

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-10

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	1585		1851		17%
Month Inventory	11.5		8.7		-24%
% of List Price	95.43		96.05		1%
<b><u>Residential</u></b>					
Sales	512	\$85,218,263	695	\$116,469,136	36%
Avg Sales Price	\$165,794		\$165,910		0%
Median Sales Price	\$140,000		\$139,000		-1%
Avg Days on Market	107		89		-17%
<b><u>Townhouses/Condos</u></b>					
Sales	32	\$4,832,977	45	\$6,152,960	41%
Avg Sales Price	\$142,146		\$128,187		-10%
Median Sales Price	\$122,600		\$108,750		-11%
Avg Days on Market	160		93		-42%
<b>Total Activity</b>	<b>544</b>	<b>\$90,051,240</b>	<b>740</b>	<b>\$122,622,096</b>	<b>36%</b>

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	5,586		6,409		15%
<b><u>Residential</u></b>					
Sales	1,710	\$270,378,231	2,058	\$337,482,237	20%
Avg Sales Price	\$157,380		\$162,799		3%
Median Sales Price	\$135,000		\$136,000		1%
Avg Days on Market	98		113		15%
<b><u>Townhouses/Condos</u></b>					
Sales	124	\$17,687,747	156	\$23,081,067	26%
Avg Sales Price	\$135,021		\$135,771		1%
Median Sales Price	\$112,500		\$105,750		-6%
Avg Days on Market	124		139		12%
<b>Total Activity</b>	<b>1,834</b>	<b>\$288,065,978</b>	<b>2,214</b>	<b>\$360,563,304</b>	<b>21%</b>

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462								
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	1143								
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								
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

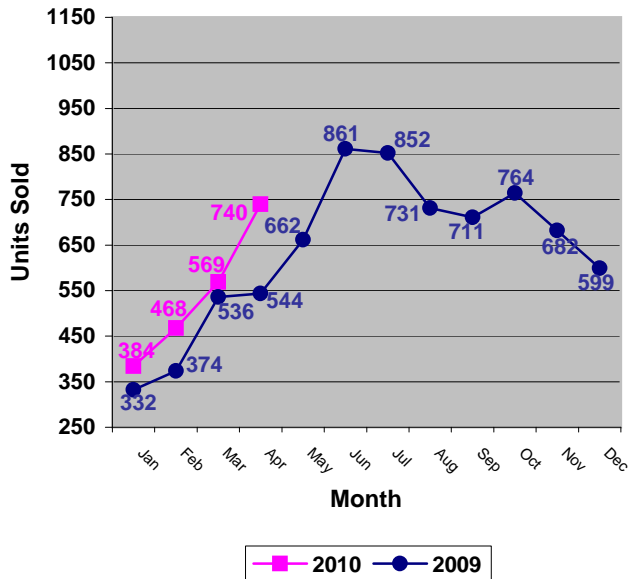
# Lexington-Bluegrass

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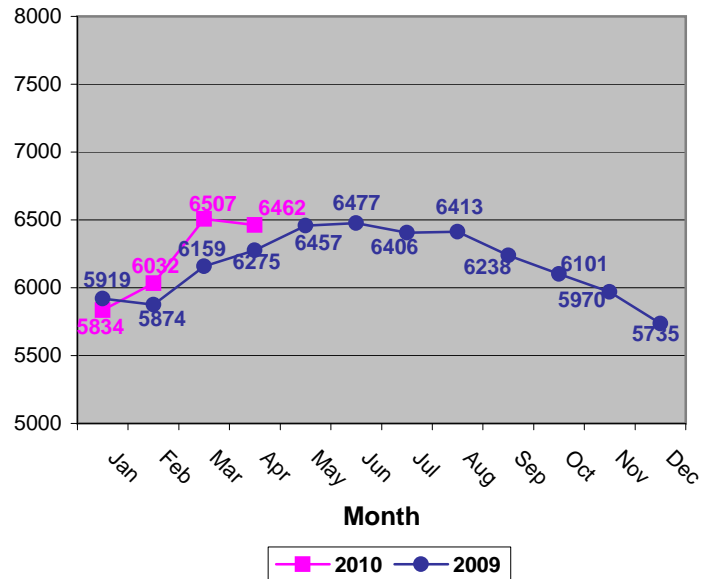
All Residential SALES and INVENTORY with PENDING

Apr-10							Current		Current	April
						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	14	20	3	37	199	5.4	69	58
50,000	-	99,999	33	73	9	115	963	8.4	251	174
100,000	-	119,999	15	66	12	93	536	5.8	193	147
120,000	-	139,999	14	112	15	141	811	5.8	292	197
140,000	-	159,999	6	71	17	94	585	6.2	216	146
160,000	-	179,999	2	38	16	56	521	9.3	177	111
180,000	-	199,999	1	28	19	48	436	9.1	117	58
200,000	-	249,999	4	22	36	62	702	11.3	171	98
250,000	-	299,999	0	8	25	33	487	14.8	120	64
300,000	-	499,999	3	9	31	43	706	16.4	119	76
500,000	-	749,999	1	2	10	13	276	21.2	25	11
750,000	-	999,999	0	0	5	5	115	23.0	6	2
1,000,000	-	1,249,999	0	0	0	0	30	30.0	4	1
1,250,000	-	1,499,999	0	0	0	0	37	37.0	3	0
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0	0
2,000,000	-	OVER	0	0	0	0	33	33.0	1	0
<b>Total</b>			<b>93</b>	<b>449</b>	<b>198</b>	<b>740</b>	<b>6462</b>	<b>8.7</b>	<b>1764</b>	<b>1143</b>
<b>Median Price</b>			<b>\$96,000</b>	<b>\$130,000</b>	<b>\$214,501</b>	<b>\$136,900</b>	<b>\$165,900</b>		<b>\$148,950</b>	
<b>Average Price</b>			<b>\$111,532</b>	<b>\$137,696</b>	<b>\$248,229</b>	<b>\$163,983</b>	<b>\$244,766</b>		<b>\$181,725</b>	

**Sales 09 vs 10**



**Inventory 09 vs 10**



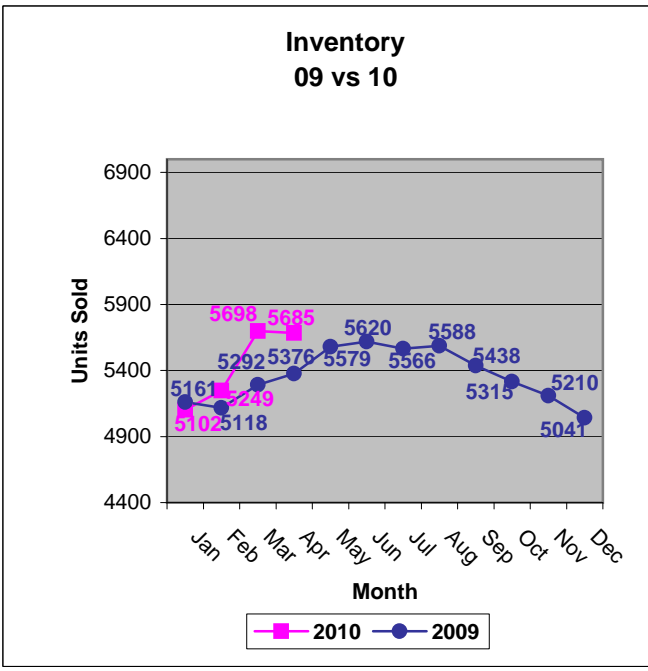
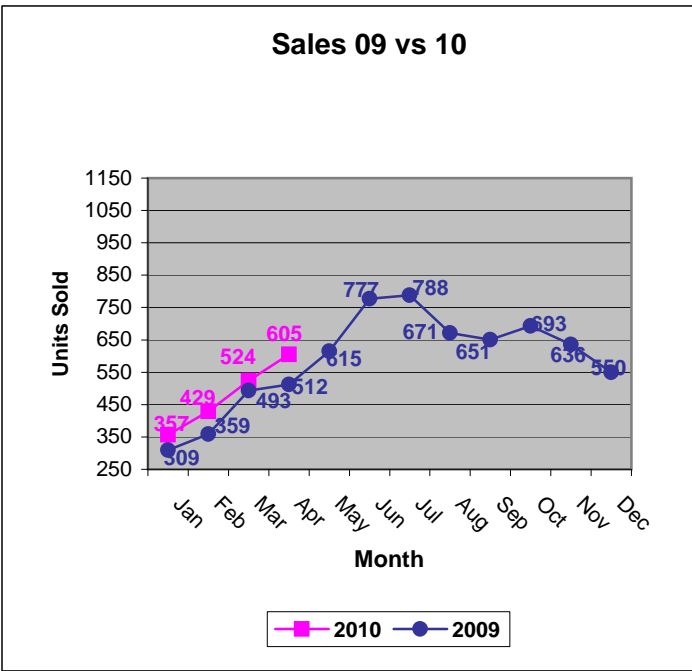
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## Single Family SALES and INVENTORY and PENDING

Apr-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	13	18	3	34	180	5.3	65
50,000	-	99,999	18	69	9	96	756	7.9	201
100,000	-	119,999	12	64	12	88	451	5.1	166
120,000	-	139,999	12	106	15	133	731	5.5	270
140,000	-	159,999	4	71	17	92	525	5.7	202
160,000	-	179,999	1	37	15	53	469	8.8	169
180,000	-	199,999	1	28	19	48	407	8.5	114
200,000	-	249,999	2	21	36	59	619	10.5	165
250,000	-	299,999	0	8	25	33	410	12.4	102
300,000	-	499,999	2	9	31	42	635	15.1	106
500,000	-	749,999	0	2	10	12	265	22.1	21
750,000	-	999,999	0	0	5	5	112	22.4	6
1,000,000	-	1,249,999	0	0	0	0	30	30.0	4
1,250,000	-	1,499,999	0	0	0	0	37	37.0	3
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0
2,000,000	-	OVER	0	0	0	0	33	33.0	1
<b>Total</b>			<b>65</b>	<b>433</b>	<b>197</b>	<b>695</b>	<b>5685</b>	<b>8.2</b>	<b>1595</b>
<b>Median Price</b>			<b>\$105,000</b>	<b>\$131,000</b>	<b>\$216,502</b>	<b>\$139,500</b>	<b>\$169,900</b>		
<b>Average Price</b>			<b>\$102,402</b>	<b>\$138,681</b>	<b>\$248,600</b>	<b>\$166,445</b>	<b>\$254,041</b>		<b>\$183,232</b>



