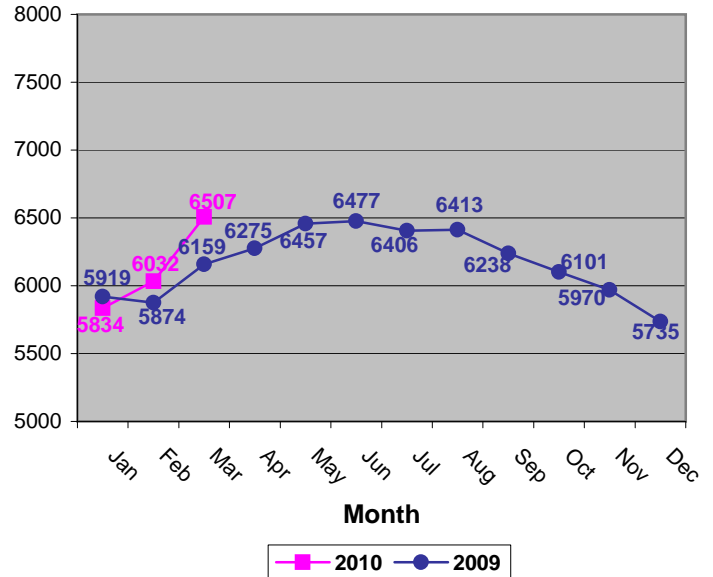
All Residential SALES and INVENTORY with PENDING

Mar-10							Current		Current	March
			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	19	13	2	34	214	6.3	52	37
50,000	-	99,999	28	64	10	102	918	9.0	198	148
100,000	-	119,999	15	54	7	76	567	7.5	140	96
120,000	-	139,999	9	65	14	88	831	9.4	248	175
140,000	-	159,999	2	48	11	61	628	10.3	168	114
160,000	-	179,999	1	27	15	43	576	13.4	128	71
180,000	-	199,999	3	18	15	36	402	11.2	109	66
200,000	-	249,999	2	26	25	53	700	13.2	140	78
250,000	-	299,999	0	8	22	30	500	16.7	96	44
300,000	-	499,999	1	9	24	34	701	20.6	86	56
500,000	-	749,999	0	0	9	9	250	27.8	28	15
750,000	-	999,999	1	1	0	2	106	53.0	11	4
1,000,000	-	1,249,999	0	0	1	1	28	28.0	4	3
1,250,000	-	1,499,999	0	0	0	0	32	32.0	2	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	1	1
Total			81	333	155	569	6507	11.4	1411	909
Median Price			\$88,000	\$133,000	\$210,000	\$137,750	\$164,900		\$149,900	
Average Price			\$103,905	\$140,912	\$243,272	\$163,527	\$237,458		\$187,852	

Sales 09 vs 10



Inventory 09 vs 10



Lexington-Bluegrass

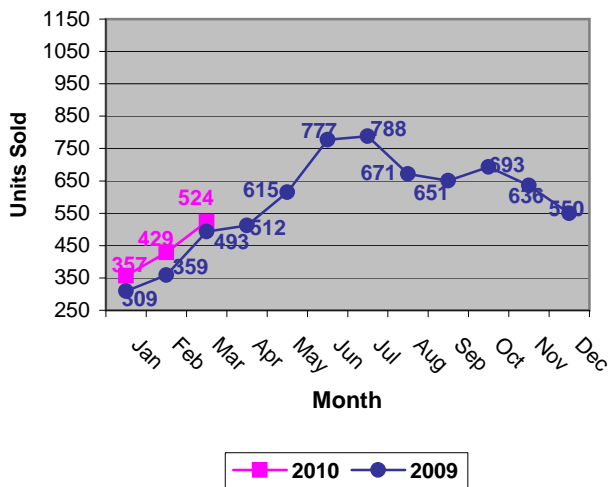
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

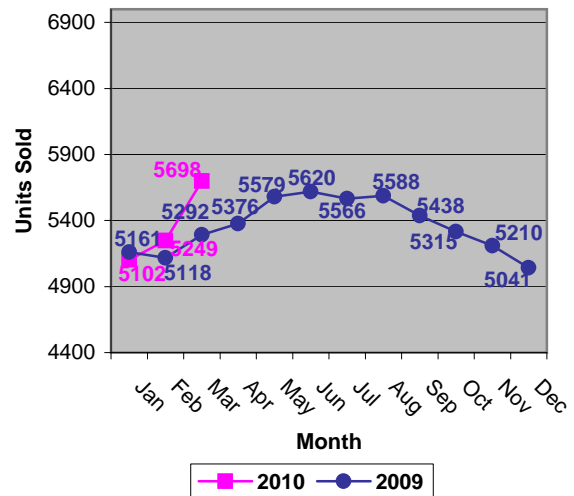
Mar-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	17	13	2	32	188	5.9	50
50,000	-	99,999	15	58	10	83	712	8.6	166
100,000	-	119,999	10	53	6	69	468	6.8	127
120,000	-	139,999	6	64	14	84	751	8.9	230
140,000	-	159,999	1	48	11	60	565	9.4	160
160,000	-	179,999	0	25	15	40	523	13.1	123
180,000	-	199,999	1	17	15	33	374	11.3	106
200,000	-	249,999	1	25	25	51	616	12.1	136
250,000	-	299,999	0	8	21	29	417	14.4	85
300,000	-	499,999	0	9	23	32	625	19.5	77
500,000	-	749,999	0	0	9	9	241	26.8	24
750,000	-	999,999	0	1	0	1	104	104.0	11
1,000,000	-	1,249,999	0	0	1	1	28	28.0	4
1,250,000	-	1,499,999	0	0	0	0	32	32.0	2
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	1
Total			51	321	152	524	5698	10.9	1302
Median Price			\$82,500	\$134,500	\$207,500	\$139,100	\$167,000		
Average Price			\$83,325	\$141,407	\$243,142	\$165,265	\$246,188		\$188,883

Sales 09 vs 10



Inventory 09 vs 10



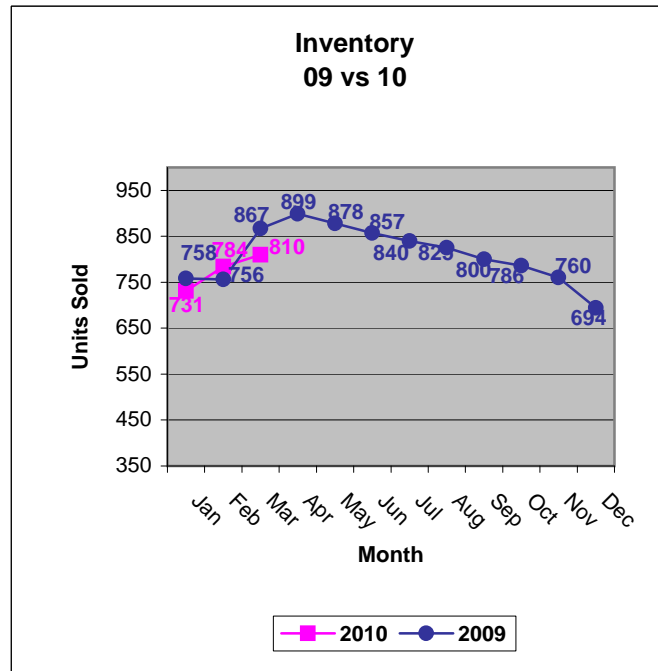
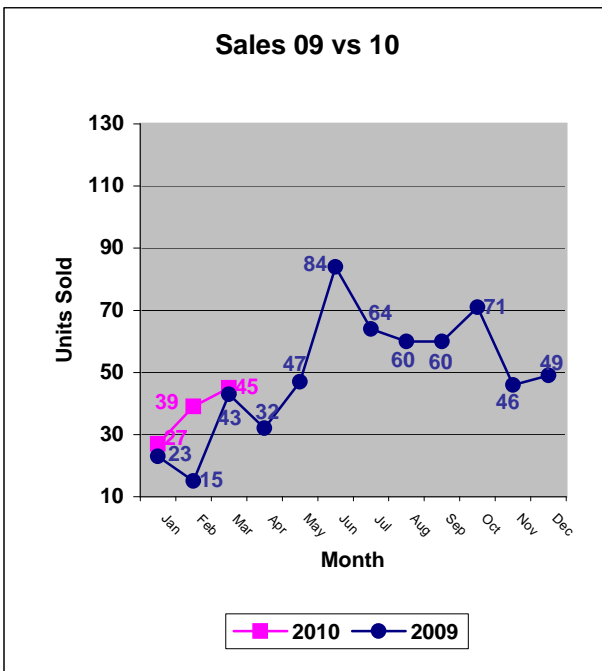
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Mar-10

