

Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		1424		1282	-10%
Month Inventory		8.8		14.8	68%
% of List Price		96.42		96.11	0%
<u>Residential</u>					
Sales	651	\$105,117,760	430	\$75,167,039	-34%
Avg Sales Price		\$159,269		\$174,807	10%
Median Sales Price		\$140,000		\$144,950	4%
Avg Days on Market		78		85	9%
<u>Townhouses/Condos</u>					
Sales	60	\$9,385,925	35	\$5,237,377	-42%
Avg Sales Price		\$146,655		\$145,483	-1%
Median Sales Price		\$124,250		\$129,350	4%
Avg Days on Market		124		117	-6%
Total Activity	711	\$114,503,685	465	\$80,404,416	-35%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		13,179		13,604	3%
<u>Residential</u>					
Sales	5,367	\$900,807,893	5,327	\$906,528,239	-1%
Avg Sales Price		\$166,631		\$168,908	1%
Median Sales Price		\$140,950		\$140,000	-1%
Avg Days on Market		88		87	-1%
<u>Townhouses/Condos</u>					
Sales	448	\$66,797,238	443	\$71,873,720	-1%
Avg Sales Price		\$137,161		\$149,116	9%
Median Sales Price		\$115,500		\$117,450	2%
Avg Days on Market		113		99	-12%
Total Activity	5,815	\$967,605,131	5,770	\$978,401,959	-1%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897			
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 Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909	1143	522	575	540	561	488			
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	740	917	871	585	539	465			
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

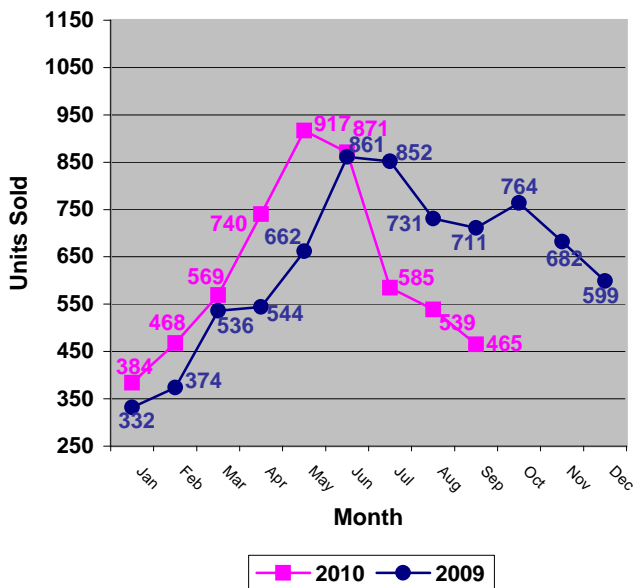
Lexington-Bluegrass

Association of Realtors®

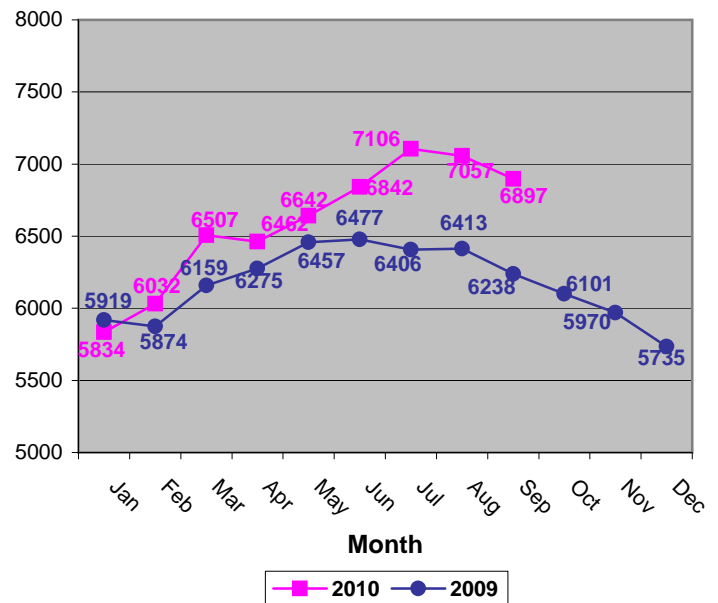
All Residential SALES and INVENTORY with PENDING

Sep-10			Sales			Current Inventory			Current Pending	Sept Pending
									Inventory	Units
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	12	23	0	35	210	6.0	52	39
50,000	-	99,999	18	55	8	81	1043	12.9	133	81
100,000	-	119,999	9	33	4	46	634	13.8	80	51
120,000	-	139,999	4	48	11	63	869	13.8	103	52
140,000	-	159,999	1	43	6	50	694	13.9	91	54
160,000	-	179,999	2	24	13	39	525	13.5	72	36
180,000	-	199,999	1	14	15	30	451	15.0	63	36
200,000	-	249,999	1	18	28	47	688	14.6	117	55
250,000	-	299,999	1	2	20	23	486	21.1	75	31
300,000	-	499,999	1	8	32	41	789	19.2	79	40
500,000	-	749,999	0	0	6	6	251	41.8	26	12
750,000	-	999,999	0	1	1	2	123	61.5	3	1
1,000,000	-	1,249,999	0	0	0	0	43	43.0	1	0
1,250,000	-	1,499,999	0	0	2	2	29	14.5	1	0
1,500,000	-	1,999,999	0	0	0	0	29	29.0	0	0
2,000,000	-	OVER	0	0	0	0	33	33.0	0	0
Total			50	269	146	465	6897	14.8	896	488
Median Price			\$89,000	\$128,700	\$230,000	\$142,000	\$159,900		\$159,900	
Average Price			\$94,987	\$135,762	\$267,132	\$172,625	\$240,226		\$191,015	

Sales 09 vs 10



Inventory 09 vs 10



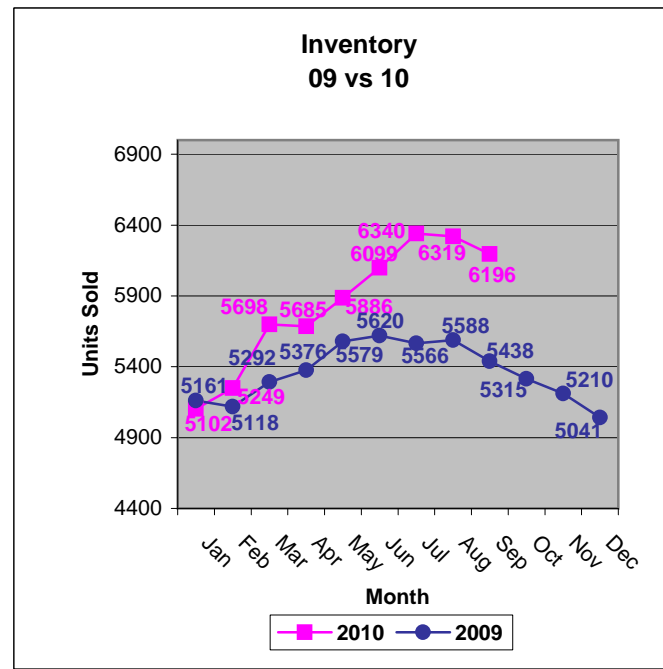
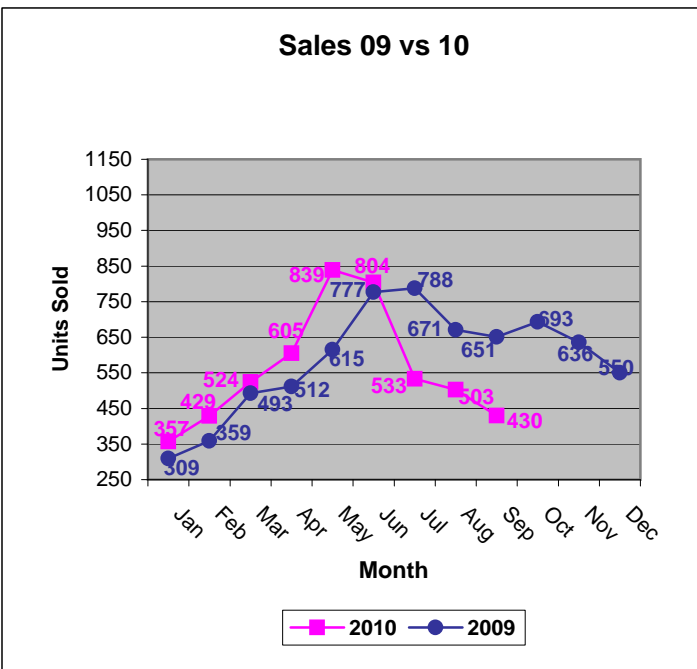
Lexington-Bluegrass

Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Sep-10

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	11	23	0	34	193	5.7	50
50,000	-	99,999	12	50	8	70	852	12.2	121
100,000	-	119,999	5	33	4	42	564	13.4	72
120,000	-	139,999	0	46	11	57	790	13.9	100
140,000	-	159,999	0	41	6	47	650	13.8	82
160,000	-	179,999	0	21	13	34	481	14.1	66
180,000	-	199,999	1	13	15	29	421	14.5	61
200,000	-	249,999	1	18	28	47	617	13.1	109
250,000	-	299,999	0	2	20	22	410	18.6	61
300,000	-	499,999	0	8	30	38	722	19.0	71
500,000	-	749,999	0	0	6	6	242	40.3	23
750,000	-	999,999	0	1	1	2	120	60.0	3
1,000,000	-	1,249,999	0	0	0	0	43	43.0	1
1,250,000	-	1,499,999	0	0	2	2	29	14.5	1
1,500,000	-	1,999,999	0	0	0	0	29	29.0	0
2,000,000	-	OVER	0	0	0	0	33	33.0	0
Total			30	256	144	430	6196	14.4	821
Median Price			\$67,000	\$127,000	\$229,250	\$144,950	\$163,942		
Average Price			\$73,010	\$136,168	\$264,707	\$174,807	\$247,246		\$189,259



