

Lexington-Bluegrass

Association of Realtors[®]

Jul-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	1629		1508		-7%
Month Inventory	8.3		7.5		-10%
% of List Price	96.49		95.30		-1%
<u>Residential</u>					
Sales	742	\$134,365,316	788	\$143,357,010	6%
Avg Sales Price	\$180,356		\$179,645		0%
Median Sales Price	\$149,900		\$147,398		-2%
Avg Days on Market	81		87		7%
<u>Townhouses/Condos</u>					
Sales	72	\$12,358,172	64	\$9,983,550	-11%
Avg Sales Price	\$158,438		\$142,622		-10%
Median Sales Price	\$133,750		\$120,545		-10%
Avg Days on Market	87		116		33%
Total Activity	814	\$146,723,488	852	\$153,340,560	5%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	10,798		10,286		-5%
<u>Residential</u>					
Sales	4,646	\$803,040,596	3,971	\$666,613,379	-15%
Avg Sales Price	\$172,105		\$166,778		-3%
Median Sales Price	\$143,500		\$140,000		-2%
Avg Days on Market	90		91		1%
<u>Townhouses/Condos</u>					
Sales	530	\$80,389,421	323	\$47,590,750	-39%
Avg Sales Price	\$146,964		\$136,363		-7%
Median Sales Price	\$124,500		\$115,000		-8%
Avg Days on Market	95		113		19%
Total Activity	5,176	\$883,430,017	4,294	\$714,204,129	-17%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159	6275	6457	6477	6406					
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					
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					
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

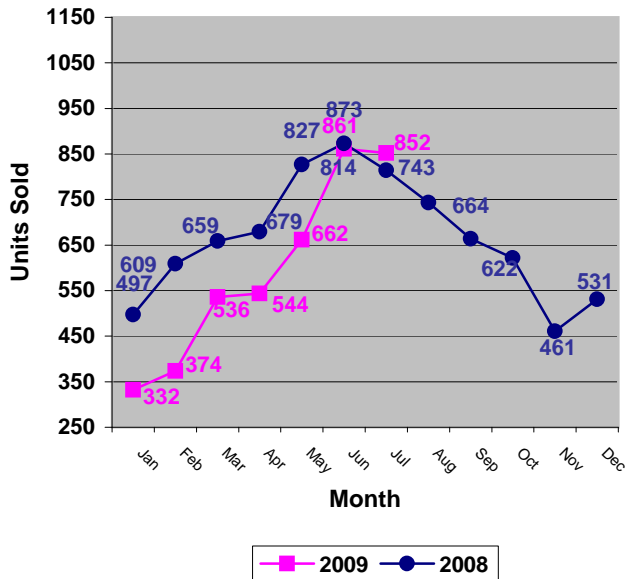
Lexington-Bluegrass

Association of Realtors®

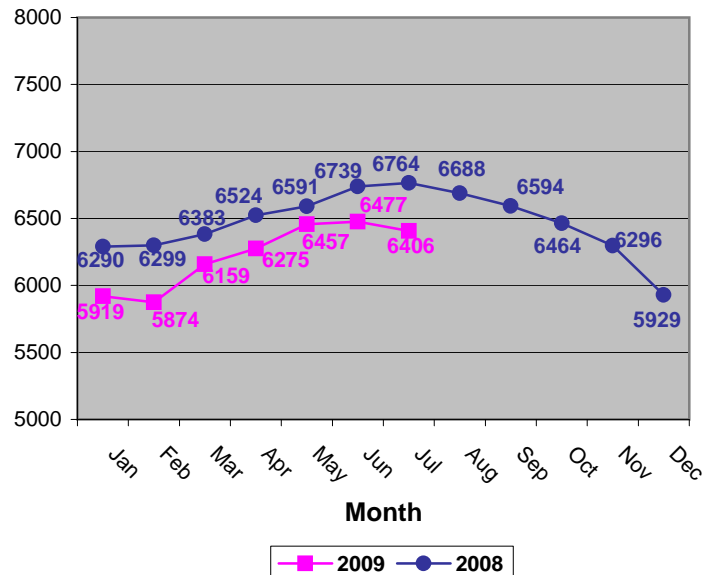
All Residential SALES and INVENTORY with PENDING

Jul-08							Current		Current	July
			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	11	30	1	42	176	4.2	45	44
50,000	-	99,999	32	84	12	128	927	7.2	156	104
100,000	-	119,999	15	67	11	93	493	5.3	141	89
120,000	-	139,999	12	101	17	130	766	5.9	230	132
140,000	-	159,999	5	83	19	107	608	5.7	171	100
160,000	-	179,999	3	47	21	71	521	7.3	144	70
180,000	-	199,999	4	27	26	57	436	7.6	91	39
200,000	-	249,999	5	34	53	92	646	7.0	183	93
250,000	-	299,999	1	11	33	45	548	12.2	86	44
300,000	-	499,999	3	12	52	67	798	11.9	76	40
500,000	-	749,999	0	0	12	12	248	20.7	23	14
750,000	-	999,999	0	1	3	4	118	29.5	5	2
1,000,000	-	1,249,999	0	0	1	1	34	34.0	1	1
1,250,000	-	1,499,999	0	0	3	3	34	11.3	3	0
1,500,000	-	1,999,999	0	0	0	0	24	24.0	0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	0	0
Total			91	497	264	852	6406	7.5	1355	772
Median Price			\$102,000	\$133,000	\$222,950	\$145,000	\$169,900		\$154,593	
Average Price			\$114,723	\$139,555	\$269,484	\$177,163	\$246,299		\$179,707	

Sales 08 vs 09



Inventory 08 vs 09



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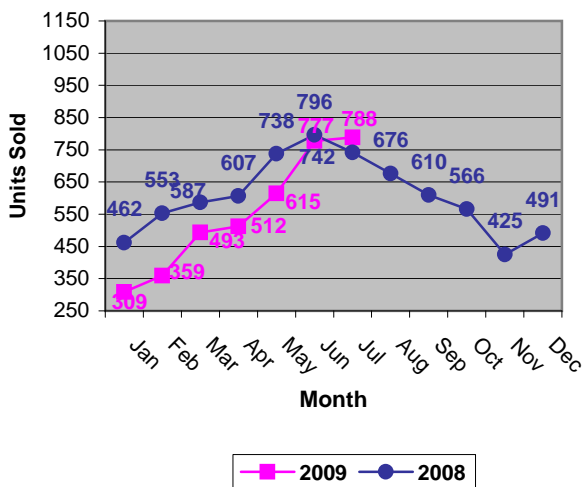
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Single Family SALES and INVENTORY and PENDING

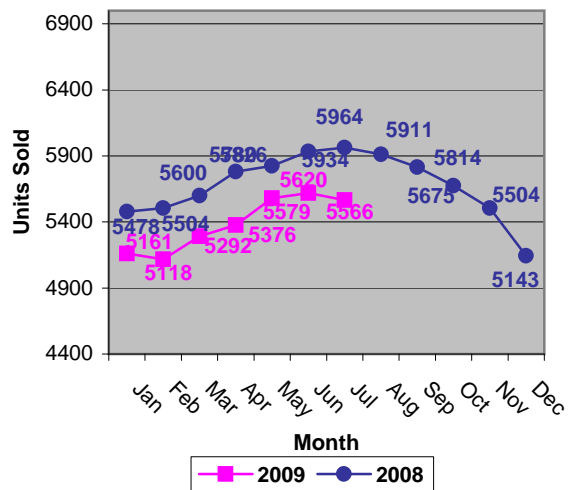
Jul-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	11	28	1	40	153	3.8	40
50,000	-	99,999	16	80	11	107	686	6.4	131
100,000	-	119,999	12	65	9	86	406	4.7	122
120,000	-	139,999	4	97	17	118	674	5.7	218
140,000	-	159,999	3	81	19	103	551	5.3	162
160,000	-	179,999	1	47	21	69	469	6.8	130
180,000	-	199,999	0	27	26	53	405	7.6	85
200,000	-	249,999	2	30	53	85	582	6.8	171
250,000	-	299,999	0	10	33	43	460	10.7	76
300,000	-	499,999	2	12	50	64	701	11.0	70
500,000	-	749,999	0	0	12	12	242	20.2	20
750,000	-	999,999	0	1	3	4	117	29.3	5
1,000,000	-	1,249,999	0	0	1	1	33	33.0	1
1,250,000	-	1,499,999	0	0	3	3	34	11.3	3
1,500,000	-	1,999,999	0	0	0	0	24	24.0	0
2,000,000	-	OVER	0	0	0	0	29	29.0	0
Total			51	478	259	788	5566	7.1	1234
Median Price			\$98,000	\$133,000	\$224,000	\$147,148	\$174,900		
Average Price			\$99,267	\$139,528	\$270,074	\$179,831	\$257,035		\$180,908