Price Range			Sales				Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	0	0	2	26	13.0	2
50,000	-	99,999	13	6	0	19	206	10.8	32
100,000	-	119,999	5	1	1	7	99	14.1	13
120,000	-	139,999	3	1	0	4	80	20.0	18
140,000	-	159,999	1	0	0	1	63	63.0	8
160,000	-	179,999	1	2	0	3	53	17.7	5
180,000	-	199,999	2	1	0	3	28	9.3	3
200,000	-	249,999	1	1	0	2	84	42.0	4
250,000	-	299,999	0	0	1	1	83	83.0	11
300,000	-	499,999	1	0	1	2	76	38.0	9
500,000	-	749,999	0	0	0	0	10	10.0	4
750,000	-	999,999	1	0	0	1	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			30	12	3	45	810	18.0	109
Median Price			\$43,000	\$24,051	\$38,000	\$35,000	\$69,900		\$51,300
Average Price			\$138,892	\$127,650	\$249,833	\$143,290	\$176,432		\$175,531



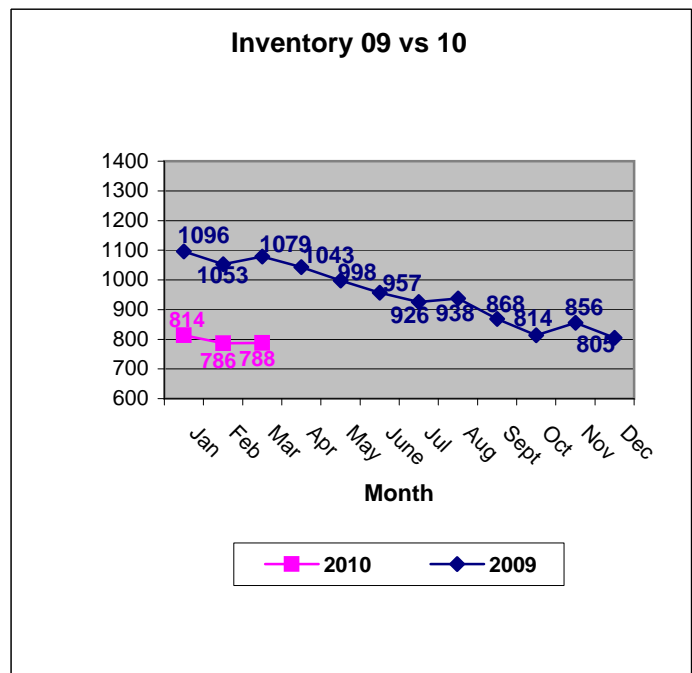
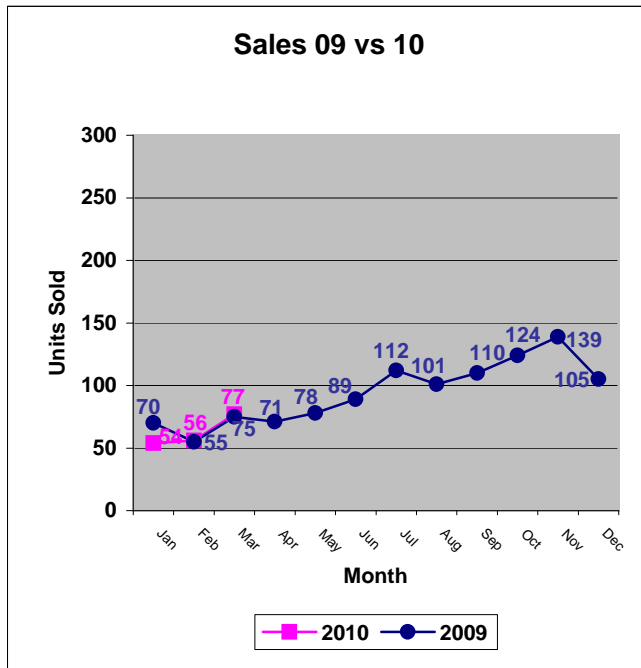
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Mar-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER		0	0	0	0	0	0.0	0
50,000	-	99,999	0	1	1	2	15	7.5	3
100,000	-	119,999	0	3	1	4	44	11.0	22
120,000	-	139,999	2	9	2	13	110	8.5	58
140,000	-	159,999	0	10	1	11	82	7.5	49
160,000	-	179,999	0	5	2	7	71	10.1	40
180,000	-	199,999	0	3	5	8	75	9.4	49
200,000	-	249,999	1	11	5	17	149	8.8	72
250,000	-	299,999	0	2	4	6	91	15.2	42
300,000	-	499,999	0	1	6	7	98	14.0	22
500,000	-	749,999	0	0	2	2	24	12.0	6
750,000	-	999,999	0	0	0	0	15	15.0	3
1,000,000	-	1,249,999	0	0	0	0	4	4.0	0
1,250,000	-	1,499,999	0	0	0	0	6	6.0	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			3	45	29	77	788	10.2	366
Median Price			\$139,900	\$159,000	\$227,900	\$181,900	\$199,900		\$185,125
Average Price			\$165,117	\$174,325	\$259,914	\$206,201	\$262,334		\$206,596

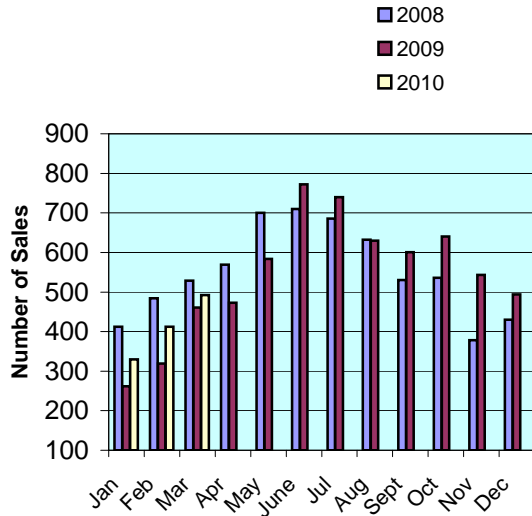


Existing Homes Sales

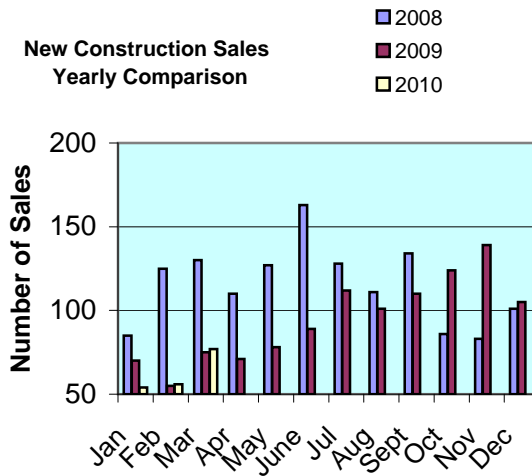
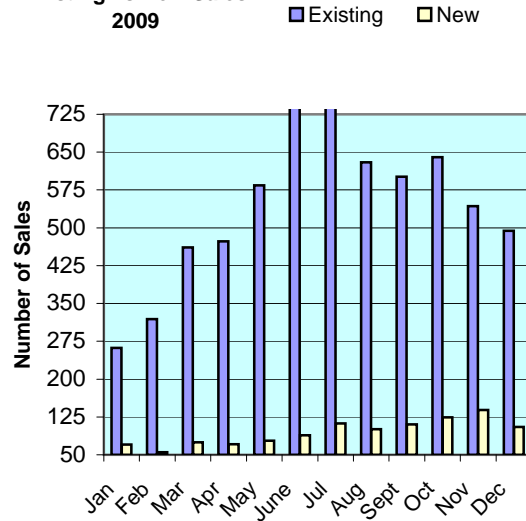
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	
May	700	584	
June	710	772	
Jul	686	740	
Aug	632	630	
Sept	530	601	
Oct	536	640	
Nov	378	543	
Dec	430	494	

New Construction Sales

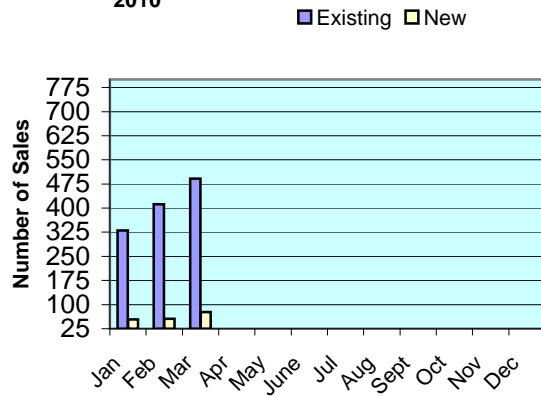
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	56
Mar	130	75	77
Apr	110	71	
May	127	78	
June	163	89	
Jul	128	112	
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



