

Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings		1442		1469	2%
Month Inventory		9.0		8.8	-2%
% of List Price		96.15		96.06	0%
<u>Residential</u>					
Sales	676	\$123,838,389	671	\$114,005,838	-1%
Avg Sales Price		\$182,115		\$167,409	-8%
Median Sales Price		\$152,900		\$144,000	-6%
Avg Days on Market		82		81	-1%
<u>Townhouses/Condos</u>					
Sales	67	\$9,760,793	60	\$7,869,233	-10%
Avg Sales Price		\$135,567		\$124,908	-8%
Median Sales Price		\$112,300		\$109,900	-2%
Avg Days on Market		90		100	11%
Total Activity	743	\$133,599,182	731	\$121,875,071	-2%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings		12,240		11,755	-4%
<u>Residential</u>					
Sales	5,348	\$937,557,088	4,669	\$786,527,766	-13%
Avg Sales Price		\$174,559		\$167,275	-4%
Median Sales Price		\$145,000		\$141,000	-3%
Avg Days on Market		89		89	0%
<u>Townhouses/Condos</u>					
Sales	603	\$91,632,897	383	\$55,777,783	-36%
Avg Sales Price		\$146,378		\$134,404	-8%
Median Sales Price		\$122,575		\$114,000	-7%
Avg Days on Market		96		110	15%
Total Activity	5,951	\$1,029,189,985	5,052	\$842,305,549	-15%

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

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

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

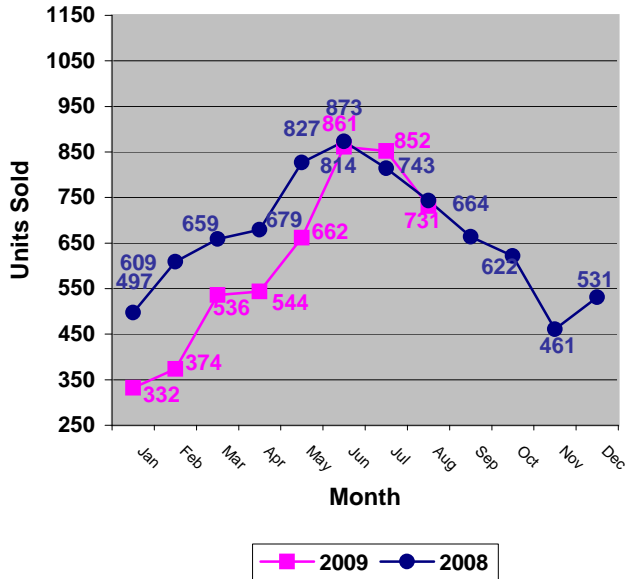
Lexington-Bluegrass

Association of Realtors®

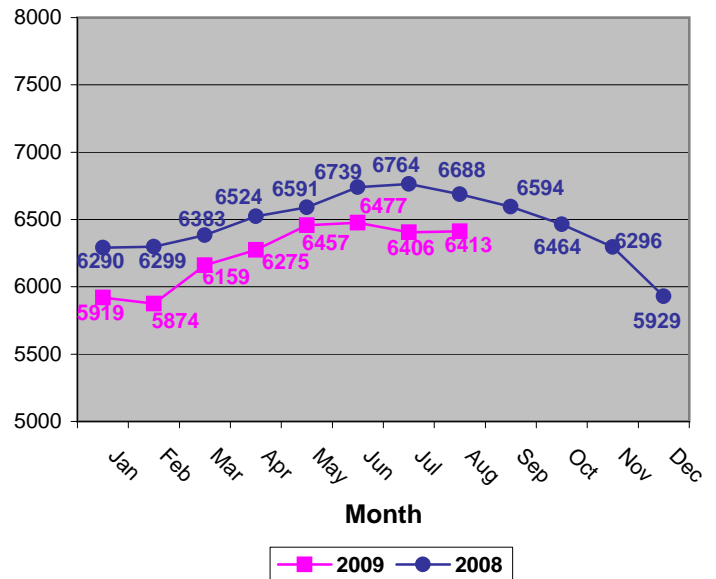
All Residential SALES and INVENTORY with PENDING

Aug-08							Current		Current	Aug
			Sales				Inventory		Inventory	Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	17	18	4	39	187	4.8	41	40
50,000	-	99,999	30	64	10	104	900	8.7	169	134
100,000	-	119,999	11	60	8	79	497	6.3	144	87
120,000	-	139,999	12	108	11	131	758	5.8	220	140
140,000	-	159,999	9	71	18	98	609	6.2	157	86
160,000	-	179,999	3	36	14	53	510	9.6	130	57
180,000	-	199,999	3	21	20	44	441	10.0	95	47
200,000	-	249,999	3	30	51	84	656	7.8	178	76
250,000	-	299,999	3	7	38	48	558	11.6	74	37
300,000	-	499,999	2	3	36	41	791	19.3	72	48
500,000	-	749,999	0	1	8	9	259	28.8	21	5
750,000	-	999,999	0	0	1	1	123	123.0	6	3
1,000,000	-	1,249,999	0	0	0	0	31	31.0	1	0
1,250,000	-	1,499,999	0	0	0	0	34	34.0	2	1
1,500,000	-	1,999,999	0	0	0	0	29	29.0	0	0
2,000,000	-	OVER	0	0	0	0	30	30.0	1	0
Total			93	419	219	731	6413	8.8	1311	761
Median Price			\$97,500	\$133,000	\$220,000	\$143,000	\$169,900		\$150,000	
Average Price			\$108,257	\$137,860	\$238,350	\$164,200	\$248,901		\$178,944	

Sales 08 vs 09



Inventory 08 vs 09



Lexington-Bluegrass

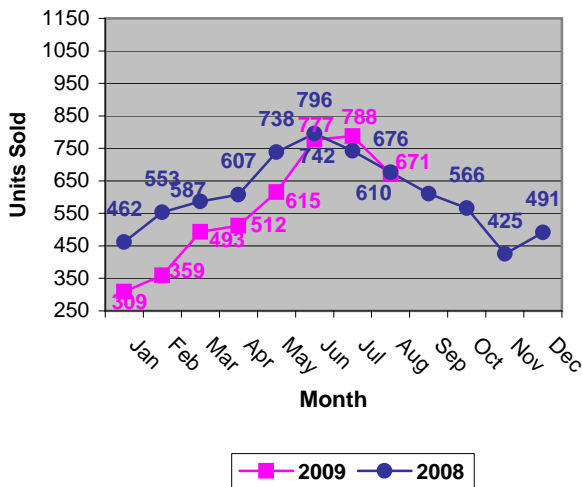
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

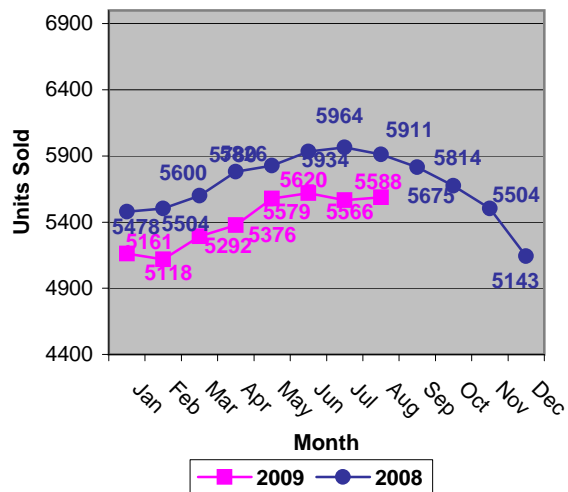
Aug-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	16	16	4	36	167	4.6	36
50,000	-	99,999	13	62	10	85	682	8.0	148
100,000	-	119,999	7	53	8	68	411	6.0	127
120,000	-	139,999	8	107	11	126	672	5.3	202
140,000	-	159,999	4	69	18	91	557	6.1	149
160,000	-	179,999	2	34	13	49	452	9.2	120
180,000	-	199,999	0	20	20	40	409	10.2	91
200,000	-	249,999	1	27	51	79	589	7.5	161
250,000	-	299,999	1	7	38	46	460	10.0	62
300,000	-	499,999	2	3	36	41	693	16.9	63
500,000	-	749,999	0	1	8	9	251	27.9	18
750,000	-	999,999	0	0	1	1	122	122.0	6
1,000,000	-	1,249,999	0	0	0	0	30	30.0	1
1,250,000	-	1,499,999	0	0	0	0	34	34.0	2
1,500,000	-	1,999,999	0	0	0	0	29	29.0	0
2,000,000	-	OVER	0	0	0	0	30	30.0	1
Total			54	399	218	671	5588	8.3	1187
Median Price			\$95,000	\$133,000	\$220,900	\$144,000	\$174,900		
Average Price			\$98,231	\$138,267	\$238,668	\$167,664	\$258,821		\$178,874