Sales 08 vs 09



Inventory 08 vs 09



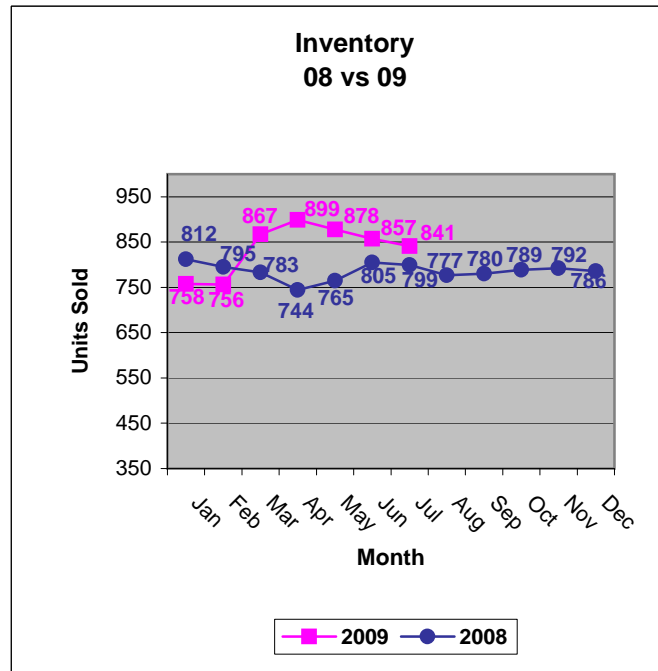
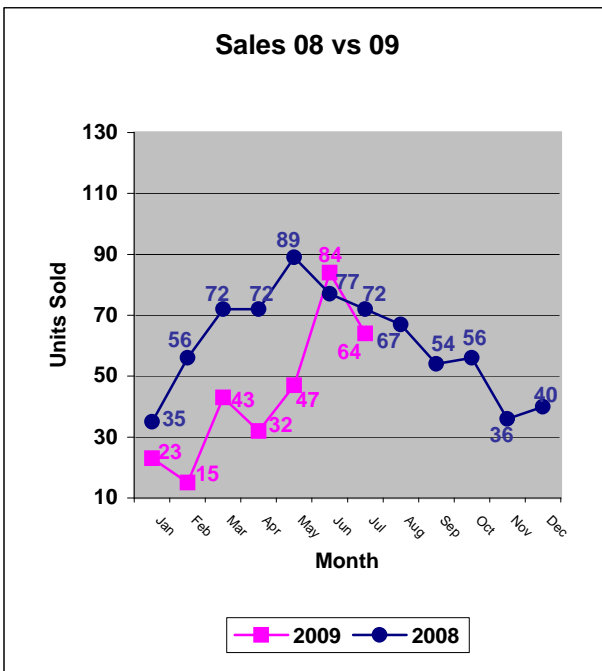
Lexington-Bluegrass

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Townhouse and Condo SALES and INVENTORY and PENDING

Jul-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	2	0	2	23	11.5	5
50,000	-	99,999	16	4	1	21	241	11.5	25
100,000	-	119,999	3	2	2	7	87	12.4	19
120,000	-	139,999	8	4	0	12	92	7.7	12
140,000	-	159,999	2	2	0	4	57	14.3	8
160,000	-	179,999	2	0	0	2	52	26.0	14
180,000	-	199,999	4	0	0	4	31	7.8	6
200,000	-	249,999	3	4	0	7	65	9.3	12
250,000	-	299,999	1	1	0	2	88	44.0	10
300,000	-	499,999	1	0	2	3	97	32.3	6
500,000	-	749,999	0	0	0	0	6	6.0	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			40	19	5	64	841	13.1	120
Median Price			\$71,500	\$21,000	\$61,800	\$44,000	\$74,500		\$62,300
Average Price			\$134,403	\$140,250	\$238,943	\$144,306	\$175,208		\$167,515



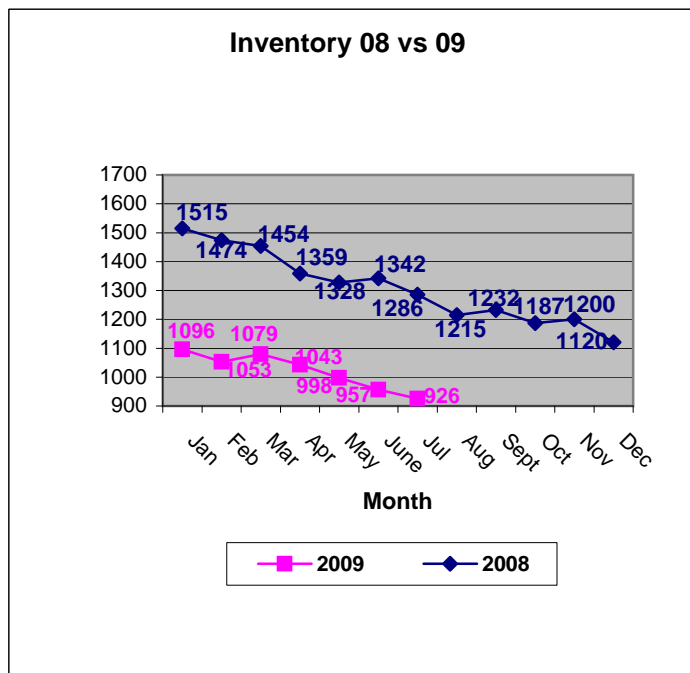
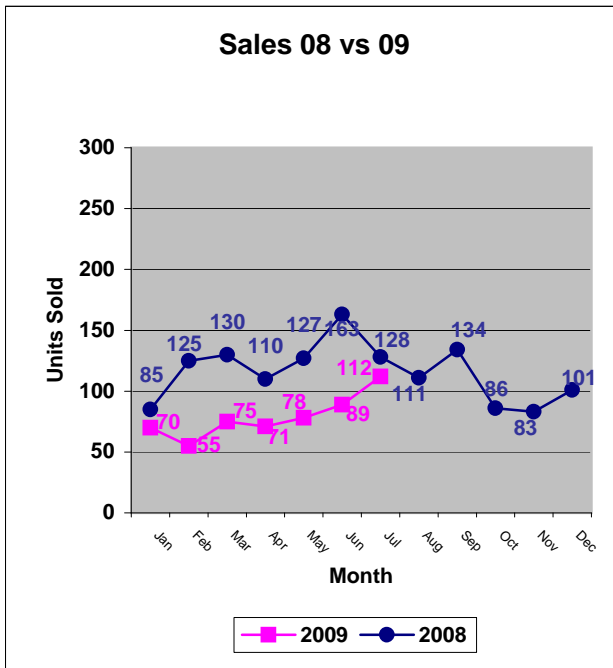
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Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jul-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	0	0.0	0
50,000	- 99,999	0	3	0	3	5	1.7	2
100,000	- 119,999	1	1	0	2	49	24.5	17
120,000	- 139,999	2	18	0	20	136	6.8	77
140,000	- 159,999	1	12	1	14	81	5.8	62
160,000	- 179,999	0	11	6	17	95	5.6	65
180,000	- 199,999	0	6	7	13	90	6.9	51
200,000	- 249,999	2	7	15	24	151	6.3	103
250,000	- 299,999	1	0	9	10	112	11.2	39
300,000	- 499,999	0	2	4	6	137	22.8	23
500,000	- 749,999	0	0	1	1	32	32.0	7
750,000	- 999,999	0	0	1	1	21	21.0	2
1,000,000	- 1,249,999	0	0	0	0	5	5.0	0
1,250,000	- 1,499,999	0	0	1	1	7	7.0	0
1,500,000	- 1,999,999	0	0	0	0	2	2.0	0
2,000,000	- OVER	0	0	0	0	3	3.0	0
Total		7	60	45	112	926	8.3	448
Median Price		\$142,000	\$152,100	\$229,000	\$179,950	\$204,121		\$180,540
Average Price		\$182,085	\$162,790	\$291,819	\$215,838	\$270,534		\$200,704



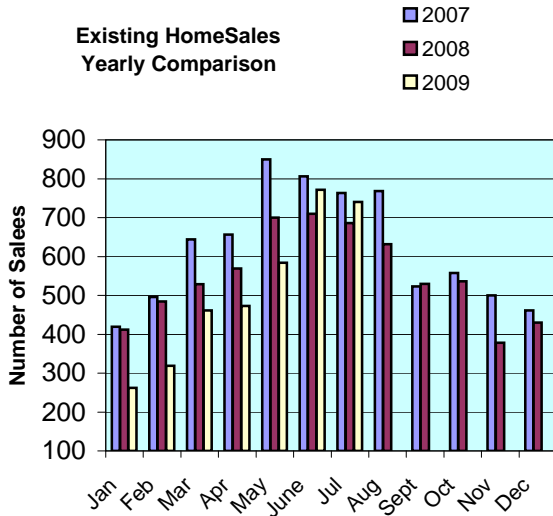
Existing Homes Sales

	<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	
Sept	523	530	
Oct	558	536	
Nov	500	378	
Dec	461	430	

