

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings		1391		1339	-4%
Month Inventory		17.8		15.2	-15%
% of List Price		95.88		95.36	-1%
<b>Residential</b>					
Sales	309	\$48,949,540	357	\$57,519,663	16%
Avg Sales Price		\$158,413		\$160,669	1%
Median Sales Price		\$135,000		\$132,725	-2%
Avg Days on Market		86		131	52%
<b>Townhouses/Condos</b>					
Sales	23	\$3,267,796	27	\$4,187,856	17%
Avg Sales Price		\$136,158		\$144,409	6%
Median Sales Price		\$121,563		\$106,500	-12%
Avg Days on Market		110		150	36%
Total Activity	332	\$52,217,336	384	\$61,707,519	16%

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Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834											
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											
2008	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											
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

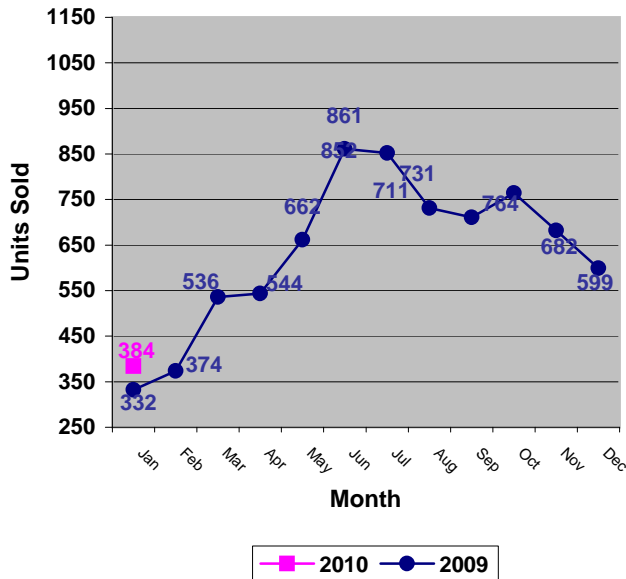
# Lexington-Bluegrass

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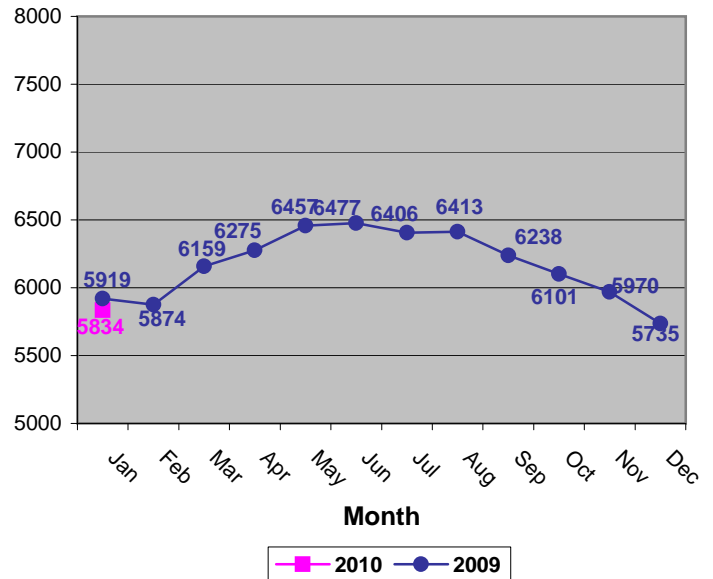
All Residential SALES and INVENTORY with PENDING

Jan-10							Current		Current	Jan
						Sales	Inventory		Inventory Pending	Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	12	22	6	40	177	4.4	59	47
50,000	-	99,999	15	57	3	75	914	12.2	167	122
100,000	-	119,999	7	27	4	38	505	13.3	116	71
120,000	-	139,999	5	45	6	56	763	13.6	170	86
140,000	-	159,999	2	26	7	35	546	15.6	95	44
160,000	-	179,999	2	20	8	30	474	15.8	80	40
180,000	-	199,999	1	10	10	21	372	17.7	66	24
200,000	-	249,999	3	15	18	36	559	15.5	119	58
250,000	-	299,999	2	3	15	20	460	23.0	71	25
300,000	-	499,999	0	5	19	24	639	26.6	54	22
500,000	-	749,999	0	0	7	7	220	31.4	22	9
750,000	-	999,999	0	0	2	2	99	49.5	9	5
1,000,000	-	1,249,999	0	0	0	0	28	28.0	2	1
1,250,000	-	1,499,999	0	0	0	0	23	23.0	1	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0	0
2,000,000	-	OVER	0	0	0	0	30	30.0	1	0
<b>Total</b>			<b>49</b>	<b>230</b>	<b>105</b>	<b>384</b>	<b>5834</b>	<b>15.2</b>	<b>1032</b>	<b>555</b>
<b>Median Price</b>			<b>\$86,500</b>	<b>\$124,250</b>	<b>\$225,000</b>	<b>\$131,600</b>	<b>\$160,168</b>		<b>\$140,000</b>	
<b>Average Price</b>			<b>\$99,207</b>	<b>\$125,596</b>	<b>\$261,541</b>	<b>\$159,401</b>	<b>\$237,660</b>		<b>\$184,455</b>	

**Sales 09 vs 10**



**Inventory 09 vs 10**



# Lexington-Bluegrass

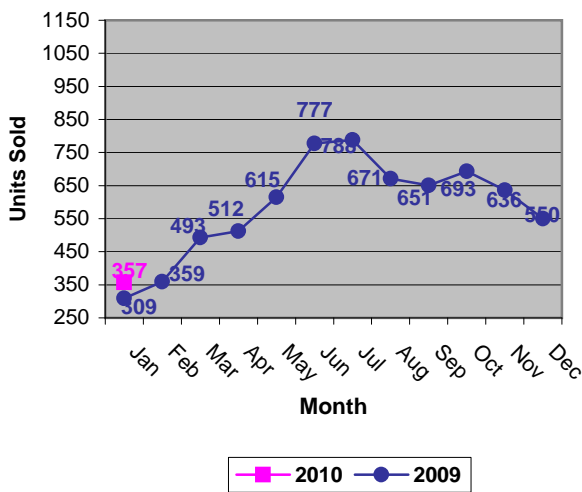
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## Single Family SALES and INVENTORY and PENDING

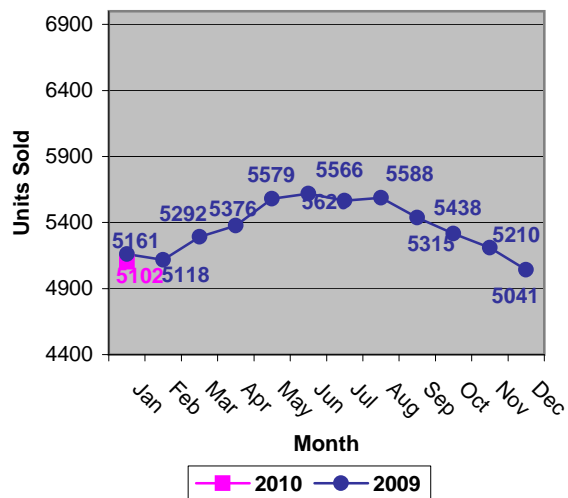
Jan-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	11	20	6	37	160	4.3	55
50,000	-	99,999	10	54	3	67	699	10.4	143
100,000	-	119,999	4	27	3	34	435	12.8	102
120,000	-	139,999	4	43	6	53	696	13.1	158
140,000	-	159,999	2	25	7	34	502	14.8	90
160,000	-	179,999	1	19	8	28	423	15.1	74
180,000	-	199,999	1	10	10	21	343	16.3	62
200,000	-	249,999	1	14	18	33	488	14.8	115
250,000	-	299,999	1	3	15	19	386	20.3	61
300,000	-	499,999	0	5	17	22	559	25.4	45
500,000	-	749,999	0	0	7	7	208	29.7	19
750,000	-	999,999	0	0	2	2	98	49.0	9
1,000,000	-	1,249,999	0	0	0	0	27	27.0	2
1,250,000	-	1,499,999	0	0	0	0	23	23.0	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0
2,000,000	-	OVER	0	0	0	0	30	30.0	1
<b>Total</b>			<b>35</b>	<b>220</b>	<b>102</b>	<b>357</b>	<b>5102</b>	<b>14.3</b>	<b>937</b>
<b>Median Price</b>			<b>\$76,500</b>	<b>\$124,500</b>	<b>\$224,950</b>	<b>\$133,450</b>	<b>\$164,900</b>		
<b>Average Price</b>			<b>\$88,616</b>	<b>\$126,020</b>	<b>\$260,708</b>	<b>\$160,835</b>	<b>\$245,630</b>		<b>\$185,067</b>