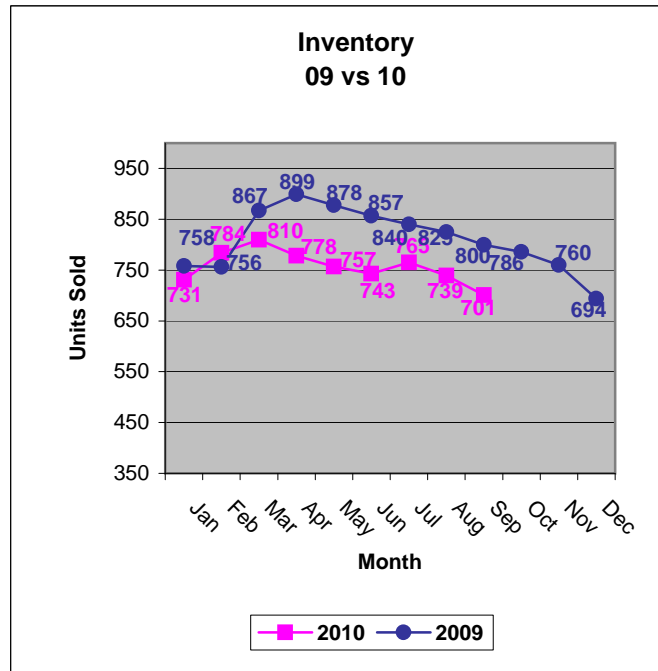
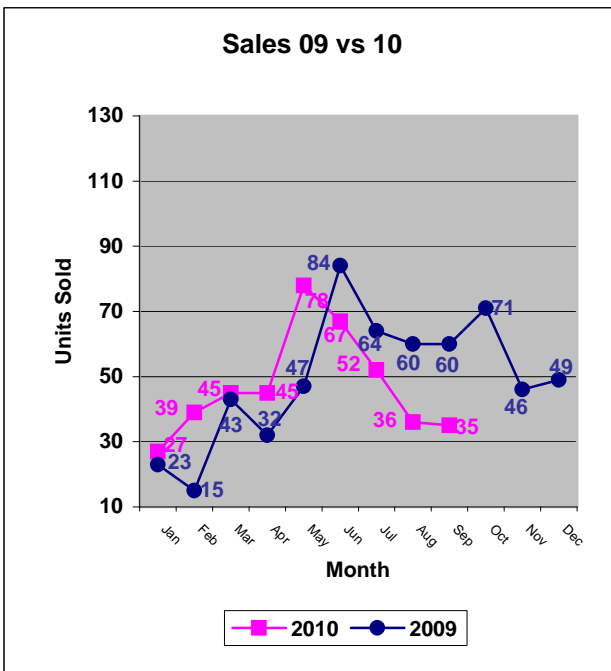
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Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Sep-10

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	17	17.0	2
50,000	- 99,999	6	5	0	11	191	17.4	12
100,000	- 119,999	4	0	0	4	70	17.5	8
120,000	- 139,999	4	2	0	6	79	13.2	3
140,000	- 159,999	1	2	0	3	44	14.7	9
160,000	- 179,999	2	3	0	5	44	8.8	6
180,000	- 199,999	0	1	0	1	30	30.0	2
200,000	- 249,999	0	0	0	0	71	71.0	8
250,000	- 299,999	1	0	0	1	76	76.0	14
300,000	- 499,999	1	0	2	3	67	22.3	8
500,000	- 749,999	0	0	0	0	9	9.0	3
750,000	- 999,999	0	0	0	0	3	3.0	0
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
Total		20	13	2	35	701	20.0	75
Median Price		\$38,750	\$25,000	\$52,000	\$30,000	\$63,900		\$45,000
Average Price		\$127,951	\$127,765	\$441,750	\$145,814	\$178,176		\$210,237



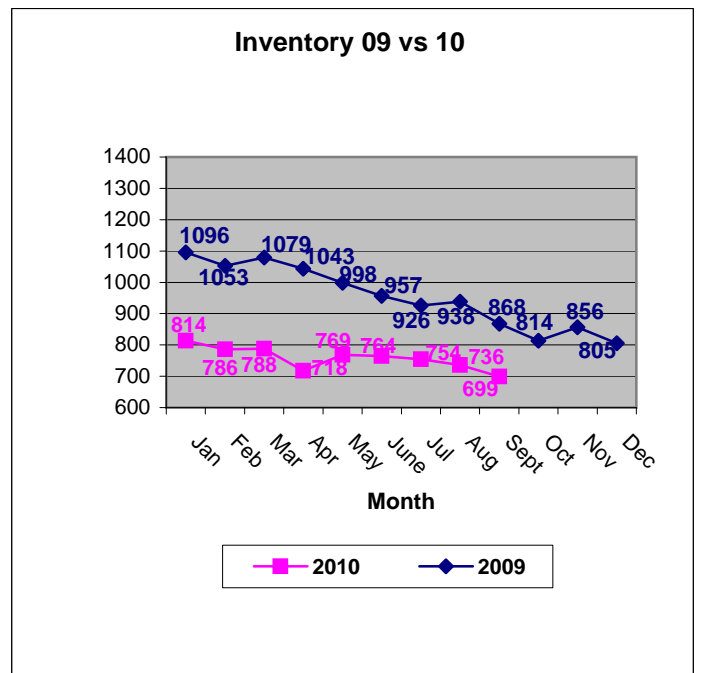
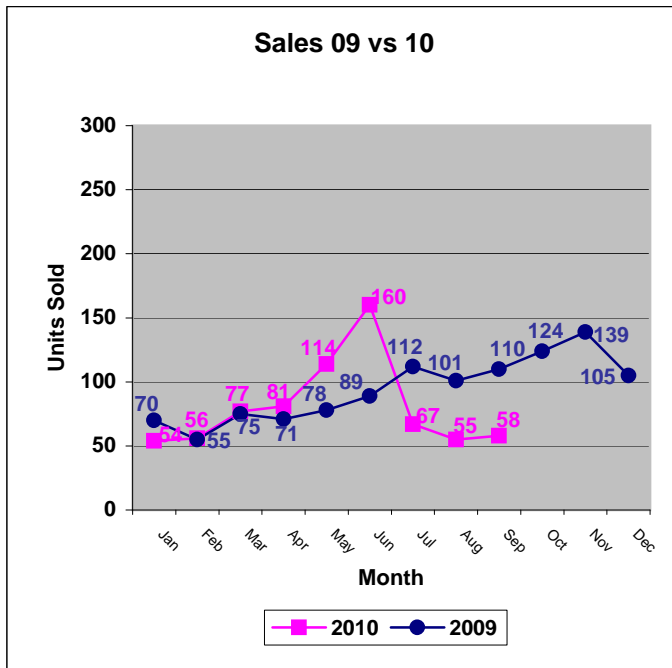
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Sep-10

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	0	0	0	0	0.0	0
50,000 - 99,999	0	0	0	0	4	4.0	1
100,000 - 119,999	0	4	0	4	43	10.8	11
120,000 - 139,999	0	5	2	7	79	11.3	21
140,000 - 159,999	0	7	1	8	86	10.8	22
160,000 - 179,999	0	3	0	3	52	17.3	20
180,000 - 199,999	0	4	4	8	80	10.0	20
200,000 - 249,999	0	7	8	15	143	9.5	62
250,000 - 299,999	1	0	4	5	75	15.0	37
300,000 - 499,999	1	2	3	6	88	14.7	26
500,000 - 749,999	0	0	1	1	23	23.0	6
750,000 - 999,999	0	0	0	0	16	16.0	1
1,000,000 - 1,249,999	0	0	0	0	4	4.0	0
1,250,000 - 1,499,999	0	0	1	1	3	3.0	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	2	32	24	58	699	12.1	227
Median Price	\$283,500	\$161,350	\$237,023	\$199,626	\$204,900		\$211,711
Average Price	\$283,500	\$178,749	\$298,758	\$232,020	\$262,126		\$235,194