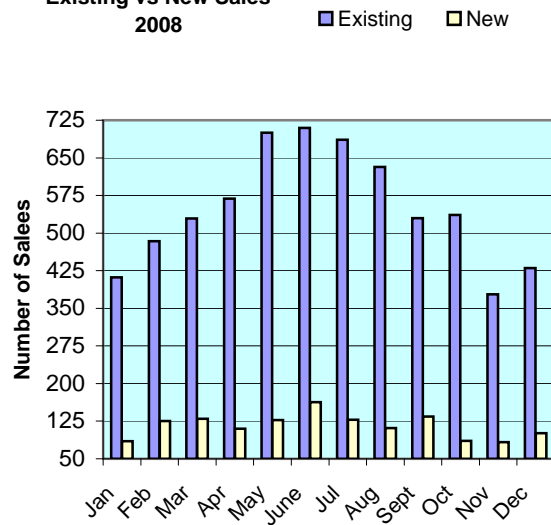
New Construction Sales

	<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	
Sept	136	134	
Oct	155	86	
Nov	122	83	
Dec	154	101	

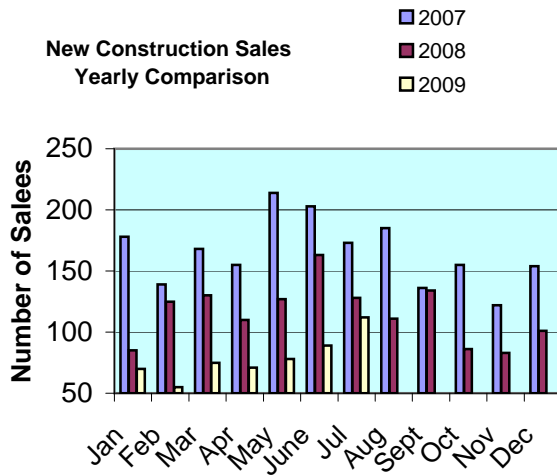
**Existing HomeSales
Yearly Comparison**



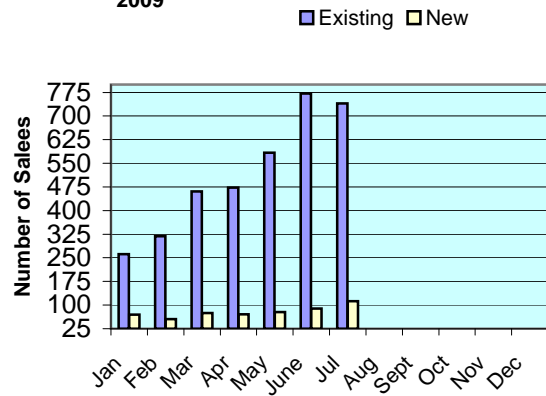
**Existing vs New Sales
2008**



**New Construction Sales
Yearly Comparison**



**Existing vs New Sales
2009**



Median Price by County

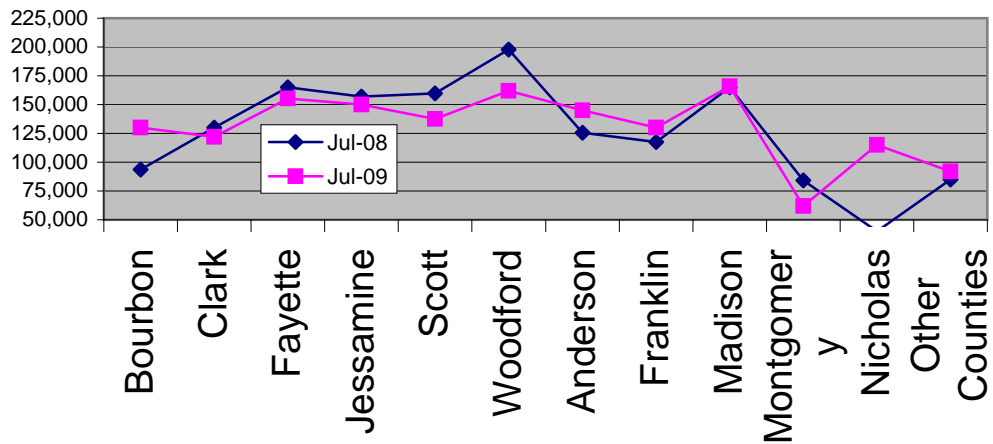
<u>County</u>	Jul-08		Jul-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	93,750	12	130,000	10
Clark	130,000	27	121,900	31
Fayette	164,900	412	155,276	427
Jessamine	157,000	63	150,000	69
Scott	159,592	62	137,375	76
Woodford	197,750	24	161,950	20
Anderson	125,500	22	145,000	27
Franklin	117,500	36	130,000	41
Madison	165,000	47	165,835	58
Montgomery	84,100	33	61,900	23
Nicholas	40,000	7	114,950	2
Other Counties	85,000	<u>69</u>	92,000	<u>68</u>
		814		852

<u>County</u>	Year to Date 7/31/08		Year to Date 7/31/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	98,000	83	118,000	57
Clark	123,000	216	117,900	175
Fayette	156,000	2551	152,000	2137
Jessamine	137,500	377	130,000	306
Scott	150,000	409	142,344	356
Woodford	174,639	147	171,500	103
Anderson	120,000	143	115,500	129
Franklin	120,000	275	119,875	235
Madison	148,750	348	146,325	297
Montgomery	94,500	134	81,250	120
Nicholas	71,500	26	59,200	14
Other Counties	80,000	<u>467</u>	77,250	<u>365</u>
		5176		4294

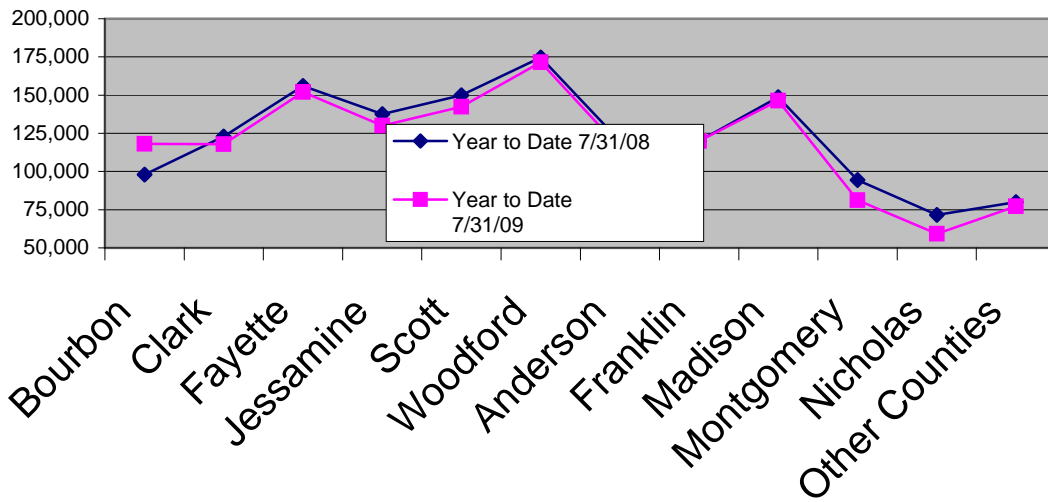


Median Price by County

July 08 vs July 09 Median



Year to date 7/31/08 vs 7/31/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Jul-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	48		53		10%
Month Inventory	11.1		7.4		-33%
% of List Price	97.18		94.81		
Residential					
Sales	22	\$3,340,500	27	\$4,386,600	23%
Avg Sales Price		\$151,841		\$162,467	7%
Median Sales Price		\$125,500		\$145,000	16%
Avg Days on Market		143		104	-27%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	320		284		-11%
Residential					
Sales	143	\$18,187,377	129	\$16,588,540	-10%
Avg Sales Price		\$127,184		\$128,593	1%
Median Sales Price		\$120,000		\$115,500	-4%
Avg Days on Market		127		106	-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					
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