**Sales 09 vs 10**



**Inventory 09 vs 10**



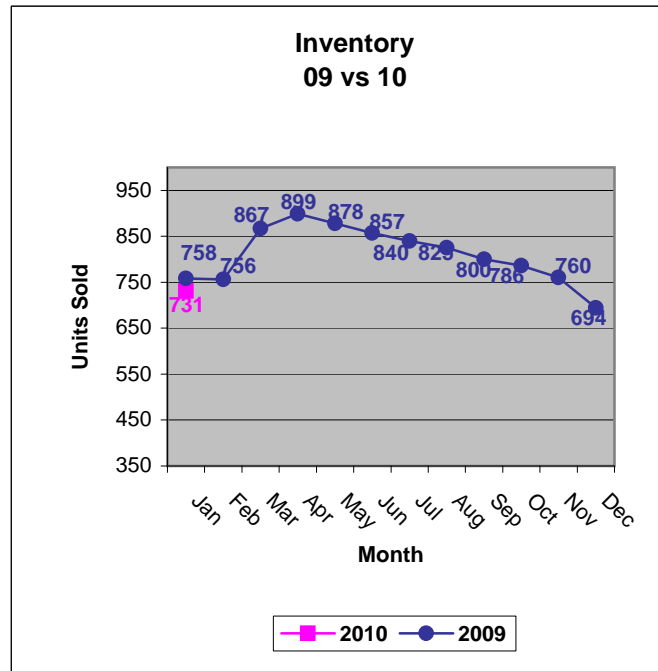
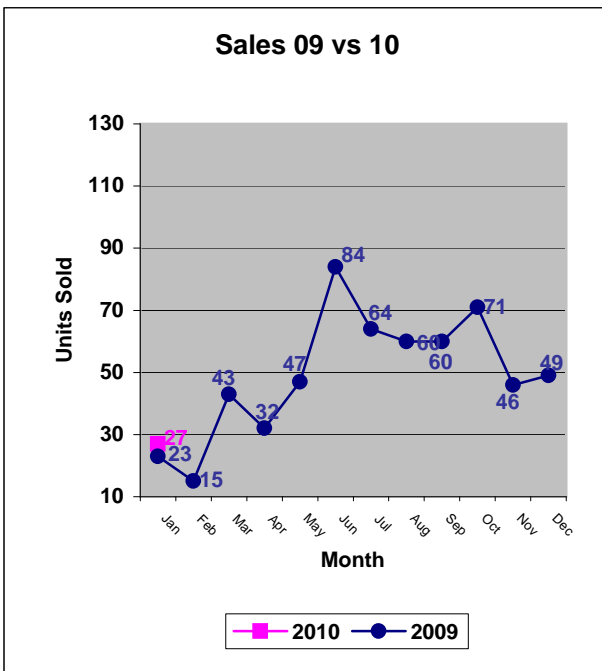
# Lexington-Bluegrass

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## Townhouse and Condo SALES and INVENTORY and PENDING

Jan-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	17	5.7	4
50,000	-	99,999	5	3	0	8	215	26.9	24
100,000	-	119,999	3	0	1	4	70	17.5	14
120,000	-	139,999	1	2	0	3	67	22.3	12
140,000	-	159,999	0	1	0	1	44	44.0	5
160,000	-	179,999	1	1	0	2	51	25.5	6
180,000	-	199,999	0	0	0	0	29	29.0	4
200,000	-	249,999	2	1	0	3	71	23.7	4
250,000	-	299,999	1	0	0	1	73	73.0	11
300,000	-	499,999	0	0	2	2	80	40.0	9
500,000	-	749,999	0	0	0	0	12	12.0	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
<b>Total</b>			<b>14</b>	<b>10</b>	<b>3</b>	<b>27</b>	<b>731</b>	<b>27.1</b>	<b>96</b>
<b>Median Price</b>			<b>\$32,000</b>	<b>\$20,750</b>	<b>\$18,500</b>	<b>\$22,950</b>	<b>\$69,900</b>		<b>\$45,850</b>
<b>Average Price</b>			<b>\$125,684</b>	<b>\$116,270</b>	<b>\$289,859</b>	<b>\$140,439</b>	<b>\$182,002</b>		<b>\$179,267</b>



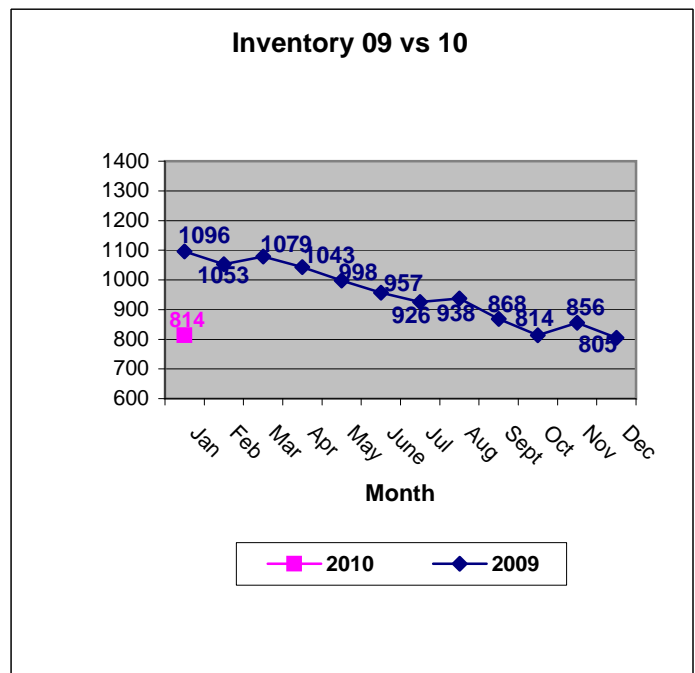
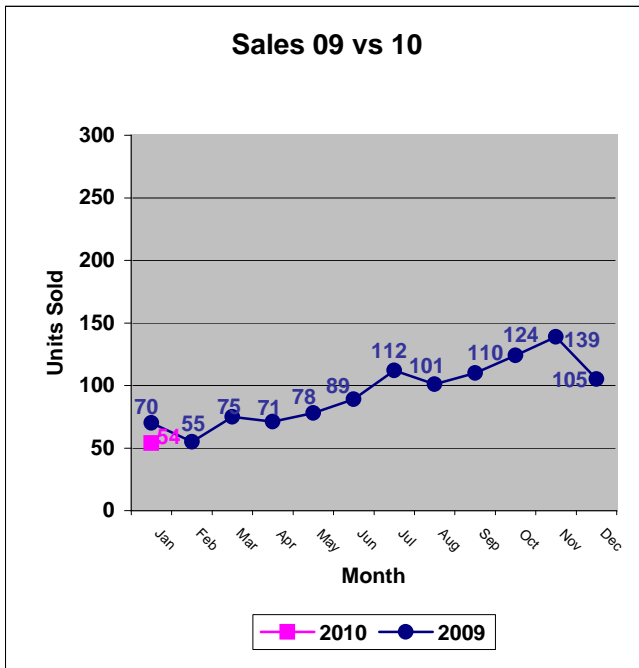
# Lexington-Bluegrass

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## New Construction SALES and INVENTORY and PENDING

Jan-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	0
50,000 - 99,999	0	0	0	0	17	17.0	2
100,000 - 119,999	0	1	0	1	46	46.0	16
120,000 - 139,999	0	9	0	9	122	13.6	29
140,000 - 159,999	1	6	0	7	90	12.9	29
160,000 - 179,999	0	3	1	4	75	18.8	31
180,000 - 199,999	0	6	3	9	75	8.3	31
200,000 - 249,999	1	4	8	13	137	10.5	65
250,000 - 299,999	1	0	3	4	93	23.3	31
300,000 - 499,999	0	0	5	5	109	21.8	26
500,000 - 749,999	0	0	2	2	24	12.0	7
750,000 - 999,999	0	0	0	0	12	12.0	3
1,000,000 - 1,249,999	0	0	0	0	4	4.0	0
1,250,000 - 1,499,999	0	0	0	0	4	4.0	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>3</b>	<b>29</b>	<b>22</b>	<b>54</b>	<b>814</b>	<b>15.1</b>	<b>270</b>
<b>Median Price</b>	<b>\$236,500</b>	<b>\$158,508</b>	<b>\$240,912</b>	<b>\$193,691</b>	<b>\$198,998</b>		<b>\$198,559</b>
<b>Average Price</b>	<b>\$230,133</b>	<b>\$163,506</b>	<b>\$302,687</b>	<b>\$223,911</b>	<b>\$256,297</b>		<b>\$225,479</b>