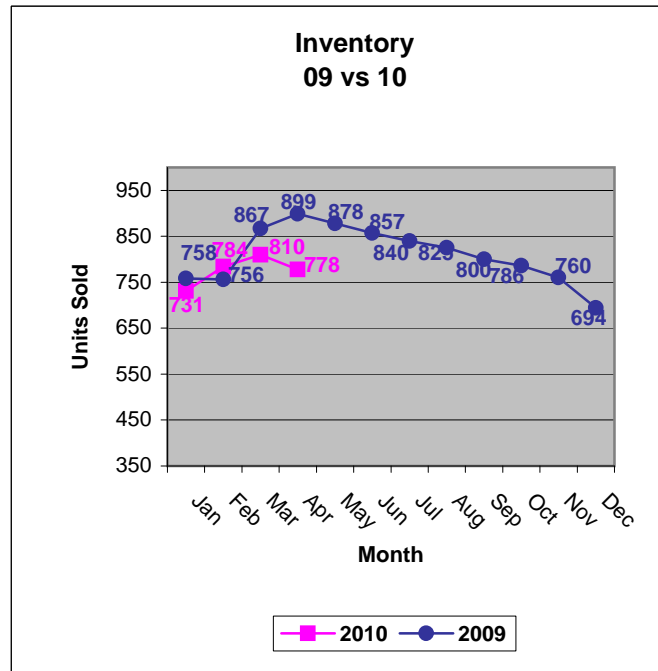
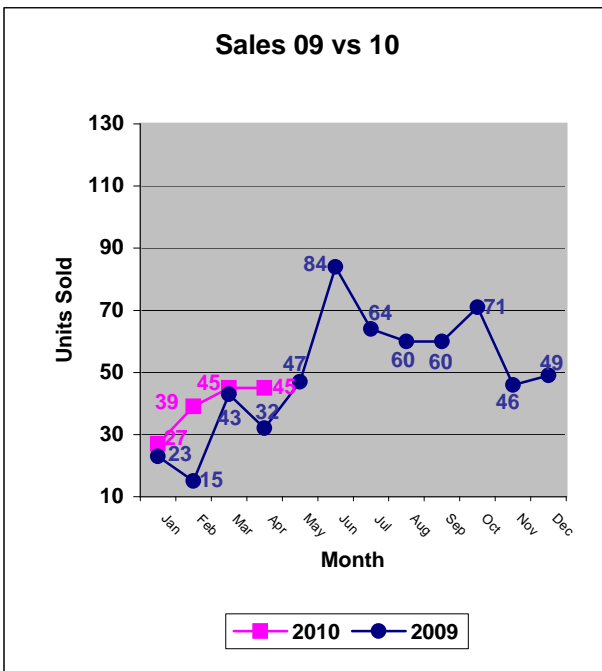
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## Townhouse and Condo SALES and INVENTORY and PENDING

Apr-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	2	0	3	19	6.3	4
50,000	-	99,999	15	4	0	19	208	10.9	50
100,000	-	119,999	3	2	0	5	85	17.0	27
120,000	-	139,999	2	6	0	8	80	10.0	22
140,000	-	159,999	2	0	0	2	60	30.0	14
160,000	-	179,999	1	1	1	3	52	17.3	8
180,000	-	199,999	0	0	0	0	29	29.0	3
200,000	-	249,999	2	1	0	3	83	27.7	6
250,000	-	299,999	0	0	0	0	77	77.0	18
300,000	-	499,999	1	0	0	1	71	71.0	13
500,000	-	749,999	1	0	0	1	11	11.0	4
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>28</b>	<b>16</b>	<b>1</b>	<b>45</b>	<b>778</b>	<b>17.3</b>	<b>169</b>
<b>Median Price</b>			<b>\$48,500</b>	<b>\$24,300</b>	<b>\$29,900</b>	<b>\$33,000</b>	<b>\$69,000</b>		<b>\$59,000</b>
<b>Average Price</b>			<b>\$132,727</b>	<b>\$111,052</b>	<b>\$175,000</b>	<b>\$125,960</b>	<b>\$176,771</b>		<b>\$167,499</b>



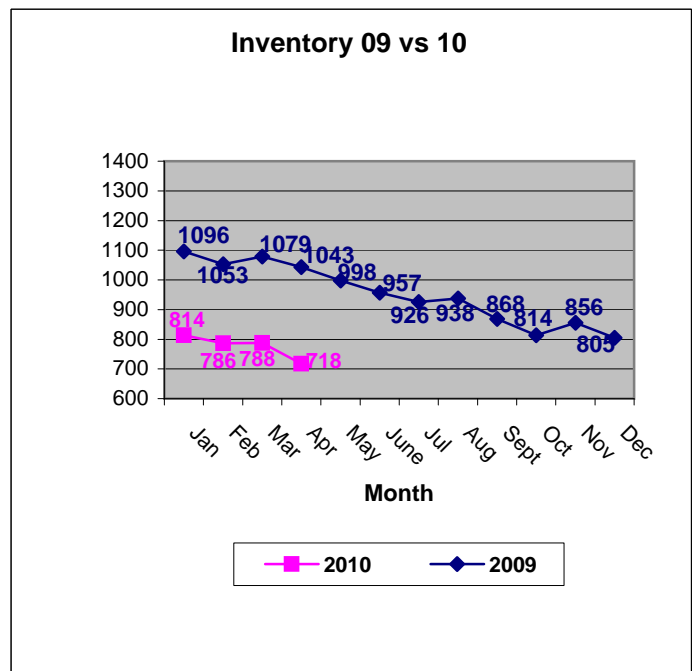
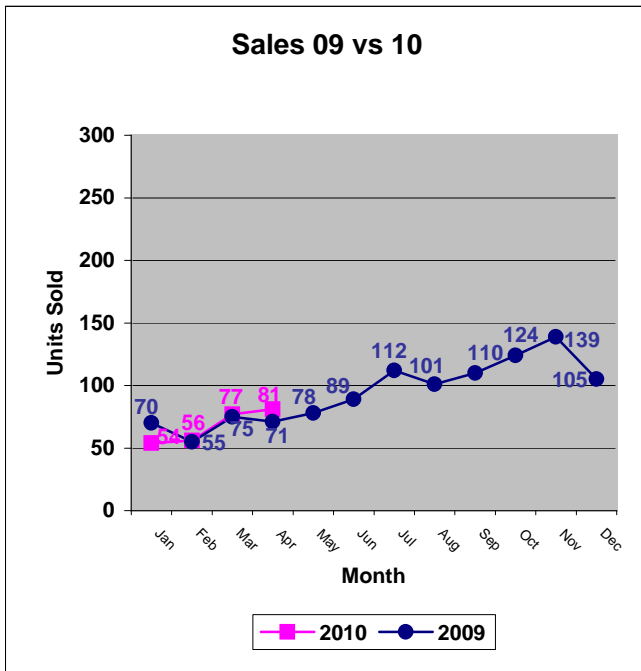
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Apr-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	1	1.0	1
50,000 - 99,999	0	0	0	0	20	20.0	3
100,000 - 119,999	0	8	0	8	39	4.9	24
120,000 - 139,999	0	15	1	16	102	6.4	64
140,000 - 159,999	0	14	2	16	71	4.4	52
160,000 - 179,999	0	6	2	8	59	7.4	43
180,000 - 199,999	0	2	2	4	77	19.3	53
200,000 - 249,999	2	3	10	15	134	8.9	78
250,000 - 299,999	1	1	3	5	77	15.4	48
300,000 - 499,999	2	1	3	6	86	14.3	30
500,000 - 749,999	0	0	2	2	23	11.5	6
750,000 - 999,999	0	0	1	1	15	15.0	2
1,000,000 - 1,249,999	0	0	0	0	5	5.0	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	1	1.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
<b>Total</b>	<b>5</b>	<b>50</b>	<b>26</b>	<b>81</b>	<b>718</b>	<b>8.9</b>	<b>404</b>
<b>Median Price</b>	<b>\$258,000</b>	<b>\$146,750</b>	<b>\$230,504</b>	<b>\$161,777</b>	<b>\$199,900</b>		<b>\$185,125</b>
<b>Average Price</b>	<b>\$289,851</b>	<b>\$154,878</b>	<b>\$284,377</b>	<b>\$204,777</b>	<b>\$263,022</b>		<b>\$207,233</b>