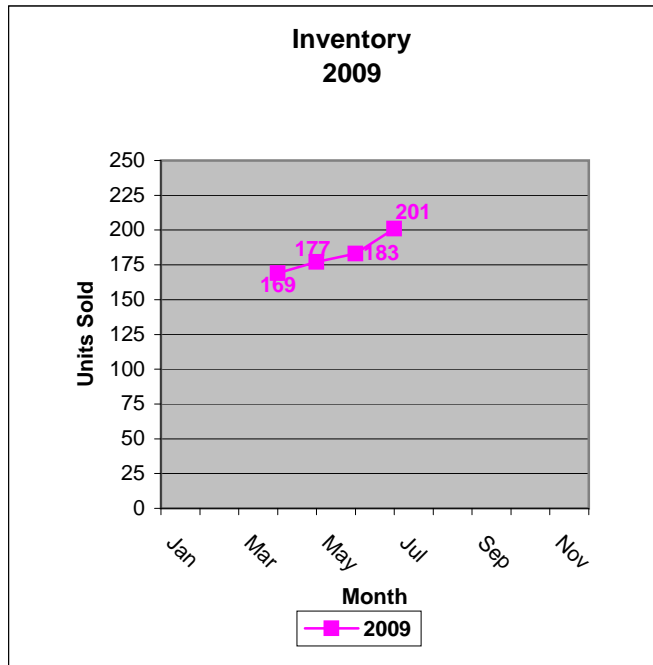
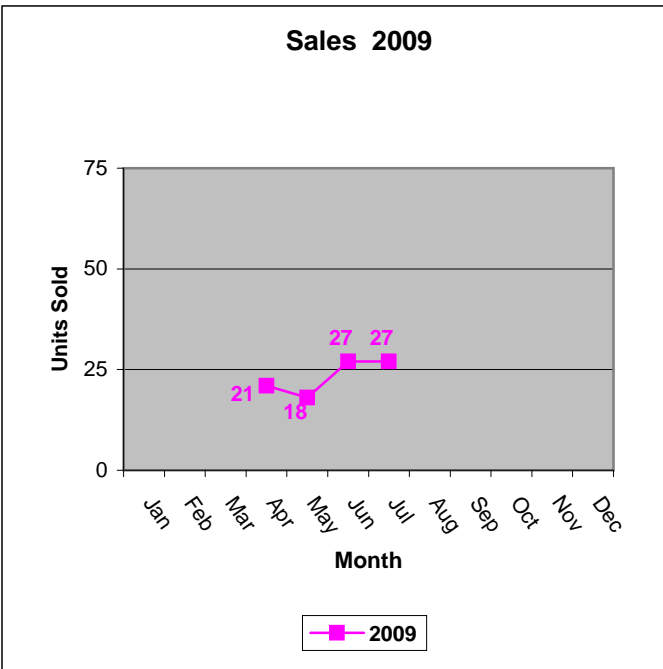
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jul-09

ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	1	0	1	9	9.0	2
50,000	-	99,999	0	2	0	2	26	13.0	5
100,000	-	119,999	1	6	0	7	20	2.9	5
120,000	-	139,999	0	2	1	3	21	7.0	9
140,000	-	159,999	0	3	0	3	25	8.3	3
160,000	-	179,999	0	2	1	3	18	6.0	1
180,000	-	199,999	0	1	0	1	12	12.0	1
200,000	-	249,999	0	0	3	3	27	9.0	2
250,000	-	299,999	0	2	1	3	14	4.7	0
300,000	-	499,999	0	0	1	1	23	23.0	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	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			1	19	7	27	201	7.4	28
Median Price			\$116,000	\$126,500	\$230,000	\$145,000	\$159,900		\$123,200
Average Price			\$116,000	\$138,863	\$233,171	\$162,467	\$194,645		\$125,521



Lexington-Bluegrass

Association of Realtors[®]

Jul-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	27		15		-44%
Month Inventory	10.3		10.2		-1%
% of List Price	94.62		93.35		
Residential					
Sales	12	\$1,440,800	10	\$1,279,800	-17%
Avg Sales Price		\$120,067		\$127,980	7%
Median Sales Price		\$93,750		\$130,000	39%
Avg Days on Market		90		108	20%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	167		150		-10%
Residential					
Sales	83	\$11,003,197	57	\$7,604,210	-31%
Avg Sales Price		\$132,569		\$133,407	1%
Median Sales Price		\$98,000		\$118,000	20%
Avg Days on Market		95		102	7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8	10	13	15	8					
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[®]

Jul-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	64		75		17%
Month Inventory	13.4		10.3		-23%
% of List Price	94.91		96.73		
Residential					
Sales	27	\$3,991,095	31	\$4,466,925	15%
Avg Sales Price		\$147,818		\$144,094	-3%
Median Sales Price		\$130,000		\$121,900	-6%
Avg Days on Market		135		121	-10%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	455		395		-13%
Residential					
Sales	216	\$29,638,592	175	\$22,471,802	-19%
Avg Sales Price		\$137,216		\$128,410	-6%
Median Sales Price		\$123,000		\$117,900	-4%
Avg Days on Market		120		130	8%

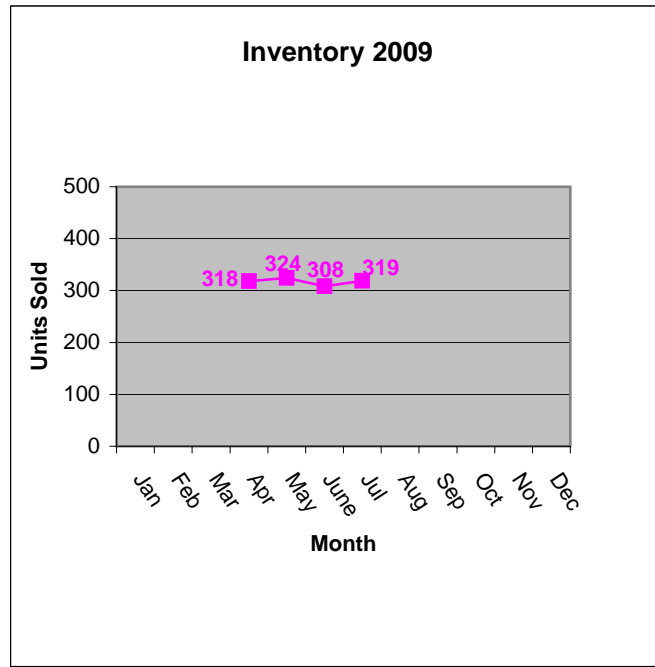
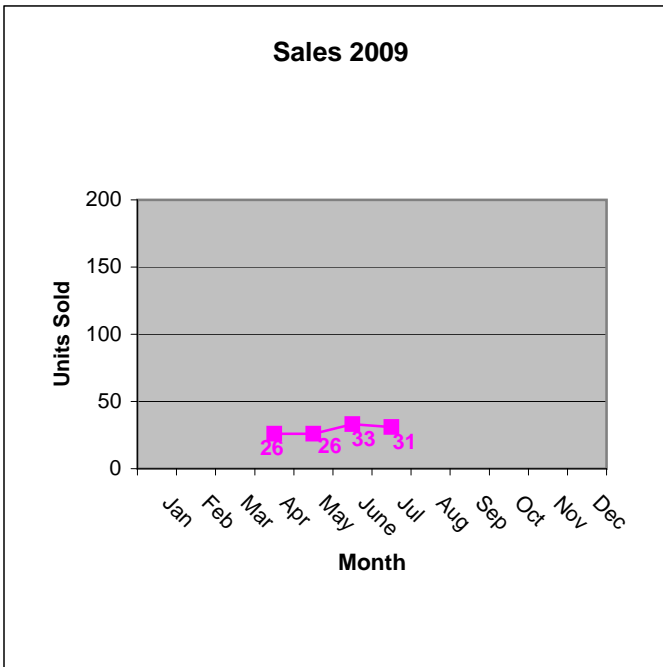
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28	33	39					
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

Lexington-Bluegrass

Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING
Jul-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	0	0	0	0	6	6.0	1
50,000	-	99,999	3	3	1	7	92	13.1	7
100,000	-	119,999	0	5	2	7	31	4.4	10
120,000	-	139,999	0	5	2	7	40	5.7	13
140,000	-	159,999	0	1	0	1	28	28.0	5
160,000	-	179,999	0	2	2	4	20	5.0	3
180,000	-	199,999	0	0	1	1	22	22.0	1
200,000	-	249,999	0	1	0	1	22	22.0	2
250,000	-	299,999	0	0	1	1	29	29.0	5
300,000	-	499,999	0	0	2	2	22	11.0	2
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	2	2.0	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	17	11	31	319	10.3	49
Median Price			\$74,500	\$120,000	\$165,725	\$121,900	\$135,950		\$129,428
Average Price			\$80,933	\$126,918	\$187,866	\$144,094	\$169,937		\$150,093



Lexington-Bluegrass

Association of Realtors[®]

Jul-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	765		686		-10%
Month Inventory	6.5		5.8		-11%
% of List Price	97.52		96.01		
<u>Residential</u>					
Sales	413	\$81,930,063	427	\$83,230,752	3%
Avg Sales Price		\$198,378		\$194,920	-2%
Median Sales Price		\$164,900		\$155,276	-6%
Avg Days on Market		70		76	9%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	5,125		5,000		-2%
<u>Residential</u>					
Sales	2,552	\$480,517,452	2,137	\$399,801,640	-16%
Avg Sales Price		\$188,291		\$187,085	-1%
Median Sales Price		\$156,250		\$152,000	-3%
Avg Days on Market		76		77	1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282	306	445	497	398	391					
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