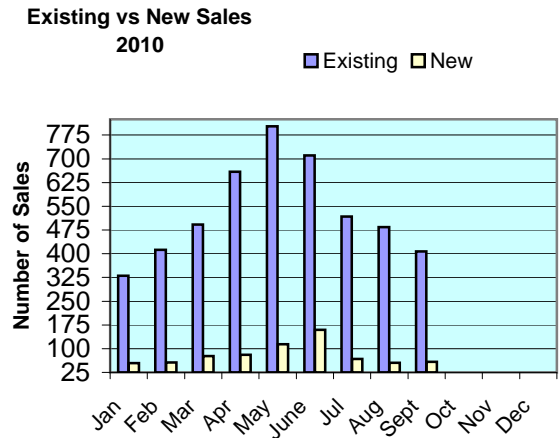
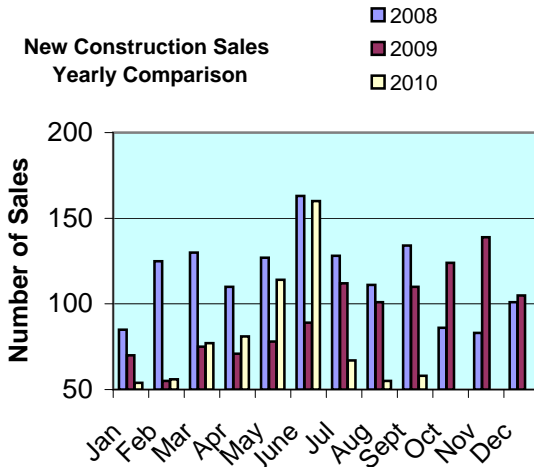
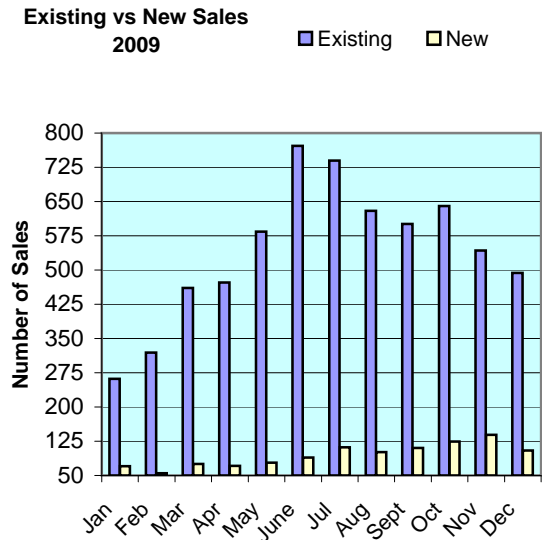
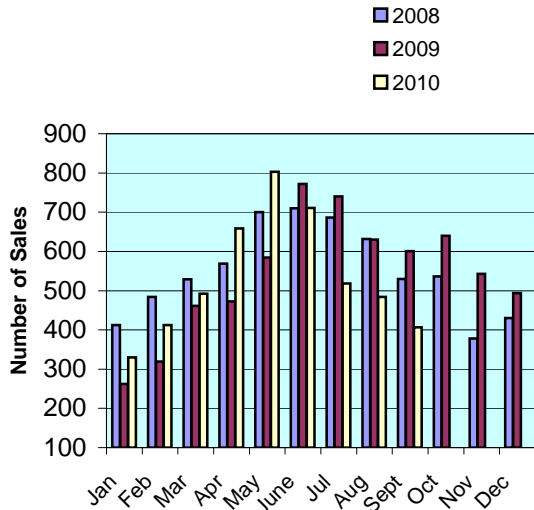


Existing Homes Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	659
May	700	584	803
June	710	772	711
Jul	686	740	518
Aug	632	630	484
Sept	530	601	407
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	81
May	127	78	114
June	163	89	160
Jul	128	112	67
Aug	111	101	55
Sept	134	110	58
Oct	86	124	
Nov	83	139	
Dec	101	105	



Median Price by County

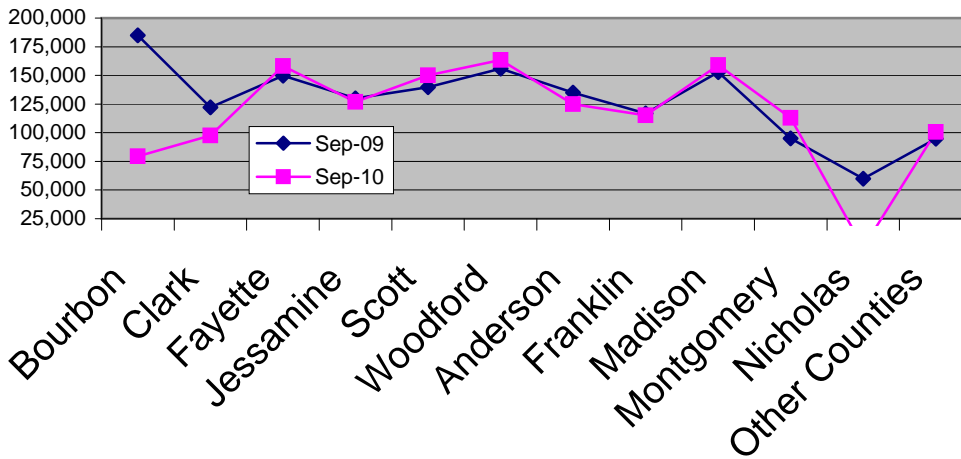
<u>County</u>	Sep-09		Sep-10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	184,850	8	79,500	10
Clark	122,000	33	97,500	22
Fayette	149,838	347	158,000	225
Jessamine	129,900	40	127,000	27
Scott	139,850	62	150,000	25
Woodford	156,000	24	163,500	16
Anderson	135,000	21	125,000	9
Franklin	116,750	48	115,250	34
Madison	152,950	52	159,000	40
Montgomery	95,000	21	113,000	13
Nicholas	60,000	1	0	0
Other Counties	94,750	<u>54</u>	100,750	<u>44</u>
		711		465

<u>County</u>	Year to Date 9/30/09		Year to Date 9/30/10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	119,000	80	96,500	95
Clark	118,000	239	122,700	216
Fayette	152,000	2889	152,000	2889
Jessamine	130,000	397	134,950	370
Scott	142,415	489	148,010	462
Woodford	165,000	145	163,650	176
Anderson	118,750	164	124,450	172
Franklin	120,000	327	119,500	308
Madison	148,750	420	140,000	409
Montgomery	84,000	163	98,500	164
Nicholas	67,750	20	72,000	26
Other Counties	82,900	<u>482</u>	89,000	<u>483</u>
		5815		5770

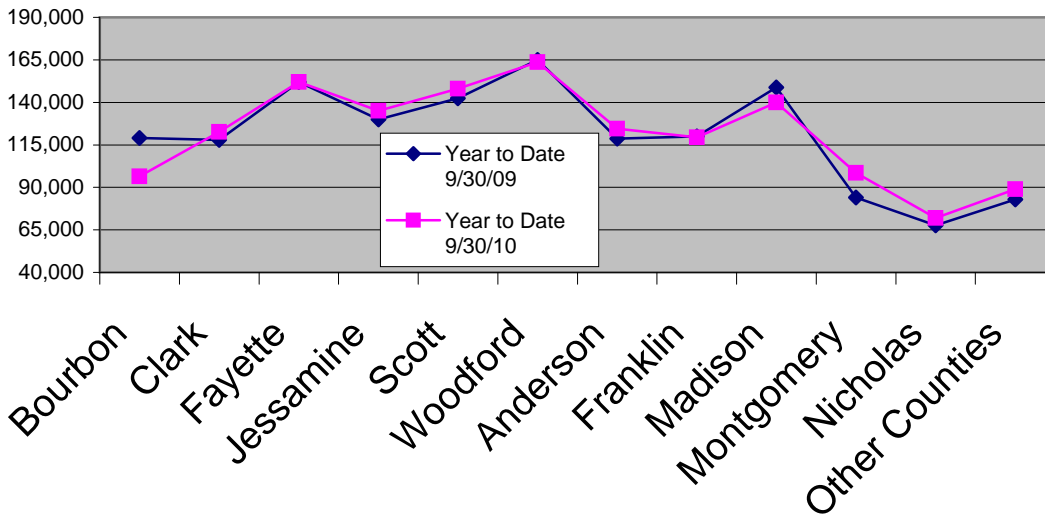


Median Price by County

Sept 09 vs Sept 10 Median



Year to date 9/30/09 vs 9/30/10 Median



Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		35		34	-3%
Month Inventory		9.9		22.0	122%
% of List Price		97.82		100.83	
Residential					
Sales	21	\$2,988,299	9	\$1,544,137	-57%
Avg Sales Price		\$142,300		\$171,571	21%
Median Sales Price		\$135,000		\$125,000	-7%
Avg Days on Market		100		105	5%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		368		382	4%
Residential					
Sales	164	\$21,348,539	172	\$21,253,862	5%
Avg Sales Price		\$130,174		\$123,569	-5%
Median Sales Price		\$118,750		\$124,450	5%
Avg Days on Market		102		106	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	26	26	39	15	18	19	20	20			
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