Existing vs New Sales 2009



Existing vs New Sales 2010



Median Price by County

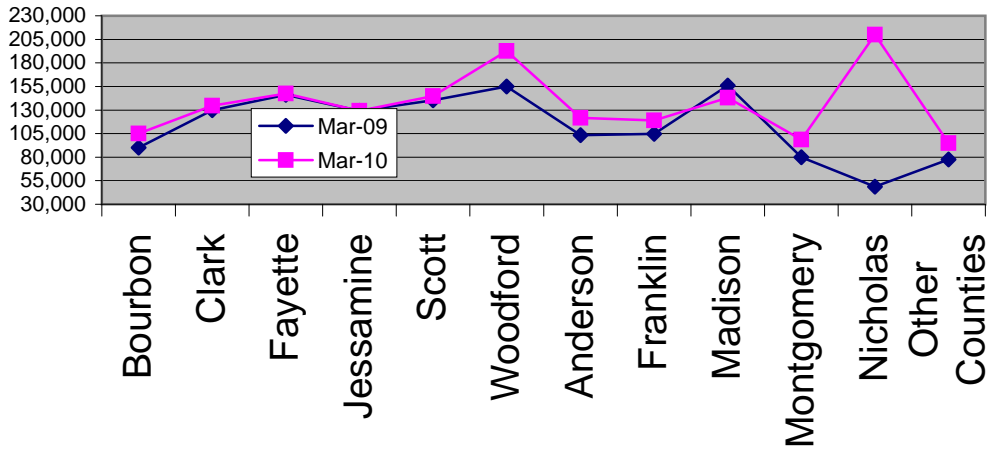
<u>County</u>	Mar-09		Mar-10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	90,000	9	105,000	9
Clark	130,000	23	134,750	26
Fayette	146,000	251	147,500	284
Jessamine	129,250	26	129,200	45
Scott	140,250	50	144,900	47
Woodford	155,000	15	192,500	13
Anderson	103,500	16	121,800	20
Franklin	104,750	34	119,000	30
Madison	156,144	37	143,000	41
Montgomery	80,000	22	98,750	18
Nicholas	48,750	4	210,100	1
Other Counties	77,600	<u>49</u>	95,000	<u>35</u>
		536		569

<u>County</u>	Year to Date 3/31/09		Year to Date 3/31/10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	105,000	27	112,500	34
Clark	114,000	55	110,250	58
Fayette	145,500	571	145,500	690
Jessamine	126,250	80	127,700	111
Scott	142,086	124	145,775	126
Woodford	173,000	33	158,031	38
Anderson	114,500	35	115,000	55
Franklin	117,000	77	117,450	84
Madison	148,450	90	127,000	96
Montgomery	76,500	41	89,000	43
Nicholas	52,750	6	69,200	6
Other Counties	66,450	<u>130</u>	85,250	<u>106</u>
		1269		1447

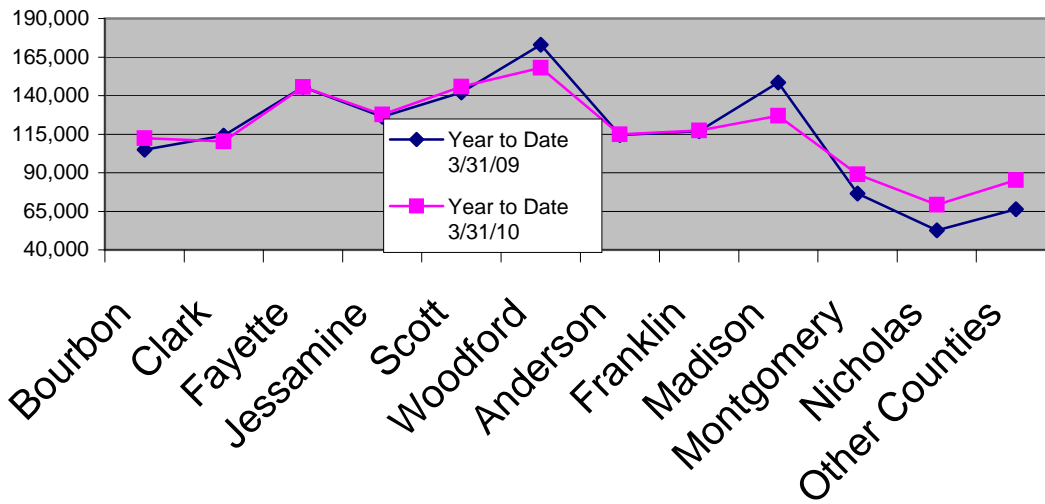


Median Price by County

March 09 vs March 10 Median



Year to date 3/31/09 vs 3/31/10 Median



Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	47		65		38%
Month Inventory	11.6		10.4		-10%
% of List Price	93.35		94.77		
<u>Residential</u>					
Sales	16	\$1,826,400	20	\$2,505,348	25%
Avg Sales Price		\$114,150		\$125,267	10%
Median Sales Price		\$103,500		\$121,800	18%
Avg Days on Market		164		81	-51%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	98		133		36%
<u>Residential</u>					
Sales	35	\$4,123,925	55	\$6,287,018	57%
Avg Sales Price		\$117,826		\$114,309	-3%
Median Sales Price		\$114,500		\$115,000	0%
Avg Days on Market		115		83	-28%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	26	26									
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

Lexington-Bluegrass

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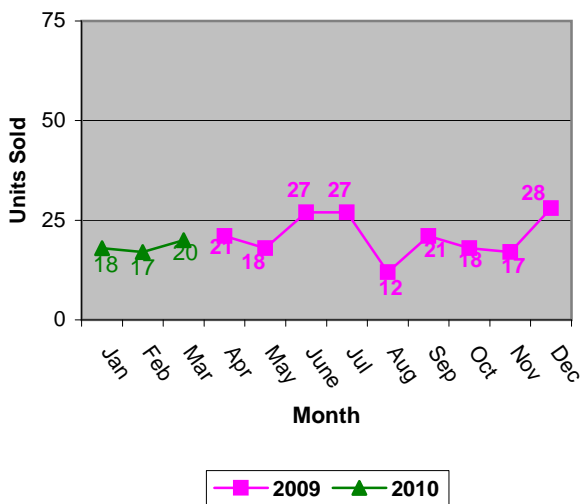
Single Family SALES and INVENTORY and PENDING

Mar-10

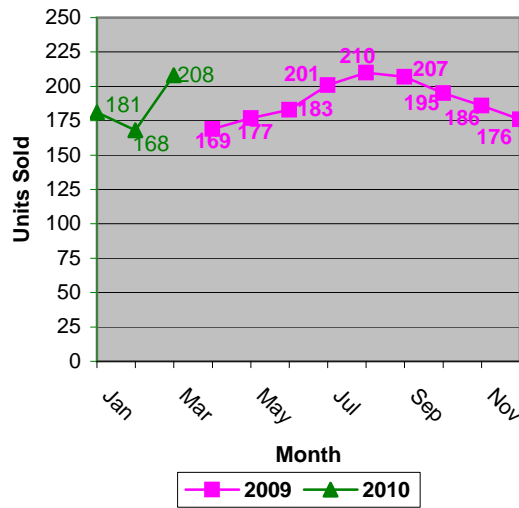
ANDERSON COUNTY

Price Range	Sales			Current Inventory			Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	1	1	0	2	6	3.0	3
50,000 - 99,999	1	5	0	6	33	5.5	5
100,000 - 119,999	1	1	0	2	25	12.5	5
120,000 - 139,999	0	2	0	2	18	9.0	9
140,000 - 159,999	0	2	2	4	25	6.3	3
160,000 - 179,999	0	0	0	0	22	22.0	4
180,000 - 199,999	0	2	0	2	15	7.5	2
200,000 - 249,999	0	1	0	1	19	19.0	0
250,000 - 299,999	0	1	0	1	19	19.0	0
300,000 - 499,999	0	0	0	0	20	20.0	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	0	0.0	0
Total	3	15	2	20	208	10.4	31
Median Price	\$59,900	\$130,000	\$156,300	\$121,800	\$159,900		\$132,000
Average Price	\$69,300	\$132,323	\$156,300	\$125,267	\$191,409		\$120,319