Sales 08 vs 09



Inventory 08 vs 09



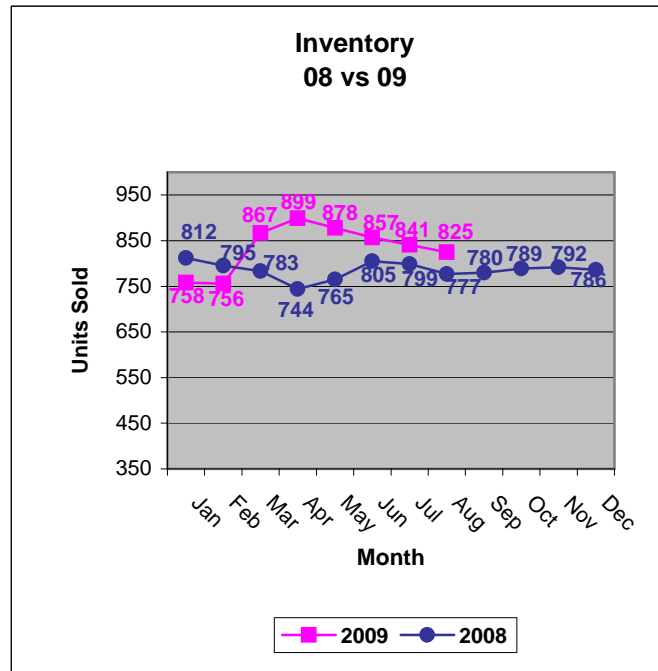
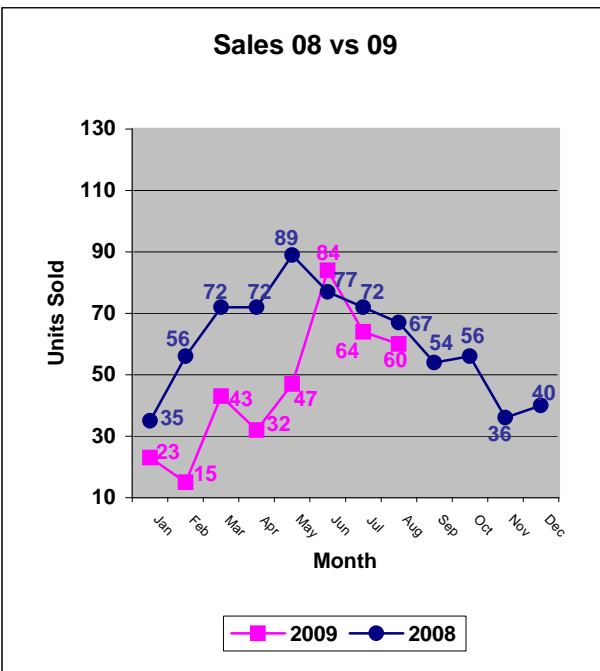
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Aug-09

Price Range		Sales				Current Inventory		
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	1	2	0	3	20	6.7	5
50,000	- 99,999	17	2	0	19	218	11.5	21
100,000	- 119,999	4	7	0	11	86	7.8	17
120,000	- 139,999	4	1	0	5	86	17.2	18
140,000	- 159,999	5	2	0	7	52	7.4	8
160,000	- 179,999	1	2	1	4	58	14.5	10
180,000	- 199,999	3	1	0	4	32	8.0	4
200,000	- 249,999	2	3	0	5	67	13.4	17
250,000	- 299,999	2	0	0	2	98	49.0	12
300,000	- 499,999	0	0	0	0	98	98.0	9
500,000	- 749,999	0	0	0	0	8	8.0	3
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		39	20	1	60	825	13.8	124
Median Price		\$55,000	\$35,500	\$31,500	\$40,000	\$72,500		\$59,900
Average Price		\$122,140	\$129,739	\$169,000	\$125,454	\$181,710		\$179,605



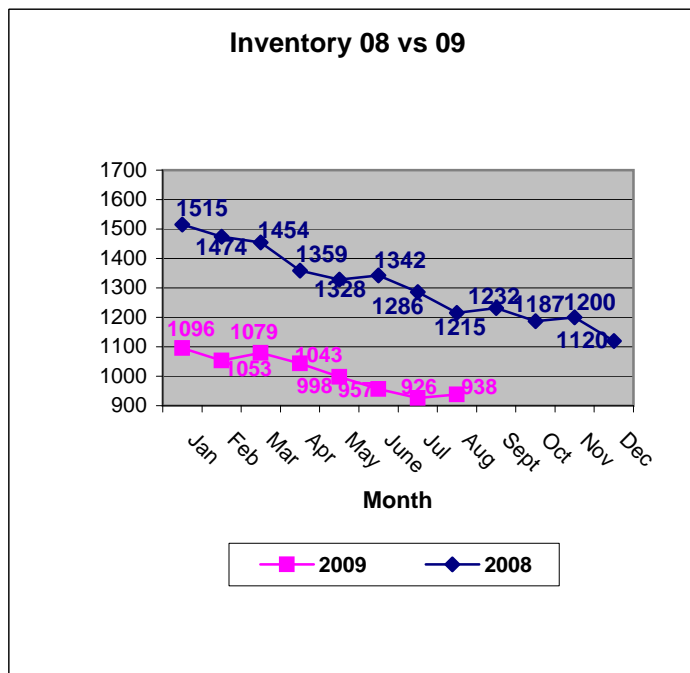
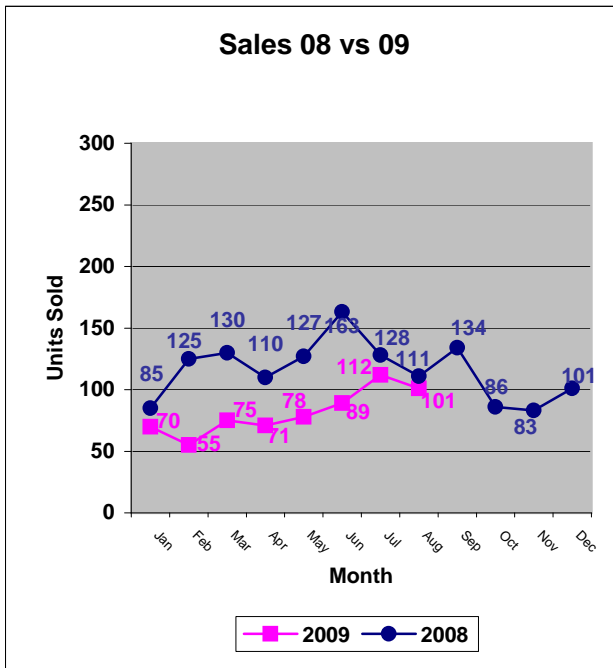
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Aug-09

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	1	1.0	0
50,000	- 99,999	0	1	0	1	4	4.0	1
100,000	- 119,999	0	2	0	2	50	25.0	24
120,000	- 139,999	1	17	0	18	135	7.5	71
140,000	- 159,999	1	22	2	25	80	3.2	58
160,000	- 179,999	0	7	1	8	87	10.9	57
180,000	- 199,999	1	10	6	17	92	5.4	44
200,000	- 249,999	0	8	15	23	162	7.0	105
250,000	- 299,999	0	2	3	5	121	24.2	41
300,000	- 499,999	0	0	1	1	138	138.0	27
500,000	- 749,999	0	0	1	1	32	32.0	9
750,000	- 999,999	0	0	0	0	20	20.0	3
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	4	4.0	0
2,000,000	- OVER	0	0	0	0	1	1.0	0
Total		3	69	29	101	938	9.3	440
Median Price		\$150,895	\$149,900	\$209,200	\$169,900	\$209,015		\$187,488
Average Price		\$156,701	\$162,473	\$228,992	\$181,401	\$267,212		\$207,898