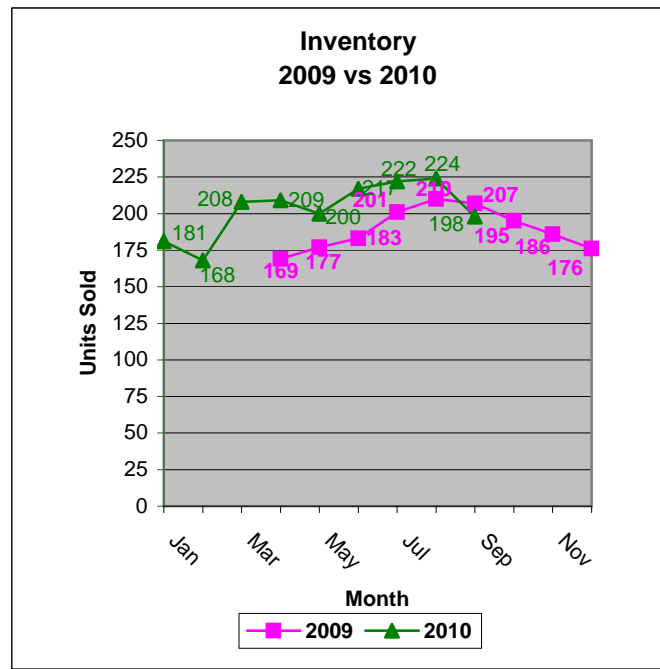
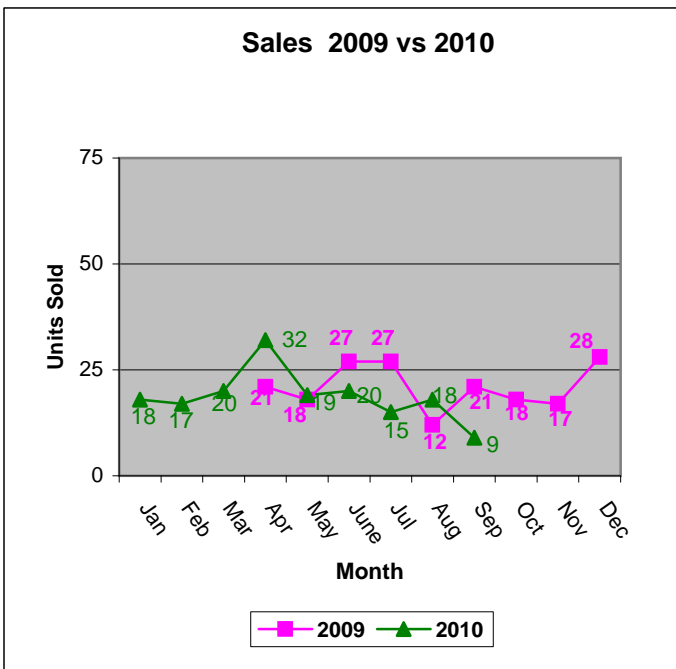
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Sep-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	0	0	0	0	1	1.0	2
50,000	-	99,999	0	3	0	3	36	12.0	9
100,000	-	119,999	0	0	1	1	25	25.0	6
120,000	-	139,999	0	2	0	2	21	10.5	5
140,000	-	159,999	0	1	0	1	23	23.0	2
160,000	-	179,999	0	0	0	0	16	16.0	1
180,000	-	199,999	0	0	0	0	20	20.0	4
200,000	-	249,999	0	1	0	1	17	17.0	4
250,000	-	299,999	0	0	0	0	16	16.0	2
300,000	-	499,999	0	1	0	1	20	20.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	8	1	9	198	22.0	35
Median Price			\$0	\$130,500	\$118,737	\$125,000	\$157,400		\$124,900
Average Price			\$0	\$178,175	\$118,737	\$171,571	\$185,249		\$136,377



Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings	29		26		-10%
Month Inventory	13.0		13.2		2%
% of List Price	87.90		92.05		
<u>Residential</u>					
Sales	9	\$1,580,500	10	\$893,020	11%
Avg Sales Price		\$175,611		\$89,302	-49%
Median Sales Price		\$169,000		\$79,500	-53%
Avg Days on Market		135		72	-47%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings	209		237		13%
<u>Residential</u>					
Sales	81	\$11,267,911	95	\$11,439,180	17%
Avg Sales Price		\$139,110		\$120,412	-13%
Median Sales Price		\$120,000		\$96,500	-20%
Avg Days on Market		111		77	-31%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6	16	10	13	7	10	12			
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

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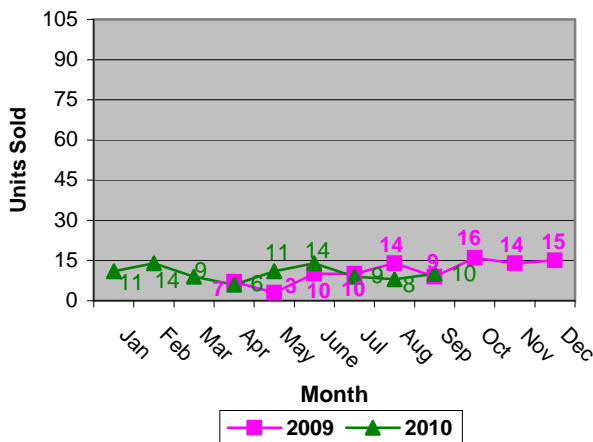
Single Family SALES and INVENTORY and PENDING

Sep-10

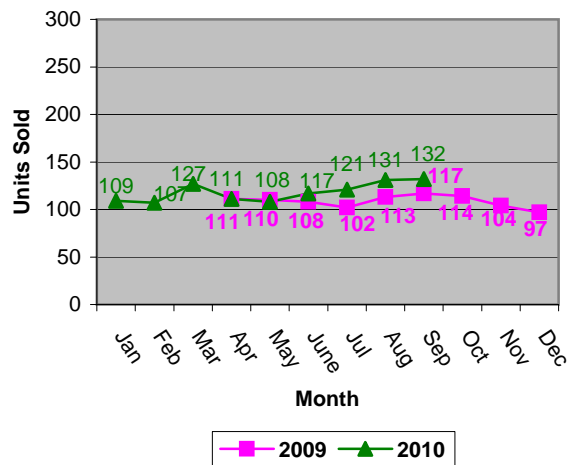
BOURBON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	2	0	2	6	3.0	3
50,000	-	99,999	0	5	0	5	27	5.4	5
100,000	-	119,999	0	1	0	1	13	13.0	1
120,000	-	139,999	0	0	0	0	14	14.0	0
140,000	-	159,999	0	1	0	1	10	10.0	1
160,000	-	179,999	0	0	0	0	8	8.0	2
180,000	-	199,999	0	0	0	0	1	1.0	0
200,000	-	249,999	0	0	1	1	11	11.0	1
250,000	-	299,999	0	0	0	0	12	12.0	2
300,000	-	499,999	0	0	0	0	17	17.0	1
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			0	9	1	10	132	13.2	16
Median Price			\$0	\$71,500	\$210,000	\$79,500	\$154,000		\$99,900
Average Price			\$0	\$75,891	\$210,000	\$89,302	\$264,359		\$137,144

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings	59		59		0%
Month Inventory	9.7		14.6		51%
% of List Price	95.32		93.36		
Residential					
Sales	33	\$4,896,428	22	\$2,447,427	-33%
Avg Sales Price		\$148,377		\$111,247	-25%
Median Sales Price		\$122,000		\$97,500	-20%
Avg Days on Market		98		129	32%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings	253		505		100%
Residential					
Sales	239	\$31,499,936	216	\$27,852,552	-10%
Avg Sales Price		\$131,799		\$128,947	-2%
Median Sales Price		\$118,000		\$122,700	4%
Avg Days on Market		121		130	7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	20	27	27	45	19	11	26	27	23			
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

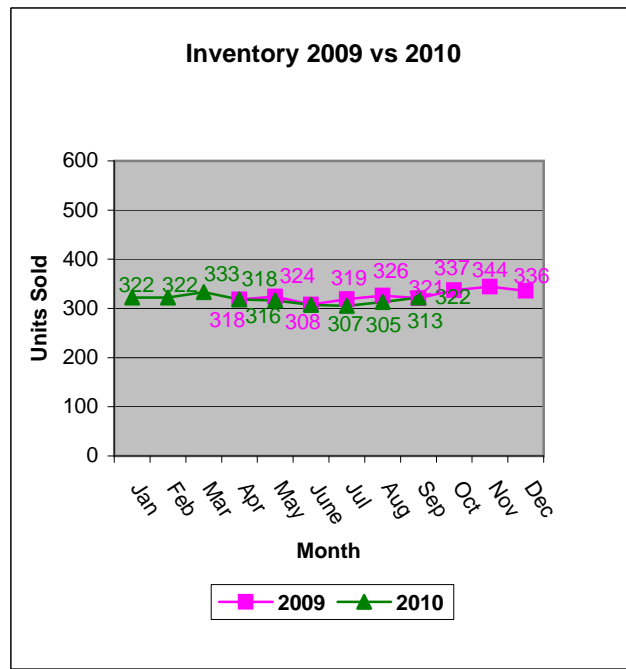
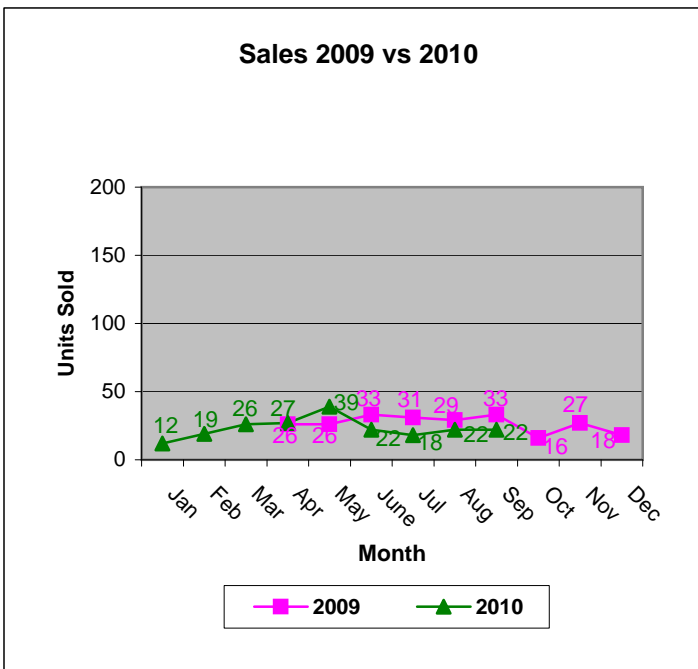
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Sep-10

CLARK 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	4	0	5	13	2.6	2
50,000	-	99,999	1	6	0	7	74	10.6	6
100,000	-	119,999	0	2	0	2	42	21.0	3
120,000	-	139,999	0	2	0	2	39	19.5	6
140,000	-	159,999	0	0	0	0	37	37.0	2
160,000	-	179,999	0	2	0	2	17	8.5	5
180,000	-	199,999	0	1	0	1	15	15.0	0
200,000	-	249,999	0	1	1	2	30	15.0	5
250,000	-	299,999	0	0	1	1	19	19.0	1
300,000	-	499,999	0	0	0	0	26	26.0	2
500,000	-	749,999	0	0	0	0	7	7.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	18	2	22	322	14.6	32
Median Price			\$48,250	\$97,500	\$252,500	\$97,500	\$137,700		\$131,250
Average Price			\$48,250	\$102,552	\$252,500	\$111,247	\$178,022		\$153,674



Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		687		597	-13%
Month Inventory		7.0		12.1	73%
% of List Price		97.06		97.36	
<u>Residential</u>					
Sales	347	\$59,552,429	226	\$45,813,119	-35%
Avg Sales Price		\$171,621		\$202,713	18%
Median Sales Price		\$149,838		\$155,125	4%
Avg Days on Market		66		68	3%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		6,367		6,577	3%
<u>Residential</u>					
Sales	2,889	\$534,518,944	2,889	\$547,687,013	0%
Avg Sales Price		\$185,019		\$189,511	2%
Median Sales Price		\$152,000		\$152,000	0%
Avg Days on Market		74		70	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239	306	493	638	245	267	251	262	194			
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

Lexington-Bluegrass

Association of Realtors®

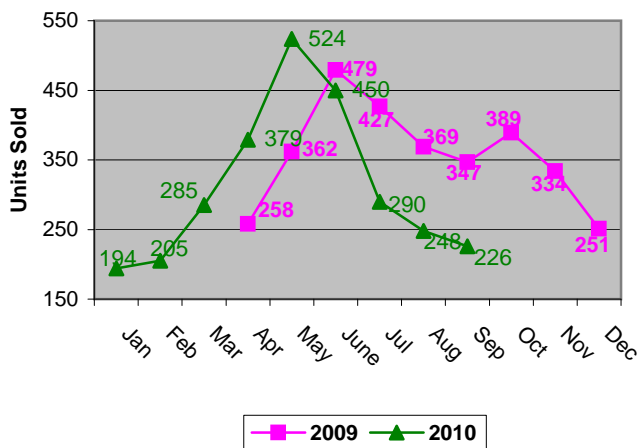
Single Family SALES and INVENTORY and PENDING

Sep-10

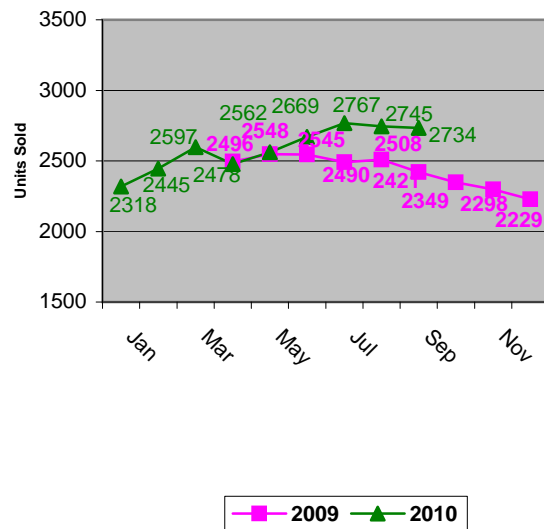
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	4	0	6	42	7.0	11
50,000	-	99,999	11	15	2	28	313	11.2	40
100,000	-	119,999	5	13	1	19	239	12.6	41
120,000	-	139,999	3	28	5	36	364	10.1	36
140,000	-	159,999	1	24	2	27	259	9.6	41
160,000	-	179,999	1	12	10	23	243	10.6	35
180,000	-	199,999	1	7	7	15	165	11.0	27
200,000	-	249,999	0	7	17	24	289	12.0	63
250,000	-	299,999	1	1	11	13	210	16.2	37
300,000	-	499,999	1	4	21	26	352	13.5	42
500,000	-	749,999	0	0	5	5	117	23.4	15
750,000	-	999,999	0	1	1	2	62	31.0	1
1,000,000	-	1,249,999	0	0	0	0	23	23.0	0
1,250,000	-	1,499,999	0	0	2	2	17	8.5	1
1,500,000	-	1,999,999	0	0	0	0	17	17.0	0
2,000,000	-	OVER	0	0	0	0	22	22.0	0
Total			26	116	84	226	2734	12.1	390
Median Price			\$105,250	\$136,500	\$243,929	\$155,125	\$172,250		\$173,278
Average Price			\$114,378	\$149,873	\$303,024	\$202,713	\$275,500		\$211,313

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors™

Sep-10

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	82	FmHA	3	LA-Fixed	0	Owner Finance	0
CONV	218	FLB	1	L/A-Variable	0	VA	16
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	124	L/A Escalated	0	SBA	0	Other	21

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	42	3	2	7	3	7	9	6	0	12	6	12	109
Out of State Buyer	16	0	0	2	1	5	5	1	0	1	2	2	35
Seller Leaving County	63	2	2	1	6	8	5	4	0	6	5	11	113
Seller leaving State	39	1	0	1	3	4	3	2	0	4	0	3	60
New Construction	33	2	0	2	0	6	5	2	0	6	2	0	58
First Time Buyer	61	2	3	4	4	5	3	6	0	5	3	3	99
Listing FSBO	9	0	0	0	0	0	1	1	0	1	1	0	13
YDT Listing FSBO	104	2	3	5	9	18	7	3	0	10	5	10	176

Lexington-Bluegrass

Association of Realtors®

Sep-10

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		78		65	-17%
Month Inventory		7.8		11.5	47%
% of List Price		94.24		92.11	
Residential					
Sales	48	\$6,328,051	34	\$4,006,000	-29%
Avg Sales Price		\$131,834		\$117,824	-11%
Median Sales Price		\$116,750		\$115,250	-1%
Avg Days on Market		121		130	7%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		704		727	3%
Residential					
Sales	327	\$42,988,067	308	\$39,588,710	-6%
Avg Sales Price		\$131,462		\$128,535	-2%
Median Sales Price		\$120,000		\$119,500	0%
Avg Days on Market		114		110	-4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58	58	18	32	30	32	35			
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

Lexington-Bluegrass

Association of Realtors®

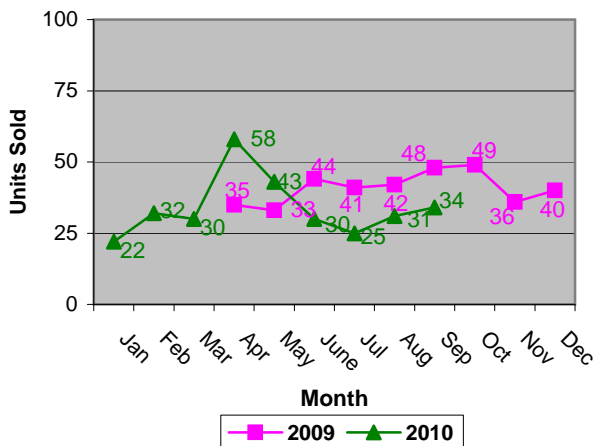
Single Family SALES and INVENTORY and PENDING

Sep-10

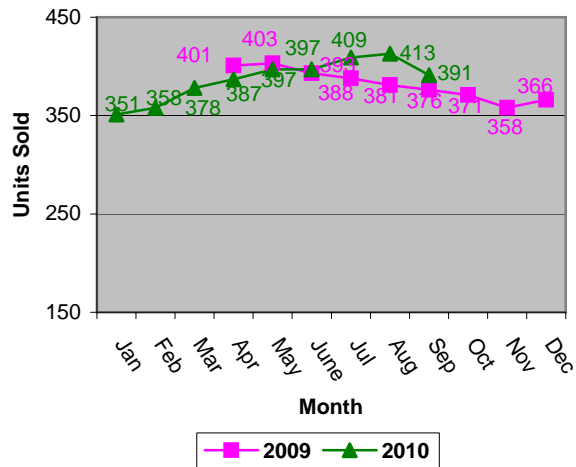
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	2	4	0	6	24	4.0	2
50,000	-	99,999	3	3	0	6	65	10.8	8
100,000	-	119,999	3	2	0	5	41	8.2	4
120,000	-	139,999	1	2	0	3	55	18.3	7
140,000	-	159,999	0	7	0	7	36	5.1	3
160,000	-	179,999	1	1	0	2	27	13.5	3
180,000	-	199,999	0	1	1	2	31	15.5	2
200,000	-	249,999	0	2	0	2	52	26.0	7
250,000	-	299,999	0	0	1	1	22	22.0	1
300,000	-	499,999	0	0	0	0	32	32.0	3
500,000	-	749,999	0	0	0	0	4	4.0	2
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
Total			10	22	2	34	391	11.5	42
Median Price			\$97,750	\$133,000	\$233,750	\$115,250	\$149,500		\$148,700
Average Price			\$89,710	\$120,064	\$233,750	\$117,824	\$174,142		\$184,341

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Sep-10 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings	93		114		23%
Month Inventory	12.4		18.4		48%
% of List Price	95.92		95.20		
<u>Residential</u>					
Sales	40	\$6,866,500	27	\$4,791,287	-33%
Avg Sales Price		\$171,663		\$177,455	3%
Median Sales Price		\$129,900		\$127,000	-2%
Avg Days on Market		80		96	20%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings	1,037		1,011		-3%
<u>Residential</u>					
Sales	397	\$71,789,327	370	\$68,153,761	-7%
Avg Sales Price		\$180,830		\$184,199	2%
Median Sales Price		\$130,000		\$134,950	4%
Avg Days on Market		82		86	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	52	39	56	68	37	34	30	37	36			
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