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	21		39		86%
Month Inventory	11.2		14.1		26%
% of List Price	97.55		92.25		
<u>Residential</u>					
Sales	9	\$963,300	9	\$928,239	0%
Avg Sales Price		\$107,033		\$103,138	-4%
Median Sales Price		\$90,000		\$105,000	17%
Avg Days on Market		38		47	24%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	61		81		33%
<u>Residential</u>					
Sales	27	\$3,411,350	34	\$4,138,690	26%
Avg Sales Price		\$126,346		\$121,726	-4%
Median Sales Price		\$105,000		\$112,500	7%
Avg Days on Market		111		110	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6									
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

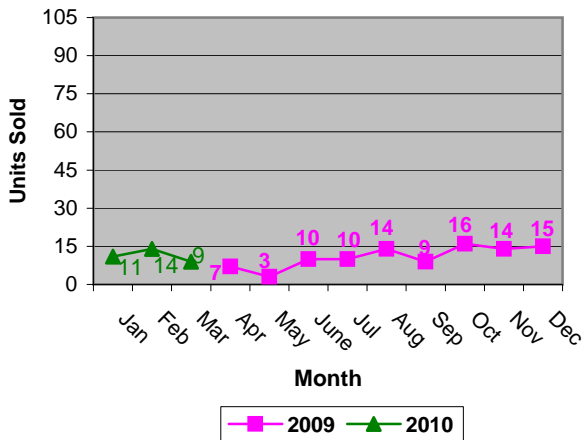
Lexington-Bluegrass

Association of Realtors®

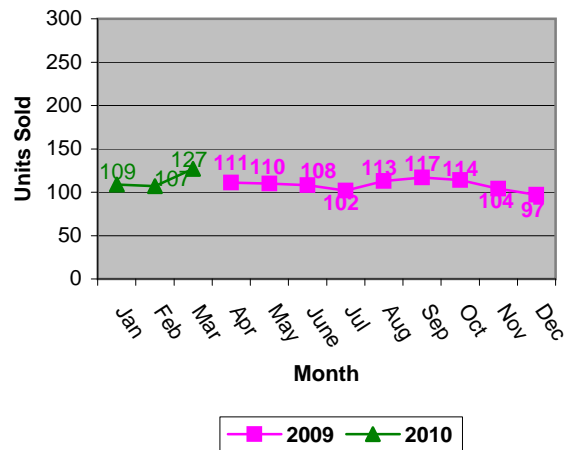
Single Family SALES and INVENTORY and PENDING Mar-10 BOURBON COUNTY

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	1	0	0	1	8	8.0	2
50,000 - 99,999	1	1	0	2	25	12.5	4
100,000 - 119,999	0	3	0	3	13	4.3	3
120,000 - 139,999	1	1	0	2	16	8.0	0
140,000 - 159,999	0	0	1	1	12	12.0	1
160,000 - 179,999	0	0	0	0	6	6.0	0
180,000 - 199,999	0	0	0	0	4	4.0	0
200,000 - 249,999	0	0	0	0	7	7.0	0
250,000 - 299,999	0	0	0	0	8	8.0	0
300,000 - 499,999	0	0	0	0	15	15.0	0
500,000 - 749,999	0	0	0	0	6	6.0	0
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	1	1.0	0
1,500,000 - 1,999,999	0	0	0	0	1	1.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	3	5	1	9	127	14.1	10
Median Price	\$82,500	\$105,000	\$159,900	\$105,000	\$147,777		\$88,150
Average Price	\$82,113	\$104,400	\$159,900	\$103,138	\$267,120		\$89,760

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	63		66		5%
Month Inventory	14.2		12.8		-10%
% of List Price	90.71		95.88		
<u>Residential</u>					
Sales	23	\$3,996,643	26	\$3,801,377	13%
Avg Sales Price		\$173,767		\$146,207	-16%
Median Sales Price		\$130,000		\$134,750	4%
Avg Days on Market		127		97	-24%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	154		142		-8%
<u>Residential</u>					
Sales	55	\$7,952,269	58	\$7,481,377	5%
Avg Sales Price		\$144,587		\$128,989	-11%
Median Sales Price		\$114,000		\$110,250	-3%
Avg Days on Market		117		94	-20%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	20	27	27									
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

Lexington-Bluegrass

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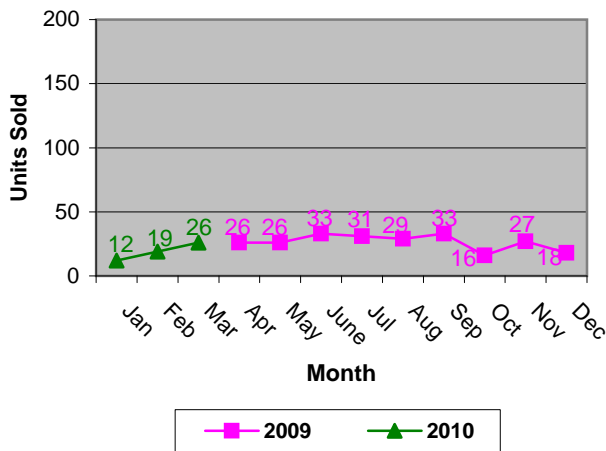
Single Family SALES and INVENTORY and PENDING

Mar-10

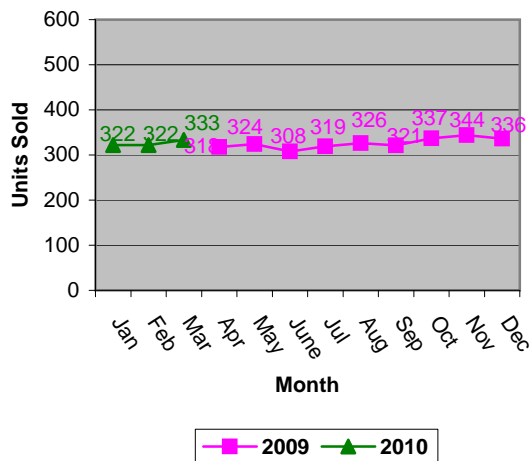
CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	10	3.3	5
50,000	-	99,999	3	2	0	5	87	17.4	7
100,000	-	119,999	1	0	2	3	32	10.7	5
120,000	-	139,999	0	5	0	5	51	10.2	11
140,000	-	159,999	0	1	1	2	35	17.5	3
160,000	-	179,999	0	0	0	0	27	27.0	3
180,000	-	199,999	0	1	1	2	15	7.5	3
200,000	-	249,999	0	1	2	3	25	8.3	2
250,000	-	299,999	0	0	2	2	19	9.5	4
300,000	-	499,999	0	0	1	1	26	26.0	1
500,000	-	749,999	0	0	0	0	3	3.0	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
Total			5	12	9	26	333	12.8	44
Median Price			\$85,000	\$134,750	\$210,000	\$134,750	\$136,000		\$129,950
Average Price			\$77,300	\$115,906	\$224,889	\$146,207	\$168,114		\$141,600

Sales 2009 vs 2010



Inventory 2009 vs 2010



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Mar-10

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	709		930		31%
Month Inventory	9.8		9.1		-7%
% of List Price	96.51		95.97		
<u>Residential</u>					
Sales	251	\$44,792,003	285	\$52,906,286	14%
Avg Sales Price		\$178,454		\$185,636	4%
Median Sales Price		\$146,000		\$148,000	1%
Avg Days on Market		88		79	-10%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	1,928		2,301		19%
<u>Residential</u>					
Sales	571	\$100,473,745	691	\$125,846,751	21%
Avg Sales Price		\$175,961		\$182,123	4%
Median Sales Price		\$145,500		\$146,000	0%
Avg Days on Market		87		83	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239	306	493									
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

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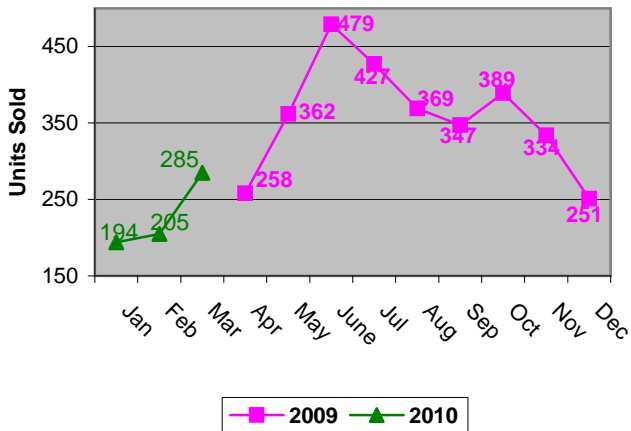
Single Family SALES and INVENTORY and PENDING