Existing Homes Sales

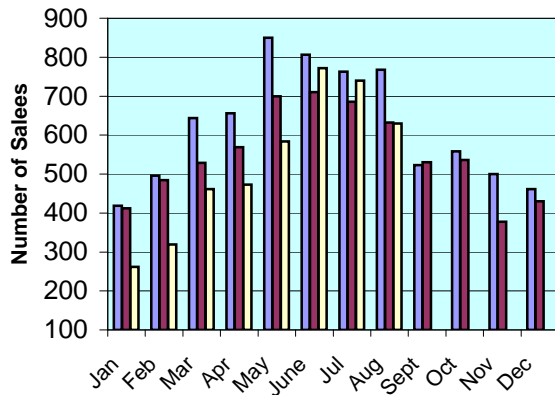
	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
Mar	644	529	461
Apr	656	569	473
May	850	700	584
June	806	710	772
Jul	763	686	740
Aug	768	632	630
Sept	523	530	
Oct	558	536	
Nov	500	378	
Dec	461	430	

New Construction Sales

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

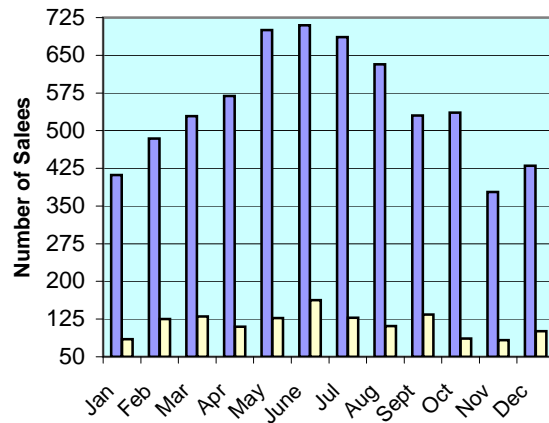
**Existing HomeSales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



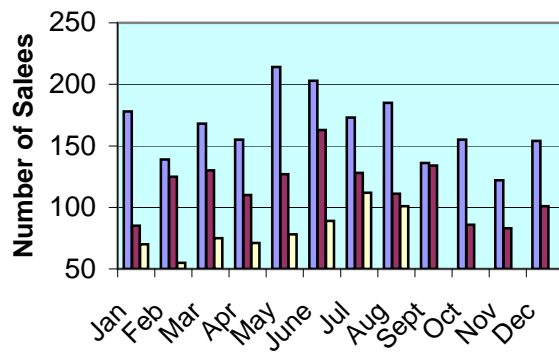
**Existing vs New Sales
2008**

■ Existing ■ New



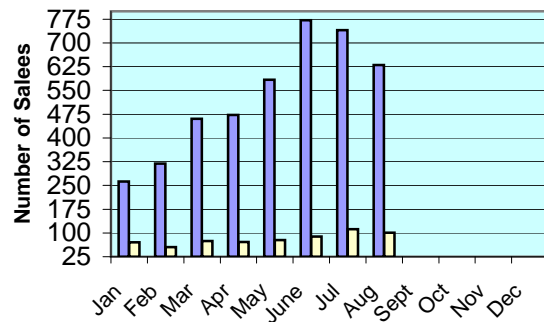
**New Construction Sales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



**Existing vs New Sales
2009**

■ Existing ■ New



Median Price by County

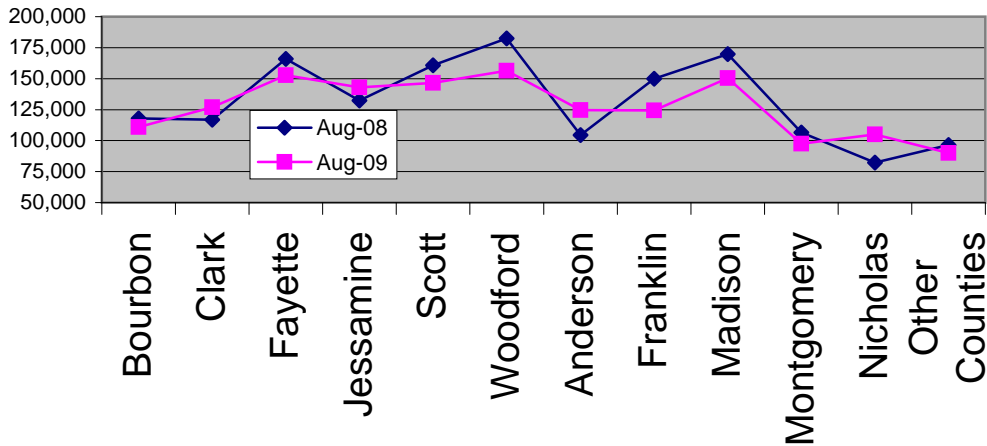
<u>County</u>	Aug-08		Aug-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	117,900	13	111,000	14
Clark	116,900	29	126,900	29
Fayette	166,000	368	152,750	368
Jessamine	132,250	58	143,000	47
Scott	160,750	62	146,500	59
Woodford	182,500	26	156,436	18
Anderson	104,500	19	124,700	12
Franklin	150,000	33	124,450	42
Madison	169,900	45	150,425	66
Montgomery	106,500	20	97,500	22
Nicholas	82,263	4	105,000	5
Other Counties	96,500	<u>66</u>	90,000	<u>49</u>
		743		731

<u>County</u>	Year to Date 8/31/08		Year to Date 8/31/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	98,384	96	113,450	72
Clark	121,900	246	118,000	205
Fayette	157,900	2940	152,000	2518
Jessamine	136,700	436	130,250	354
Scott	151,500	475	143,000	416
Woodford	175,000	173	170,000	121
Anderson	117,000	162	116,000	142
Franklin	122,088	310	120,000	278
Madison	150,063	394	148,000	365
Montgomery	94,500	155	83,463	142
Nicholas	72,263	30	73,000	19
Other Counties	82,900	<u>534</u>	77,700	<u>420</u>
		5951		5052

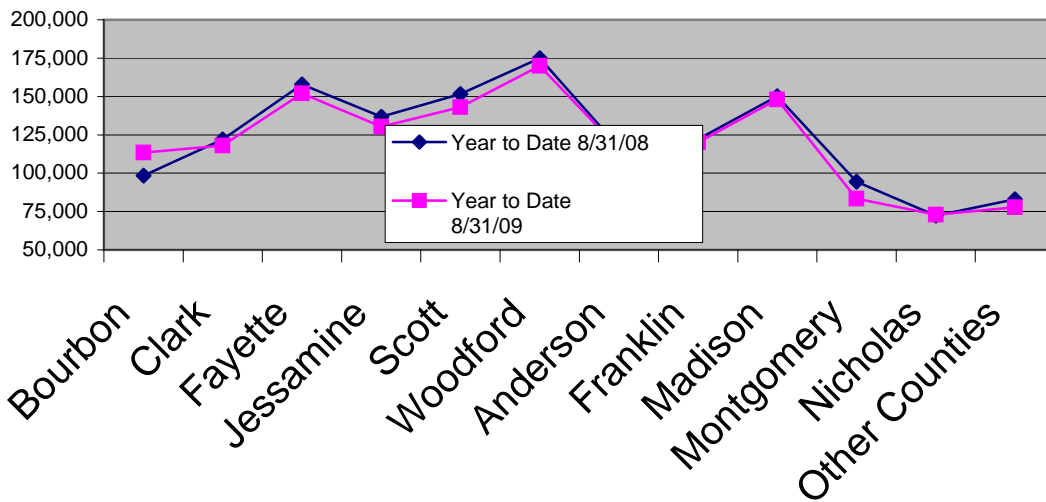


Median Price by County

Aug 08 vs Aug 09 Median



Year to date 8/31/08 vs 8/31/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	45		45		0%
Month Inventory	12.7		17.5		38%
% of List Price	96.42		97.80		
Residential					
Sales	19	\$2,140,400	12	\$1,536,700	-37%
Avg Sales Price		\$112,653		\$128,058	14%
Median Sales Price		\$104,500		\$124,700	19%
Avg Days on Market		96		63	-34%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	366		330		-10%
Residential					
Sales	162	\$20,327,777	142	\$18,243,240	-12%
Avg Sales Price		\$125,480		\$128,474	2%
Median Sales Price		\$117,000		\$116,000	-1%
Avg Days on Market		124		103	-17%