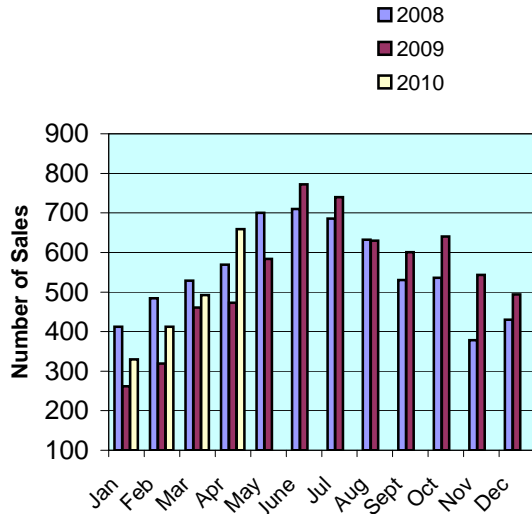


## Existing Homes Sales

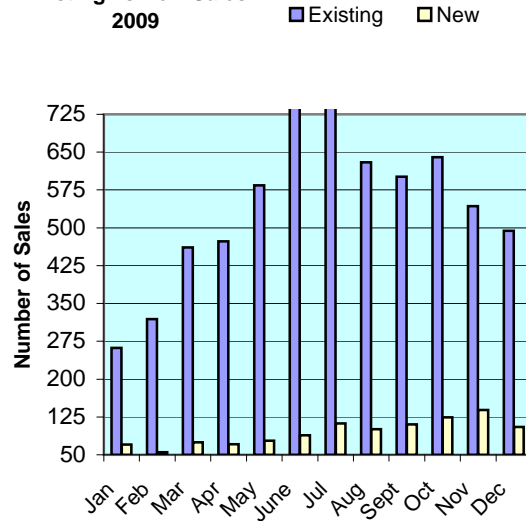
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	659
May	700	584	
June	710	772	
Jul	686	740	
Aug	632	630	
Sept	530	601	
Oct	536	640	
Nov	378	543	
Dec	430	494	

## New Construction Sales

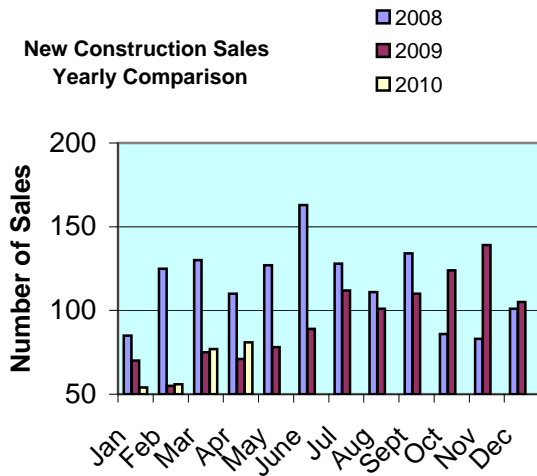
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	56
Mar	130	75	77
Apr	110	71	81
May	127	78	
June	163	89	
Jul	128	112	
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



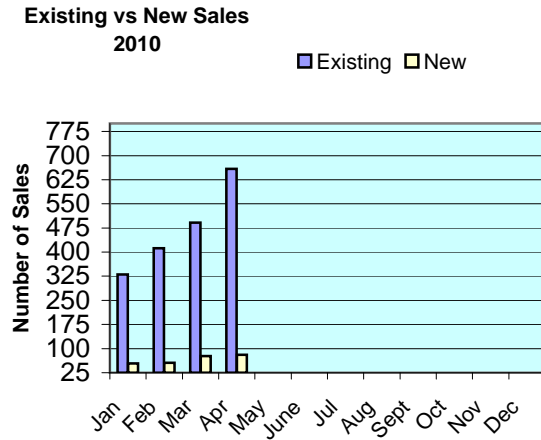
**Existing vs New Sales 2009**



**New Construction Sales Yearly Comparison**



**Existing vs New Sales 2010**



**Median Price by County**

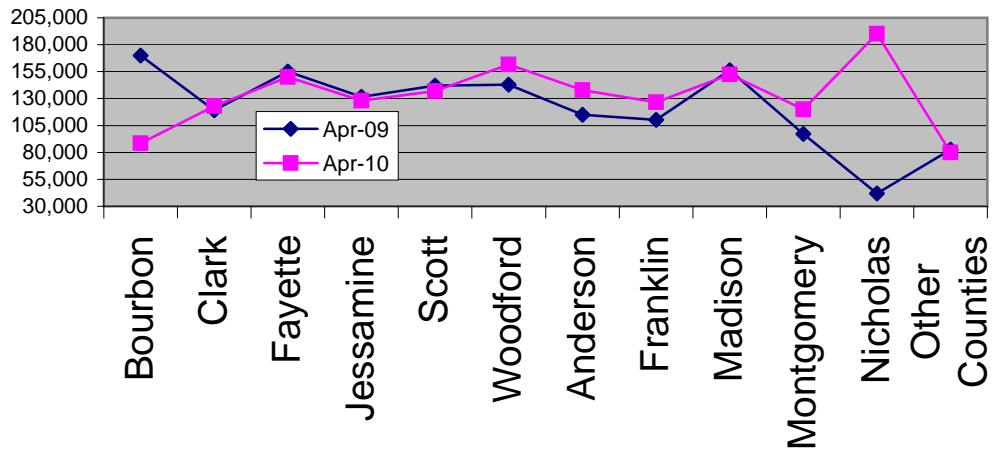
<u>County</u>	<b>Apr-09</b>		<b>Apr-10</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	170,000	7	88,500	6
Clark	119,050	26	122,900	27
Fayette	155,000	257	150,000	379
Jessamine	131,700	38	128,000	47
Scott	142,000	44	137,000	49
Woodford	143,000	9	161,600	30
Anderson	115,000	21	137,750	32
Franklin	110,300	35	126,500	58
Madison	156,144	41	152,500	42
Montgomery	97,250	16	120,000	17
Nicholas	41,851	2	190,000	1
Other Counties	82,500	<u>48</u>	80,000	<u>52</u>
		<b>544</b>		<b>740</b>

<u>County</u>	<b>Year to Date 4/30/09</b>		<b>Year to Date 4/30/10</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	109,950	34	107,500	40
Clark	116,500	81	114,450	86
Fayette	148,250	834	148,000	1078
Jessamine	128,500	119	127,700	161
Scott	142,272	171	144,400	176
Woodford	171,250	42	158,830	69
Anderson	114,500	57	125,450	88
Franklin	112,250	114	120,000	142
Madison	143,000	133	133,650	140
Montgomery	83,500	57	98,750	60
Nicholas	52,750	8	69,200	8
Other Counties	68,000	<u>184</u>	83,000	<u>166</u>
		<b>1834</b>		<b>2214</b>

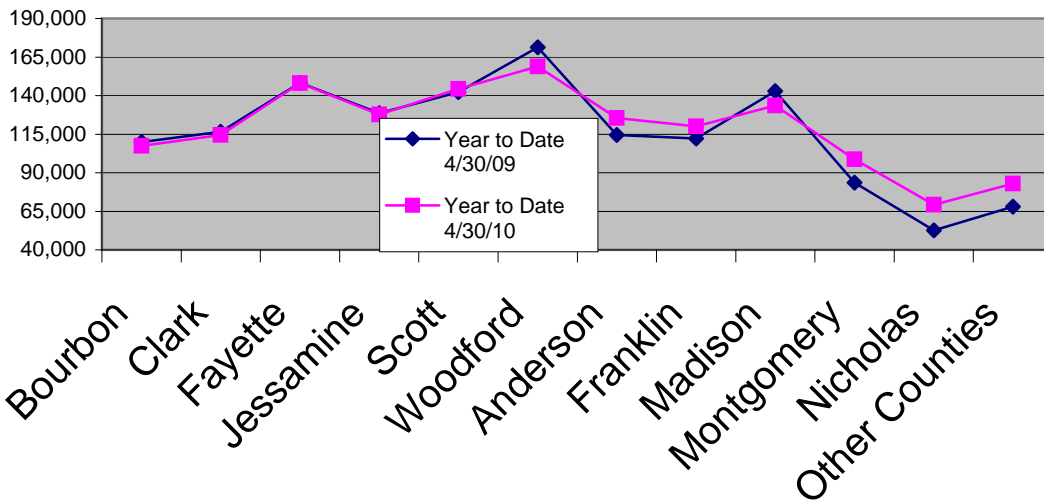


## Median Price by County

### March 09 vs March 10 Median



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





# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-10

## Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	44		58		32%
Month Inventory	8.3		6.5		-21%
% of List Price	92.32		95.82		
<b>Residential</b>					
Sales	21	\$2,608,165	32	\$4,055,309	52%
Avg Sales Price		\$124,198		\$126,728	2%
Median Sales Price		\$115,000		\$137,750	20%
Avg Days on Market		156		112	-28%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	142		191		35%
<b>Residential</b>					
Sales	57	\$6,769,590	88	\$10,434,327	54%
Avg Sales Price		\$118,765		\$118,572	0%
Median Sales Price		\$114,500		\$125,450	10%
Avg Days on Market		128		95	-26%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	26	26	39								
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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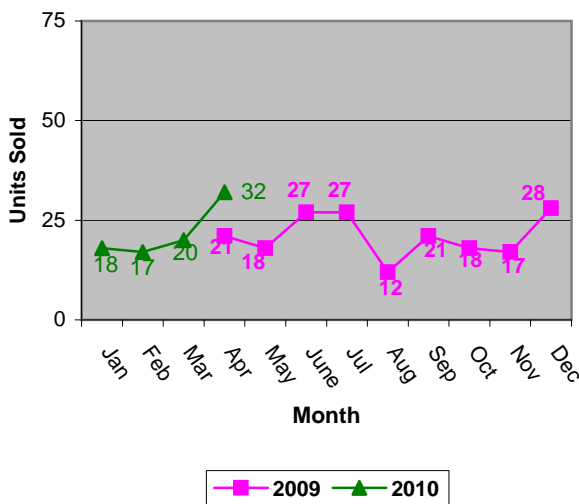
## Single Family SALES and INVENTORY and PENDING

