

# Lexington-Bluegrass

Association of Realtors®

Jul-10

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings		1508		1548	3%
Month Inventory		7.5		12.1	61%
% of List Price		95.30		95.76	0%
<b><u>Residential</u></b>					
Sales	788	\$143,357,010	533	\$91,361,178	-32%
Avg Sales Price		\$179,645		\$169,816	-5%
Median Sales Price		\$147,398		\$143,450	-3%
Avg Days on Market		87		82	-6%
<b><u>Townhouses/Condos</u></b>					
Sales	64	\$9,983,550	52	\$9,607,507	-19%
Avg Sales Price		\$142,622		\$165,647	16%
Median Sales Price		\$120,545		\$123,500	2%
Avg Days on Market		116		85	-27%
Total Activity	852	\$153,340,560	585	\$100,968,685	-31%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings		10,286		10,858	6%
<b><u>Residential</u></b>					
Sales	3,971	\$666,613,379	4,335	\$731,361,740	9%
Avg Sales Price		\$166,778		\$167,360	0%
Median Sales Price		\$140,000		\$140,000	0%
Avg Days on Market		91		87	-4%
<b><u>Townhouses/Condos</u></b>					
Sales	323	\$47,590,750	360	\$56,783,920	11%
Avg Sales Price		\$136,363		\$144,122	6%
Median Sales Price		\$115,000		\$115,250	0%
Avg Days on Market		113		98	-13%
Total Activity	4,294	\$714,204,129	4,695	\$788,145,660	9%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462	6642	6842	7106					
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909	1143	522	575	540					
2009	472	551	677	809	894	807	772	761	759	718	528	437
2008	713	743	804	860	863	800	732	754	650	525	429	437

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	384	468	569	740	917	871	585					
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531

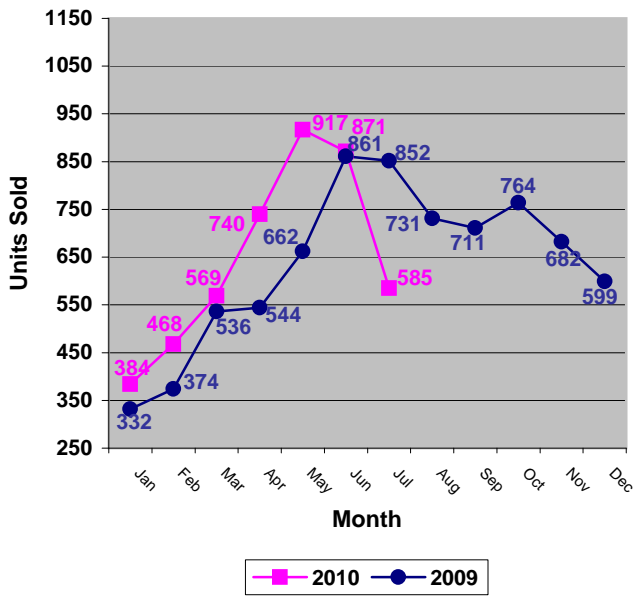
# Lexington-Bluegrass

Association of Realtors®

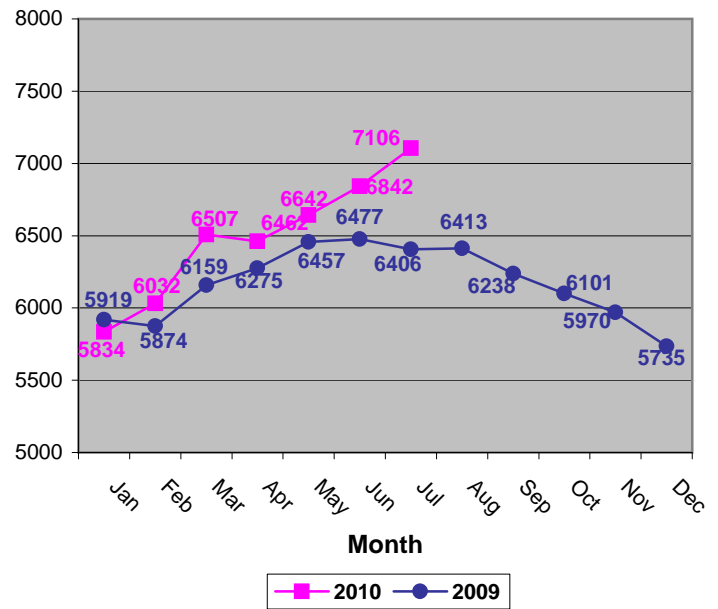
All Residential SALES and INVENTORY with PENDING