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

Lexington-Bluegrass

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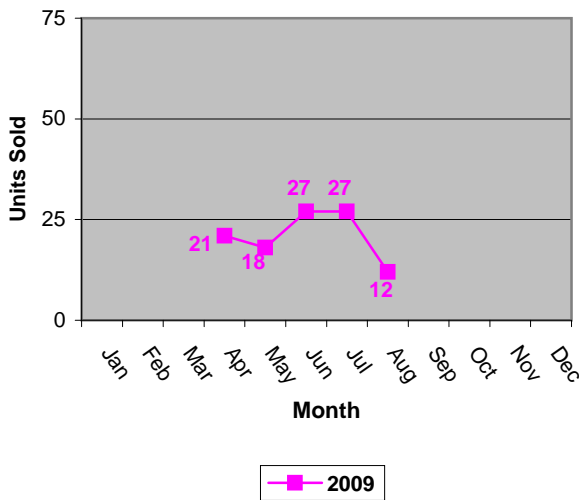
Single Family SALES and INVENTORY and PENDING

Aug-09

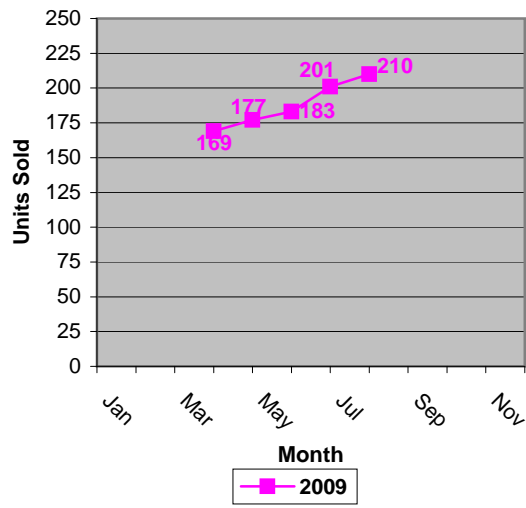
ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	10	10.0	2
50,000	-	99,999	0	2	0	2	28	14.0	6
100,000	-	119,999	0	3	0	3	24	8.0	4
120,000	-	139,999	0	1	1	2	22	11.0	9
140,000	-	159,999	1	1	0	2	24	12.0	6
160,000	-	179,999	0	1	0	1	19	19.0	1
180,000	-	199,999	0	0	0	0	10	10.0	2
200,000	-	249,999	0	0	0	0	29	29.0	5
250,000	-	299,999	0	0	1	1	13	13.0	0
300,000	-	499,999	0	0	0	0	24	24.0	0
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
Total			2	8	2	12	210	17.5	35
Median Price			\$87,500	\$114,000	\$206,150	\$124,700	\$159,900		\$134,900
Average Price			\$87,500	\$118,675	\$206,150	\$128,058	\$192,777		\$135,117

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	29		28		-3%
Month Inventory	10.2		8.1		-21%
% of List Price	95.94		95.84		
Residential					
Sales	13	\$1,789,900	14	\$1,903,201	8%
Avg Sales Price		\$137,685		\$135,943	-1%
Median Sales Price		\$117,900		\$111,000	-6%
Avg Days on Market		100		111	11%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	197		178		-10%
Residential					
Sales	96	\$12,793,097	72	\$9,687,411	-25%
Avg Sales Price		\$133,261		\$134,547	1%
Median Sales Price		\$98,384		\$113,450	15%
Avg Days on Market		96		108	13%

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

Lexington-Bluegrass

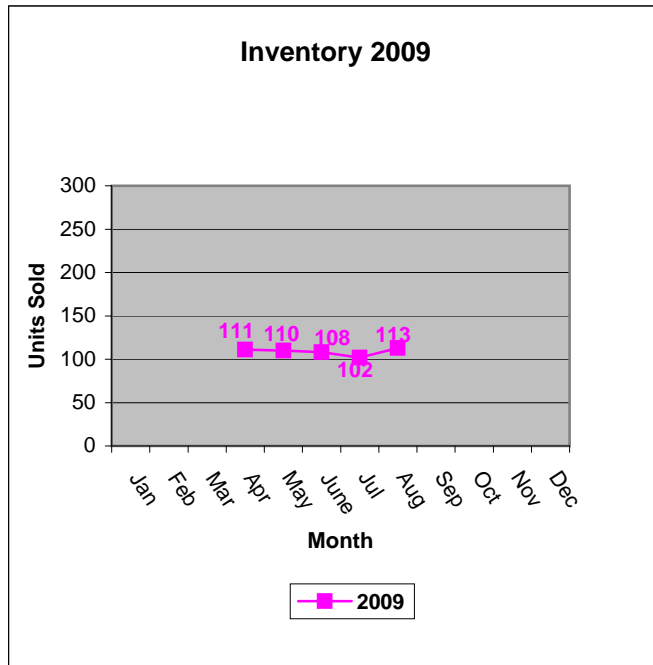
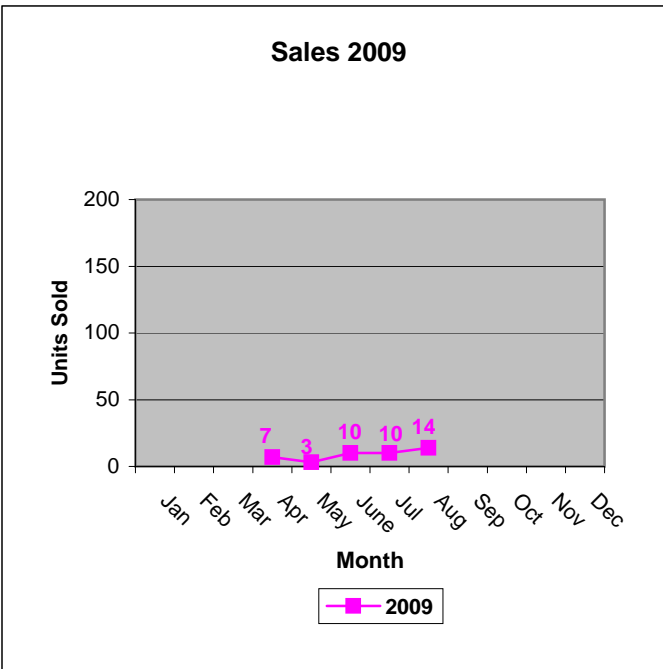
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Aug-09

BOURBON COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	1	0	1	4	4.0	5
50,000 - 99,999	1	0	1	2	16	8.0	4
100,000 - 119,999	0	6	0	6	19	3.2	1
120,000 - 139,999	0	2	0	2	7	3.5	0
140,000 - 159,999	0	0	0	0	12	12.0	0
160,000 - 179,999	0	0	1	1	6	6.0	2
180,000 - 199,999	0	0	0	0	2	2.0	1
200,000 - 249,999	0	0	1	1	8	8.0	3
250,000 - 299,999	0	0	0	0	16	16.0	1
300,000 - 499,999	0	0	1	1	12	12.0	3
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	1	1.0	0
Total	1	9	4	14	113	8.1	20
Median Price	\$95,000	\$110,000	\$198,500	\$111,000	\$159,900		\$138,700
Average Price	\$95,000	\$105,378	\$214,950	\$135,943	\$258,747		\$150,160



Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	69		66		-4%
Month Inventory	12.3		11.2		-9%
% of List Price	96.13		97.11		
<u>Residential</u>					
Sales	29	\$3,203,017	29	\$3,808,706	0%
Avg Sales Price		\$110,449		\$131,335	19%
Median Sales Price		\$116,900		\$126,900	9%
Avg Days on Market		116		91	-22%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	526		462		-12%
<u>Residential</u>					
Sales	246	\$32,930,609	205	\$26,396,008	-17%
Avg Sales Price		\$133,864		\$128,761	-4%
Median Sales Price		\$121,900		\$118,000	-3%
Avg Days on Market		121		125	3%