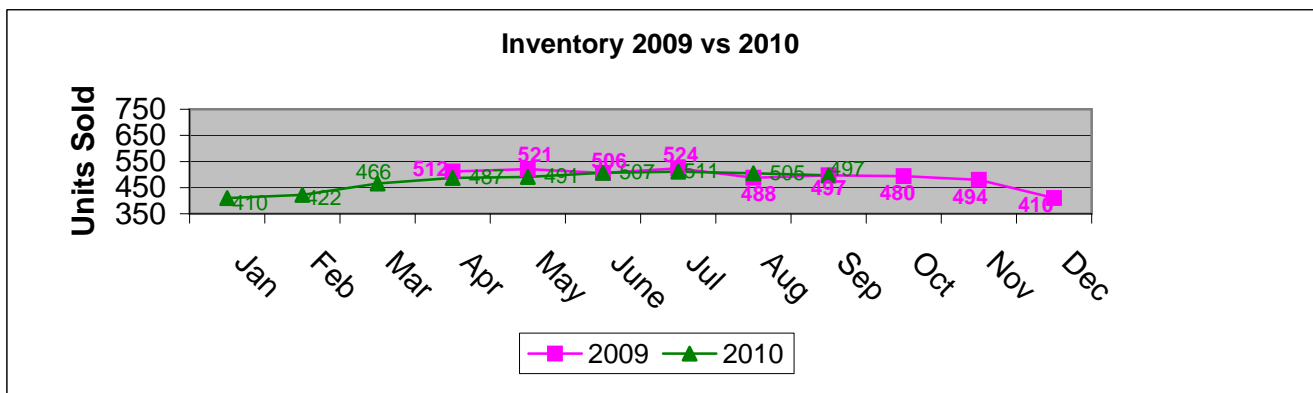
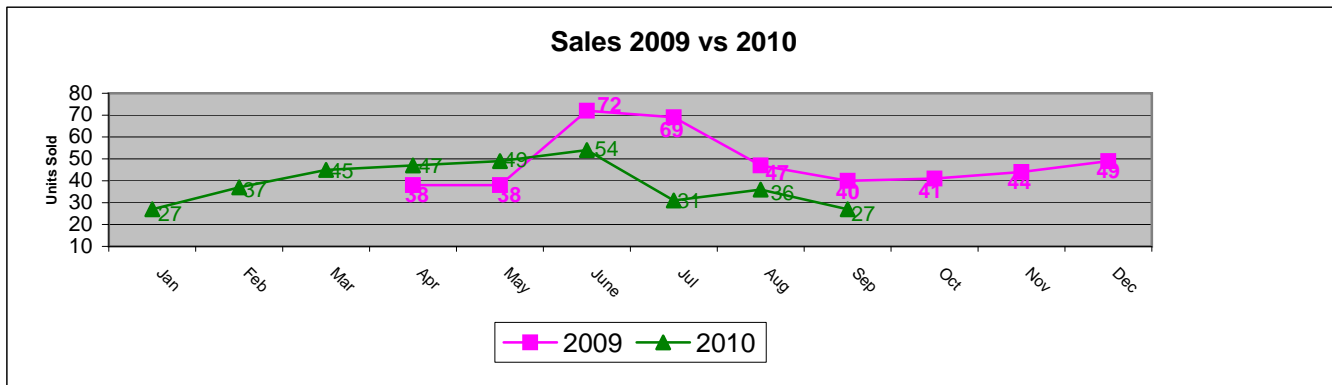
Lexington-Bluegrass

Association of Realtors®

Sep-10

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range				Sales		Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	97.85	Total Units	Single Units	Months Inv.			
49,999	OR	UNDER	1	1	0	2	5	2.5	2
50,000	-	99,999	0	5	0	5	93	18.6	13
100,000	-	119,999	0	5	0	5	60	12.0	4
120,000	-	139,999	0	2	1	3	39	13.0	5
140,000	-	159,999	0	2	0	2	52	26.0	9
160,000	-	179,999	0	0	0	0	23	23.0	7
180,000	-	199,999	0	1	3	4	28	7.0	5
200,000	-	249,999	0	1	1	2	42	21.0	3
250,000	-	299,999	0	0	0	0	17	17.0	6
300,000	-	499,999	0	2	1	3	54	18.0	7
500,000	-	749,999	0	0	1	1	34	34.0	3
750,000	-	999,999	0	0	0	0	26	26.0	1
1,000,000	-	1,249,999	0	0	0	0	13	13.0	1
1,250,000	-	1,499,999	0	0	0	0	5	5.0	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			1	19	7	27	497	18.4	66
Median Price			\$29,001	\$114,000	\$184,000	\$127,000	\$159,900		\$161,950
Average Price			\$29,001	\$149,539	\$274,435	\$177,455	\$307,090		\$224,043



Lexington-Bluegrass

Association of Realtors[®]

Sep-10 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings	95		86		-9%
Month Inventory	9.8		13.8		40%
% of List Price	96.19		93.90		
<u>Residential</u>					
Sales	52	\$8,767,670	40	\$6,871,875	-23%
Avg Sales Price		\$168,609		\$171,797	2%
Median Sales Price		\$152,950		\$159,000	4%
Avg Days on Market		101		114	13%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings	981		975		-1%
<u>Residential</u>					
Sales	420	\$70,171,825	409	\$64,245,843	-3%
Avg Sales Price		\$167,076		\$157,080	-6%
Median Sales Price		\$148,750		\$140,000	-6%
Avg Days on Market		116		110	-5%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49	73	45	45	44	41	54			
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

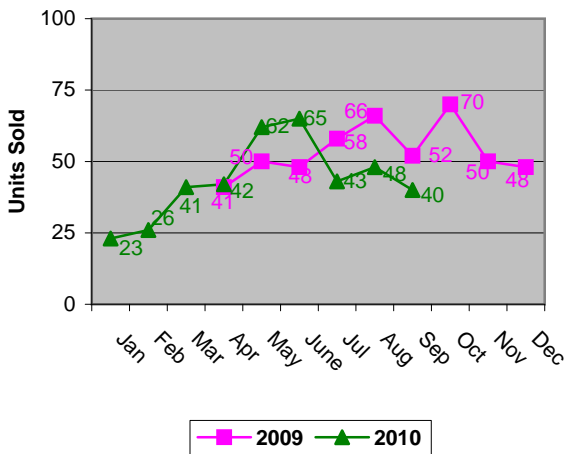
Lexington-Bluegrass

Association of Realtors®

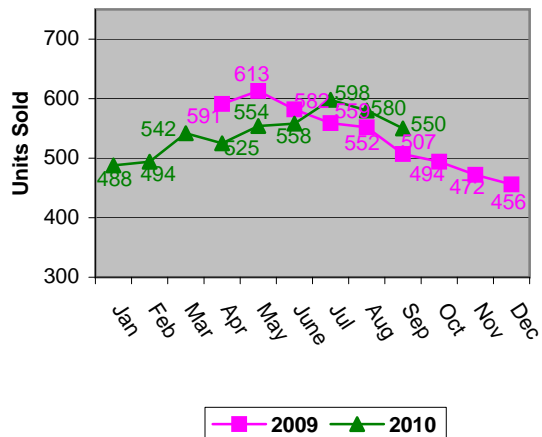
Single Family SALES and INVENTORY and PENDING
Sep-10
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	12	6.0	5
50,000	-	99,999	1	5	1	7	76	10.9	9
100,000	-	119,999	0	2	0	2	32	16.0	6
120,000	-	139,999	0	4	0	4	81	20.3	14
140,000	-	159,999	0	4	1	5	69	13.8	15
160,000	-	179,999	0	3	1	4	47	11.8	5
180,000	-	199,999	0	2	0	2	47	23.5	6
200,000	-	249,999	0	4	3	7	51	7.3	6
250,000	-	299,999	0	1	2	3	32	10.7	5
300,000	-	499,999	0	0	4	4	80	20.0	7
500,000	-	749,999	0	0	0	0	18	18.0	1
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	0	0.0	0
Total			1	27	12	40	550	13.8	79
Median Price			\$69,000	\$144,900	\$254,000	\$159,000	\$163,492		\$149,000
Average Price			\$69,000	\$143,551	\$243,917	\$171,797	\$208,722		\$170,141

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Sep-10 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		51		38	-25%
Month Inventory		13.2		22.5	70%
% of List Price		95.42		95.42	
<u>Residential</u>					
Sales	21	\$2,169,795	13	\$1,345,500	-38%
Avg Sales Price		\$103,324		\$103,500	0%
Median Sales Price		\$95,000		\$113,000	19%
Avg Days on Market		137		34	-75%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		426		441	4%
<u>Residential</u>					
Sales	163	\$16,601,278	164	\$17,725,530	1%
Avg Sales Price		\$101,848		\$108,083	6%
Median Sales Price		\$84,000		\$98,500	17%
Avg Days on Market		110		100	-9%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	11	14	20	21	21	20	16	15	11			
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