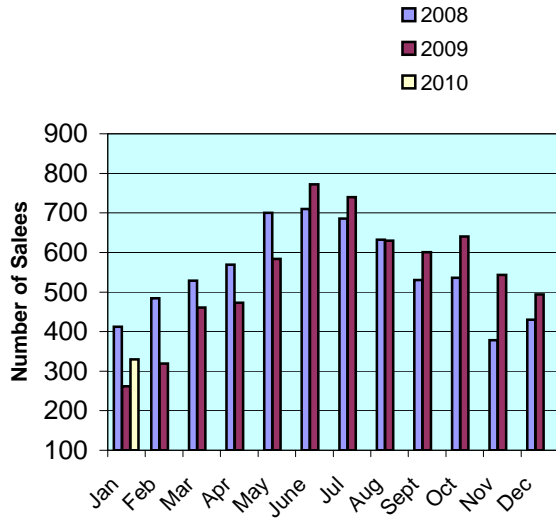


## Existing Homes Sales

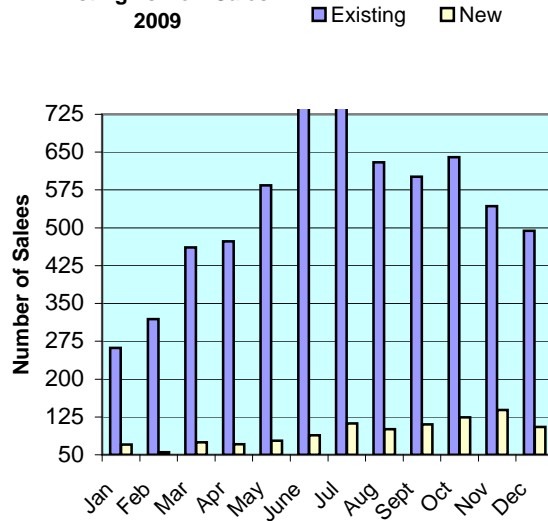
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	
Mar	529	461	
Apr	569	473	
May	700	584	
June	710	772	
Jul	686	740	
Aug	632	630	
Sept	530	601	
Oct	536	640	
Nov	378	543	
Dec	430	494	

## New Construction Sales

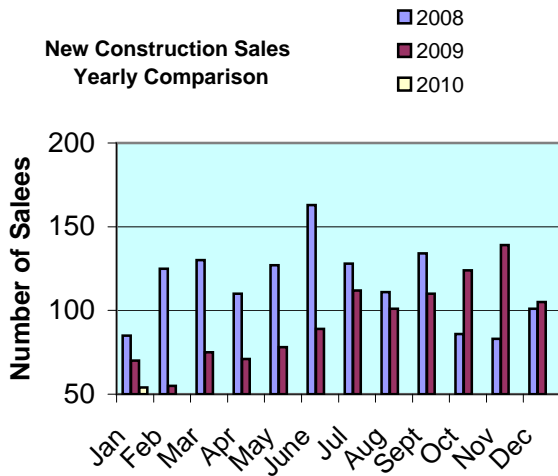
	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	
Mar	130	75	
Apr	110	71	
May	127	78	
June	163	89	
Jul	128	112	
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



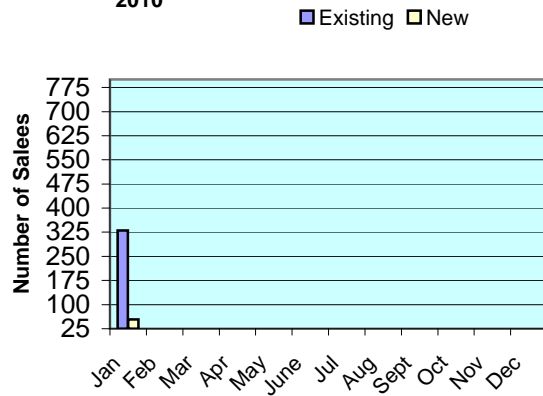
Existing vs New Sales  
2009



New Construction Sales  
Yearly Comparison



Existing vs New Sales  
2010



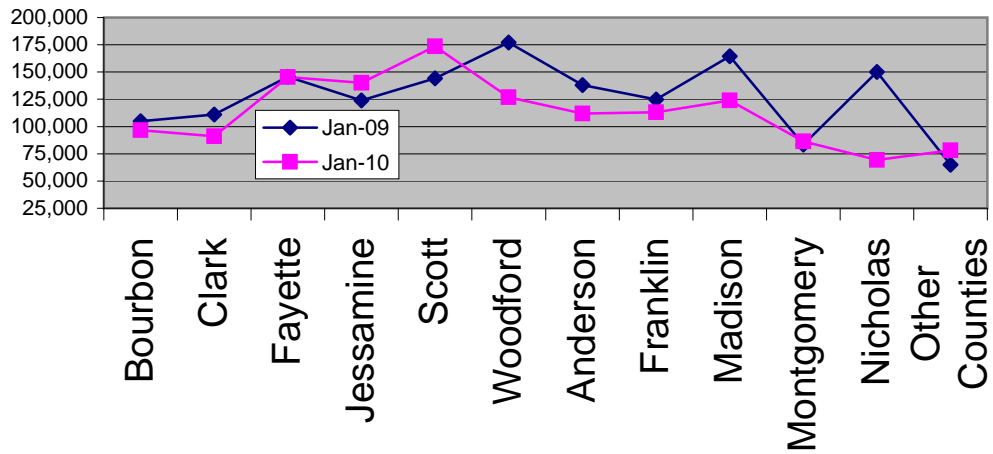
**Median Price by County**

<u>County</u>	<b>Jan-09</b>		<b>Jan-10</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	105,000	7	96,500	11
Clark	111,000	14	91,000	12
Fayette	145,635	156	145,500	194
Jessamine	124,000	23	140,000	27
Scott	144,300	25	173,430	32
Woodford	177,200	8	127,000	11
Anderson	138,000	6	112,000	18
Franklin	124,900	21	112,950	22
Madison	164,450	24	124,000	23
Montgomery	83,500	3	86,250	10
Nicholas	150,000	1	69,200	2
Other Counties	65,000	44	78,250	22
		<b>332</b>		<b>384</b>



## Median Price by County

### Jan 09 vs Jan 10 Median





# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

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

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	33	32	-3%
Month Inventory	31.7	10.1	-68%
% of List Price	94.85	95.38	

**Residential**

Sales	6	\$799,525	18	\$1,838,950	200%
Avg Sales Price		\$133,254		\$102,164	-23%
Median Sales Price		\$138,000		\$112,000	-19%
Avg Days on Market		39		86	121%

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

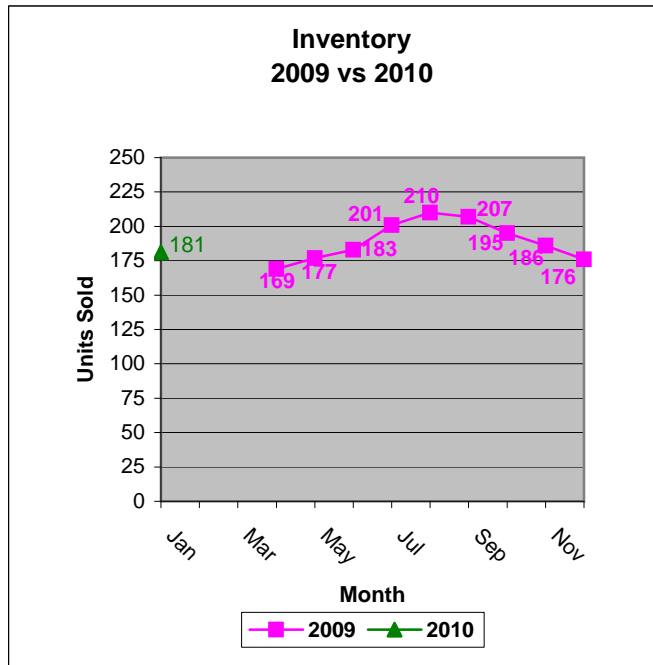
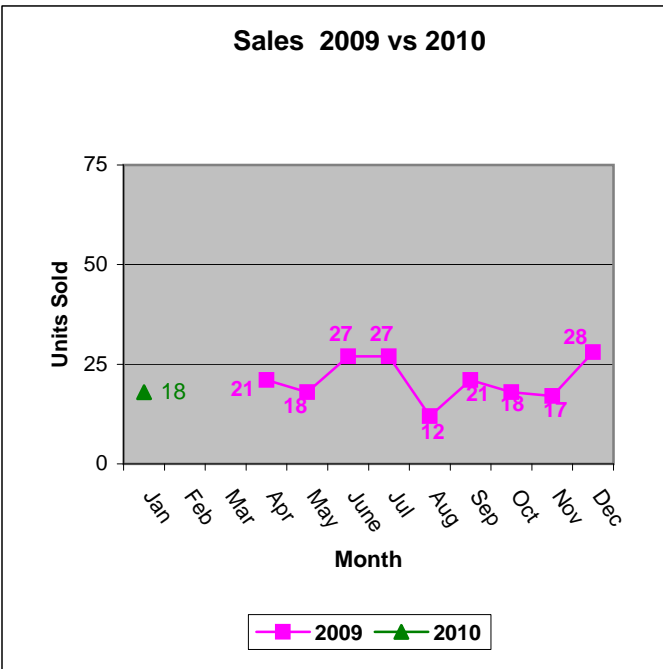
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## Single Family SALES and INVENTORY and PENDING