Mar-10

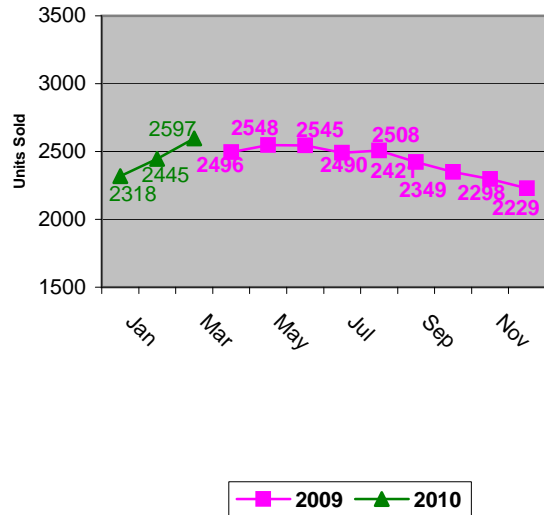
FAYETTE COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	4	4	1	9	46	5.1	12
50,000	-	99,999	10	23	2	35	256	7.3	74
100,000	-	119,999	9	26	4	39	241	6.2	70
120,000	-	139,999	6	32	9	47	344	7.3	137
140,000	-	159,999	2	23	5	30	269	9.0	92
160,000	-	179,999	0	17	8	25	232	9.3	77
180,000	-	199,999	3	7	8	18	150	8.3	54
200,000	-	249,999	2	10	18	30	320	10.7	91
250,000	-	299,999	0	2	15	17	212	12.5	55
300,000	-	499,999	1	7	18	26	294	11.3	58
500,000	-	749,999	0	0	6	6	124	20.7	21
750,000	-	999,999	1	1	0	2	44	22.0	6
1,000,000	-	1,249,999	0	0	1	1	15	15.0	3
1,250,000	-	1,499,999	0	0	0	0	17	17.0	1
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	19	19.0	1
Total			38	152	95	285	2597	9.1	752
Median Price			\$115,700	\$136,000	\$225,000	\$148,000	\$172,000		\$159,900
Average Price			\$139,022	\$148,815	\$263,196	\$185,636	\$265,242		\$209,359

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors™

Mar-10

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	89	FmHA	3	LA-Fixed	0	Owner Finance	0
CONV	263	FLB	0	L/A-Variable	0	VA	22
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	162	L/A Escalated	0	SBA	0	Other	30

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	57	7	1	11	6	12	6	8	0	19	7	13	147
Out of State Buyer	30	1	0	4	3	6	3	0	0	3	1	6	57
Seller Leaving County	85	3	0	7	3	11	6	4	0	11	3	10	143
Seller leaving State	58	2	0	4	3	7	6	2	0	5	3	2	92
New Construction	36	2	1	3	4	6	6	2	0	12	5	0	77
First Time Buyer	109	5	3	10	5	13	5	5	0	19	3	9	186
Listing FSBO	12	1	1	1	3	1	1	0	0	2	0	1	23
YDT Listing FSBO	22	1	1	2	6	2	2	1	0	4	0	3	44

Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings		75		106	41%
Month Inventory		10.6		12.6	19%
% of List Price		93.85		95.45	
Residential					
Sales	34	\$3,819,732	30	\$3,674,411	-12%
Avg Sales Price		\$112,345		\$122,480	9%
Median Sales Price		\$104,750		\$119,000	14%
Avg Days on Market		110		118	7%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings		193		238	23%
Residential					
Sales	77	\$9,162,096	84	\$10,244,812	9%
Avg Sales Price		\$118,988		\$121,962	2%
Median Sales Price		\$117,000		\$117,450	0%
Avg Days on Market		101		96	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58									
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

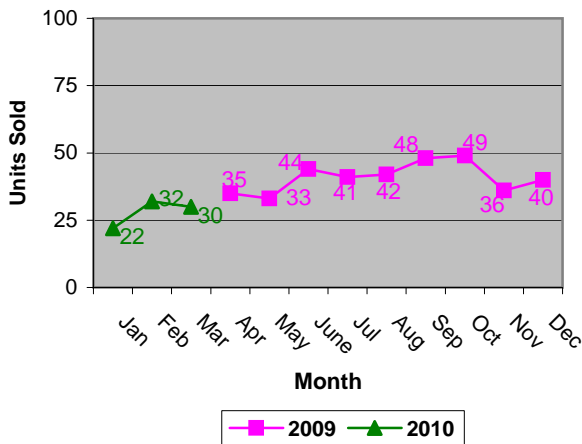
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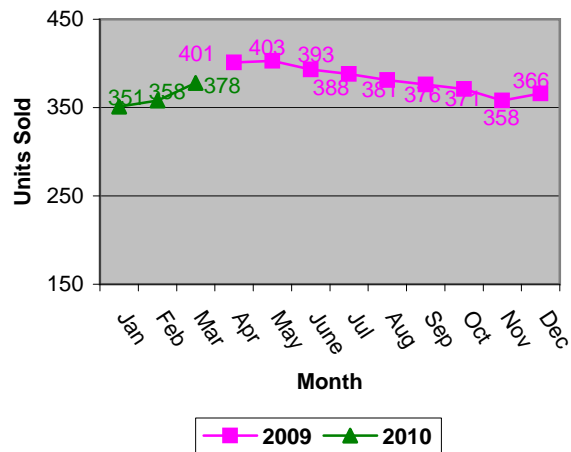
Single Family SALES and INVENTORY and PENDING Mar-10 Franklin County

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	2	1	0	3	23	7.7	5
50,000 - 99,999	4	5	0	9	56	6.2	19
100,000 - 119,999	0	3	0	3	33	11.0	11
120,000 - 139,999	2	3	2	7	64	9.1	10
140,000 - 159,999	0	0	1	1	35	35.0	7
160,000 - 179,999	0	1	1	2	30	15.0	7
180,000 - 199,999	0	0	0	0	22	22.0	3
200,000 - 249,999	0	4	1	5	47	9.4	3
250,000 - 299,999	0	0	0	0	23	23.0	1
300,000 - 499,999	0	0	0	0	36	36.0	2
500,000 - 749,999	0	0	0	0	5	5.0	0
750,000 - 999,999	0	0	0	0	2	2.0	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	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
Total	8	17	5	30	378	12.6	69
Median Price	\$78,000	\$118,000	\$145,000	\$119,000	\$149,900		\$119,900
Average Price	\$78,870	\$133,438	\$155,000	\$122,480	\$186,838		\$142,040

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Mar-10

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	151		157		4%
Month Inventory	19.8		10.4		-47%
% of List Price	95.54		94.97		
<u>Residential</u>					
Sales	26	\$3,751,297	45	\$7,094,311	73%
Avg Sales Price		\$144,281		\$157,651	9%
Median Sales Price		\$129,250		\$129,200	0%
Avg Days on Market		62		99	60%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	368		337		-8%
<u>Residential</u>					
Sales	80	\$14,057,509	111	\$18,484,177	39%
Avg Sales Price		\$175,719		\$166,524	-5%
Median Sales Price		\$126,250		\$127,700	1%
Avg Days on Market		81		89	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	52	39	56									
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