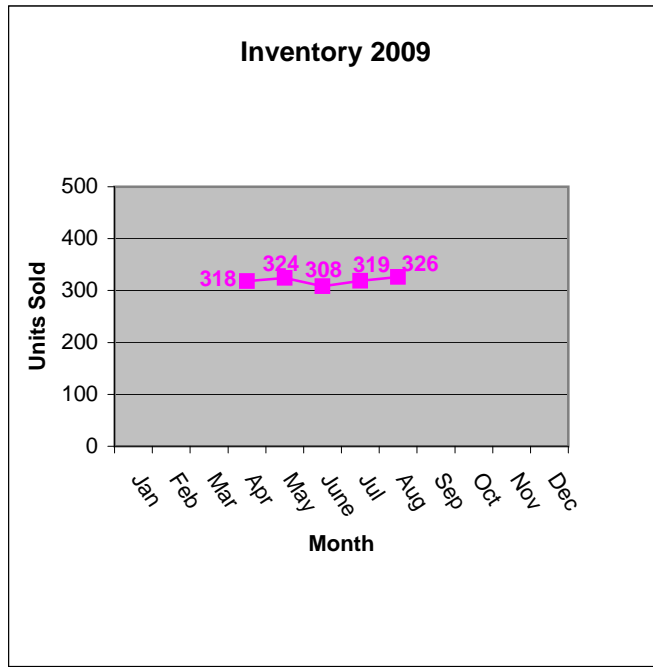
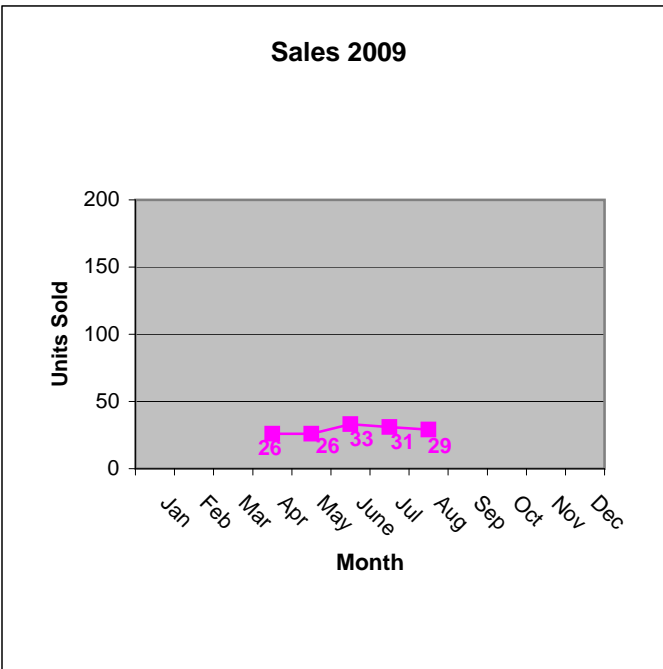
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28	33	39	27				
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

Lexington-Bluegrass

Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING
Aug-09
CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	7	7.0	2
50,000	-	99,999	2	4	0	6	86	14.3	12
100,000	-	119,999	0	5	1	6	32	5.3	5
120,000	-	139,999	0	9	1	10	42	4.2	10
140,000	-	159,999	0	1	1	2	32	16.0	2
160,000	-	179,999	0	0	0	0	17	17.0	4
180,000	-	199,999	0	1	0	1	27	27.0	2
200,000	-	249,999	0	0	1	1	26	26.0	3
250,000	-	299,999	0	0	1	1	29	29.0	3
300,000	-	499,999	0	0	1	1	24	24.0	3
500,000	-	749,999	0	0	0	0	3	3.0	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	20	6	29	326	11.2	46
Median Price			\$82,500	\$124,650	\$198,500	\$126,900	\$139,900		\$127,500
Average Price			\$64,000	\$119,212	\$205,411	\$131,335	\$168,613		\$148,315



Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	607		646		6%
Month Inventory	7.0		6.8		-3%
% of List Price	96.65		97.34		
<u>Residential</u>					
Sales	368	\$74,531,866	369	\$66,904,946	0%
Avg Sales Price		\$202,532		\$181,314	-10%
Median Sales Price		\$166,000		\$153,000	-8%
Avg Days on Market		62		63	2%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	5,748		5,663		-1%
<u>Residential</u>					
Sales	2,940	\$564,931,540	2,519	\$469,405,735	-14%
Avg Sales Price		\$192,154		\$186,346	-3%
Median Sales Price		\$157,900		\$152,000	-4%
Avg Days on Market		75		75	0%

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

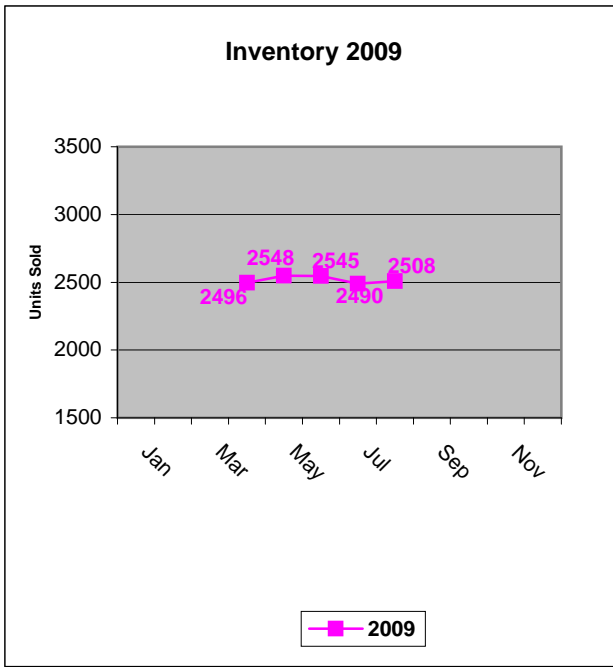
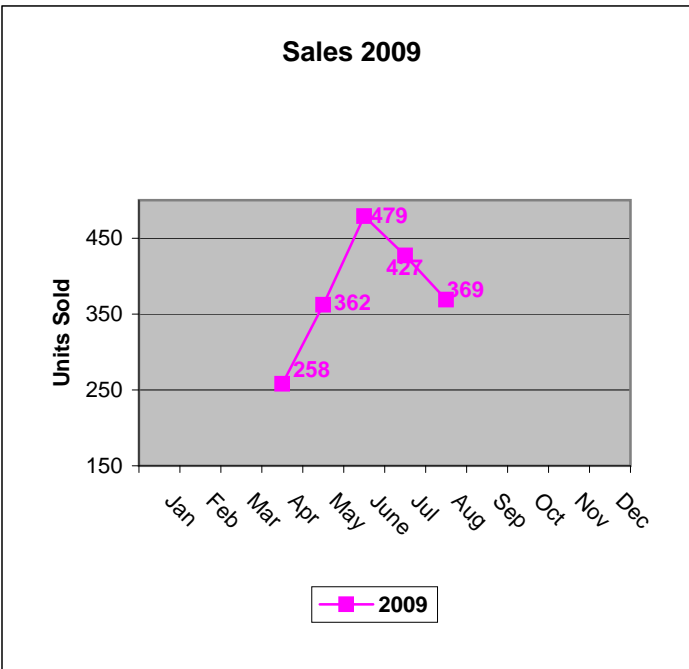
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Aug-09

FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	3	0	8	41	5.1	7
50,000	-	99,999	17	19	2	38	265	7.0	52
100,000	-	119,999	9	28	2	39	189	4.8	66
120,000	-	139,999	9	53	3	65	294	4.5	115
140,000	-	159,999	6	38	5	49	241	4.9	89
160,000	-	179,999	3	21	6	30	207	6.9	65
180,000	-	199,999	3	9	13	25	151	6.0	44
200,000	-	249,999	2	18	35	55	269	4.9	105
250,000	-	299,999	3	4	18	25	232	9.3	47
300,000	-	499,999	2	3	21	26	367	14.1	39
500,000	-	749,999	0	1	8	9	121	13.4	12
750,000	-	999,999	0	0	0	0	58	58.0	4
1,000,000	-	1,249,999	0	0	0	0	15	15.0	0
1,250,000	-	1,499,999	0	0	0	0	19	19.0	2
1,500,000	-	1,999,999	0	0	0	0	18	18.0	0
2,000,000	-	OVER	0	0	0	0	21	21.0	0
Total			59	197	113	369	2508	6.8	647
Median Price			\$117,500	\$137,875	\$237,000	\$153,000	\$183,919		\$159,900
Average Price			\$125,981	\$150,210	\$264,432	\$181,314	\$284,523		\$192,319



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Association of Realtors[®]

Aug-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	95		85		-11%
Month Inventory	11.5		9.1		-21%
% of List Price	93.90		93.64		
Residential					
Sales	33	\$5,312,800	42	\$5,824,300	27%
Avg Sales Price		\$160,994		\$138,674	-14%
Median Sales Price		\$150,000		\$124,450	-17%
Avg Days on Market		106		96	-9%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	647		626		-3%
Residential					
Sales	310	\$41,236,321	278	\$36,573,016	-10%
Avg Sales Price		\$133,020		\$131,558	-1%
Median Sales Price		\$122,088		\$120,000	-2%
Avg Days on Market		107		112	5%