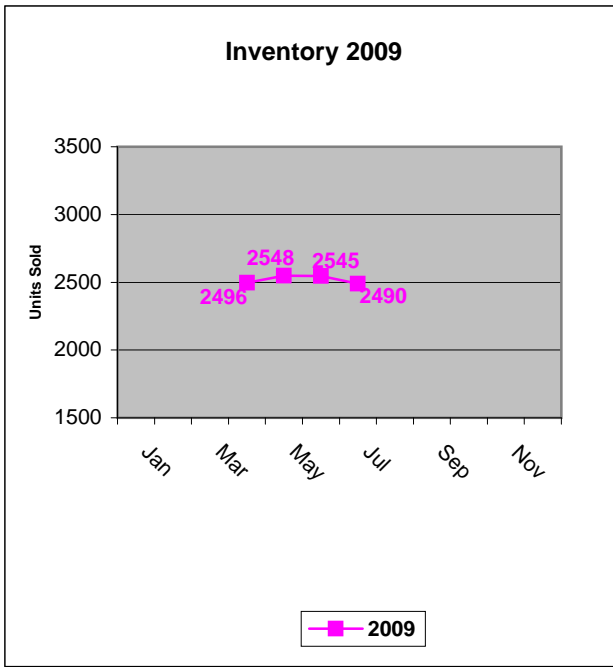
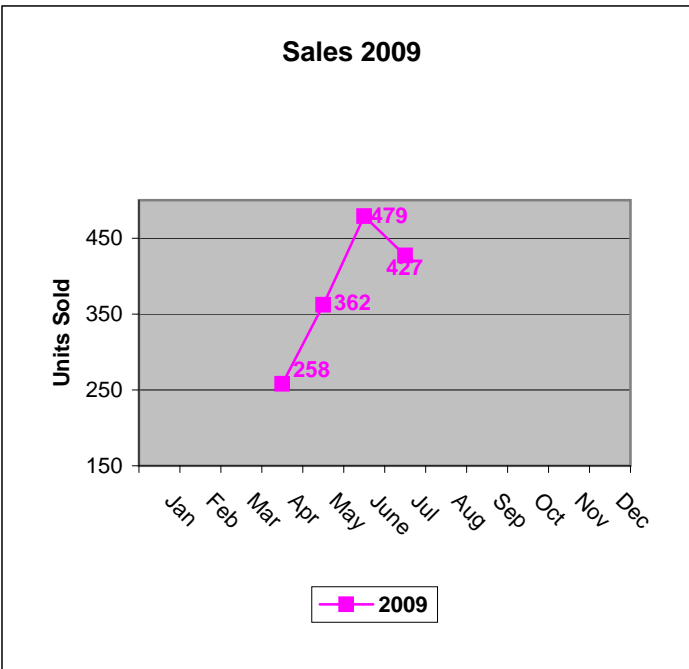
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jul-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	4	5	1	10	44	4.4	8
50,000	-	99,999	18	12	5	35	249	7.1	55
100,000	-	119,999	11	29	4	44	195	4.4	65
120,000	-	139,999	10	51	10	71	287	4.0	110
140,000	-	159,999	5	49	10	64	257	4.0	100
160,000	-	179,999	3	21	10	34	209	6.1	76
180,000	-	199,999	4	16	15	35	143	4.1	43
200,000	-	249,999	4	20	30	54	269	5.0	118
250,000	-	299,999	1	6	18	25	227	9.1	50
300,000	-	499,999	1	7	36	44	371	8.4	46
500,000	-	749,999	0	0	6	6	118	19.7	17
750,000	-	999,999	0	1	2	3	50	16.7	3
1,000,000	-	1,249,999	0	0	1	1	15	15.0	0
1,250,000	-	1,499,999	0	0	1	1	20	20.0	2
1,500,000	-	1,999,999	0	0	0	0	16	16.0	0
2,000,000	-	OVER	0	0	0	0	20	20.0	0
Total			61	217	149	427	2490	5.8	693
Median Price			\$116,000	\$143,900	\$225,000	\$155,276	\$180,353		\$162,000
Average Price			\$123,255	\$158,727	\$276,969	\$194,920	\$281,156		\$194,985



Lexington-Bluegrass

Association of Realtors[®]

Jul-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY		July-08		July-09		% CHANGE
New Listings		79		92		16%
Month Inventory		10.2		9.5		-7%
% of List Price		97.18		94.82		
Residential						
Sales	36	\$4,619,189		41	\$5,803,506	14%
Avg Sales Price		\$128,311			\$141,549	10%
Median Sales Price		\$117,500			\$130,000	11%
Avg Days on Market		95			99	4%

CUMMULATIVE SUMMARY		Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings		552		541		-2%
Residential						
Sales	275	\$35,743,916		236	\$30,748,716	-14%
Avg Sales Price		\$129,978			\$130,291	0%
Median Sales Price		\$120,000			\$119,588	0%
Avg Days on Market		108			114	6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24	41	36	43	43	54					
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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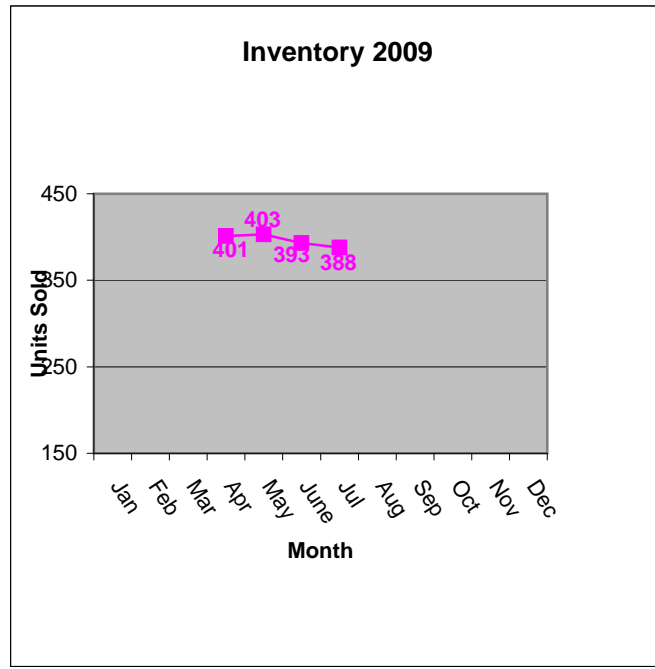
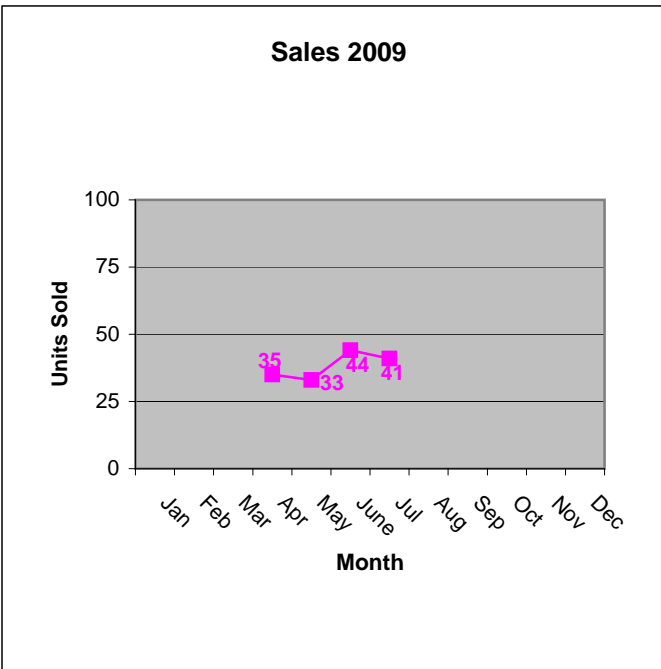
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jul-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	1	6	0	7	23	3.3	5
50,000	-	99,999	1	2	0	3	64	21.3	12
100,000	-	119,999	1	6	0	7	42	6.0	8
120,000	-	139,999	1	5	0	6	63	10.5	8
140,000	-	159,999	0	2	1	3	36	12.0	4
160,000	-	179,999	0	5	0	5	25	5.0	5
180,000	-	199,999	0	2	1	3	36	12.0	2
200,000	-	249,999	0	3	3	6	41	6.8	8
250,000	-	299,999	0	0	0	0	21	21.0	4
300,000	-	499,999	0	0	0	0	31	31.0	0
500,000	-	749,999	0	0	1	1	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	0	0.0	0
Total			4	31	6	41	388	9.5	57
Median Price			\$108,000	\$120,000	\$209,003	\$130,000	\$144,000		\$125,000
Average Price			\$96,000	\$125,258	\$256,084	\$141,549	\$173,116		\$148,145