Apr-10

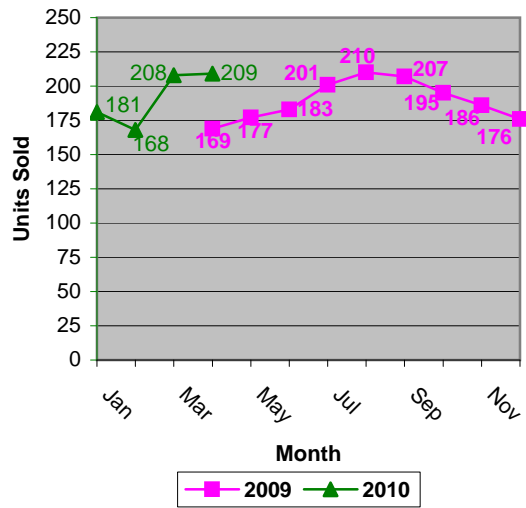
### ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	6	6.0	3
50,000	-	99,999	1	3	1	5	39	7.8	8
100,000	-	119,999	0	3	1	4	20	5.0	9
120,000	-	139,999	0	7	1	8	27	3.4	7
140,000	-	159,999	0	8	2	10	20	2.0	4
160,000	-	179,999	0	2	1	3	19	6.3	5
180,000	-	199,999	0	1	0	1	18	18.0	1
200,000	-	249,999	0	0	0	0	19	19.0	2
250,000	-	299,999	0	0	0	0	14	14.0	1
300,000	-	499,999	0	0	0	0	21	21.0	1
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
<b>Total</b>			<b>1</b>	<b>25</b>	<b>6</b>	<b>32</b>	<b>209</b>	<b>6.5</b>	<b>41</b>
<b>Median Price</b>			<b>\$50,000</b>	<b>\$139,000</b>	<b>\$139,000</b>	<b>\$137,750</b>	<b>\$154,900</b>		<b>\$120,000</b>
<b>Average Price</b>			<b>\$50,000</b>	<b>\$127,336</b>	<b>\$136,983</b>	<b>\$126,728</b>	<b>\$188,080</b>		<b>\$131,394</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

**Apr-10**

## Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	20		22		10%
Month Inventory	15.3		18.5		21%
% of List Price	93.42		92.72		
<b>Residential</b>					
Sales	7	\$1,055,500	6	\$1,107,500	-14%
Avg Sales Price		\$150,786		\$184,583	22%
Median Sales Price		\$170,000		\$88,500	-48%
Avg Days on Market		76		59	-22%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	81		104		28%
<b>Residential</b>					
Sales	34	\$4,466,850	40	\$5,246,190	18%
Avg Sales Price		\$131,378		\$131,155	0%
Median Sales Price		\$109,950		\$107,500	-2%
Avg Days on Market		104		102	-2%

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

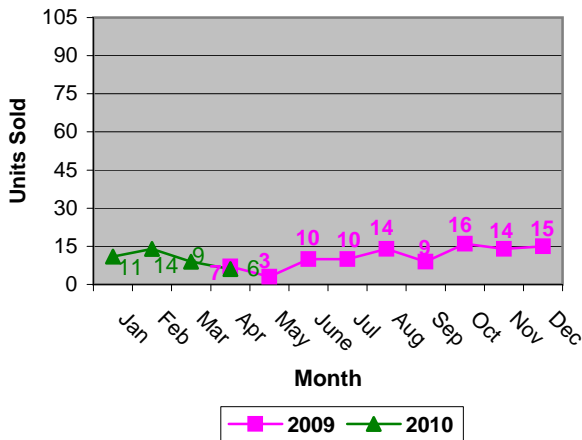
## Single Family SALES and INVENTORY and PENDING

Apr-10

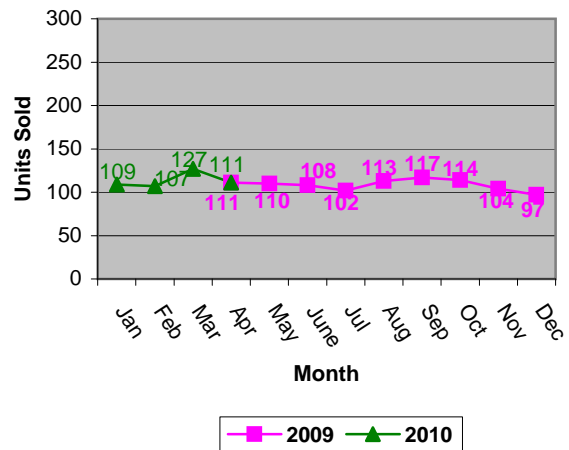
BOURBON COUNTY

Price Range	Sales			Current Inventory			Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	0	0	0	6	6.0	3
50,000 - 99,999	1	2	0	3	25	8.3	7
100,000 - 119,999	0	1	0	1	13	13.0	2
120,000 - 139,999	0	0	0	0	10	10.0	3
140,000 - 159,999	0	0	0	0	13	13.0	3
160,000 - 179,999	0	0	0	0	6	6.0	0
180,000 - 199,999	0	1	0	1	2	2.0	0
200,000 - 249,999	0	0	0	0	5	5.0	2
250,000 - 299,999	0	0	0	0	6	6.0	2
300,000 - 499,999	0	0	0	0	15	15.0	0
500,000 - 749,999	0	1	0	1	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	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
<b>Total</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>111</b>	<b>18.5</b>	<b>22</b>
<b>Median Price</b>	<b>\$75,000</b>	<b>\$102,000</b>	<b>\$0</b>	<b>\$88,500</b>	<b>\$145,000</b>		<b>\$114,450</b>
<b>Average Price</b>	<b>\$75,000</b>	<b>\$206,500</b>	<b>\$0</b>	<b>\$184,583</b>	<b>\$249,811</b>		<b>\$127,489</b>

Sales 2009 vs 2010



Inventory 2009 vs 2010



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-10

## Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	49		63		29%
Month Inventory	12.0		11.8		-2%
% of List Price	95.22		95.71		
<b><u>Residential</u></b>					
Sales	26	\$3,122,900	27	\$3,600,400	4%
Avg Sales Price		\$120,112		\$133,348	11%
Median Sales Price		\$119,050		\$122,900	3%
Avg Days on Market		139		169	22%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	205		206		0%
<b><u>Residential</u></b>					
Sales	81	\$11,075,161	86	\$11,163,777	6%
Avg Sales Price		\$136,730		\$129,811	-5%
Median Sales Price		\$116,500		\$114,450	-2%
Avg Days on Market		124		118	-5%

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

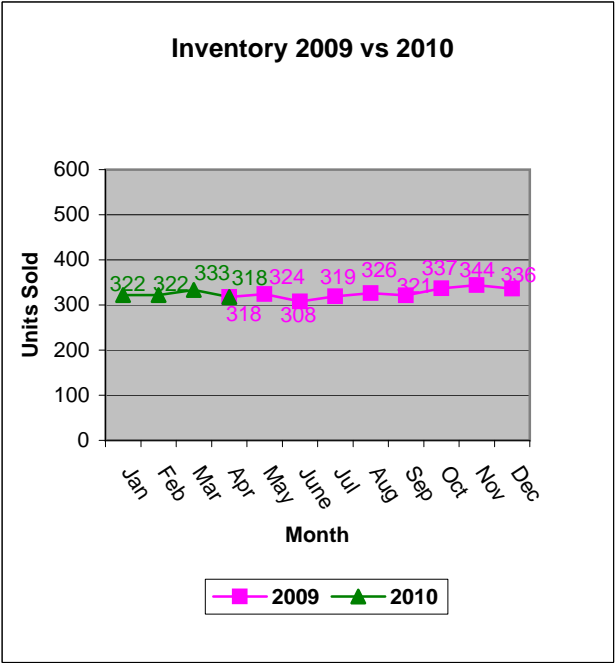
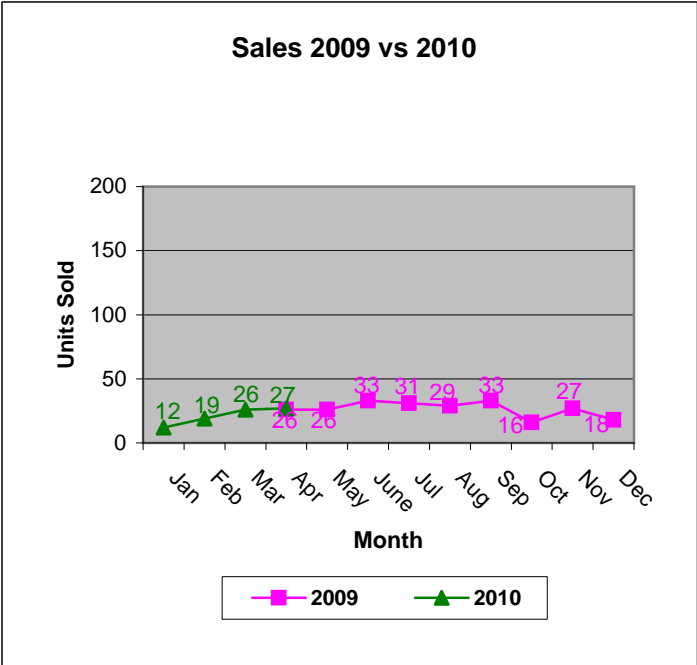
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Apr-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	1	0	2	8	4.0	4
50,000 - 99,999	0	5	1	6	92	15.3	11
100,000 - 119,999	1	2	2	5	29	5.8	4
120,000 - 139,999	1	6	1	8	43	5.4	12
140,000 - 159,999	0	1	0	1	29	29.0	7
160,000 - 179,999	0	0	1	1	22	22.0	8
180,000 - 199,999	0	1	0	1	16	16.0	3
200,000 - 249,999	0	0	1	1	27	27.0	3
250,000 - 299,999	0	0	1	1	20	20.0	4
300,000 - 499,999	0	0	1	1	25	25.0	1
500,000 - 749,999	0	0	0	0	5	5.0	0
750,000 - 999,999	0	0	0	0	2	2.0	0
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
<b>Total</b>	<b>3</b>	<b>16</b>	<b>8</b>	<b>27</b>	<b>318</b>	<b>11.8</b>	<b>57</b>
<b>Median Price</b>	<b>\$108,500</b>	<b>\$116,450</b>	<b>\$155,000</b>	<b>\$122,900</b>	<b>\$134,950</b>		<b>\$135,000</b>
<b>Average Price</b>	<b>\$91,167</b>	<b>\$110,150</b>	<b>\$195,563</b>	<b>\$133,348</b>	<b>\$170,562</b>		<b>\$143,183</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-10

## Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	776		859		11%
Month Inventory	9.7		6.5		-33%
% of List Price	96.77		96.58		
<b><u>Residential</u></b>					
Sales	258	\$49,141,740	379	\$68,518,566	47%
Avg Sales Price		\$190,472		\$180,788	-5%
Median Sales Price		\$155,000		\$150,000	-3%
Avg Days on Market		93		67	-28%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	2,724		3,172		16%
<b><u>Residential</u></b>					
Sales	835	\$150,477,618	1,078	\$196,607,317	29%
Avg Sales Price		\$180,213		\$182,382	1%
Median Sales Price		\$148,500		\$148,000	0%
Avg Days on Market		89		77	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239	306	493	638								
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®

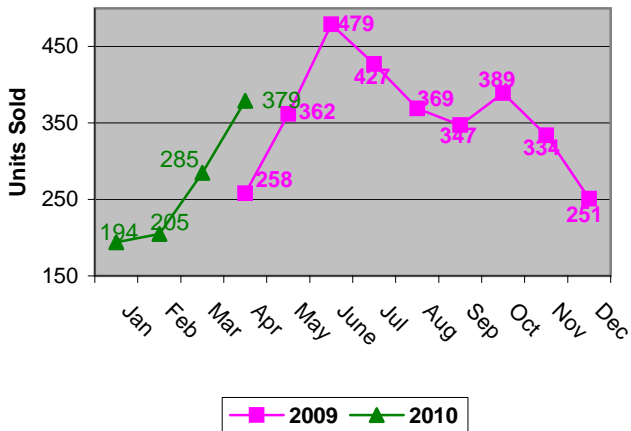
## Single Family SALES and INVENTORY and PENDING

Apr-10

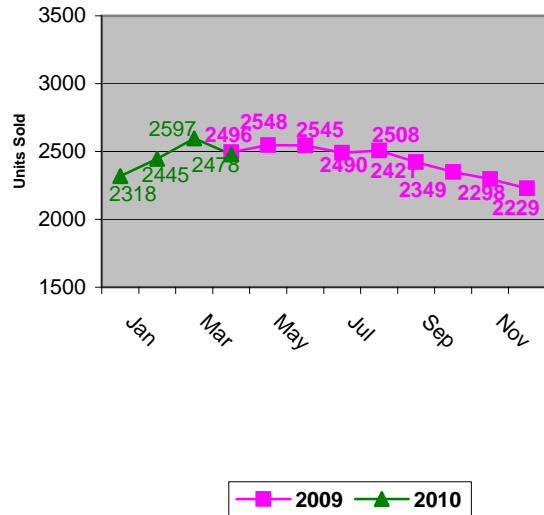
FAYETTE COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	3	5	2	10	37	3.7	15
50,000	-	99,999	19	23	1	43	268	6.2	105
100,000	-	119,999	9	28	6	43	225	5.2	101
120,000	-	139,999	9	51	10	70	299	4.3	167
140,000	-	159,999	6	35	10	51	236	4.6	122
160,000	-	179,999	2	25	9	36	194	5.4	103
180,000	-	199,999	0	15	10	25	168	6.7	58
200,000	-	249,999	4	15	24	43	305	7.1	103
250,000	-	299,999	1	5	14	20	200	10.0	77
300,000	-	499,999	3	5	17	25	288	11.5	79
500,000	-	749,999	1	1	8	10	133	13.3	19
750,000	-	999,999	0	0	3	3	52	17.3	4
1,000,000	-	1,249,999	0	0	0	0	15	15.0	3
1,250,000	-	1,499,999	0	0	0	0	21	21.0	1
1,500,000	-	1,999,999	0	0	0	0	13	13.0	0
2,000,000	-	OVER	0	0	0	0	24	24.0	1
<b>Total</b>			<b>57</b>	<b>208</b>	<b>114</b>	<b>379</b>	<b>2478</b>	<b>6.5</b>	<b>958</b>
<b>Median Price</b>			<b>\$117,000</b>	<b>\$136,750</b>	<b>\$219,950</b>	<b>\$150,000</b>	<b>\$178,950</b>		<b>\$155,750</b>
<b>Average Price</b>			<b>\$136,218</b>	<b>\$148,654</b>	<b>\$261,703</b>	<b>\$180,788</b>	<b>\$282,673</b>		<b>\$199,554</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**





# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-10

## Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	92		104		13%
Month Inventory	11.2		6.7		-40%
% of List Price	95.30		93.45		
<b>Residential</b>					
Sales	35	\$4,756,575	58	\$8,581,092	66%
Avg Sales Price		\$135,902		\$147,950	9%
Median Sales Price		\$110,300		\$126,500	15%
Avg Days on Market		169		119	-30%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	286		344		20%
<b>Residential</b>					
Sales	114	\$13,985,171	142	\$18,825,904	25%
Avg Sales Price		\$122,677		\$132,577	8%
Median Sales Price		\$112,250		\$120,000	7%
Avg Days on Market		121		106	-12%

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

# Lexington-Bluegrass

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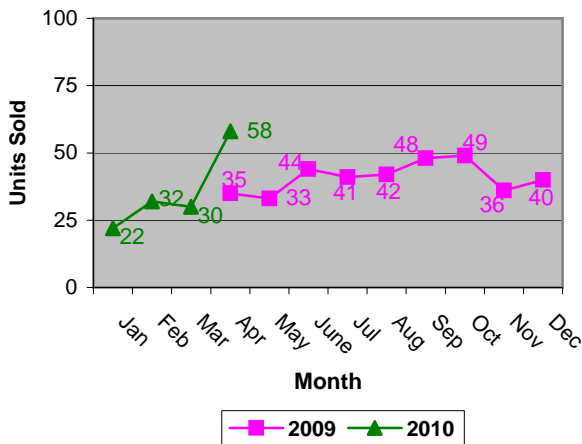
## Single Family SALES and INVENTORY and PENDING

Apr-10

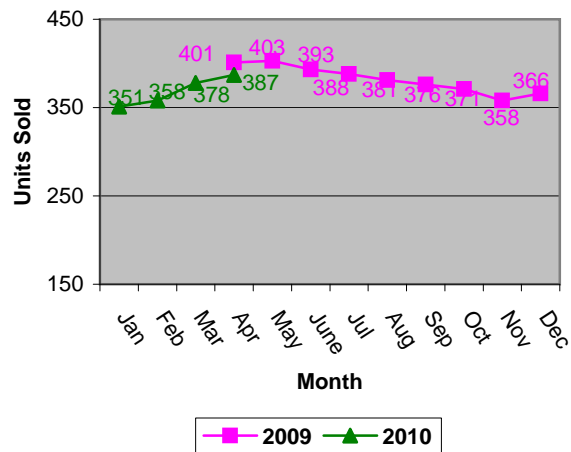
Franklin County

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	2	2	1	5	20	4.0	6
50,000 - 99,999	3	9	1	13	59	4.5	16
100,000 - 119,999	1	7	0	8	38	4.8	10
120,000 - 139,999	0	9	0	9	73	8.1	13
140,000 - 159,999	0	4	1	5	31	6.2	7
160,000 - 179,999	0	3	1	4	32	8.0	7
180,000 - 199,999	1	1	2	4	23	5.8	2
200,000 - 249,999	0	2	2	4	42	10.5	4
250,000 - 299,999	0	0	3	3	24	8.0	0
300,000 - 499,999	0	1	1	2	35	17.5	1
500,000 - 749,999	0	0	0	0	6	6.0	0
750,000 - 999,999	0	0	1	1	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	1	1.0	0
<b>Total</b>	<b>7</b>	<b>38</b>	<b>13</b>	<b>58</b>	<b>387</b>	<b>6.7</b>	<b>66</b>
<b>Median Price</b>	<b>\$69,700</b>	<b>\$122,500</b>	<b>\$202,000</b>	<b>\$126,500</b>	<b>\$145,800</b>		<b>\$124,400</b>
<b>Average Price</b>	<b>\$81,257</b>	<b>\$126,479</b>	<b>\$246,623</b>	<b>\$147,950</b>	<b>\$184,777</b>		<b>\$126,858</b>

Sales 2009 vs 2010



Inventory 2009 vs 2010



# Lexington-Bluegrass

Association of Realtors®

## Apr-10 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings		112		122	9%
Month Inventory		13.3		10.4	-22%
% of List Price		93.12		95.24	
<b><u>Residential</u></b>					
Sales	38	\$6,193,164	47	\$8,334,008	24%
Avg Sales Price		\$162,978		\$177,319	9%
Median Sales Price		\$131,700		\$128,000	-3%
Avg Days on Market		88		99	13%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings		480		459	-4%
<b><u>Residential</u></b>					
Sales	119	\$20,362,673	161	\$27,076,185	35%
Avg Sales Price		\$171,115		\$168,175	-2%
Median Sales Price		\$128,500		\$127,700	-1%
Avg Days on Market		84		91	8%