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

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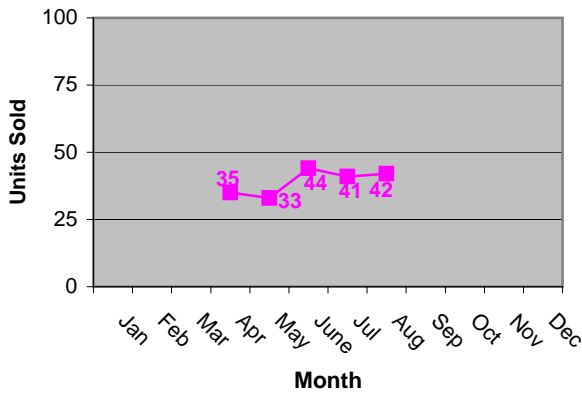
Single Family SALES and INVENTORY and PENDING

Aug-09

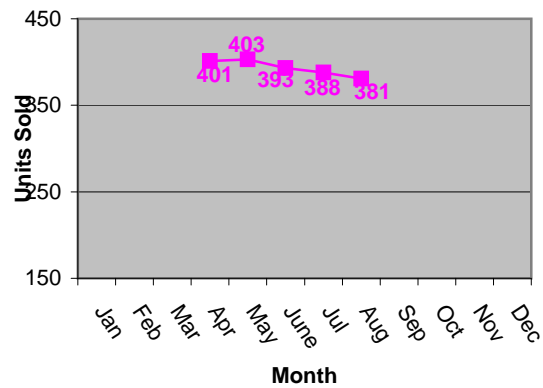
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	2	0	5	25	5.0	5
50,000	-	99,999	2	5	1	8	61	7.6	14
100,000	-	119,999	1	4	0	5	38	7.6	10
120,000	-	139,999	1	5	1	7	61	8.7	5
140,000	-	159,999	0	2	1	3	40	13.3	5
160,000	-	179,999	0	2	1	3	24	8.0	4
180,000	-	199,999	0	1	1	2	33	16.5	5
200,000	-	249,999	0	3	1	4	43	10.8	6
250,000	-	299,999	0	2	3	5	23	4.6	2
300,000	-	499,999	0	0	0	0	26	26.0	2
500,000	-	749,999	0	0	0	0	4	4.0	1
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	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			7	26	9	42	381	9.1	59
Median Price			\$78,500	\$128,450	\$183,000	\$124,450	\$147,500		\$125,000
Average Price			\$70,214	\$138,088	\$193,611	\$138,674	\$176,349		\$147,986

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Aug-09 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	106		112		6%
Month Inventory	8.1		10.4		28%
% of List Price	95.77		94.21		
<u>Residential</u>					
Sales	58	\$10,229,267	47	\$8,113,791	-19%
Avg Sales Price		\$176,367		\$172,634	-2%
Median Sales Price		\$132,250		\$143,000	8%
Avg Days on Market		76		92	21%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	946		943		0%
<u>Residential</u>					
Sales	436	\$85,098,270	354	\$64,426,307	-19%
Avg Sales Price		\$195,180		\$181,995	-7%
Median Sales Price		\$136,700		\$130,250	-5%
Avg Days on Market		98		82	-16%

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

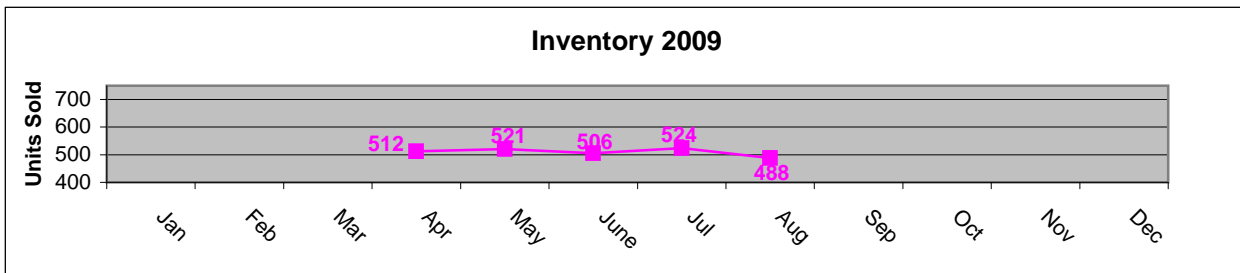
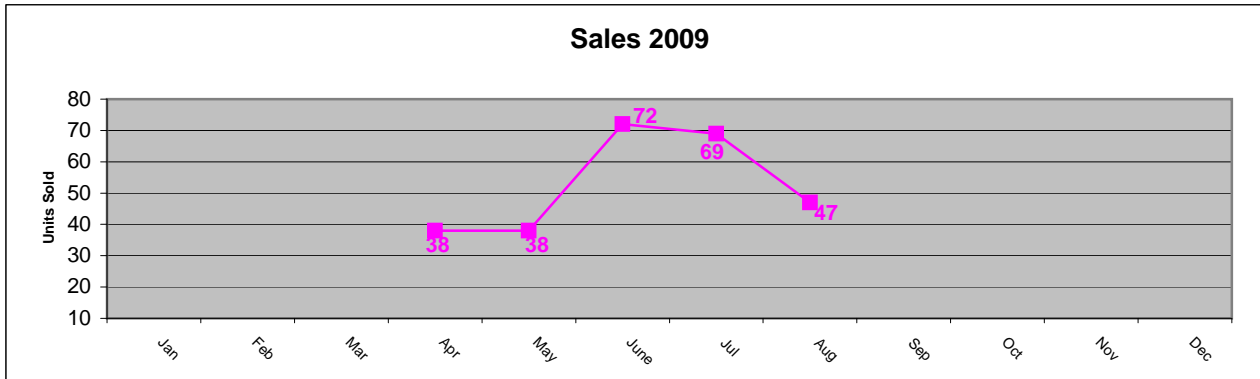
Lexington-Bluegrass

Association of Realtors®

Aug-09

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

Price Range			Current Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	1	3	13	4.3	1
50,000	-	99,999	1	10	0	11	83	7.5	14
100,000	-	119,999	0	3	0	3	40	13.3	10
120,000	-	139,999	0	5	0	5	55	11.0	11
140,000	-	159,999	0	6	1	7	31	4.4	6
160,000	-	179,999	0	1	2	3	30	10.0	6
180,000	-	199,999	0	3	2	5	41	8.2	2
200,000	-	249,999	0	0	5	5	49	9.8	4
250,000	-	299,999	0	0	1	1	15	15.0	4
300,000	-	499,999	0	0	2	2	40	20.0	5
500,000	-	749,999	0	0	1	1	38	38.0	5
750,000	-	999,999	0	0	1	1	30	30.0	2
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	1
Total			2	29	16	47	488	10.4	72
Median Price			\$62,250	\$126,500	\$206,068	\$143,000	\$176,000		\$142,900
Average Price			\$62,250	\$122,185	\$277,870	\$172,634	\$321,205		\$247,401



Lexington-Bluegrass

Association of Realtors[®]

Aug-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings		141		105	-26%
Month Inventory		15.3		8.4	-45%
% of List Price		96.92		95.38	
<u>Residential</u>					
Sales	45	\$8,424,121	66	\$11,605,955	47%
Avg Sales Price		\$187,203		\$175,848	-6%
Median Sales Price		\$169,900		\$150,425	-11%
Avg Days on Market		94		118	26%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings		1,032		882	-15%
<u>Residential</u>					
Sales	394	\$68,629,671	365	\$60,676,755	-7%
Avg Sales Price		\$174,187		\$166,238	-5%
Median Sales Price		\$150,063		\$148,000	-1%
Avg Days on Market		112		118	5%