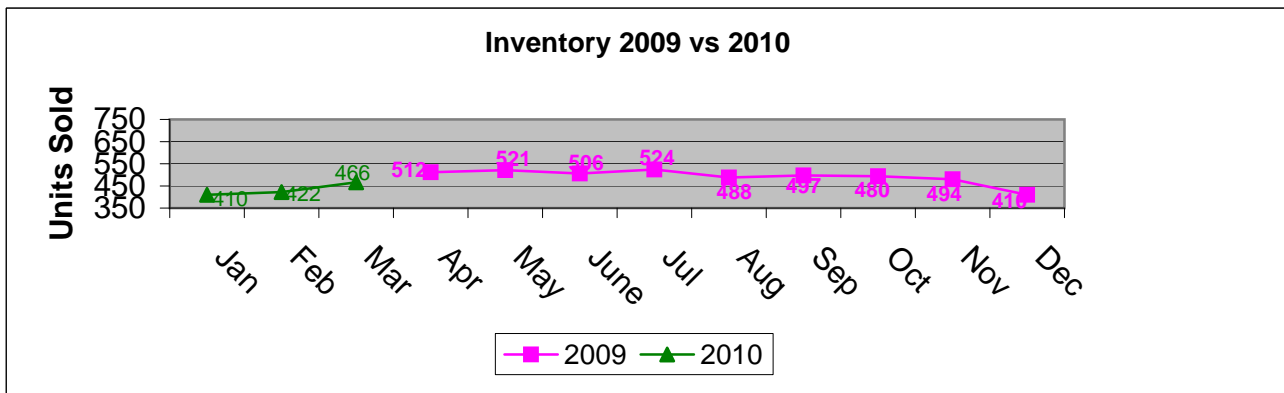
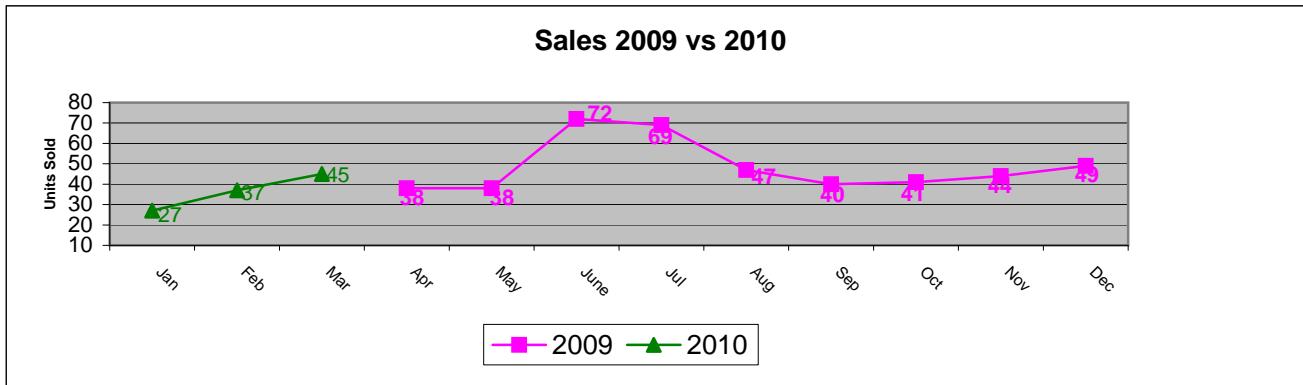
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Association of Realtors®

Mar-10

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	13	13.0	0
50,000	-	99,999	3	8	0	11	79	7.2	18
100,000	-	119,999	1	6	0	7	43	6.1	10
120,000	-	139,999	0	7	1	8	45	5.6	9
140,000	-	159,999	0	5	0	5	37	7.4	10
160,000	-	179,999	0	0	2	2	41	20.5	3
180,000	-	199,999	0	1	2	3	36	12.0	5
200,000	-	249,999	0	2	3	5	44	8.8	4
250,000	-	299,999	0	0	0	0	16	16.0	4
300,000	-	499,999	0	1	0	1	35	35.0	5
500,000	-	749,999	0	0	2	2	29	14.5	3
750,000	-	999,999	0	0	0	0	27	27.0	3
1,000,000	-	1,249,999	0	0	0	0	9	9.0	1
1,250,000	-	1,499,999	0	0	0	0	7	7.0	1
1,500,000	-	1,999,999	0	0	0	0	3	3.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			5	30	10	45	466	10.4	76
Median Price			\$85,000	\$122,550	\$202,450	\$129,200	\$169,300		\$142,845
Average Price			\$76,100	\$132,424	\$274,110	\$157,651	\$304,175		\$231,816



Lexington-Bluegrass

Association of Realtors[®]

Mar-10

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings		113		125	11%
Month Inventory		15.6		13.2	-15%
% of List Price		93.06		94.74	
<u>Residential</u>					
Sales	37	\$6,084,661	41	\$6,900,286	11%
Avg Sales Price		\$164,450		\$168,300	2%
Median Sales Price		\$156,144		\$143,000	-8%
Avg Days on Market		155		133	-14%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings		294		315	7%
<u>Residential</u>					
Sales	90	\$14,425,432	63	\$8,822,150	-30%
Avg Sales Price		\$160,283		\$140,034	-13%
Median Sales Price		\$148,450		\$124,000	-16%
Avg Days on Market		129		121	-6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49									
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

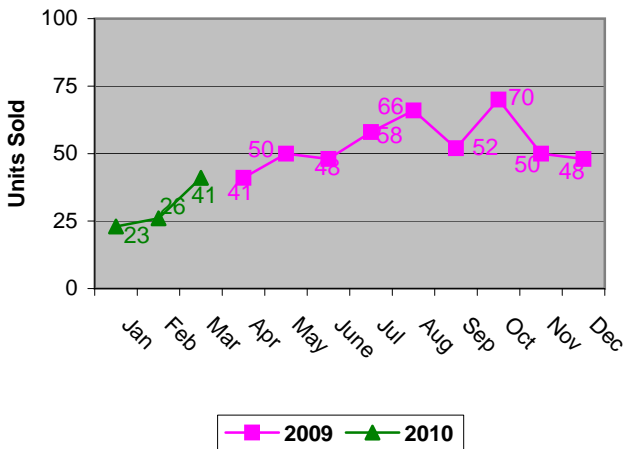
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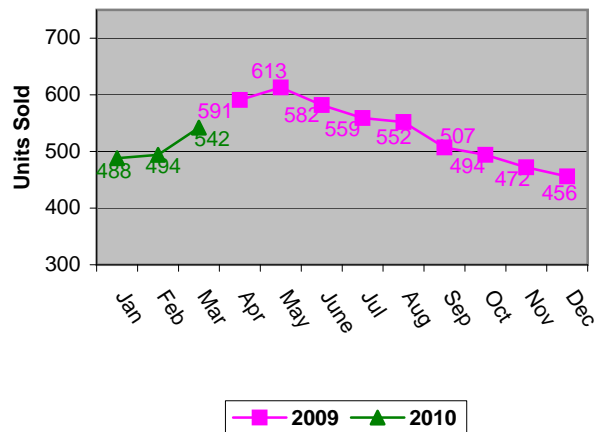
Single Family SALES and INVENTORY and PENDING
Mar-10
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	0	0	4	8	2.0	4
50,000	-	99,999	1	3	2	6	66	11.0	10
100,000	-	119,999	1	5	0	6	25	4.2	9
120,000	-	139,999	0	2	1	3	71	23.7	19
140,000	-	159,999	0	6	0	6	57	9.5	14
160,000	-	179,999	0	2	0	2	63	31.5	7
180,000	-	199,999	0	2	1	3	45	15.0	7
200,000	-	249,999	0	2	1	3	62	20.7	10
250,000	-	299,999	0	3	2	5	40	8.0	3
300,000	-	499,999	0	0	2	2	82	41.0	6
500,000	-	749,999	0	0	1	1	16	16.0	1
750,000	-	999,999	0	0	0	0	3	3.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			6	25	10	41	542	13.2	90
Median Price			\$45,000	\$145,000	\$241,995	\$143,000	\$175,000		\$149,839
Average Price			\$59,667	\$155,694	\$264,994	\$168,300	\$221,044		\$164,192

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Mar-10

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	38		57		50%
Month Inventory	10.8		13.9		29%
% of List Price	90.67		93.92		
<u>Residential</u>					
Sales	22	\$2,263,197	18	\$1,733,150	-18%
Avg Sales Price		\$102,873		\$96,286	-6%
Median Sales Price		\$80,000		\$98,750	23%
Avg Days on Market		154		103	-33%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	102		137		34%
<u>Residential</u>					
Sales	41	\$3,775,797	43	\$4,835,150	5%
Avg Sales Price		\$92,093		\$112,445	22%
Median Sales Price		\$76,500		\$89,000	16%
Avg Days on Market		124		106	-15%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	11	14	20									
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