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Association of Realtors®

Jul-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	138		127		-8%
Month Inventory	7.7		7.6		-1%
% of List Price	95.21		93.16		
<u>Residential</u>					
Sales	63	\$13,786,790	69	\$15,064,381	10%
Avg Sales Price		\$218,838		\$218,324	0%
Median Sales Price		\$157,000		\$150,000	-4%
Avg Days on Market		64		77	20%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	838		827		-1%
<u>Residential</u>					
Sales	377	\$74,726,003	306	\$56,213,516	-19%
Avg Sales Price		\$198,212		\$183,704	-7%
Median Sales Price		\$137,500		\$130,000	-5%
Avg Days on Market		102		80	-22%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	32	45	62	56	63	45					
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

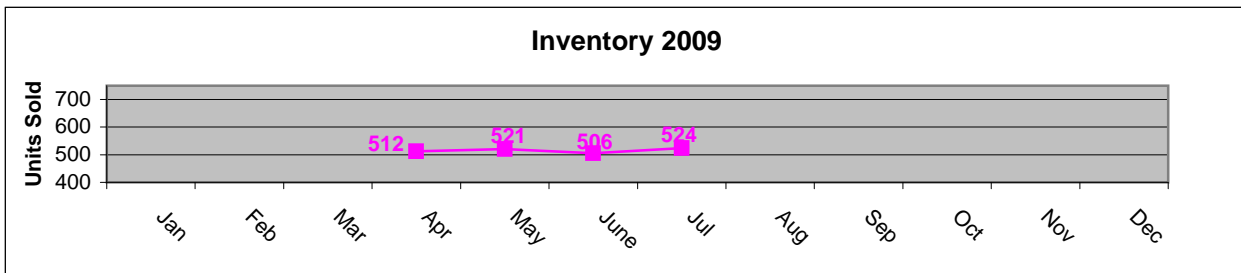
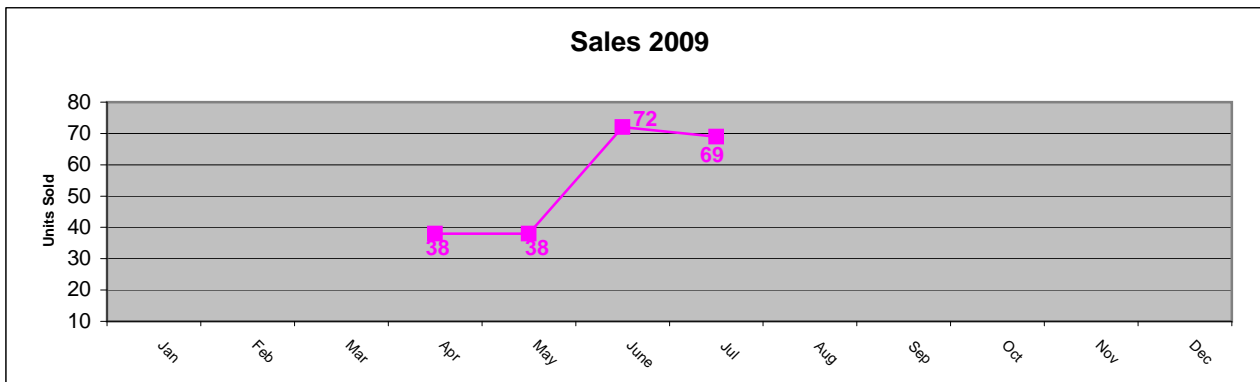
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Jul-09

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	2	1	0	3	11	3.7	2
50,000	-	99,999	0	17	1	18	115	6.4	13
100,000	-	119,999	0	4	0	4	36	9.0	5
120,000	-	139,999	0	7	0	7	53	7.6	7
140,000	-	159,999	0	8	0	8	34	4.3	6
160,000	-	179,999	0	2	3	5	31	6.2	5
180,000	-	199,999	0	2	4	6	41	6.8	7
200,000	-	249,999	0	2	3	5	51	10.2	4
250,000	-	299,999	0	1	1	2	19	9.5	4
300,000	-	499,999	0	0	5	5	42	8.4	4
500,000	-	749,999	0	0	3	3	33	11.0	4
750,000	-	999,999	0	0	1	1	34	34.0	2
1,000,000	-	1,249,999	0	0	0	0	10	10.0	1
1,250,000	-	1,499,999	0	0	2	2	8	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	3	3.0	0
Total			2	44	23	69	524	7.6	64
Median Price			\$31,500	\$119,950	\$283,450	\$150,000	\$168,900		\$159,900
Average Price			\$31,500	\$122,820	\$417,274	\$218,324	\$309,760		\$223,396



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Association of Realtors[®]

Jul-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings		139		114	-18%
Month Inventory		14.2		9.6	-32%
% of List Price		95.28		96.14	

Residential

Sales	47	\$9,030,895	58	\$10,723,001	23%
Avg Sales Price		\$192,147		\$184,879	-4%
Median Sales Price		\$165,000		\$165,835	1%
Avg Days on Market		128		111	-13%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings		889		770	-13%

Residential

Sales	348	\$60,030,550	297	\$48,406,800	-15%
Avg Sales Price		\$172,502		\$162,986	-6%
Median Sales Price		\$148,750		\$146,325	-2%
Avg Days on Market		115		118	3%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61	50	45	53	69					
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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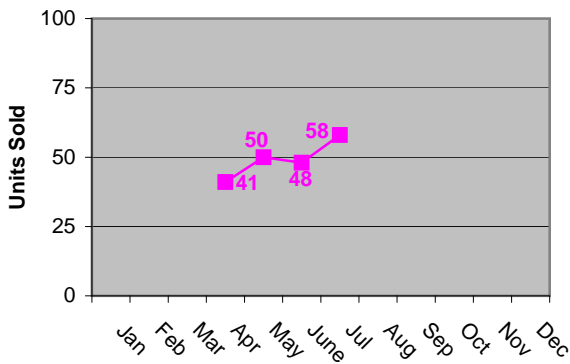
Single Family SALES and INVENTORY and PENDING

Jul-09

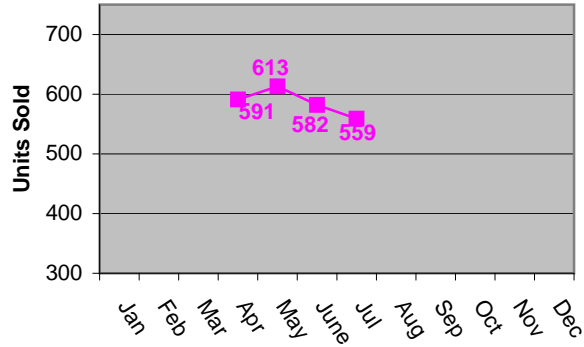
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	0	2	10	5.0	3
50,000	-	99,999	1	6	0	7	66	9.4	16
100,000	-	119,999	0	5	2	7	31	4.4	13
120,000	-	139,999	0	6	1	7	61	8.7	20
140,000	-	159,999	0	4	1	5	56	11.2	18
160,000	-	179,999	0	5	1	6	70	11.7	12
180,000	-	199,999	0	3	2	5	49	9.8	5
200,000	-	249,999	0	3	4	7	56	8.0	15
250,000	-	299,999	0	1	5	6	43	7.2	4
300,000	-	499,999	1	2	2	5	89	17.8	8
500,000	-	749,999	0	0	1	1	17	17.0	1
750,000	-	999,999	0	0	0	0	8	8.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	36	19	58	559	9.6	115
Median Price			\$99,700	\$140,163	\$239,900	\$165,835	\$177,500		\$147,500
Average Price			\$156,567	\$152,713	\$250,296	\$184,879	\$229,518		\$167,825

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Jul-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	July-08	July-09
New Listings	46	45
Month Inventory	8.6	11.6
% of List Price	95.46	90.20

Residential

Sales	33	\$3,234,003	23	\$2,062,600
Avg Sales Price		\$98,000		\$89,678
Median Sales Price		\$84,100		\$61,900
Avg Days on Market		75		77

CUMMULATIVE SUMMARY	Jan 08 - July 08	Jan 09 - July 09
New Listings	320	325

Residential

Sales	134	\$14,571,476	120	\$11,923,433
Avg Sales Price		\$108,742		\$99,362
Median Sales Price		\$94,500		\$81,250
Avg Days on Market		118		106

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
2009	16	14	17	14	26	23	15		
2008	16	17	20	28	23	22	22	15	22
2007	17	18	27	27	20	30	24	20	19