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

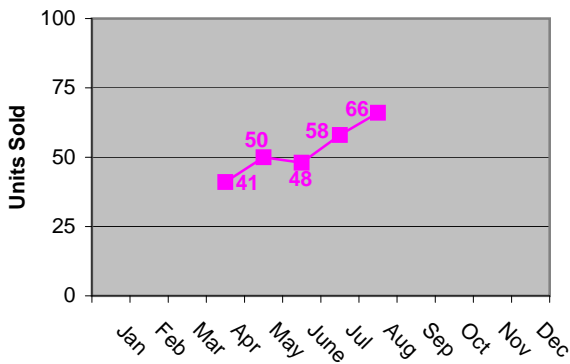
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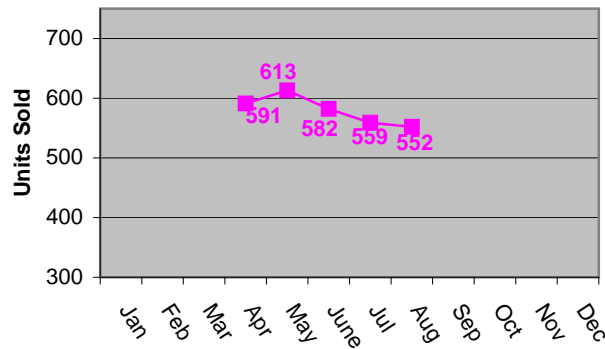
Single Family SALES and INVENTORY and PENDING
Aug-09
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	8	2.7	4
50,000	-	99,999	3	1	0	4	69	17.3	17
100,000	-	119,999	0	3	3	6	32	5.3	12
120,000	-	139,999	0	7	4	11	57	5.2	17
140,000	-	159,999	0	9	5	14	60	4.3	16
160,000	-	179,999	0	3	4	7	66	9.4	12
180,000	-	199,999	0	1	2	3	51	17.0	4
200,000	-	249,999	1	5	3	9	55	6.1	16
250,000	-	299,999	0	0	2	2	39	19.5	5
300,000	-	499,999	0	0	7	7	87	12.4	7
500,000	-	749,999	0	0	0	0	16	16.0	1
750,000	-	999,999	0	0	0	0	8	8.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			5	31	30	66	552	8.4	111
Median Price			\$75,591	\$145,000	\$167,250	\$150,425	\$175,000		\$145,900
Average Price			\$91,518	\$149,204	\$217,435	\$175,848	\$228,719		\$167,820

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Aug-09 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	34		47		38%
Month Inventory	13.0		12.6		-3%
% of List Price	93.76		92.95		
<u>Residential</u>					
Sales	20	\$2,243,507	22	\$2,508,050	10%
Avg Sales Price		\$112,175		\$114,002	2%
Median Sales Price		\$106,500		\$97,500	-8%
Avg Days on Market		114		100	-12%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	354		372		5%
<u>Residential</u>					
Sales	155	\$16,832,483	142	\$14,431,483	-8%
Avg Sales Price		\$108,597		\$101,630	-6%
Median Sales Price		\$94,500		\$83,463	-12%
Avg Days on Market		117		105	-10%

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

Lexington-Bluegrass

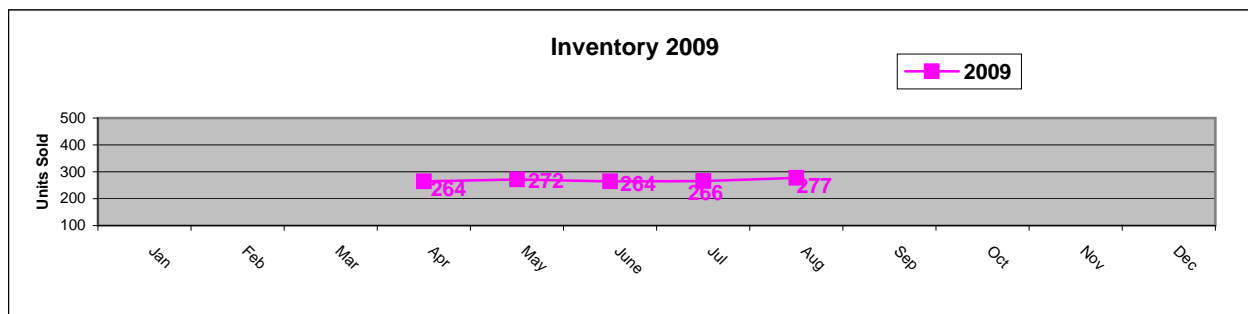
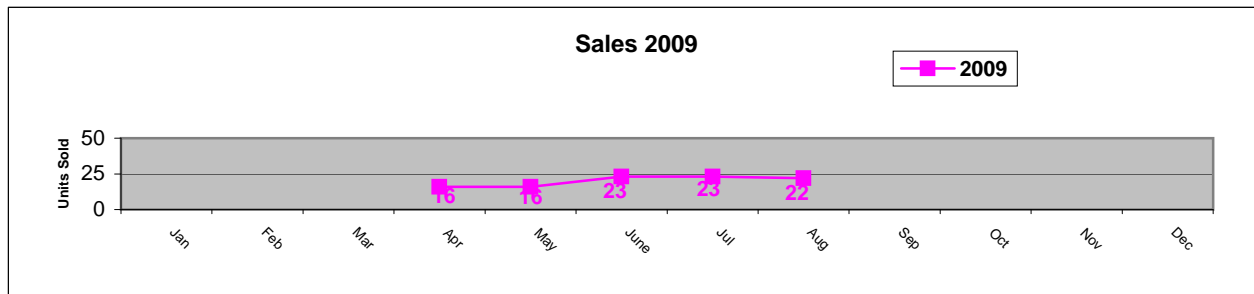
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Aug-09

MONTGOMERY COUNTY

Price Range			Sales				Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	1	2	20	10.0	3
50,000	-	99,999	2	6	1	9	83	9.2	8
100,000	-	119,999	0	1	0	1	24	24.0	4
120,000	-	139,999	1	2	0	3	32	10.7	3
140,000	-	159,999	0	2	2	4	28	7.0	3
160,000	-	179,999	0	1	0	1	18	18.0	1
180,000	-	199,999	0	1	0	1	15	15.0	2
200,000	-	249,999	0	0	0	0	23	23.0	0
250,000	-	299,999	0	1	0	1	15	15.0	0
300,000	-	499,999	0	0	0	0	10	10.0	0
500,000	-	749,999	0	0	0	0	4	4.0	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	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	15	4	22	277	12.6	24
Median Price			\$70,000	\$100,000	\$120,500	\$97,500	\$130,000		\$101,500
Average Price			\$87,167	\$121,170	\$107,250	\$114,002	\$172,726		\$105,458



Lexington-Bluegrass

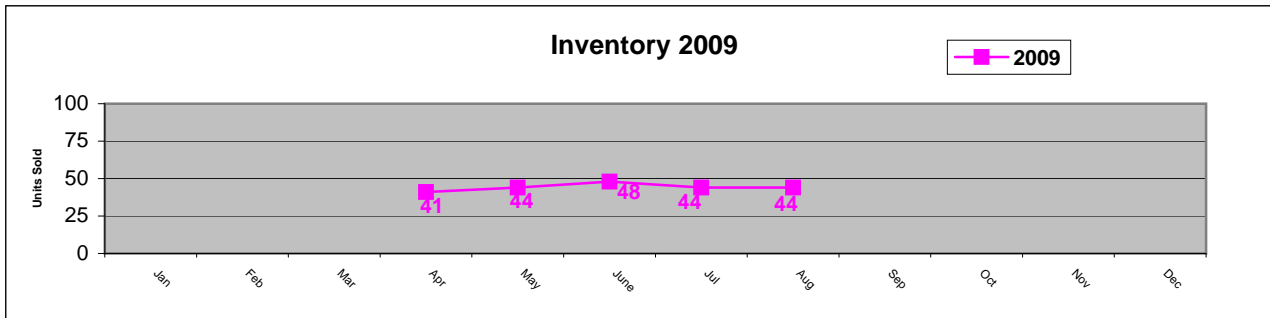
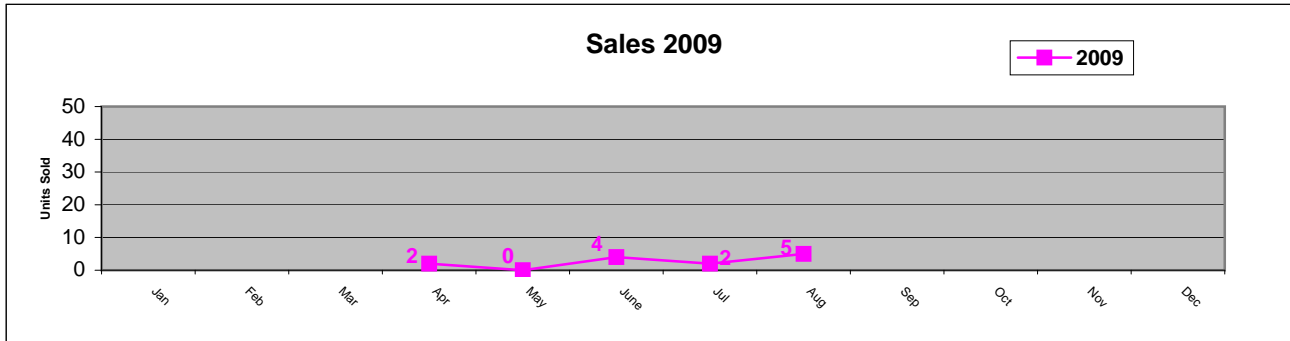
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Aug-09