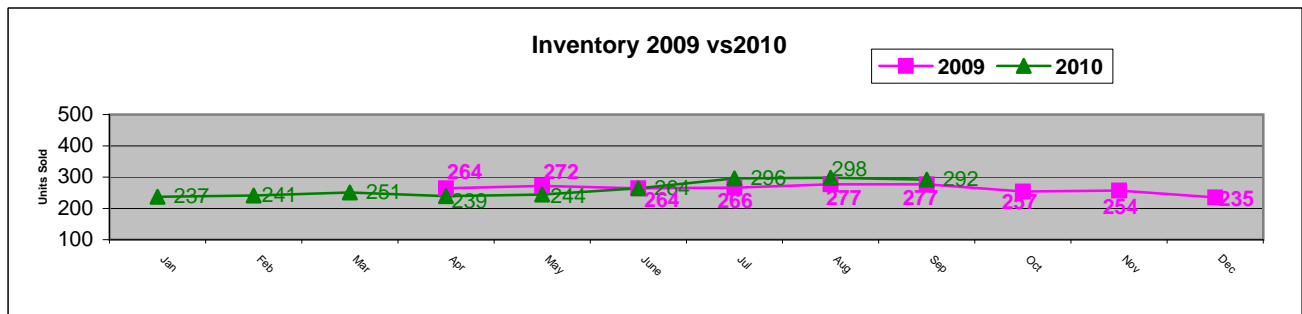
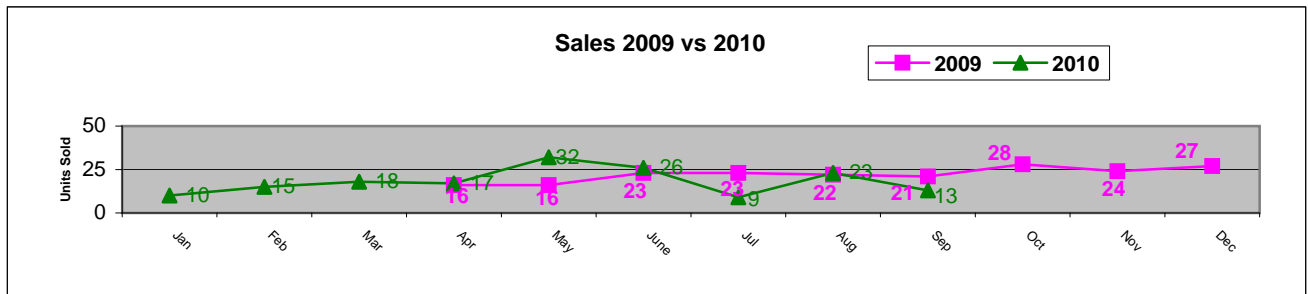
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Sep-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	1	0	0	1	31	31.0	3
50,000	-	99,999	1	4	0	5	77	15.4	8
100,000	-	119,999	0	2	1	3	30	10.0	2
120,000	-	139,999	0	1	2	3	48	16.0	2
140,000	-	159,999	0	1	0	1	21	21.0	2
160,000	-	179,999	0	0	0	0	18	18.0	0
180,000	-	199,999	0	0	0	0	11	11.0	0
200,000	-	249,999	0	0	0	0	27	27.0	0
250,000	-	299,999	0	0	0	0	9	9.0	2
300,000	-	499,999	0	0	0	0	11	11.0	0
500,000	-	749,999	0	0	0	0	2	2.0	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	2	2.0	0
Total			2	8	3	13	292	22.5	19
Median Price			\$57,250	\$105,500	\$130,000	\$113,000	\$124,700		\$77,500
Average Price			\$57,250	\$106,125	\$127,333	\$103,500	\$172,312		\$106,422



Lexington-Bluegrass

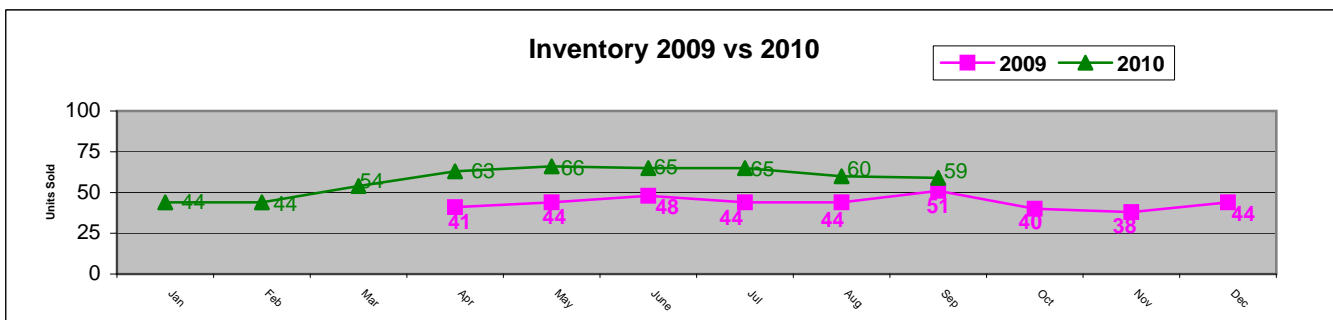
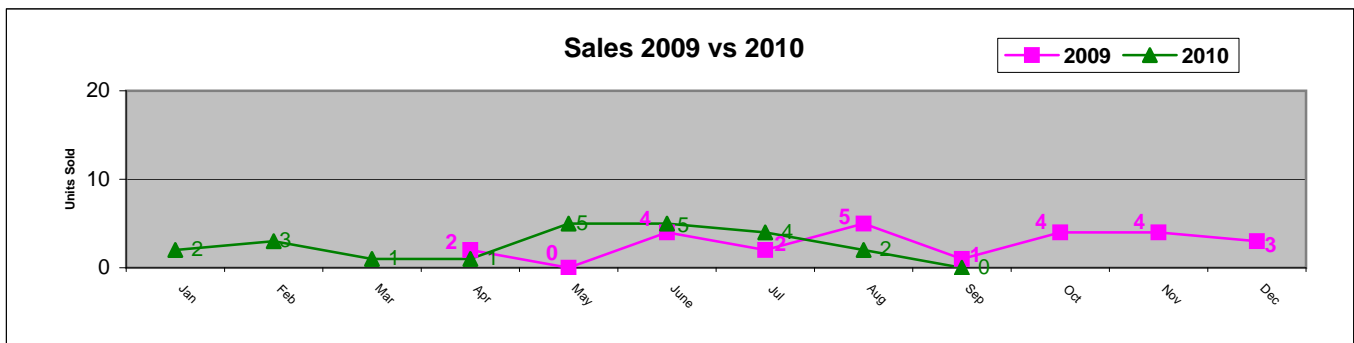
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Sep-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	7	7.0	1
50,000	-	99,999	0	0	0	0	18	18.0	4
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	0	0	0	5	5.0	1
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	5	5.0	0
250,000	-	299,999	0	0	0	0	5	5.0	0
300,000	-	499,999	0	0	0	0	2	2.0	0
500,000	-	749,999	0	0	0	0	2	2.0	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	0	0	0	59	59.0	6
Median Price			\$0	\$0	\$0	\$0	\$112,500		\$68,900
Average Price			\$0	\$0	\$0	\$0	\$152,219		\$72,533



Lexington-Bluegrass

Association of Realtors[®]

Sep-10

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		122		96	-21%
Month Inventory		13.0		19.4	49%
% of List Price		93.09		90.85	
<u>Residential</u>					
Sales	54	\$6,240,946	44	\$5,575,550	-19%
Avg Sales Price		\$115,573		\$126,717	10%
Median Sales Price		\$94,750		\$100,750	6%
Avg Days on Market		106		122	15%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		1,177		1,345	14%
<u>Residential</u>					
Sales	482	\$50,136,287	483	\$52,226,563	0%
Avg Sales Price		\$104,017		\$108,130	4%
Median Sales Price		\$82,900		\$89,000	7%
Avg Days on Market		111		117	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50	46	53	74	47	62	60	50	48			
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

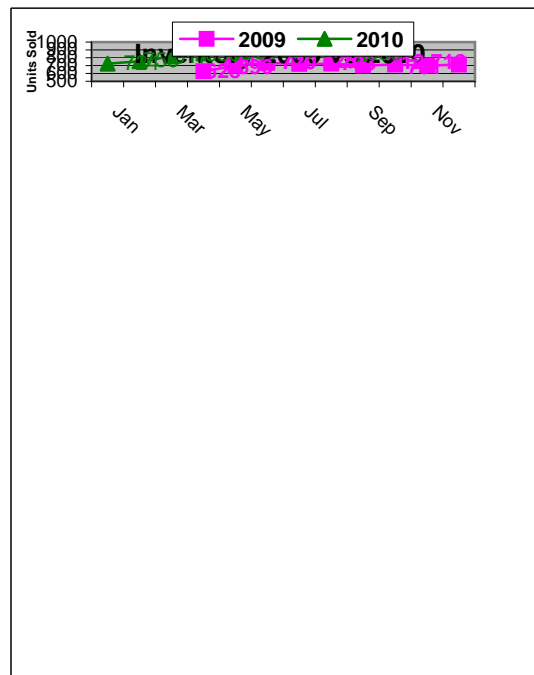
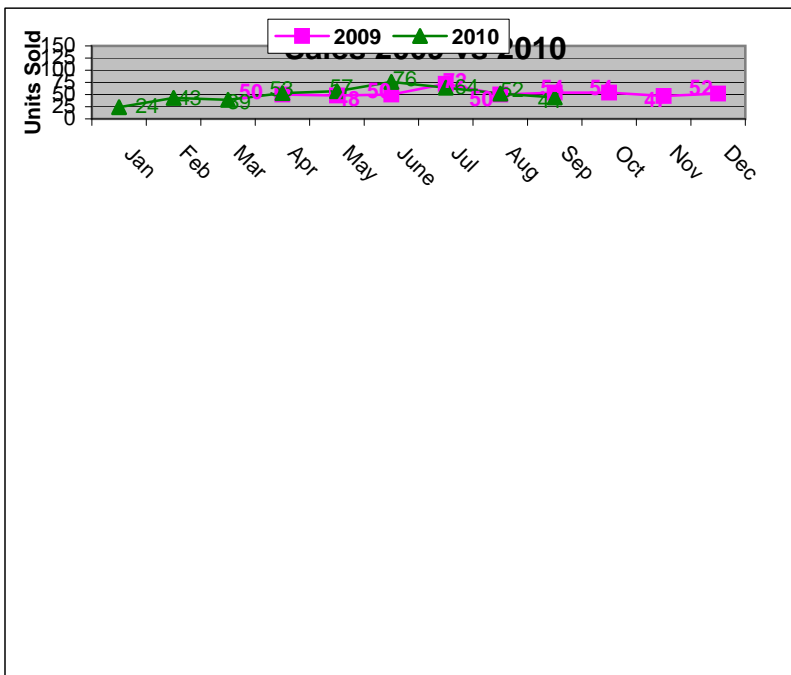
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Sep-10