Lexington-Bluegrass

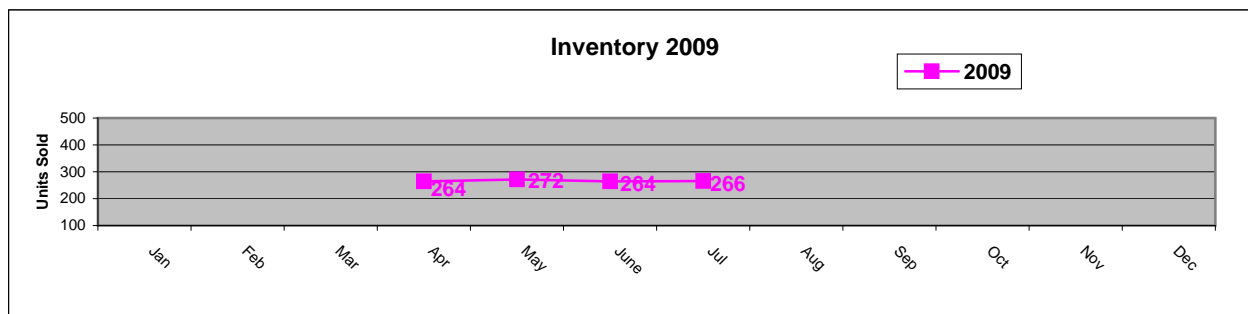
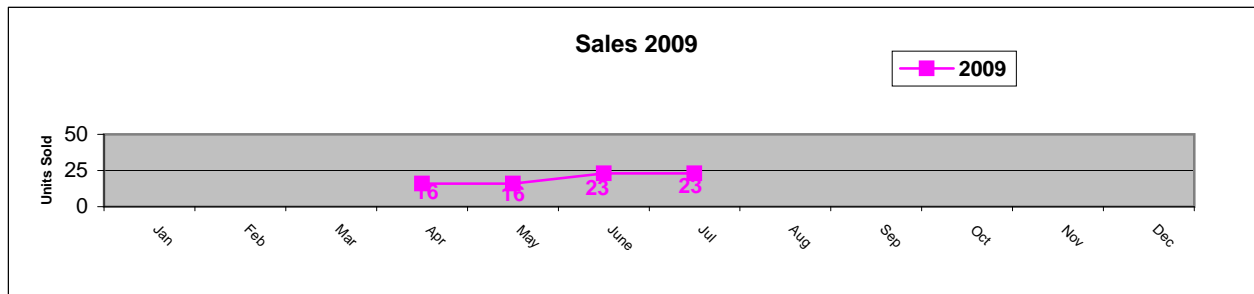
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Single Family SALES and INVENTORY and PENDING

Jul-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	1	6	0	7	19	2.7	1
50,000	-	99,999	1	8	1	10	82	8.2	7
100,000	-	119,999	0	0	1	1	27	27.0	2
120,000	-	139,999	0	1	0	1	30	30.0	4
140,000	-	159,999	0	0	1	1	29	29.0	3
160,000	-	179,999	0	0	0	0	16	16.0	1
180,000	-	199,999	0	0	1	1	11	11.0	2
200,000	-	249,999	0	1	0	1	19	19.0	0
250,000	-	299,999	0	0	0	0	13	13.0	1
300,000	-	499,999	0	0	1	1	12	12.0	0
500,000	-	749,999	0	0	0	0	3	3.0	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			2	16	5	23	266	11.6	21
Median Price			\$37,250	\$60,700	\$156,000	\$61,900	\$126,200		\$123,000
Average Price			\$37,250	\$71,275	\$169,540	\$89,678	\$171,621		\$124,905



Lexington-Bluegrass

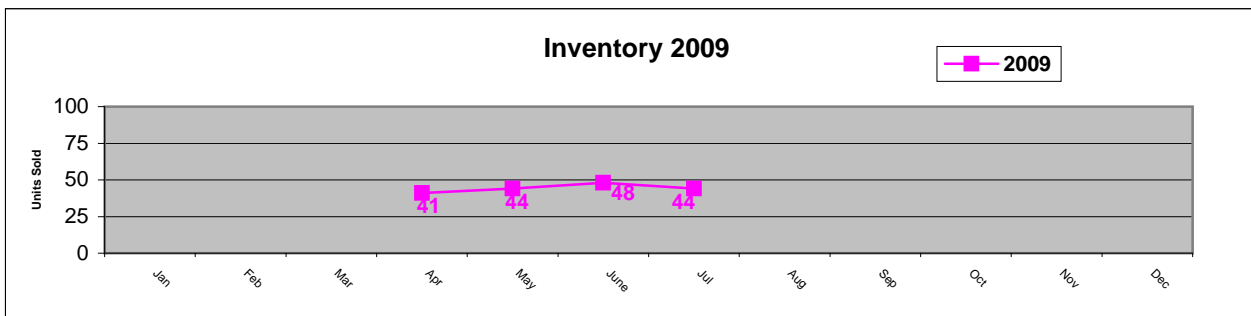
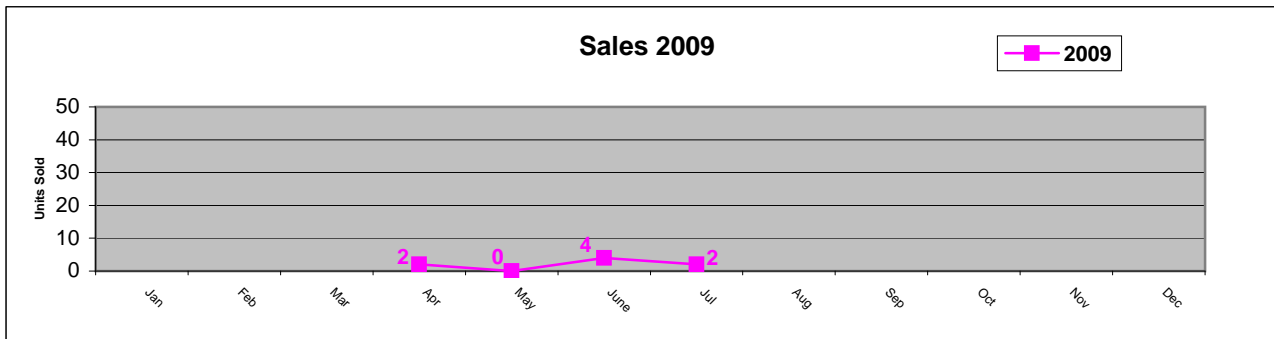
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jul-09

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	9	9.0	1
50,000	-	99,999	0	0	0	0	21	21.0	1
100,000	-	119,999	0	1	1	2	2	1.0	1
120,000	-	139,999	0	0	0	0	2	2.0	1
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	2	2.0	1
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			0	1	1	2	44	22.0	6
Median Price			\$0	\$115,000	\$114,900	\$114,950	\$74,750		\$122,950
Average Price			\$0	\$115,000	\$114,900	\$114,950	\$96,691		\$120,817



Lexington-Bluegrass

Association of Realtors®

Jul-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	July-08	July-09	% CHANGE
New Listings	153	145	-5%
Month Inventory	10.2	10.0	-2%
% of List Price	94.17	92.46	

Residential

Sales	77	\$8,268,032	72	\$9,275,638	-6%
Avg Sales Price		\$107,377		\$128,828	20%
Median Sales Price		\$85,000		\$93,500	10%
Avg Days on Market		88		113	28%

CUMMULATIVE SUMMARY	Jan 08 - July 08	Jan 09 - July 09	% CHANGE
New Listings	1,112	920	-17%

Residential

Sales	493	\$51,224,895	369	\$37,439,893	-25%
Avg Sales Price		\$103,904		\$101,463	-2%
Median Sales Price		\$80,000		\$77,300	-3%
Avg Days on Market		105		113	8%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50	47	57	60	50	56					
2008	73	67	72	80	79	71	57	72	78	56	56	59
2007	87	76	69	99	80	80	82	88	57	85	68	60

Lexington-Bluegrass

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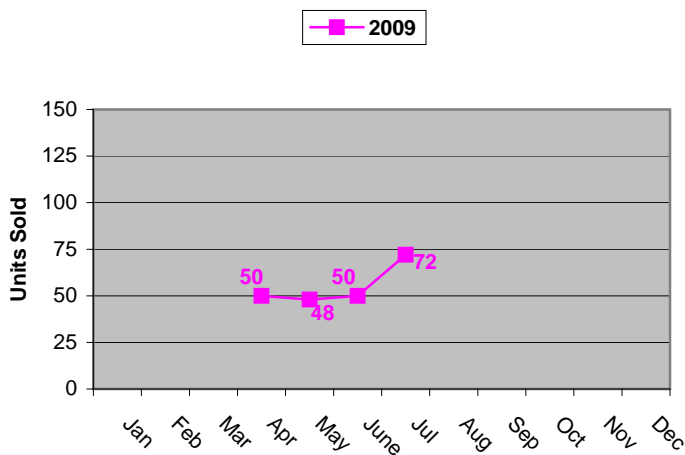
Single Family SALES and INVENTORY and PENDING