NICHOLAS COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	1	0	0	1	8	8.0	0
50,000	-	99,999	0	0	1	1	20	20.0	3
100,000	-	119,999	1	0	0	1	2	2.0	0
120,000	-	139,999	0	1	0	1	4	4.0	1
140,000	-	159,999	0	1	0	1	3	3.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	1	1.0	1
200,000	-	249,999	0	0	0	0	1	1.0	0
250,000	-	299,999	0	0	0	0	2	2.0	0
300,000	-	499,999	0	0	0	0	0	0.0	0
500,000	-	749,999	0	0	0	0	0	0.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	2	1	5	44	8.8	5
Median Price			\$65,750	\$141,875	\$79,500	\$105,000	\$77,700		\$79,900
Average Price			\$65,750	\$141,875	\$79,500	\$98,950	\$101,232		\$108,140



Lexington-Bluegrass

Association of Realtors®

Aug-09 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings	122		158		30%
Month Inventory	9.6		9.7		1%
% of List Price	98.37		96.85		

Residential

Sales	62	\$11,236,909	59	\$9,774,462	-5%
Avg Sales Price		\$181,240		\$165,669	-9%
Median Sales Price		\$160,750		\$146,500	-9%
Avg Days on Market		87		90	3%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings	1,073		1,071		0%

Residential

Sales	475	\$84,826,129	416	\$67,857,628	-12%
Avg Sales Price		\$178,581		\$163,119	-9%
Median Sales Price		\$151,500		\$143,000	-6%
Avg Days on Market		90		101	12%

Total Pendings by Month

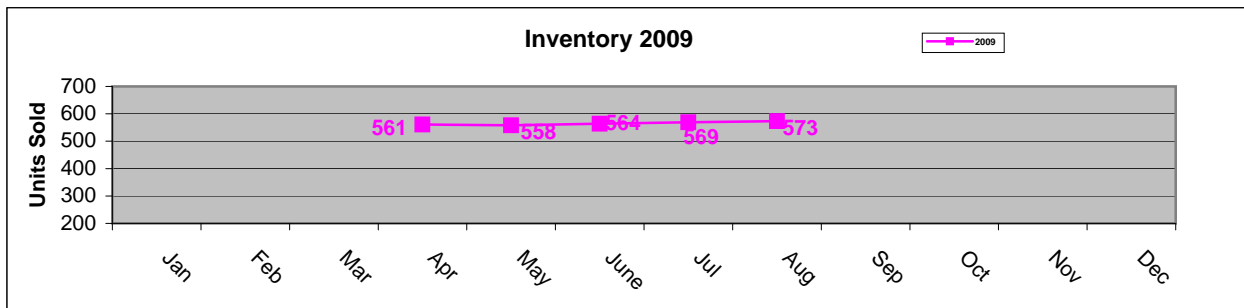
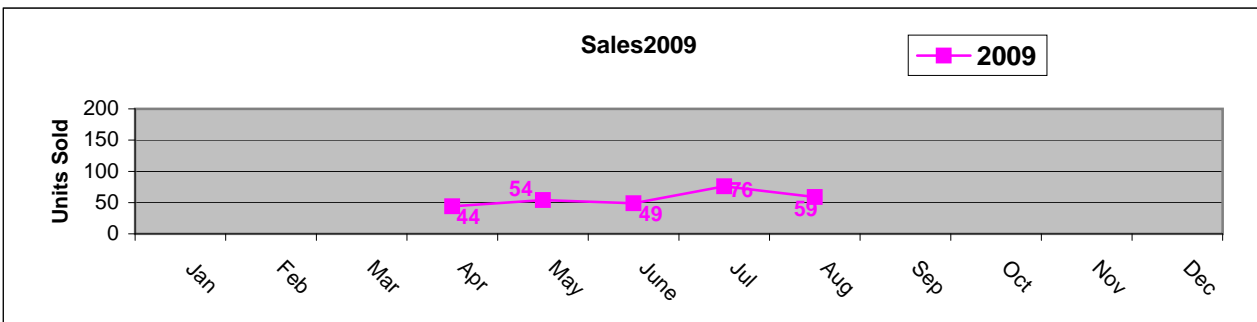
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80	60	65				
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

Single Family SALES and INVENTORY and PENDING

Aug-09

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	7	7.0	1
50,000	-	99,999	0	5	0	5	25	5.0	13
100,000	-	119,999	0	4	0	4	37	9.3	17
120,000	-	139,999	0	14	1	15	90	6.0	35
140,000	-	159,999	1	9	3	13	62	4.8	20
160,000	-	179,999	0	1	0	1	55	55.0	19
180,000	-	199,999	0	2	2	4	41	10.3	18
200,000	-	249,999	0	3	4	7	72	10.3	18
250,000	-	299,999	0	0	7	7	72	10.3	6
300,000	-	499,999	0	0	2	2	83	41.5	6
500,000	-	749,999	0	0	0	0	21	21.0	0
750,000	-	999,999	0	0	0	0	4	4.0	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	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			1	39	19	59	573	9.7	153
Median Price			\$142,500	\$133,500	\$246,000	\$146,500	\$186,000		\$149,900
Average Price			\$142,500	\$135,260	\$229,307	\$165,669	\$235,108		\$165,949



Lexington-Bluegrass

Association of Realtors®

Aug-09 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	August-08		August-09		% CHANGE
New Listings		52		53	2%
Month Inventory		7.6		12.5	64%
% of List Price		95.26		94.50	
<u>Residential</u>					
Sales	26	\$5,548,555	18	\$2,871,639	-31%
Avg Sales Price		\$213,406		\$159,536	-25%
Median Sales Price		\$182,500		\$156,436	-14%
Avg Days on Market		104		109	5%

CUMMULATIVE SUMMARY	Jan 08 - Aug 08		Jan 09 - Aug 09		% CHANGE
New Listings		394		385	-2%
<u>Residential</u>					
Sales	173	\$36,422,742	121	\$21,054,611	-30%
Avg Sales Price		\$210,536		\$174,005	-17%
Median Sales Price		\$175,000		\$170,000	-3%
Avg Days on Market		81		86	6%

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

Lexington-Bluegrass

Association of Realtors®

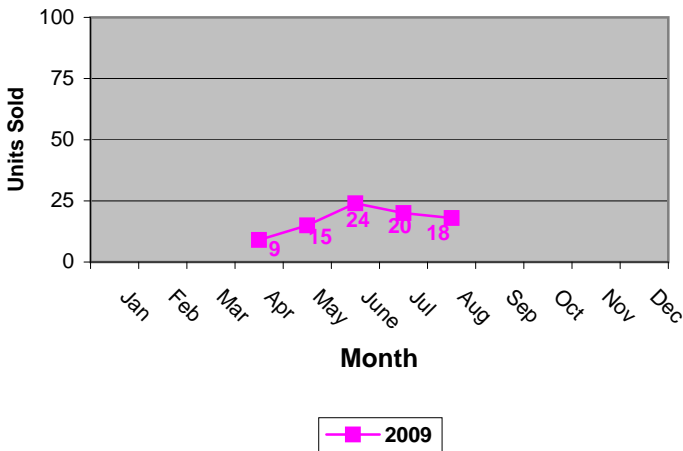
Single Family SALES and INVENTORY and PENDING

Aug-09

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	1	0	1	2	2.0	0
50,000	-	99,999	1	1	0	2	4	2.0	1
100,000	-	119,999	0	1	0	1	20	20.0	4
120,000	-	139,999	0	4	0	4	15	3.8	2
140,000	-	159,999	1	0	0	1	20	20.0	2
160,000	-	179,999	0	5	0	5	14	2.8	9
180,000	-	199,999	0	1	0	1	11	11.0	11
200,000	-	249,999	0	0	0	0	23	23.0	11
250,000	-	299,999	0	0	2	2	46	23.0	4
300,000	-	499,999	0	0	1	1	48	48.0	1
500,000	-	749,999	0	0	0	0	13	13.0	1
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			2	13	3	18	225	12.5	46
Median Price			\$121,500	\$139,500	\$290,000	\$156,436	\$255,900		\$188,790
Average Price			\$121,500	\$136,338	\$285,417	\$159,536	\$294,210		\$198,066

Sales 2009



Inventory 2009