Jan-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	3	0	0	3	6	2.0	2
50,000	-	99,999	0	4	0	4	28	7.0	6
100,000	-	119,999	1	3	0	4	18	4.5	2
120,000	-	139,999	0	4	0	4	26	6.5	4
140,000	-	159,999	0	0	0	0	22	22.0	2
160,000	-	179,999	0	1	1	2	17	8.5	1
180,000	-	199,999	0	0	1	1	11	11.0	2
200,000	-	249,999	0	0	0	0	17	17.0	1
250,000	-	299,999	0	0	0	0	15	15.0	0
300,000	-	499,999	0	0	0	0	17	17.0	0
500,000	-	749,999	0	0	0	0	4	4.0	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>4</b>	<b>12</b>	<b>2</b>	<b>18</b>	<b>181</b>	<b>10.1</b>	<b>20</b>
<b>Median Price</b>			<b>\$33,975</b>	<b>\$114,500</b>	<b>\$179,125</b>	<b>\$112,000</b>	<b>\$149,900</b>		<b>\$114,250</b>
<b>Average Price</b>			<b>\$48,113</b>	<b>\$107,354</b>	<b>\$179,125</b>	<b>\$102,164</b>	<b>\$185,182</b>		<b>\$117,357</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

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

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	18		25		39%
Month Inventory	13.4		9.9		-26%
% of List Price	93.21		86.39		
<b>Residential</b>					
Sales	7	\$873,150	11	\$1,222,501	57%
Avg Sales Price		\$124,736		\$111,136	-11%
Median Sales Price		\$105,000		\$96,500	-8%
Avg Days on Market		221		70	-68%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9											
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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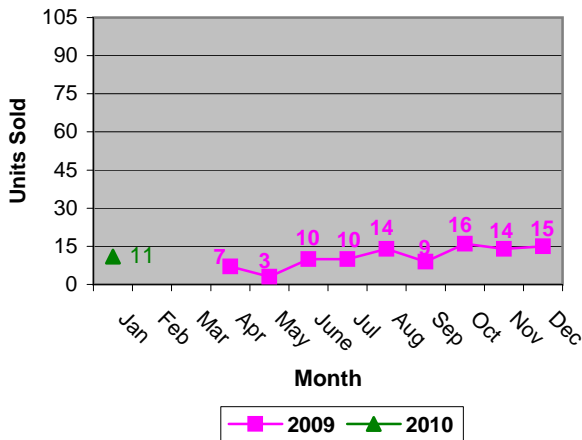
## Single Family SALES and INVENTORY and PENDING

Jan-10

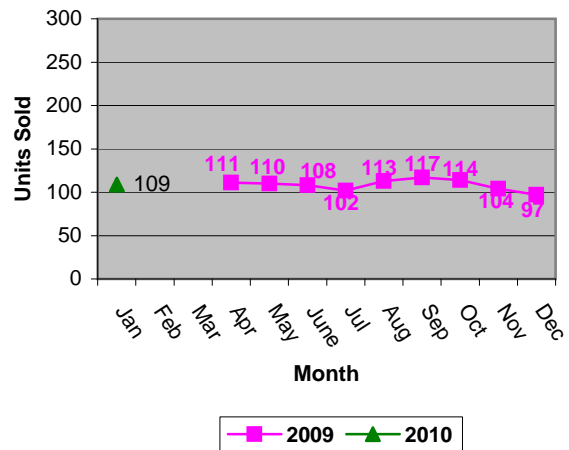
### BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2	3	4+	Total	Single	Months	Pending
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	
49,999	OR	UNDER	0	3	0	3	5	1.7	4
50,000	-	99,999	0	2	1	3	25	8.3	7
100,000	-	119,999	0	1	0	1	13	13.0	5
120,000	-	139,999	0	1	0	1	13	13.0	4
140,000	-	159,999	0	1	0	1	11	11.0	0
160,000	-	179,999	0	1	0	1	5	5.0	1
180,000	-	199,999	0	0	0	0	2	2.0	1
200,000	-	249,999	0	0	0	0	6	6.0	2
250,000	-	299,999	0	0	1	1	8	8.0	1
300,000	-	499,999	0	0	0	0	9	9.0	1
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	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	2	2.0	0
<b>Total</b>			<b>0</b>	<b>9</b>	<b>2</b>	<b>11</b>	<b>109</b>	<b>9.9</b>	<b>26</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$96,500</b>	<b>\$180,501</b>	<b>\$96,500</b>	<b>\$137,500</b>		<b>\$115,950</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$85,722</b>	<b>\$180,501</b>	<b>\$111,136</b>	<b>\$262,764</b>		<b>\$129,627</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



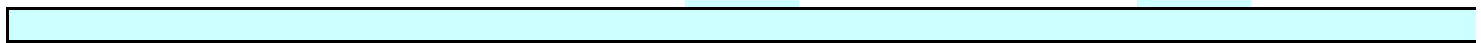
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

## Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings		47		39	-17%
Month Inventory		22.7		26.8	18%
% of List Price		93.59		96.17	
<b>Residential</b>					
Sales	14	\$1,634,500	12	\$1,307,400	-14%
Avg Sales Price		\$116,750		\$108,950	-7%
Median Sales Price		\$111,000		\$91,000	-18%
Avg Days on Market		101		103	2%



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

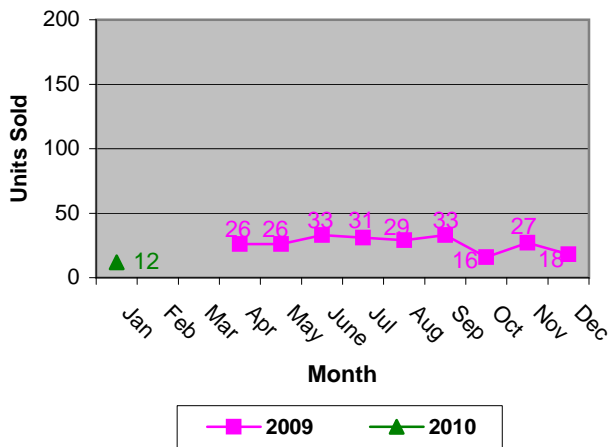
## Single Family SALES and INVENTORY and PENDING

Jan-10

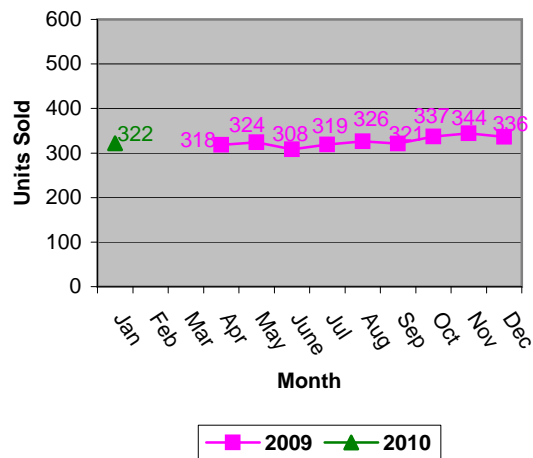
### CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	7	3.5	5
50,000	-	99,999	1	4	0	5	93	18.6	9
100,000	-	119,999	0	2	0	2	36	18.0	5
120,000	-	139,999	0	1	0	1	51	51.0	14
140,000	-	159,999	0	0	0	0	32	32.0	2
160,000	-	179,999	0	0	0	0	19	19.0	4
180,000	-	199,999	0	0	0	0	16	16.0	0
200,000	-	249,999	0	1	0	1	28	28.0	1
250,000	-	299,999	0	0	1	1	16	16.0	4
300,000	-	499,999	0	0	0	0	20	20.0	1
500,000	-	749,999	0	0	0	0	2	2.0	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	0	0.0	0
<b>Total</b>			<b>1</b>	<b>10</b>	<b>1</b>	<b>12</b>	<b>322</b>	<b>26.8</b>	<b>46</b>
<b>Median Price</b>			<b>\$83,500</b>	<b>\$86,750</b>	<b>\$299,900</b>	<b>\$91,000</b>	<b>\$129,900</b>		<b>\$128,900</b>
<b>Average Price</b>			<b>\$83,500</b>	<b>\$92,400</b>	<b>\$299,900</b>	<b>\$108,950</b>	<b>\$159,976</b>		<b>\$142,030</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



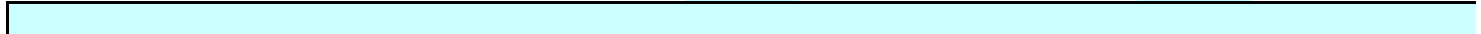
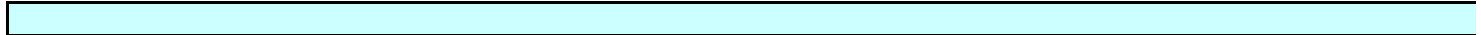
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

## Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	686		690		1%
Month Inventory	14.7		11.9		-19%
% of List Price	96.70		98.82		
<b><u>Residential</u></b>					
Sales	156	\$27,237,375	194	\$34,673,514	24%
Avg Sales Price		\$174,599		\$178,729	2%
Median Sales Price		\$145,635		\$145,500	0%
Avg Days on Market		82		81	-1%