Jul-09

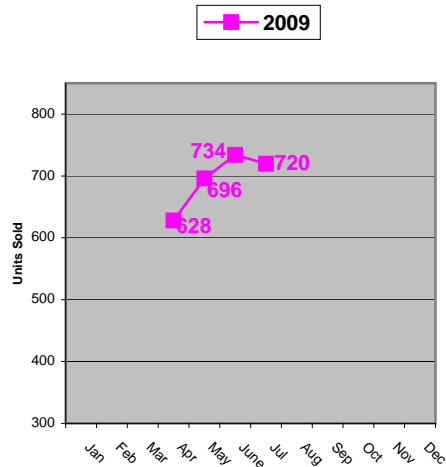
OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	10	0	11	35	3.2	16
50,000	-	99,999	1	24	3	28	160	5.7	26
100,000	-	119,999	0	2	0	2	52	26.0	7
120,000	-	139,999	1	4	2	7	82	11.7	12
140,000	-	159,999	0	5	2	7	52	7.4	6
160,000	-	179,999	0	4	0	4	54	13.5	7
180,000	-	199,999	0	0	0	0	57	57.0	3
200,000	-	249,999	0	1	5	6	60	10.0	5
250,000	-	299,999	0	0	1	1	57	57.0	2
300,000	-	499,999	1	2	2	5	70	14.0	3
500,000	-	749,999	0	0	1	1	24	24.0	0
750,000	-	999,999	0	0	0	0	9	9.0	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	3	3.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			4	52	16	72	720	10.0	87
Median Price			\$100,000	\$81,000	\$218,950	\$93,500	\$149,950		\$100,000
Average Price			\$128,975	\$100,016	\$222,431	\$128,828	\$210,428		\$121,472

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Jul-09

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	121		117		-3%
Month Inventory	9.4		7.5		-20%
% of List Price	98.11		96.95		
<u>Residential</u>					
Sales	62	\$11,528,325	76	\$11,585,115	23%
Avg Sales Price		\$185,941		\$152,436	-18%
Median Sales Price		\$159,592		\$137,375	-14%
Avg Days on Market		74		109	47%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	944		912		-3%
<u>Residential</u>					
Sales	409	\$72,904,261	356	\$57,868,166	-13%
Avg Sales Price		\$178,250		\$162,551	-9%
Median Sales Price		\$150,000		\$142,344	-5%
Avg Days on Market		90		103	14%

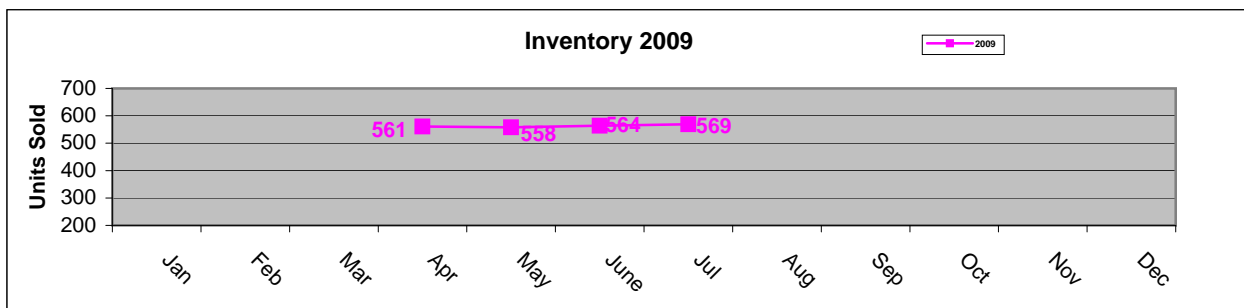
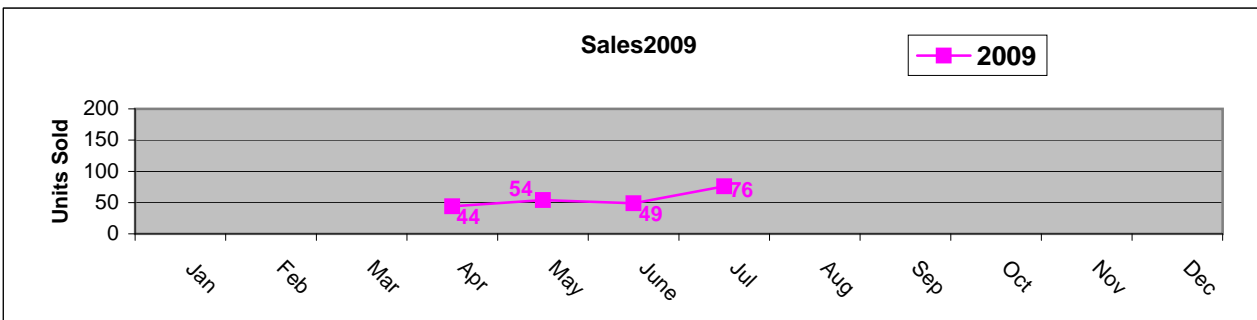
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80	60					
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

Lexington-Bluegrass

Association of Realtors®

Single Family SALES and INVENTORY and PENDING Jul-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	1	0	0	1	7	7.0	0
50,000	-	99,999	3	7	1	11	31	2.8	11
100,000	-	119,999	1	7	1	9	31	3.4	12
120,000	-	139,999	0	18	1	19	96	5.1	36
140,000	-	159,999	0	9	3	12	58	4.8	24
160,000	-	179,999	0	5	3	8	51	6.4	16
180,000	-	199,999	0	1	1	2	45	22.5	16
200,000	-	249,999	0	3	3	6	70	11.7	19
250,000	-	299,999	0	1	5	6	69	11.5	11
300,000	-	499,999	0	0	2	2	80	40.0	7
500,000	-	749,999	0	0	0	0	23	23.0	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			5	51	20	76	569	7.5	152
Median Price			\$93,000	\$135,000	\$199,500	\$137,375	\$186,000		\$155,213
Average Price			\$82,680	\$138,009	\$206,662	\$152,436	\$234,907		\$172,217



Lexington-Bluegrass

Association of Realtors®

Jul-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	July-08		July-09		% CHANGE
New Listings	52		34		-35%
Month Inventory	8.5		10.9		28%
% of List Price	96.54		97.27		
<u>Residential</u>					
Sales	24	\$5,290,671	20	\$3,522,323	-17%
Avg Sales Price		\$220,445		\$176,116	-20%
Median Sales Price		\$197,750		\$161,950	-18%
Avg Days on Market		78		77	-1%

CUMMULATIVE SUMMARY	Jan 08 - July 08		Jan 09 - July 09		% CHANGE
New Listings	342		331		-3%
<u>Residential</u>					
Sales	147	\$30,874,187	103	\$18,182,972	-30%
Avg Sales Price		\$210,028		\$176,534	-16%
Median Sales Price		\$174,639		\$171,500	-2%
Avg Days on Market		77		82	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					
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®

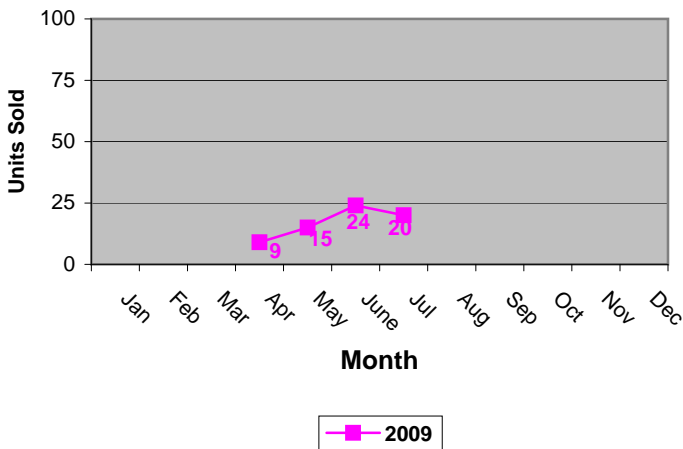
Single Family SALES and INVENTORY and PENDING

Jul-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	0	0	0	2	2.0	0
50,000	-	99,999	3	3	0	6	3	0.5	2
100,000	-	119,999	0	1	0	1	18	18.0	3
120,000	-	139,999	0	1	0	1	14	14.0	5
140,000	-	159,999	0	2	0	2	16	8.0	5
160,000	-	179,999	0	0	1	1	19	19.0	11
180,000	-	199,999	0	2	1	3	10	3.3	10
200,000	-	249,999	0	0	2	2	23	11.5	7
250,000	-	299,999	0	0	1	1	39	39.0	4
300,000	-	499,999	0	1	2	3	49	16.3	2
500,000	-	749,999	0	0	0	0	14	14.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	3	3.0	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	10	7	20	217	10.9	49
Median Price			\$81,000	\$137,706	\$209,697	\$161,950	\$257,855		\$179,500
Average Price			\$80,967	\$146,583	\$259,085	\$176,116	\$303,622		\$184,067

Sales 2009



Inventory 2009