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

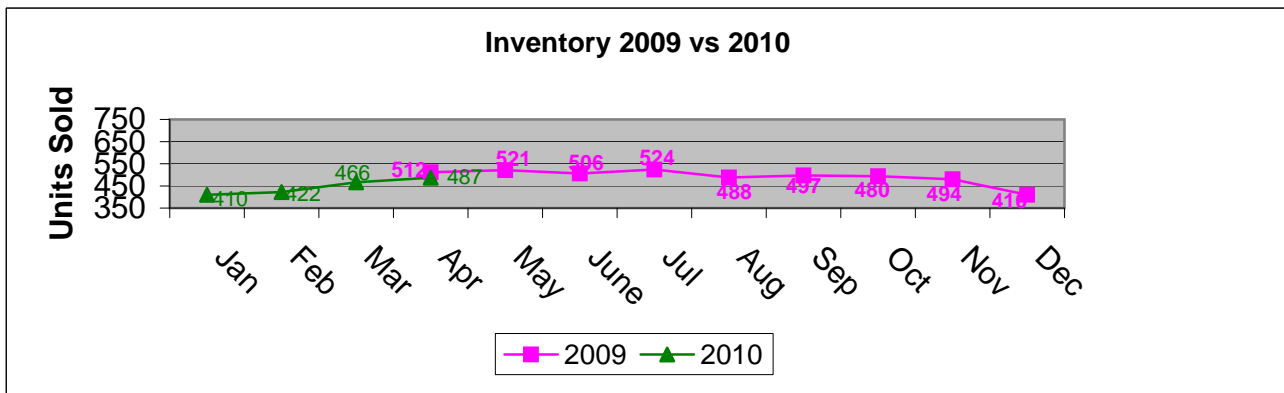
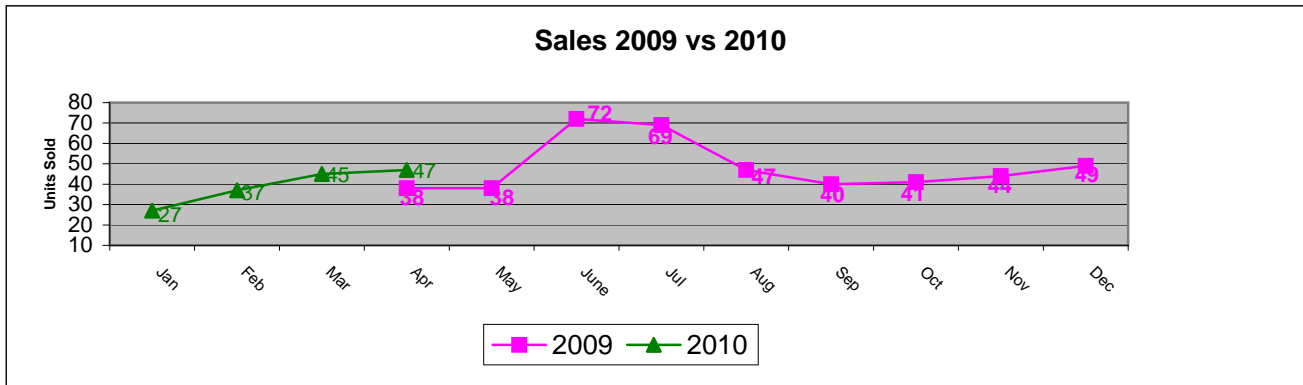
# Lexington-Bluegrass

Association of Realtors®

Apr-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	2	0	0	2	12	6.0	0
50,000	-	99,999	2	5	0	7	84	12.0	23
100,000	-	119,999	0	7	1	8	46	5.8	12
120,000	-	139,999	0	10	2	12	47	3.9	9
140,000	-	159,999	0	4	1	5	36	7.2	16
160,000	-	179,999	0	0	1	1	39	39.0	11
180,000	-	199,999	0	1	1	2	35	17.5	8
200,000	-	249,999	0	0	1	1	44	44.0	7
250,000	-	299,999	0	1	0	1	15	15.0	6
300,000	-	499,999	0	1	5	6	42	7.0	5
500,000	-	749,999	0	0	1	1	35	35.0	4
750,000	-	999,999	0	0	1	1	29	29.0	2
1,000,000	-	1,249,999	0	0	0	0	10	10.0	1
1,250,000	-	1,499,999	0	0	0	0	7	7.0	2
1,500,000	-	1,999,999	0	0	0	0	3	3.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	0
<b>Total</b>			<b>4</b>	<b>29</b>	<b>14</b>	<b>47</b>	<b>487</b>	<b>10.4</b>	<b>106</b>
<b>Median Price</b>			<b>\$66,800</b>	<b>\$122,500</b>	<b>\$275,950</b>	<b>\$128,000</b>	<b>\$169,900</b>		<b>\$152,450</b>
<b>Average Price</b>			<b>\$65,400</b>	<b>\$130,668</b>	<b>\$305,932</b>	<b>\$177,319</b>	<b>\$315,474</b>		<b>\$221,859</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

**Apr-10**

## Statistical Report Residential, Condo, & Townhouses

### MADISON COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings		139		135	-3%
Month Inventory		14.4		12.5	-13%
% of List Price		95.35		95.12	
<b><u>Residential</u></b>					
Sales	41	\$6,862,277	42	\$7,115,082	2%
Avg Sales Price		\$167,373		\$169,407	1%
Median Sales Price		\$137,000		\$152,500	11%
Avg Days on Market		109		124	14%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings		437		452	3%
<b><u>Residential</u></b>					
Sales	133	\$21,593,709	140	\$21,928,467	5%
Avg Sales Price		\$162,359		\$156,632	-4%
Median Sales Price		\$143,000		\$133,650	-7%
Avg Days on Market		121		119	-2%

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

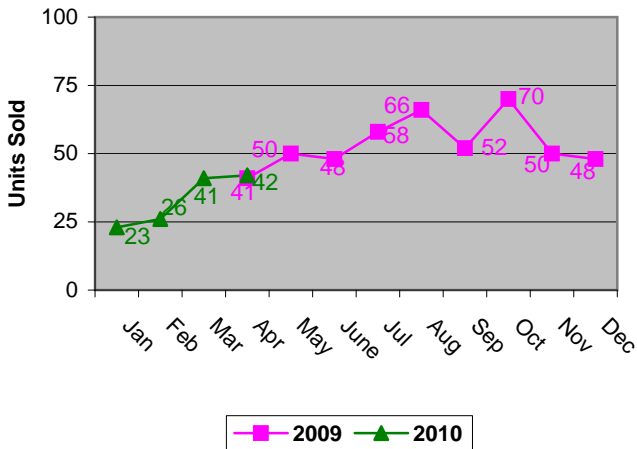
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

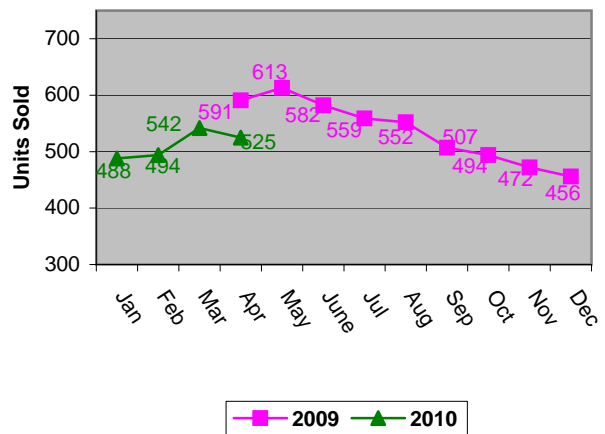
**Single Family SALES and INVENTORY and PENDING**  
**Apr-10**  
**MADISON COUNTY**

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	5	2.5	6
50,000	-	99,999	1	4	0	5	64	12.8	16
100,000	-	119,999	1	4	0	5	27	5.4	16
120,000	-	139,999	1	6	0	7	62	8.9	29
140,000	-	159,999	0	4	2	6	58	9.7	19
160,000	-	179,999	0	2	1	3	54	18.0	9
180,000	-	199,999	0	3	1	4	47	11.8	9
200,000	-	249,999	0	3	1	4	59	14.8	15
250,000	-	299,999	0	1	1	2	47	23.5	4
300,000	-	499,999	0	1	2	3	81	27.0	7
500,000	-	749,999	0	0	1	1	16	16.0	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	0	0.0	0
<b>Total</b>			<b>3</b>	<b>30</b>	<b>9</b>	<b>42</b>	<b>525</b>	<b>12.5</b>	<b>130</b>
<b>Median Price</b>			<b>\$109,000</b>	<b>\$134,750</b>	<b>\$220,000</b>	<b>\$152,500</b>	<b>\$179,900</b>		<b>\$138,700</b>
<b>Average Price</b>			<b>\$101,167</b>	<b>\$149,334</b>	<b>\$259,064</b>	<b>\$169,407</b>	<b>\$220,767</b>		<b>\$155,303</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

**Apr-10**

## Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	60		46		-23%
Month Inventory	16.0		14.1		-12%
% of List Price	91.91		96.17		
<b><u>Residential</u></b>					
Sales	16	\$1,855,900	17	\$2,228,700	6%
Avg Sales Price		\$115,994		\$131,100	13%
Median Sales Price		\$97,250		\$120,000	23%
Avg Days on Market		92		105	14%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	162		184		14%
<b><u>Residential</u></b>					
Sales	57	\$5,631,697	60	\$7,063,850	5%
Avg Sales Price		\$98,802		\$117,731	19%
Median Sales Price		\$83,500		\$98,750	18%
Avg Days on Market		115		106	-8%