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

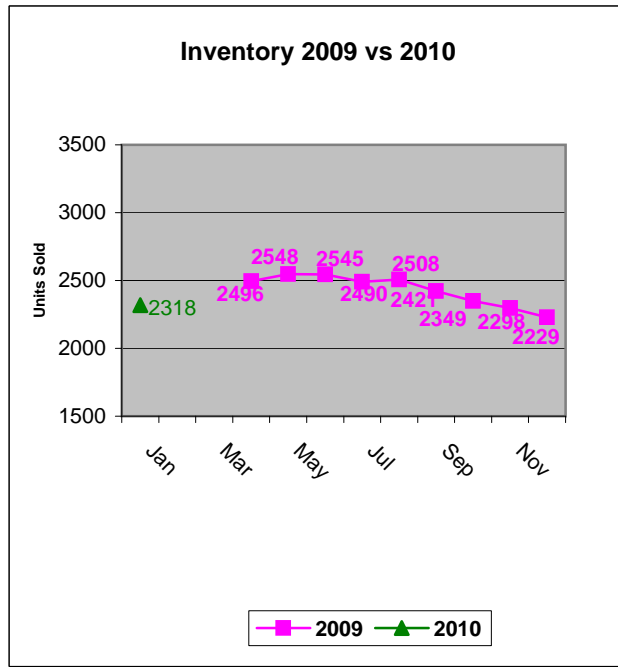
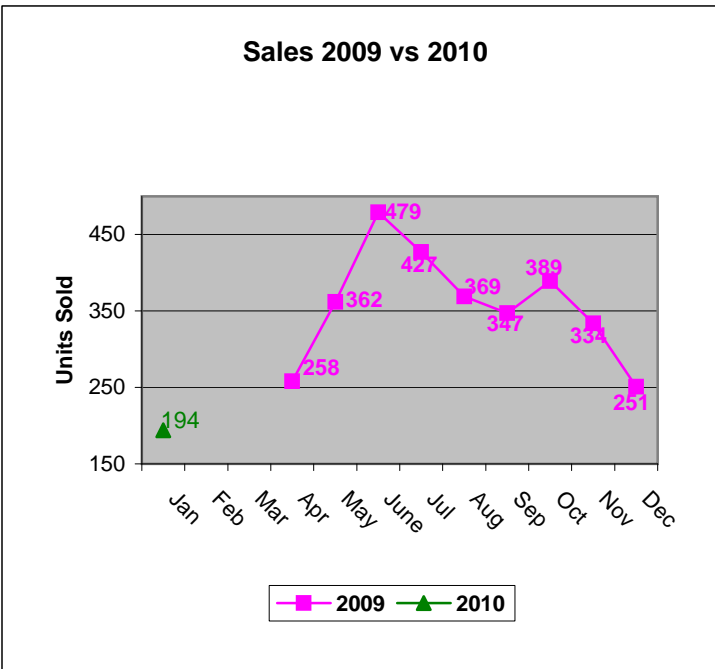
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jan-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	4	8	1	13	40	3.1	10
50,000	-	99,999	9	19	0	28	254	9.1	45
100,000	-	119,999	6	10	4	20	198	9.9	56
120,000	-	139,999	3	21	6	30	313	10.4	80
140,000	-	159,999	0	15	6	21	234	11.1	47
160,000	-	179,999	2	8	6	16	192	12.0	36
180,000	-	199,999	1	6	6	13	141	10.8	30
200,000	-	249,999	3	5	10	18	253	14.1	59
250,000	-	299,999	2	1	11	14	206	14.7	42
300,000	-	499,999	0	4	11	15	276	18.4	39
500,000	-	749,999	0	0	4	4	109	27.3	12
750,000	-	999,999	0	0	2	2	37	18.5	4
1,000,000	-	1,249,999	0	0	0	0	16	16.0	2
1,250,000	-	1,499,999	0	0	0	0	15	15.0	1
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	20	20.0	1
<b>Total</b>			<b>30</b>	<b>97</b>	<b>67</b>	<b>194</b>	<b>2318</b>	<b>11.9</b>	<b>464</b>
<b>Median Price</b>			<b>\$104,050</b>	<b>\$130,300</b>	<b>\$219,922</b>	<b>\$145,500</b>	<b>\$169,992</b>		<b>\$159,900</b>
<b>Average Price</b>			<b>\$116,926</b>	<b>\$134,380</b>	<b>\$270,611</b>	<b>\$178,729</b>	<b>\$270,071</b>		<b>\$218,641</b>





# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-10

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

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	67		74		10%
Month Inventory	17.1		16.0		-6%
% of List Price	94.52		93.15		
<b>Residential</b>					
Sales	21	\$2,874,301	22	\$2,593,700	5%
Avg Sales Price		\$136,871		\$117,895	-14%
Median Sales Price		\$124,900		\$112,950	-10%
Avg Days on Market		130		81	-38%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40											
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<sup>®</sup>

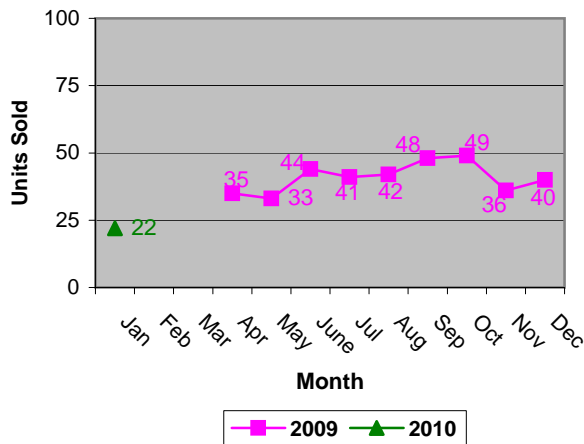
## Single Family SALES and INVENTORY and PENDING

Jan-10

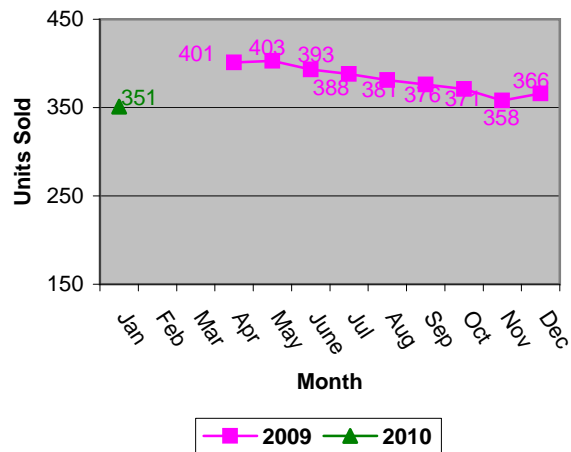
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	2	3	23	7.7	5
50,000	-	99,999	2	4	0	6	73	12.2	16
100,000	-	119,999	0	3	0	3	37	12.3	5
120,000	-	139,999	0	6	0	6	55	9.2	10
140,000	-	159,999	0	0	0	0	28	28.0	3
160,000	-	179,999	0	1	0	1	29	29.0	4
180,000	-	199,999	0	0	0	0	17	17.0	0
200,000	-	249,999	0	2	0	2	37	18.5	8
250,000	-	299,999	0	0	0	0	16	16.0	0
300,000	-	499,999	0	0	1	1	31	31.0	1
500,000	-	749,999	0	0	0	0	3	3.0	1
750,000	-	999,999	0	0	0	0	1	1.0	1
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>3</b>	<b>16</b>	<b>3</b>	<b>22</b>	<b>351</b>	<b>16.0</b>	<b>54</b>
<b>Median Price</b>			<b>\$62,000</b>	<b>\$122,450</b>	<b>\$44,000</b>	<b>\$112,950</b>	<b>\$135,000</b>		<b>\$121,450</b>
<b>Average Price</b>			<b>\$57,700</b>	<b>\$126,756</b>	<b>\$130,833</b>	<b>\$117,895</b>	<b>\$171,742</b>		<b>\$147,701</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

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

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	129		94		-27%
Month Inventory	19.2		15.2		-21%
% of List Price	97.56		94.81		
<b><u>Residential</u></b>					
Sales	23	\$4,671,015	27	\$5,270,680	17%
Avg Sales Price		\$203,088		\$195,210	-4%
Median Sales Price		\$124,000		\$140,000	13%
Avg Days on Market		59		69	17%