Lexington-Bluegrass

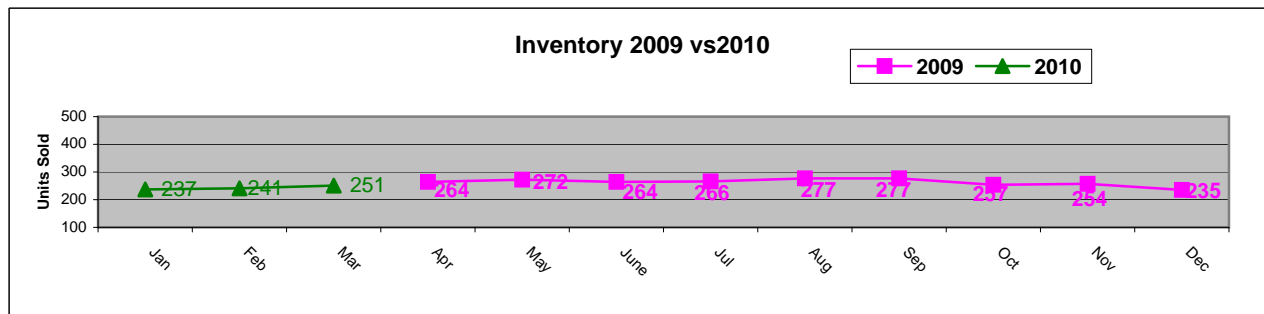
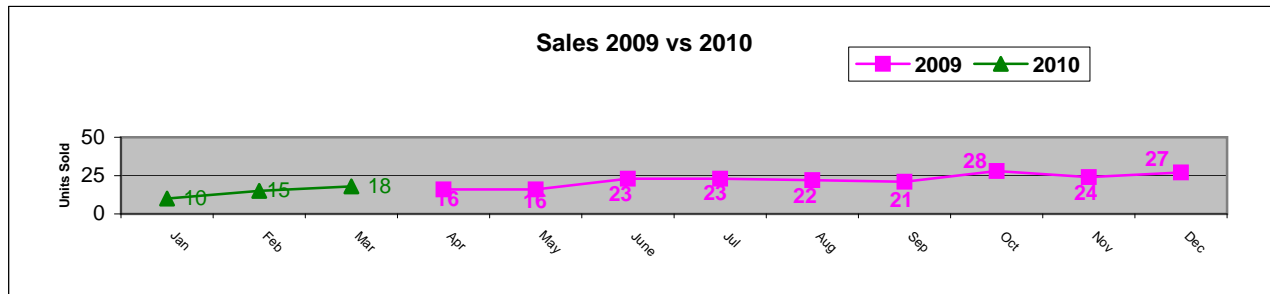
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Mar-10

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	1	0	3	25	8.3	1
50,000	-	99,999	2	5	1	8	64	8.0	8
100,000	-	119,999	0	3	0	3	29	9.7	2
120,000	-	139,999	0	0	0	0	38	38.0	6
140,000	-	159,999	0	2	0	2	17	8.5	2
160,000	-	179,999	0	1	1	2	16	8.0	0
180,000	-	199,999	0	0	0	0	16	16.0	1
200,000	-	249,999	0	0	0	0	17	17.0	0
250,000	-	299,999	0	0	0	0	13	13.0	2
300,000	-	499,999	0	0	0	0	10	10.0	1
500,000	-	749,999	0	0	0	0	2	2.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			4	12	2	18	251	13.9	23
Median Price			\$54,750	\$102,000	\$127,375	\$98,750	\$128,000		\$120,000
Average Price			\$57,375	\$104,075	\$127,375	\$96,286	\$161,521		\$130,928



Lexington-Bluegrass

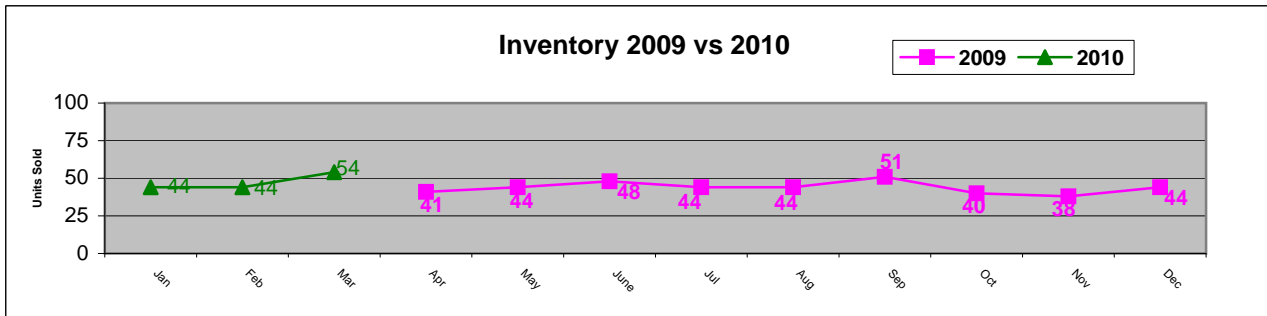
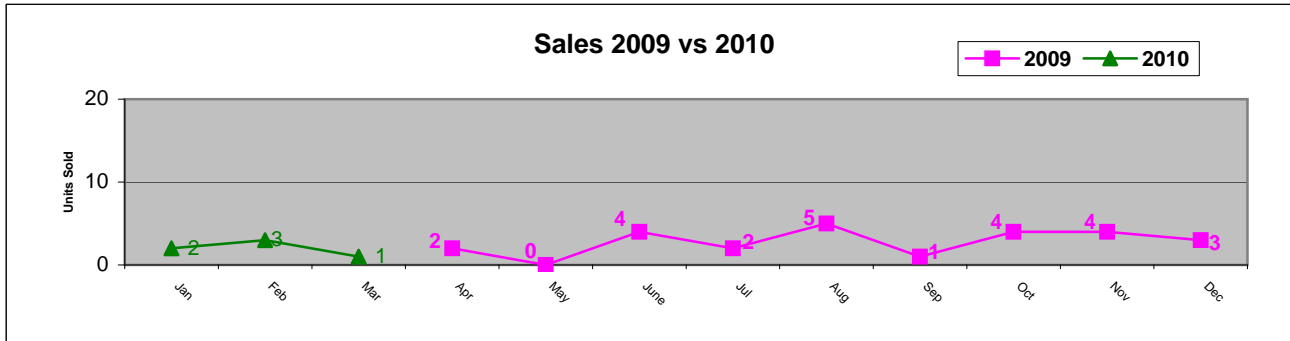
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Single Family SALES and INVENTORY and PENDING

Mar-10

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	0	0	0	10	10.0	1
50,000	-	99,999	0	0	0	0	17	17.0	0
100,000	-	119,999	0	0	0	0	3	3.0	0
120,000	-	139,999	0	0	0	0	3	3.0	1
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	7	7.0	0
180,000	-	199,999	0	0	0	0	2	2.0	2
200,000	-	249,999	0	1	0	1	4	4.0	0
250,000	-	299,999	0	0	0	0	2	2.0	0
300,000	-	499,999	0	0	0	0	1	1.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	1	0	1	54	54.0	4
Median Price			\$0	\$210,100	\$0	\$210,100	\$102,000		\$154,500
Average Price			\$0	\$210,100	\$0	\$210,100	\$131,687		\$129,800



Lexington-Bluegrass

Association of Realtors®

Mar-10

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings		127		186	46%
Month Inventory		10.7		12.1	13%
% of List Price		97.32		98.11	
<u>Residential</u>					
Sales	50	\$6,988,495	47	\$7,684,495	-6%
Avg Sales Price		\$139,770		\$163,500	17%
Median Sales Price		\$140,250		\$144,900	3%
Avg Days on Market		98		86	-12%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings		378		377	0%
<u>Residential</u>					
Sales	124	\$19,861,549	126	\$20,914,912	2%
Avg Sales Price		\$160,174		\$165,991	4%
Median Sales Price		\$142,086		\$145,775	3%
Avg Days on Market		90		102	13%

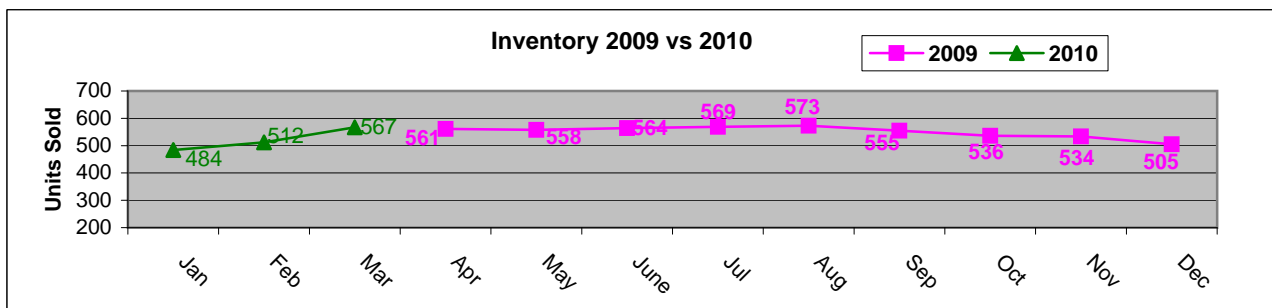
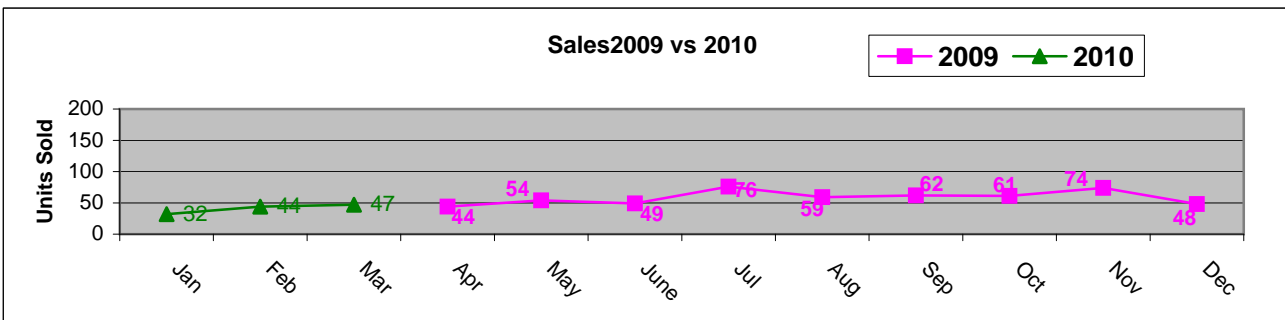
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82									
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