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

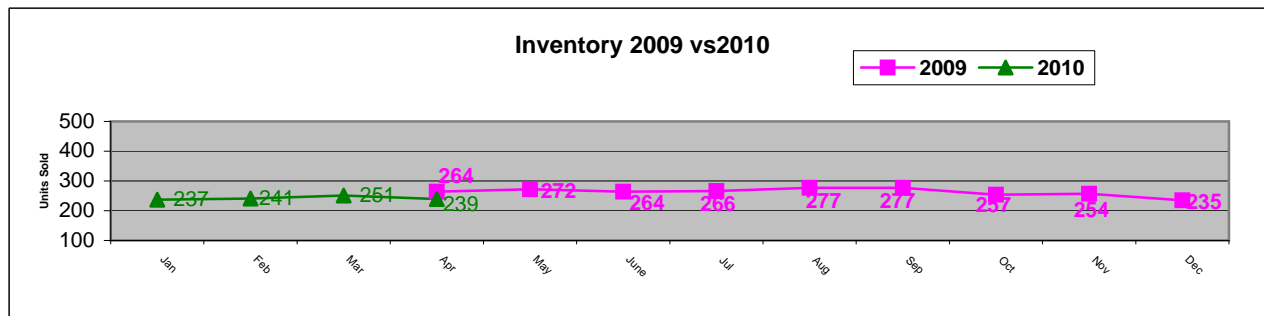
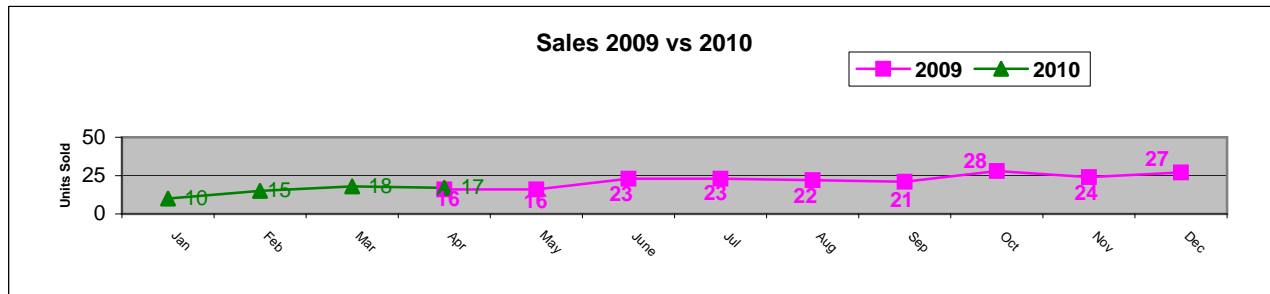
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Apr-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	0	0	0	0	28	28.0	6
50,000	-	99,999	0	4	1	5	57	11.4	11
100,000	-	119,999	0	1	1	2	24	12.0	6
120,000	-	139,999	0	6	0	6	38	6.3	5
140,000	-	159,999	0	1	0	1	20	20.0	2
160,000	-	179,999	0	0	0	0	11	11.0	1
180,000	-	199,999	0	0	1	1	17	17.0	1
200,000	-	249,999	0	1	0	1	20	20.0	0
250,000	-	299,999	0	0	1	1	8	8.0	0
300,000	-	499,999	0	0	0	0	9	9.0	1
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	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
<b>Total</b>			<b>0</b>	<b>13</b>	<b>4</b>	<b>17</b>	<b>239</b>	<b>14.1</b>	<b>33</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$120,000</b>	<b>\$148,500</b>	<b>\$120,000</b>	<b>\$128,000</b>		<b>\$97,800</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$122,746</b>	<b>\$158,250</b>	<b>\$131,100</b>	<b>\$162,516</b>		<b>\$102,508</b>







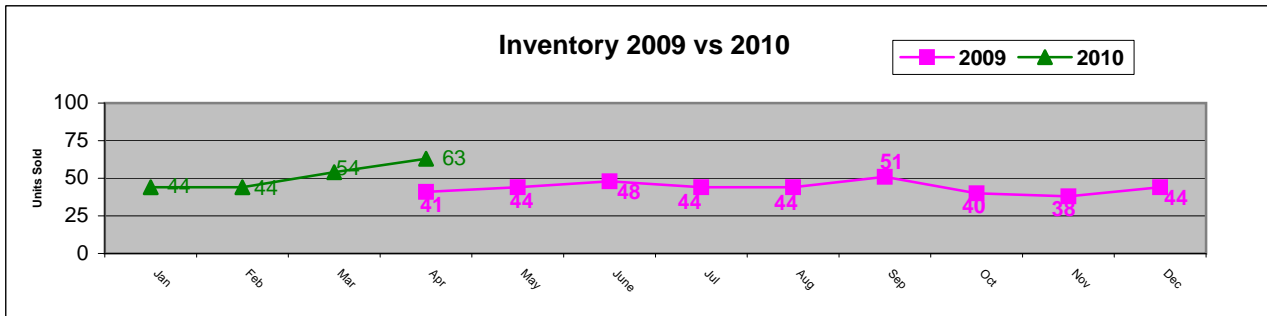
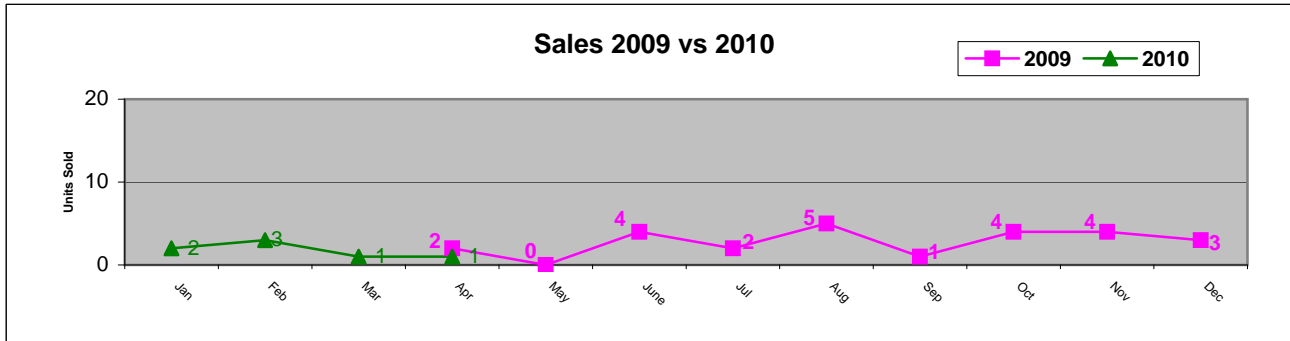
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Apr-10

NICHOLAS 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	13	13.0	2
50,000	-	99,999	0	0	0	0	20	20.0	2
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	0	0	0	4	4.0	2
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	7	7.0	2
180,000	-	199,999	0	0	1	1	2	2.0	2
200,000	-	249,999	0	0	0	0	3	3.0	0
250,000	-	299,999	0	0	0	0	3	3.0	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
<b>Total</b>			<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>63</b>	<b>63.0</b>	<b>10</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$97,000</b>		<b>\$134,000</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$0</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$125,167</b>		<b>\$116,795</b>



# Lexington-Bluegrass

Association of Realtors®

## Apr-10 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	120		175		46%
Month Inventory	12.6		12.0		-5%
% of List Price	95.07		97.76		
<b><u>Residential</u></b>					
Sales	44	\$7,734,084	49	\$7,598,046	11%
Avg Sales Price		\$175,775		\$155,062	-12%
Median Sales Price		\$142,000		\$137,000	-4%
Avg Days on Market		116		88	-24%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	501		553		10%
<b><u>Residential</u></b>					
Sales	171	\$28,104,633	177	\$28,883,858	4%
Avg Sales Price		\$164,355		\$163,186	-1%
Median Sales Price		\$142,272		\$143,900	1%
Avg Days on Market		97		98	1%

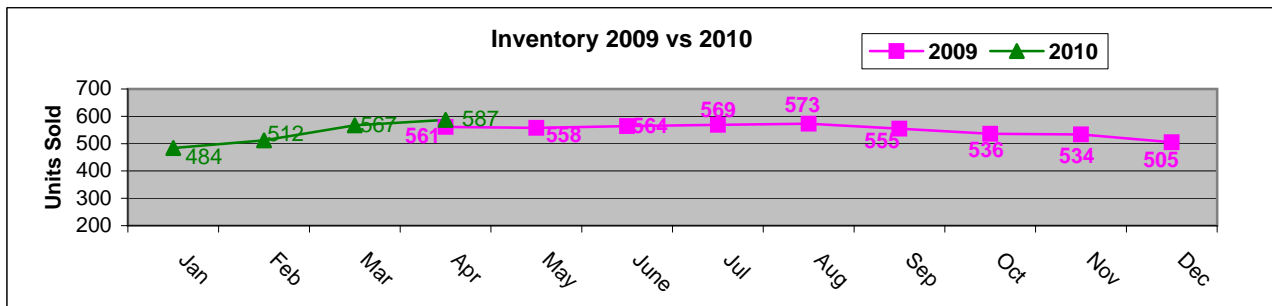
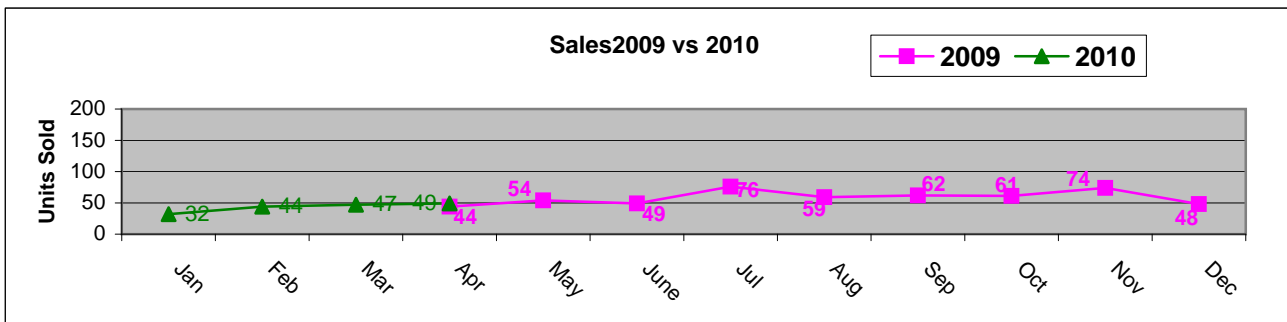
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88								
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