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

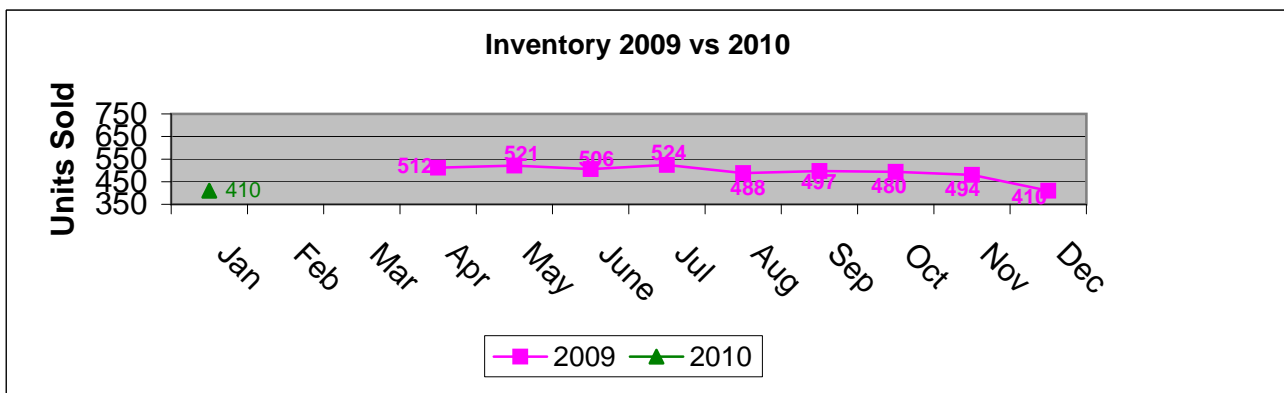
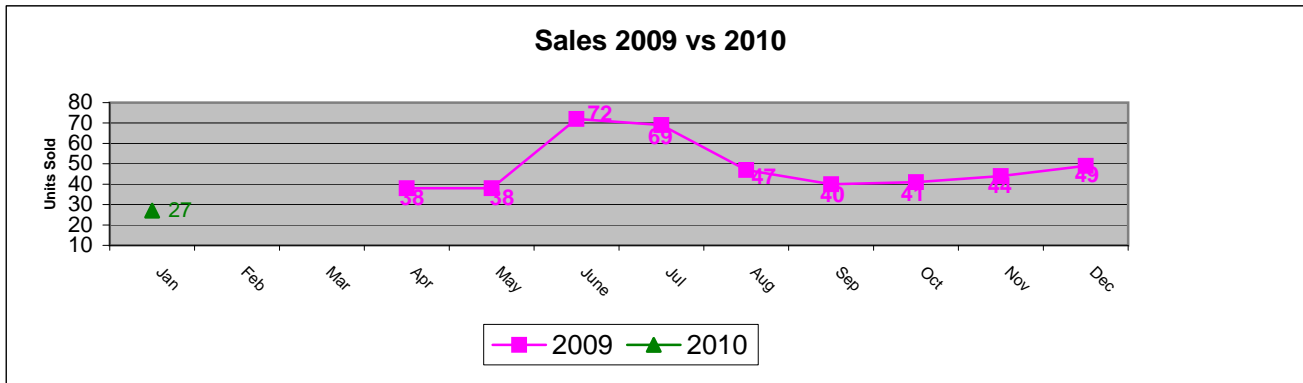
Association of Realtors®

Jan-10

Single Family SALES and INVENTORY and PENDING

JESSAMINE COUNTY

Price Range				Sales		Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.			
49,999	OR	UNDER	0	0	0	11	11.0	2	
50,000	-	99,999	0	8	0	87	10.9	17	
100,000	-	119,999	0	2	0	21	10.5	18	
120,000	-	139,999	0	3	0	46	15.3	12	
140,000	-	159,999	1	4	0	33	6.6	4	
160,000	-	179,999	0	0	0	24	24.0	6	
180,000	-	199,999	0	1	1	33	16.5	5	
200,000	-	249,999	0	0	3	33	11.0	3	
250,000	-	299,999	0	0	0	11	11.0	3	
300,000	-	499,999	0	0	1	37	37.0	1	
500,000	-	749,999	0	0	3	24	8.0	5	
750,000	-	999,999	0	0	0	31	31.0	3	
1,000,000	-	1,249,999	0	0	0	8	8.0	1	
1,250,000	-	1,499,999	0	0	0	4	4.0	0	
1,500,000	-	1,999,999	0	0	0	3	3.0	0	
2,000,000	-	OVER	0	0	0	4	4.0	0	
<b>Total</b>			<b>1</b>	<b>18</b>	<b>8</b>	<b>27</b>	<b>410</b>	<b>15.2</b>	<b>80</b>
<b>Median Price</b>			<b>\$154,000</b>	<b>\$113,750</b>	<b>\$342,000</b>	<b>\$140,000</b>	<b>\$169,700</b>	<b>\$125,450</b>	
<b>Average Price</b>			<b>\$154,000</b>	<b>\$111,556</b>	<b>\$388,585</b>	<b>\$195,210</b>	<b>\$322,497</b>	<b>\$203,340</b>	



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jan-10 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	96		92		-4%
Month Inventory	24.5		21.2		-13%
% of List Price	95.44		94.20		
<b><u>Residential</u></b>					
Sales	24	\$4,195,900	23	\$3,051,200	-4%
Avg Sales Price		\$174,829		\$132,661	-24%
Median Sales Price		\$164,450		\$124,000	-25%
Avg Days on Market		101		116	15%

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

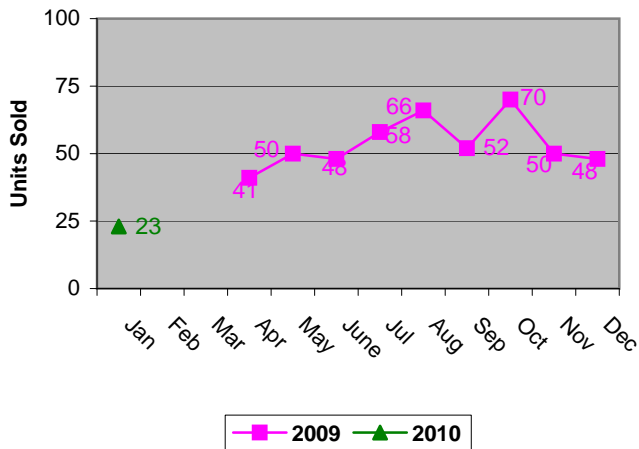
# Lexington-Bluegrass

Association of Realtors®

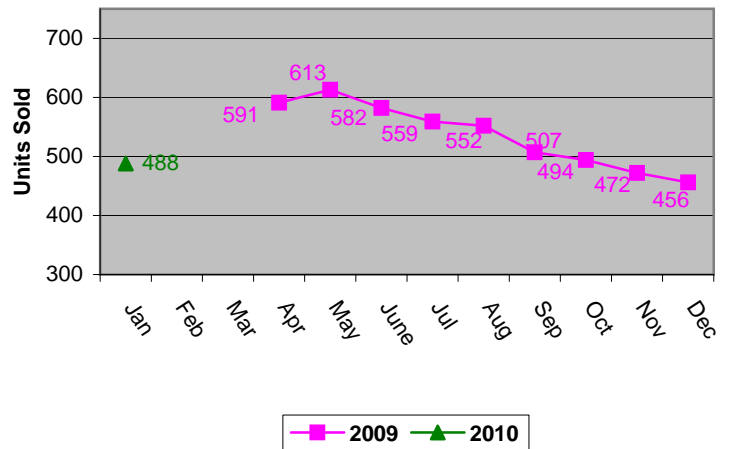
## Single Family SALES and INVENTORY and PENDING Jan-10 MADISON COUNTY

Price Range			Sales			Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.
49,999	OR	UNDER	2	1	1	4	5	1.3
50,000	-	99,999	0	4	1	5	56	11.2
100,000	-	119,999	0	2	0	2	26	13.0
120,000	-	139,999	0	2	0	2	66	33.0
140,000	-	159,999	0	0	0	0	51	51.0
160,000	-	179,999	0	4	0	4	50	12.5
180,000	-	199,999	0	0	1	1	48	48.0
200,000	-	249,999	0	4	0	4	50	12.5
250,000	-	299,999	0	0	0	0	36	36.0
300,000	-	499,999	0	0	1	1	75	75.0
500,000	-	749,999	0	0	0	0	15	15.0
750,000	-	999,999	0	0	0	0	6	6.0
1,000,000	-	1,249,999	0	0	0	0	1	1.0
1,250,000	-	1,499,999	0	0	0	0	1	1.0
1,500,000	-	1,999,999	0	0	0	0	1	1.0
2,000,000	-	OVER	0	0	0	0	1	1.0
<b>Total</b>			<b>2</b>	<b>17</b>	<b>4</b>	<b>23</b>	<b>488</b>	<b>21.2</b>
<b>Median Price</b>			<b>\$31,450</b>	<b>\$126,000</b>	<b>\$125,500</b>	<b>\$124,000</b>	<b>\$179,200</b>	
<b>Average Price</b>			<b>\$31,450</b>	<b>\$140,729</b>	<b>\$148,975</b>	<b>\$132,661</b>	<b>\$224,291</b>	

### Sales 2009 vs 2010



### Inventory 2009 vs 2010

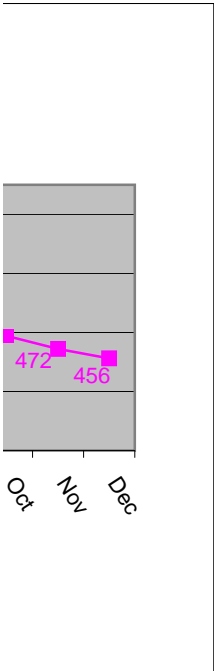




**Pending**

2  
17  
9  
14  
8  
3  
5  
13  
5  
4  
1  
0  
0  
0  
0  
0

**81**  
**\$138,900**  
**\$163,731**



# Lexington-Bluegrass

Association of Realtors®

## Jan-10 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	31	45	45%
Month Inventory	75.7	23.7	-69%
% of List Price	94.41	82.27	
<b><u>Residential</u></b>			
Sales	3	10	233%
Avg Sales Price	\$268,500	\$1,405,700	57%
Median Sales Price	\$89,500	\$140,570	3%
Avg Days on Market	\$83,500	\$86,250	20%
	70	84	