OTHER COUNTIES

Price Range				Sales		Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.		
49,999 OR UNDER	5	6	0	11	60	5.5	23	
50,000 - 99,999	1	5	5	11	199	18.1	16	
100,000 - 119,999	0	2	0	2	68	34.0	6	
120,000 - 139,999	0	1	2	3	96	32.0	9	
140,000 - 159,999	0	2	2	4	82	20.5	4	
160,000 - 179,999	0	2	0	2	58	29.0	3	
180,000 - 199,999	0	0	3	3	55	18.3	6	
200,000 - 249,999	1	1	1	3	66	22.0	8	
250,000 - 299,999	0	0	1	1	51	51.0	6	
300,000 - 499,999	0	0	4	4	72	18.0	4	
500,000 - 749,999	0	0	0	0	25	25.0	3	
750,000 - 999,999	0	0	0	0	11	11.0	1	
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	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	19	18	44	853	19.4	89	
Median Price	\$37,500	\$89,000	\$166,200	\$100,750	\$140,000		\$119,900	
Average Price	\$66,786	\$88,908	\$189,933	\$126,717	\$198,033		\$154,773	



Lexington-Bluegrass

Association of Realtors[®]

Sep-10 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		126		119	-6%
Month Inventory		9.0		26.0	189%
% of List Price		97.78		98.04	
<u>Residential</u>					
Sales	62	\$9,543,821	25	\$4,355,499	-60%
Avg Sales Price		\$153,933		\$174,220	13%
Median Sales Price		\$139,850		\$150,000	7%
Avg Days on Market		66		87	32%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		1,204		1,193	-1%
<u>Residential</u>					
Sales	489	\$79,351,389	462	\$79,859,254	-6%
Avg Sales Price		\$162,273		\$172,856	7%
Median Sales Price		\$142,415		\$148,010	4%
Avg Days on Market		96		94	-2%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88	48	49	43	38	39			
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

Lexington-Bluegrass

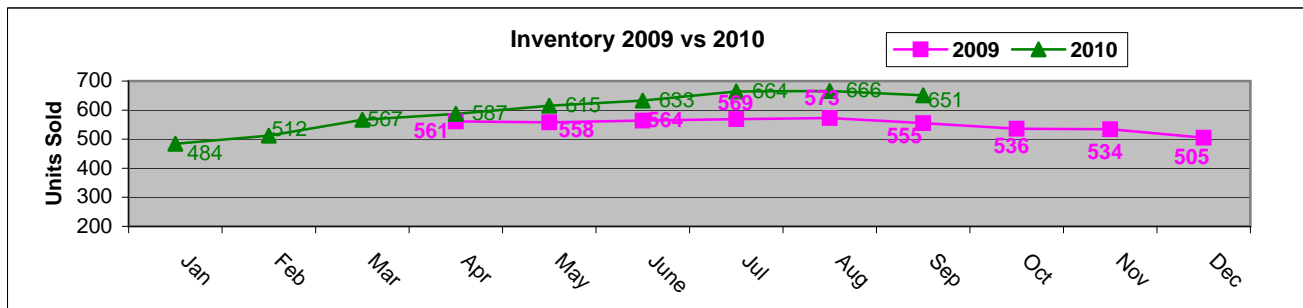
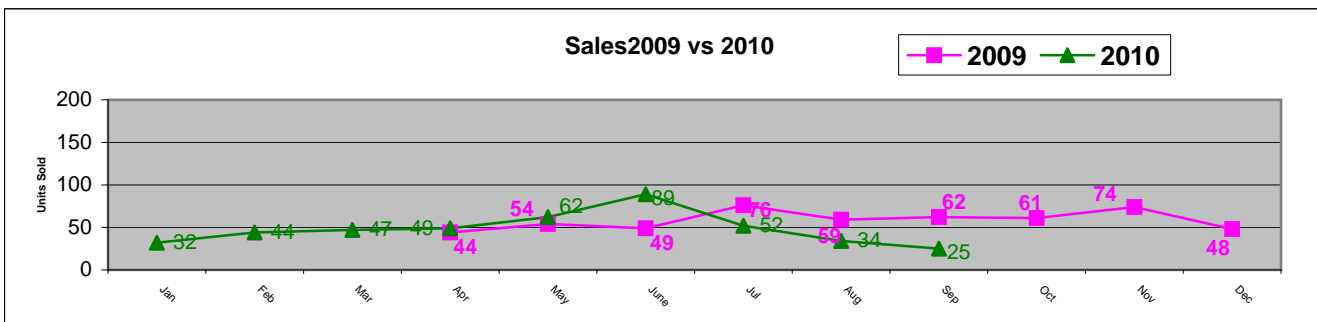
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Sep-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	0	0	0	5	5.0	1
50,000	-	99,999	0	1	0	1	39	39.0	9
100,000	-	119,999	1	2	1	4	54	13.5	9
120,000	-	139,999	0	5	1	6	87	14.5	16
140,000	-	159,999	0	1	1	2	86	43.0	11
160,000	-	179,999	0	2	2	4	48	12.0	9
180,000	-	199,999	0	2	0	2	65	32.5	11
200,000	-	249,999	0	0	1	1	84	84.0	14
250,000	-	299,999	0	0	3	3	64	21.3	7
300,000	-	499,999	0	1	1	2	94	47.0	6
500,000	-	749,999	0	0	0	0	20	20.0	1
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	1	1.0	0
Total			1	14	10	25	651	26.0	94
Median Price			\$101,900	\$130,600	\$201,750	\$150,000	\$182,573		\$165,450
Average Price			\$101,900	\$153,026	\$211,123	\$174,220	\$223,668		\$183,106



Lexington-Bluegrass

Association of Realtors[®]

Sep-10 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	September-09		September-10		% CHANGE
New Listings		39		44	13%
Month Inventory		9.1		14.3	57%
% of List Price		96.68		96.01	
<u>Residential</u>					
Sales	24	\$3,844,646	16	\$2,710,102	-33%
Avg Sales Price		\$160,194		\$169,381	6%
Median Sales Price		\$156,000		\$163,500	5%
Avg Days on Market		86		73	-15%

CUMMULATIVE SUMMARY	Jan 09 - Sept 09		Jan 10 - Sept 10		% CHANGE
New Listings		425		445	5%
<u>Residential</u>					
Sales	145	\$24,899,257	176	\$31,717,534	21%
Avg Sales Price		\$171,719		\$180,213	5%
Median Sales Price		\$165,000		\$163,650	-1%
Avg Days on Market		86		99	15%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	20	39	22	14	22	18	27	15			
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®

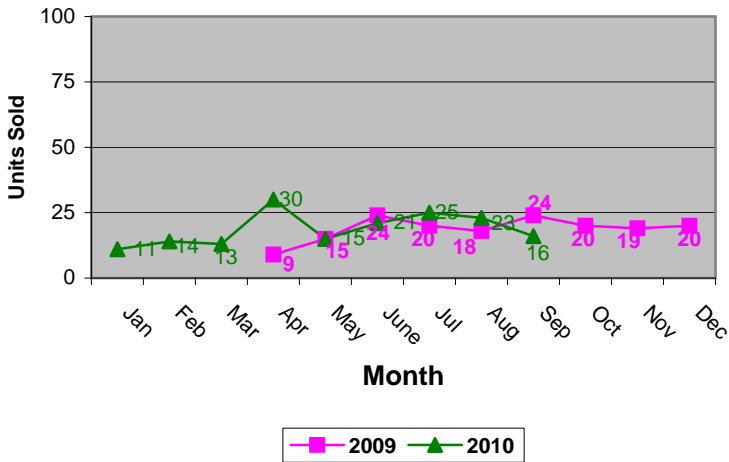
Single Family SALES and INVENTORY and PENDING

Sep-10

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	4	4.0	0
50,000	-	99,999	0	4	0	4	27	6.8	4
100,000	-	119,999	0	2	0	2	21	10.5	1
120,000	-	139,999	0	1	0	1	20	20.0	4
140,000	-	159,999	0	0	0	0	16	16.0	1
160,000	-	179,999	0	2	0	2	15	7.5	3
180,000	-	199,999	0	0	1	1	11	11.0	2
200,000	-	249,999	0	1	3	4	20	5.0	5
250,000	-	299,999	0	0	1	1	34	34.0	5
300,000	-	499,999	0	0	1	1	31	31.0	6
500,000	-	749,999	0	0	0	0	16	16.0	0
750,000	-	999,999	0	0	0	0	8	8.0	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	3	3.0	0
Total			0	10	6	16	229	14.3	31
Median Price			\$0	\$112,750	\$240,500	\$163,500	\$214,470		\$202,455
Average Price			\$0	\$122,410	\$247,667	\$169,381	\$302,810		\$212,350

Sales 2009 vs 2010



Inventory 2009 vs 2010