## Single Family SALES and INVENTORY and PENDING

Apr-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	2	0	0	2	9	4.5	3
50,000	-	99,999	1	0	0	1	41	41.0	13
100,000	-	119,999	0	12	0	12	37	3.1	21
120,000	-	139,999	1	11	1	13	85	6.5	31
140,000	-	159,999	0	6	1	7	54	7.7	21
160,000	-	179,999	0	4	1	5	50	10.0	19
180,000	-	199,999	0	1	0	1	44	44.0	17
200,000	-	249,999	0	0	2	2	89	44.5	25
250,000	-	299,999	0	0	2	2	64	32.0	15
300,000	-	499,999	0	1	3	4	81	20.3	13
500,000	-	749,999	0	0	0	0	27	27.0	2
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	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
<b>Total</b>			<b>4</b>	<b>35</b>	<b>10</b>	<b>49</b>	<b>587</b>	<b>12.0</b>	<b>180</b>
<b>Median Price</b>			<b>\$61,750</b>	<b>\$132,900</b>	<b>\$244,000</b>	<b>\$137,000</b>	<b>\$189,900</b>		<b>\$162,175</b>
<b>Average Price</b>			<b>\$72,500</b>	<b>\$139,333</b>	<b>\$243,140</b>	<b>\$155,062</b>	<b>\$231,541</b>		<b>\$181,480</b>



# Lexington-Bluegrass

Association of Realtors®

**Apr-10**

## Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	57		63		11%
Month Inventory	23.4		7.1		-70%
% of List Price	96.90		97.01		
<b><u>Residential</u></b>					
Sales	9	\$1,401,174	30	\$5,394,311	233%
Avg Sales Price		\$155,686		\$179,810	15%
Median Sales Price		\$143,000		\$161,600	13%
Avg Days on Market		64		119	86%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	193		185		-4%
<b><u>Residential</u></b>					
Sales	42	\$7,285,006	69	\$11,957,697	64%
Avg Sales Price		\$173,453		\$173,300	0%
Median Sales Price		\$171,250		\$158,830	-7%
Avg Days on Market		95		100	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	20	39	22								
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<sup>®</sup>

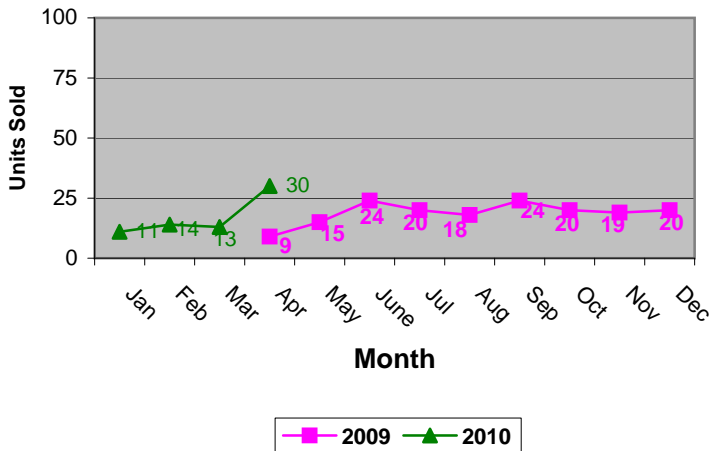
## Single Family SALES and INVENTORY and PENDING

Apr-10

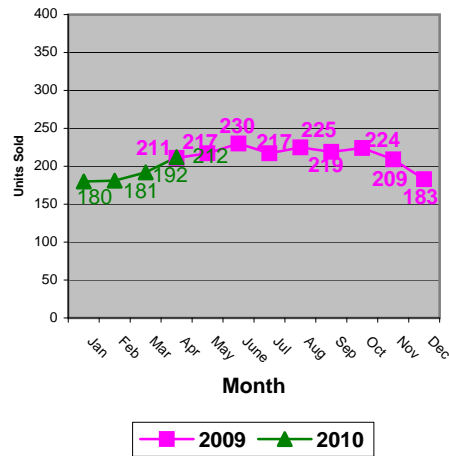
WOODFORD COUNTY

Price Range			Current			Sales		Inventory	
			0-2	3	4+	Total	Single	Months	Pending
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	
49,999	OR	UNDER	0	0	0	0	3	3.0	0
50,000	-	99,999	0	2	1	3	15	5.0	4
100,000	-	119,999	1	1	0	2	17	8.5	2
120,000	-	139,999	1	5	0	6	20	3.3	5
140,000	-	159,999	0	4	0	4	18	4.5	6
160,000	-	179,999	0	1	1	2	16	8.0	9
180,000	-	199,999	0	2	2	4	13	3.3	7
200,000	-	249,999	0	1	4	5	24	4.8	5
250,000	-	299,999	0	0	2	2	32	16.0	7
300,000	-	499,999	0	0	2	2	29	14.5	3
500,000	-	749,999	0	0	0	0	14	14.0	0
750,000	-	999,999	0	0	0	0	6	6.0	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	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	1	1.0	0
<b>Total</b>			<b>2</b>	<b>16</b>	<b>12</b>	<b>30</b>	<b>212</b>	<b>7.1</b>	<b>48</b>
<b>Median Price</b>			<b>\$112,000</b>	<b>\$138,500</b>	<b>\$243,975</b>	<b>\$161,600</b>	<b>\$213,235</b>		<b>\$178,900</b>
<b>Average Price</b>			<b>\$112,000</b>	<b>\$146,604</b>	<b>\$235,388</b>	<b>\$179,810</b>	<b>\$288,378</b>		<b>\$189,372</b>

### Sales 2009 vs 2010



### Inventory 2009 vs 2010



# Lexington-Bluegrass

Association of Realtors™

Apr-10

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	91	FmHA	2	LA-Fixed	0	Owner Finance	1
CONV	325	FLB	0	L/A-Variable	0	VA	25
EXCH	1	FNMA	1	L/A + 2nd	0	Wrap Around	0
FHA	239	L/A Escalated	0	SBA	0	Other	55

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	70	10	2	8	5	11	8	8	1	20	14	16	173
Out of State Buyer	34	2	0	3	2	3	4	3	0	5	1	3	60
Seller Leaving County	113	10	1	7	6	14	12	4	0	9	8	16	200
Seller leaving State	65	2	0	4	2	6	10	0	0	6	3	8	106
New Construction	45	3	0	1	0	5	6	2	0	15	4	0	81
First Time Buyer	145	12	0	9	8	11	8	10	0	23	11	14	251
Listing FSBO	9	1	0	1	0	1	0	0	0	0	0	2	14
YDT Listing FSBO	31	2	1	3	6	4	2	1	0	4	0	5	59

# Lexington-Bluegrass

Association of Realtors®

**Apr-10**

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	April-09		April-10		% CHANGE
New Listings	110		183		66%
Month Inventory	12.6		16.2		29%
% of List Price	91.12		93.69		

**Residential**

Sales	50	\$4,974,660	53	\$4,882,401	6%
Avg Sales Price		\$99,493		\$92,121	-7%
Median Sales Price		\$81,250		\$80,000	-2%
Avg Days on Market		151		110	-27%

CUMMULATIVE SUMMARY	Jan 09 - Apr 09		Jan 10 - Apr 10		% CHANGE
New Listings	438		597		36%

**Residential**

Sales	186	\$16,161,900	167	\$16,066,101	-10%
Avg Sales Price		\$86,892		\$96,204	11%
Median Sales Price		\$68,000		\$83,000	22%
Avg Days on Market		112		123	10%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50	46	53	74								
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®

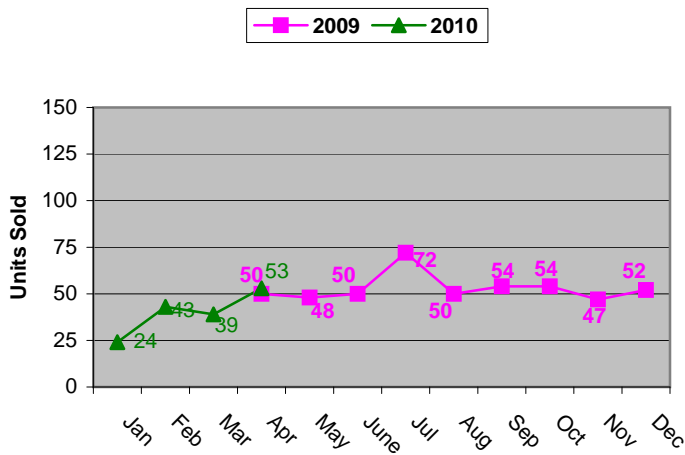
## Single Family SALES and INVENTORY and PENDING

Apr-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	4	9	0	13	53	4.1	22
50,000	-	99,999	5	16	3	24	203	8.5	36
100,000	-	119,999	2	0	1	3	53	17.7	7
120,000	-	139,999	1	1	0	2	103	51.5	5
140,000	-	159,999	0	4	0	4	69	17.3	9
160,000	-	179,999	0	1	0	1	73	73.0	4
180,000	-	199,999	0	2	1	3	52	17.3	9
200,000	-	249,999	0	0	1	1	68	68.0	7
250,000	-	299,999	0	1	1	2	54	27.0	6
300,000	-	499,999	0	0	0	0	78	78.0	10
500,000	-	749,999	0	0	0	0	27	27.0	0
750,000	-	999,999	0	0	0	0	13	13.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
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
<b>Total</b>			<b>12</b>	<b>34</b>	<b>7</b>	<b>53</b>	<b>856</b>	<b>16.2</b>	<b>115</b>
<b>Median Price</b>			<b>\$80,000</b>	<b>\$79,250</b>	<b>\$104,000</b>	<b>\$80,000</b>	<b>\$145,000</b>		<b>\$99,900</b>
<b>Average Price</b>			<b>\$68,300</b>	<b>\$89,232</b>	<b>\$146,986</b>	<b>\$92,121</b>	<b>\$204,552</b>		<b>\$137,295</b>

### Sales 2009 vs 2010



### Inventory 2009 vs 2010