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



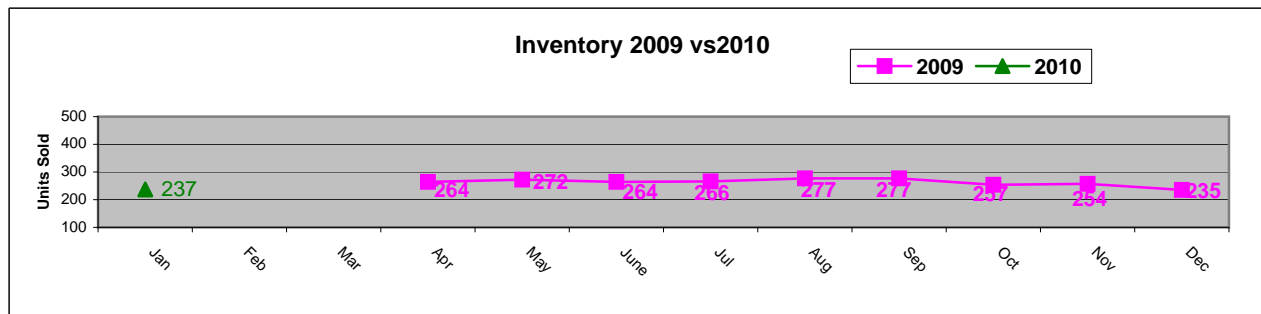
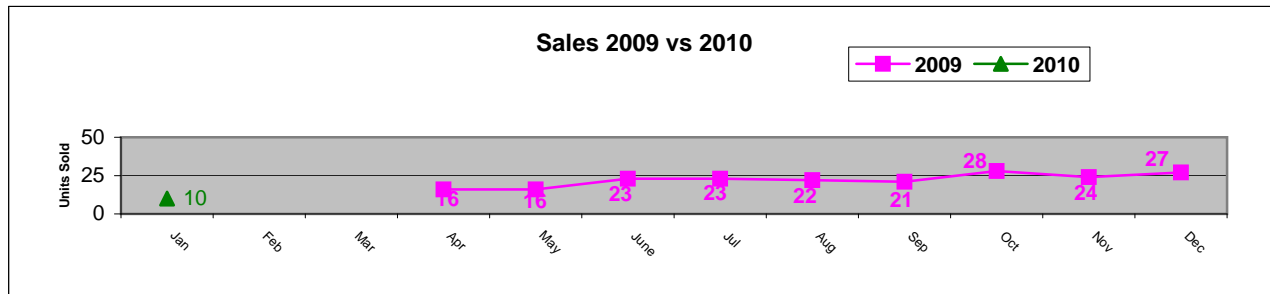
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jan-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	21	21.0	3
50,000	-	99,999	1	4	0	5	59	11.8	11
100,000	-	119,999	0	0	0	0	29	29.0	0
120,000	-	139,999	0	1	0	1	37	37.0	1
140,000	-	159,999	0	1	0	1	15	15.0	2
160,000	-	179,999	0	0	0	0	17	17.0	0
180,000	-	199,999	0	0	0	0	15	15.0	1
200,000	-	249,999	0	0	0	0	14	14.0	1
250,000	-	299,999	0	0	0	0	16	16.0	1
300,000	-	499,999	0	0	2	2	10	5.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>2</b>	<b>6</b>	<b>2</b>	<b>10</b>	<b>237</b>	<b>23.7</b>	<b>20</b>
<b>Median Price</b>			<b>\$42,250</b>	<b>\$86,250</b>	<b>\$357,000</b>	<b>\$86,250</b>	<b>\$126,500</b>		<b>\$84,900</b>
<b>Average Price</b>			<b>\$42,250</b>	<b>\$101,200</b>	<b>\$357,000</b>	<b>\$140,570</b>	<b>\$162,200</b>		<b>\$108,470</b>





# Lexington-Bluegrass

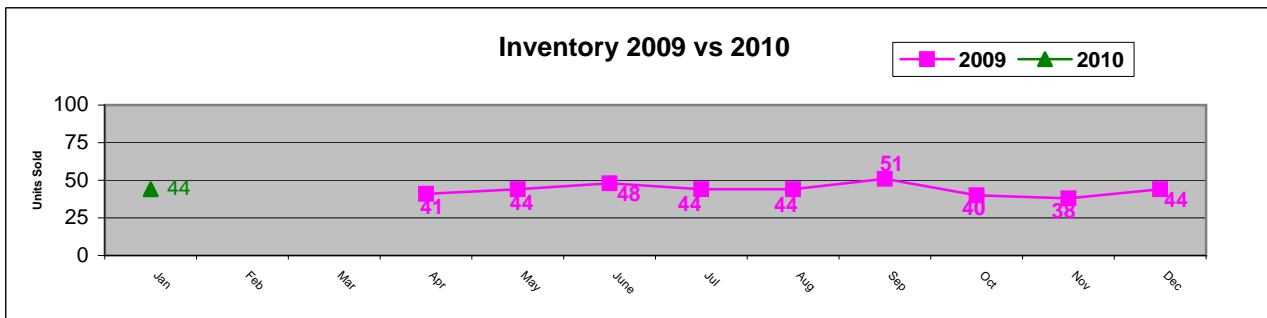
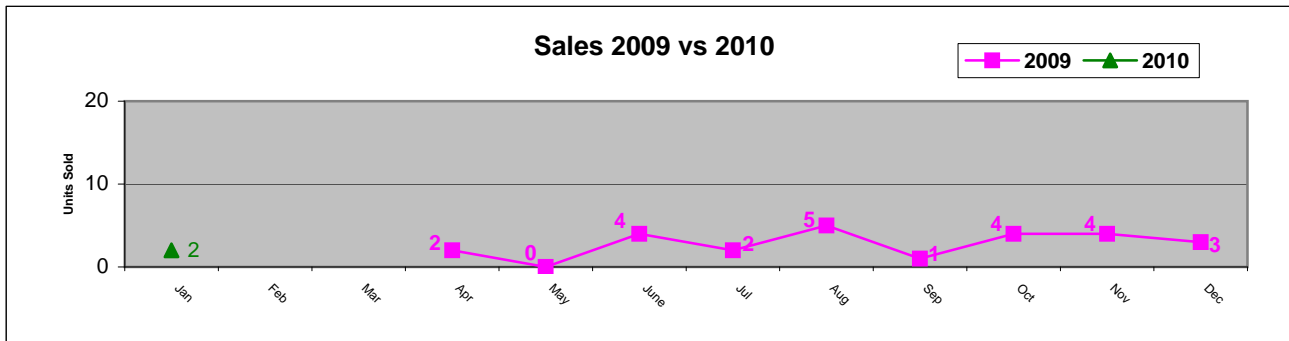
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jan-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	1	0	1	8	8.0	1
50,000	-	99,999	1	0	0	1	17	17.0	0
100,000	-	119,999	0	0	0	0	4	4.0	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	5	5.0	0
180,000	-	199,999	0	0	0	0	0	0.0	1
200,000	-	249,999	0	0	0	0	1	1.0	1
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	0	0.0	0
500,000	-	749,999	0	0	0	0	0	0.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>44</b>	<b>22.0</b>	<b>5</b>
<b>Median Price</b>			<b>\$93,500</b>	<b>\$44,900</b>	<b>\$0</b>	<b>\$69,200</b>	<b>\$85,000</b>		
<b>Average Price</b>			<b>\$93,500</b>	<b>\$44,900</b>	<b>\$0</b>	<b>\$69,200</b>	<b>\$102,986</b>		<b>\$140,260</b>



# Lexington-Bluegrass

Association of Realtors®

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

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	124	83	-33%
Month Inventory	21.0	15.1	-28%
% of List Price	95.10	94.76	

### Residential

Sales	25	\$4,455,286	32	\$6,020,090	28%
Avg Sales Price		\$178,211		\$188,128	6%
Median Sales Price		\$144,300		\$173,430	20%
Avg Days on Market		104		115	11%