Single Family SALES and INVENTORY and PENDING

Mar-10

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	2	0	4	46	11.5	7
100,000	-	119,999	0	5	1	6	48	8.0	16
120,000	-	139,999	0	8	1	9	80	8.9	37
140,000	-	159,999	0	8	1	9	58	6.4	20
160,000	-	179,999	1	2	1	4	50	12.5	17
180,000	-	199,999	0	2	2	4	35	8.8	15
200,000	-	249,999	0	3	2	5	74	14.8	17
250,000	-	299,999	0	2	1	3	65	21.7	14
300,000	-	499,999	0	1	1	2	78	39.0	6
500,000	-	749,999	0	0	0	0	21	21.0	1
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	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			3	34	10	47	567	12.1	153
Median Price			\$96,000	\$140,500	\$185,750	\$144,900	\$175,307		\$153,980
Average Price			\$109,500	\$154,600	\$209,960	\$163,500	\$223,970		\$172,175



Lexington-Bluegrass

Association of Realtors®

Mar-10

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	49		55		12%
Month Inventory	13.9		14.8		6%
% of List Price	96.60		97.05		
<u>Residential</u>					
Sales	15	\$2,540,170	13	\$2,563,335	-13%
Avg Sales Price		\$169,345		\$197,180	16%
Median Sales Price		\$155,000		\$192,500	24%
Avg Days on Market		144		95	-34%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	135		122		-10%
<u>Residential</u>					
Sales	33	\$5,883,832	38	\$6,349,386	15%
Avg Sales Price		\$178,298		\$167,089	-6%
Median Sales Price		\$173,000		\$158,031	-9%
Avg Days on Market		103		83	-19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	20	39									
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

Lexington-Bluegrass Association of Realtors[®]

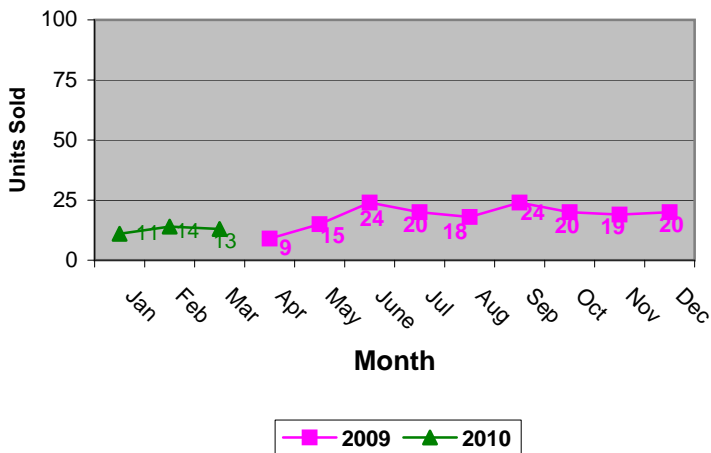
Single Family SALES and INVENTORY and PENDING

Mar-10

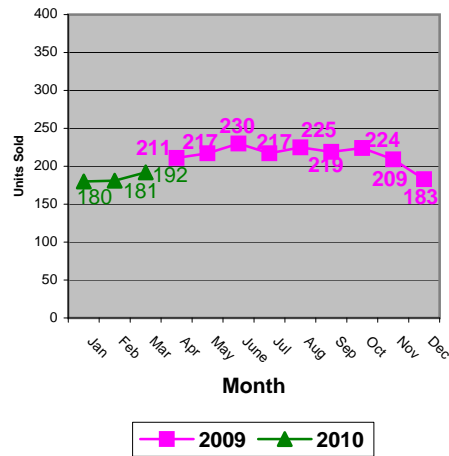
WOODFORD COUNTY

Price Range			Current			Total Units	Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	0	0	0	0	3	3.0	0
50,000	-	99,999	0	2	0	2	13	6.5	6
100,000	-	119,999	0	1	0	1	14	14.0	5
120,000	-	139,999	0	0	0	0	19	19.0	6
140,000	-	159,999	0	3	0	3	12	4.0	5
160,000	-	179,999	0	0	0	0	13	13.0	12
180,000	-	199,999	0	2	0	2	11	5.5	10
200,000	-	249,999	0	1	0	1	23	23.0	5
250,000	-	299,999	0	0	2	2	32	16.0	9
300,000	-	499,999	0	0	2	2	27	13.5	4
500,000	-	749,999	0	0	0	0	16	16.0	0
750,000	-	999,999	0	0	0	0	5	5.0	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	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	1	1.0	0
Total			0	9	4	13	192	14.8	63
Median Price			\$0	\$148,000	\$297,000	\$192,500	\$238,308		\$178,900
Average Price			\$0	\$143,137	\$318,775	\$197,180	\$295,237		\$195,962

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Mar-10

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	March-09		March-10		% CHANGE
New Listings	119		165		39%
Month Inventory	12.0		20.9		74%
% of List Price	91.76		91.69		

Residential

Sales	52	\$4,805,300	39	\$4,088,220	-25%
Avg Sales Price		\$92,410		\$104,826	13%
Median Sales Price		\$77,600		\$95,000	22%
Avg Days on Market		106		157	48%

CUMMULATIVE SUMMARY	Jan 09 - Mar 09		Jan 10 - Mar 10		% CHANGE
New Listings	320		410		28%

Residential

Sales	134	\$11,041,330	110	\$10,826,700	-18%
Avg Sales Price		\$82,398		\$98,425	19%
Median Sales Price		\$66,450		\$85,250	28%
Avg Days on Market		99		122	23%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50	46	53									
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

Lexington-Bluegrass

Association of Realtors®

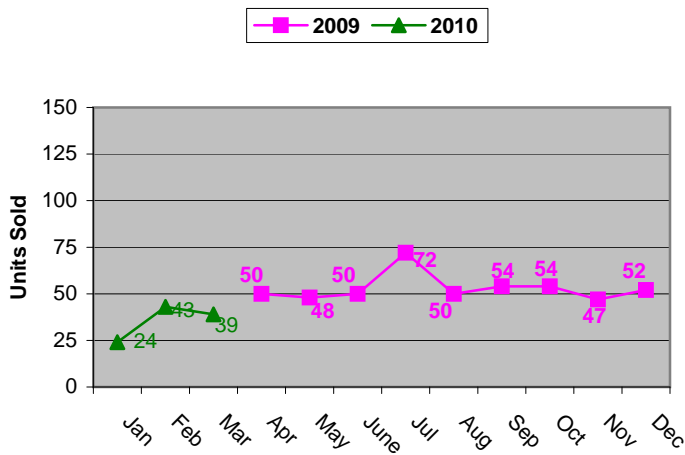
Single Family SALES and INVENTORY and PENDING

Mar-10

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	3	3	1	7	56	8.0	18
50,000	-	99,999	1	8	5	14	185	13.2	39
100,000	-	119,999	2	1	0	3	60	20.0	5
120,000	-	139,999	0	5	0	5	85	17.0	4
140,000	-	159,999	0	0	0	0	69	69.0	7
160,000	-	179,999	0	4	2	6	70	11.7	0
180,000	-	199,999	0	1	1	2	53	26.5	6
200,000	-	249,999	0	1	0	1	61	61.0	7
250,000	-	299,999	0	0	1	1	52	52.0	3
300,000	-	499,999	0	0	0	0	79	79.0	2
500,000	-	749,999	0	0	0	0	25	25.0	1
750,000	-	999,999	0	0	0	0	13	13.0	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	2	2.0	0
Total			6	23	10	39	817	20.9	92
Median Price			\$60,550	\$114,000	\$82,000	\$95,000	\$145,000		\$86,250
Average Price			\$60,883	\$112,078	\$114,512	\$104,826	\$204,731		\$117,702

Sales 2009 vs 2010



Inventory 2009 vs 2010