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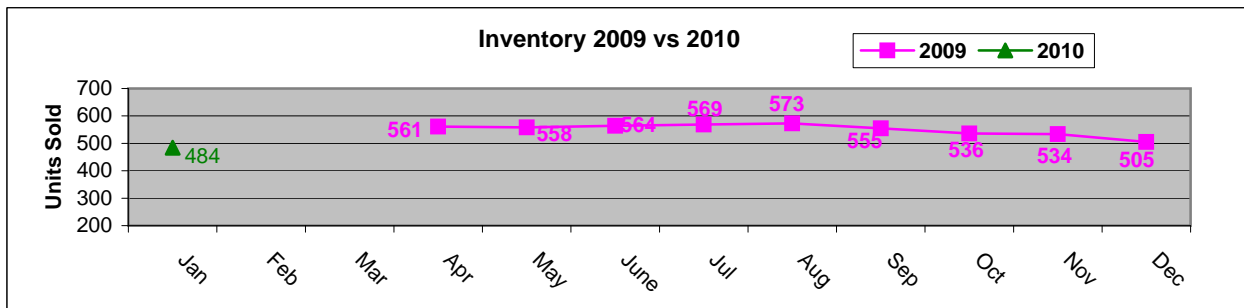
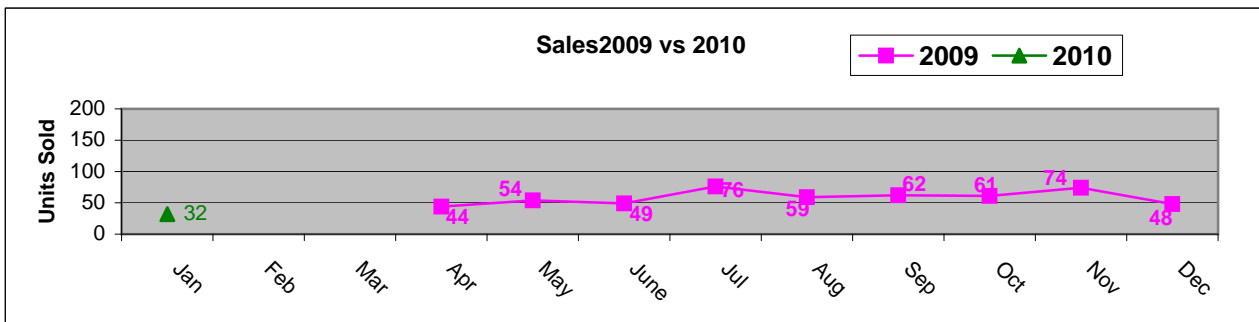
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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58											
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

**Single Family SALES and INVENTORY and PENDING**  
**Jan-10**  
**SCOTT 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	6	6.0	4
50,000	-	99,999	0	2	0	2	42	21.0	6
100,000	-	119,999	0	2	0	2	42	21.0	9
120,000	-	139,999	0	3	0	3	70	23.3	21
140,000	-	159,999	0	4	1	5	44	8.8	15
160,000	-	179,999	0	3	1	4	43	10.8	17
180,000	-	199,999	0	2	1	3	36	12.0	9
200,000	-	249,999	0	2	4	6	54	9.0	20
250,000	-	299,999	0	2	2	4	56	14.0	12
300,000	-	499,999	0	0	2	2	66	33.0	5
500,000	-	749,999	0	0	0	0	22	22.0	1
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>21</b>	<b>11</b>	<b>32</b>	<b>484</b>	<b>15.1</b>	<b>119</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$146,000</b>	<b>\$227,500</b>	<b>\$173,430</b>	<b>\$179,900</b>		<b>\$165,900</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$152,819</b>	<b>\$255,536</b>	<b>\$188,128</b>	<b>\$222,764</b>		<b>\$180,833</b>



# Lexington-Bluegrass

Association of Realtors®

**Jan-10**

## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	55	25	-55%
Month Inventory	24.5	16.4	-33%
% of List Price	99.80	99.21	
<b><u>Residential</u></b>			
Sales	8	11	38%
Avg Sales Price	\$1,345,139	\$1,555,934	-16%
Median Sales Price	\$168,142	\$141,449	-28%
Avg Days on Market	\$177,200	\$127,000	38%
	53	73	

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

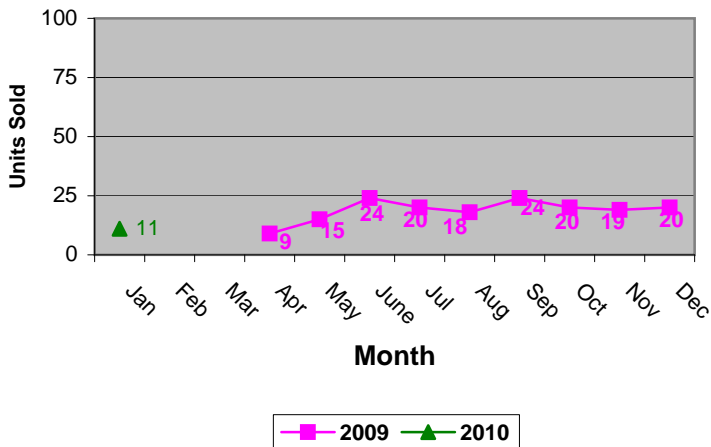
## Single Family SALES and INVENTORY and PENDING

Jan-10

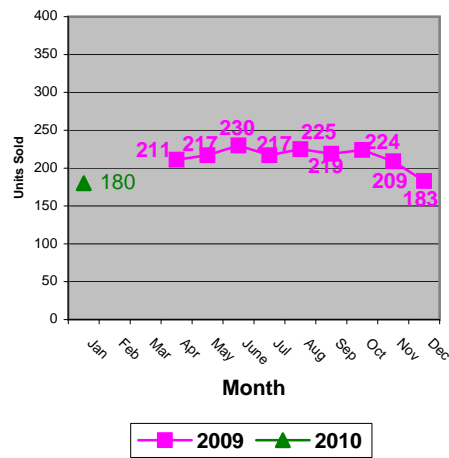
WOODFORD COUNTY

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	0	1	0	1	1	1.0	0
50,000	-	99,999	0	1	0	1	7	7.0	4
100,000	-	119,999	0	2	0	2	16	8.0	4
120,000	-	139,999	1	1	0	2	14	7.0	3
140,000	-	159,999	1	0	0	1	19	19.0	2
160,000	-	179,999	0	2	0	2	12	6.0	8
180,000	-	199,999	0	0	0	0	12	12.0	6
200,000	-	249,999	0	1	1	2	17	8.5	4
250,000	-	299,999	0	0	0	0	32	32.0	3
300,000	-	499,999	0	0	0	0	31	31.0	2
500,000	-	749,999	0	0	0	0	13	13.0	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	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>2</b>	<b>8</b>	<b>1</b>	<b>11</b>	<b>180</b>	<b>16.4</b>	<b>36</b>
<b>Median Price</b>			<b>\$136,950</b>	<b>\$121,750</b>	<b>\$241,200</b>	<b>\$127,000</b>	<b>\$237,450</b>		<b>\$178,700</b>
<b>Average Price</b>			<b>\$136,950</b>	<b>\$130,104</b>	<b>\$241,200</b>	<b>\$141,449</b>	<b>\$283,512</b>		<b>\$180,066</b>

### Sales 2009 vs 2010



### Inventory 2009 vs 2010



# Lexington-Bluegrass

Association of Realtors®

Jan-10

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	98	132	35%
Month Inventory	14.4	30.2	110%
% of List Price	92.14	95.30	

**Residential**

Sales	44	\$3,587,745	24	\$2,230,550	-45%
Avg Sales Price		\$81,540		\$92,940	14%
Median Sales Price		\$65,000		\$78,250	20%
Avg Days on Market		81		93	15%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50											
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®

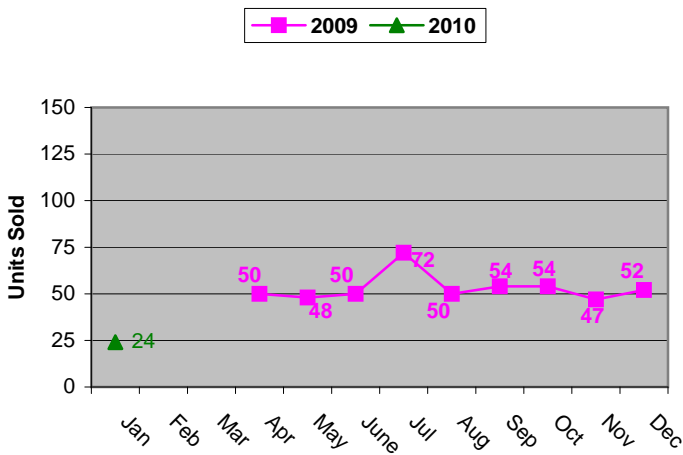
## Single Family SALES and INVENTORY and PENDING

Jan-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	1	5	3	9	43	4.8	21
50,000	-	99,999	1	6	1	8	176	22.0	29
100,000	-	119,999	0	0	0	0	62	62.0	2
120,000	-	139,999	1	2	0	3	74	24.7	5
140,000	-	159,999	0	1	0	1	60	60.0	10
160,000	-	179,999	0	0	0	0	59	59.0	2
180,000	-	199,999	0	1	0	1	42	42.0	5
200,000	-	249,999	0	0	0	0	57	57.0	5
250,000	-	299,999	0	0	0	0	43	43.0	3
300,000	-	499,999	0	1	1	2	66	33.0	2
500,000	-	749,999	0	0	0	0	21	21.0	1
750,000	-	999,999	0	0	0	0	13	13.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>3</b>	<b>16</b>	<b>5</b>	<b>24</b>	<b>724</b>	<b>30.2</b>	<b>85</b>
<b>Median Price</b>			<b>\$76,500</b>	<b>\$83,750</b>	<b>\$31,000</b>	<b>\$78,250</b>	<b>\$145,000</b>		<b>\$82,900</b>
<b>Average Price</b>			<b>\$78,500</b>	<b>\$95,781</b>	<b>\$92,510</b>	<b>\$92,940</b>	<b>\$202,136</b>		<b>\$117,722</b>

### Sales 2009 vs 2010



### Inventory 2009 vs 2010