Jul-10							Current	Current	Current	July
						Sales	Inventory	Pending	Pending	
Price Range			0-2	3	4+	Total	Single	Months	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	Units	Units
49,999	OR	UNDER	17	27	3	47	237	5.0	57	48
50,000	-	99,999	31	56	5	92	1043	11.3	149	99
100,000	-	119,999	13	49	1	63	620	9.8	80	56
120,000	-	139,999	7	60	16	83	852	10.3	121	67
140,000	-	159,999	4	46	9	59	708	12.0	86	50
160,000	-	179,999	5	40	10	55	563	10.2	90	52
180,000	-	199,999	3	17	8	28	462	16.5	62	24
200,000	-	249,999	5	32	28	65	753	11.6	106	52
250,000	-	299,999	1	9	29	39	519	13.3	72	39
300,000	-	499,999	2	10	28	40	817	20.4	76	42
500,000	-	749,999	1	1	9	11	287	26.1	18	9
750,000	-	999,999	0	0	3	3	119	39.7	4	1
1,000,000	-	1,249,999	0	0	0	0	40	40.0	2	1
1,250,000	-	1,499,999	0	0	0	0	35	35.0	0	0
1,500,000	-	1,999,999	0	0	0	0	19	19.0	0	0
2,000,000	-	OVER	0	0	0	0	32	32.0	1	0
<b>Total</b>			<b>89</b>	<b>347</b>	<b>149</b>	<b>585</b>	<b>7106</b>	<b>12.1</b>	<b>924</b>	<b>540</b>
<b>Median Price</b>			<b>\$97,000</b>	<b>\$133,000</b>	<b>\$237,500</b>	<b>\$140,000</b>	<b>\$164,900</b>		<b>\$153,553</b>	
<b>Average Price</b>			<b>\$113,829</b>	<b>\$141,934</b>	<b>\$267,173</b>	<b>\$169,556</b>	<b>\$239,501</b>		<b>\$185,455</b>	

**Sales 09 vs 10**



**Inventory 09 vs 10**



# Lexington-Bluegrass

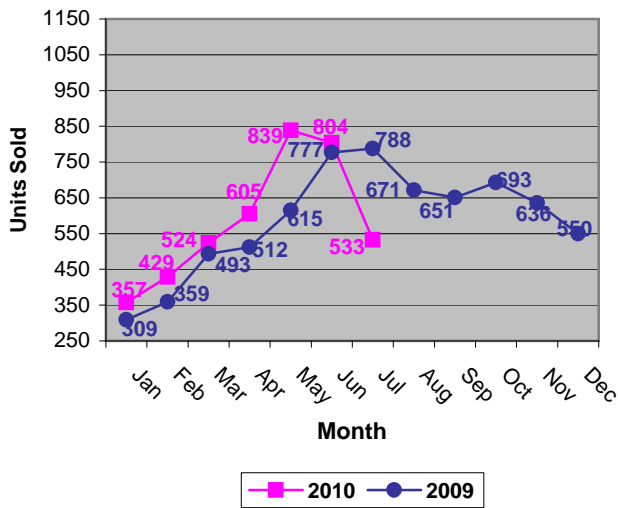
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

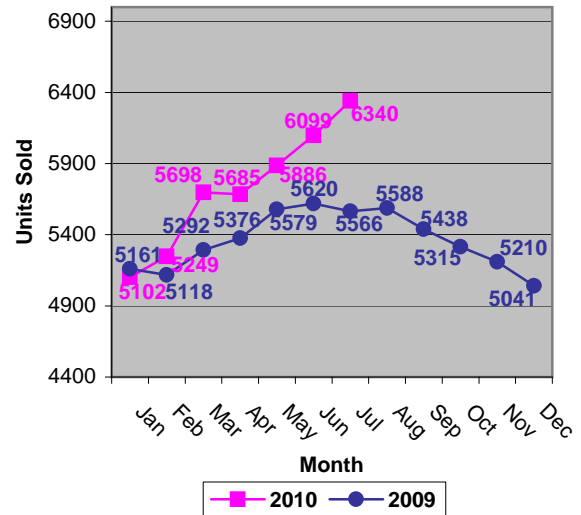
Jul-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	17	26	3	46	219	4.8	53
50,000	-	99,999	20	52	5	77	842	10.9	133
100,000	-	119,999	6	49	1	56	540	9.6	70
120,000	-	139,999	3	56	16	75	782	10.4	117
140,000	-	159,999	3	45	9	57	647	11.4	77
160,000	-	179,999	3	40	10	53	519	9.8	85
180,000	-	199,999	1	16	8	25	427	17.1	58
200,000	-	249,999	2	28	28	58	666	11.5	99
250,000	-	299,999	1	8	29	38	437	11.5	58
300,000	-	499,999	0	7	28	35	742	21.2	70
500,000	-	749,999	1	0	9	10	277	27.7	15
750,000	-	999,999	0	0	3	3	116	38.7	4
1,000,000	-	1,249,999	0	0	0	0	40	40.0	2
1,250,000	-	1,499,999	0	0	0	0	35	35.0	0
1,500,000	-	1,999,999	0	0	0	0	19	19.0	0
2,000,000	-	OVER	0	0	0	0	32	32.0	1
<b>Total</b>			<b>57</b>	<b>327</b>	<b>149</b>	<b>533</b>	<b>6340</b>	<b>11.9</b>	<b>842</b>
<b>Median Price</b>			<b>\$78,000</b>	<b>\$132,000</b>	<b>\$237,500</b>	<b>\$143,900</b>	<b>\$165,900</b>		
<b>Average Price</b>			<b>\$97,171</b>	<b>\$137,708</b>	<b>\$267,173</b>	<b>\$169,565</b>	<b>\$246,655</b>		<b>\$184,752</b>

**Sales 09 vs 10**



**Inventory 09 vs 10**



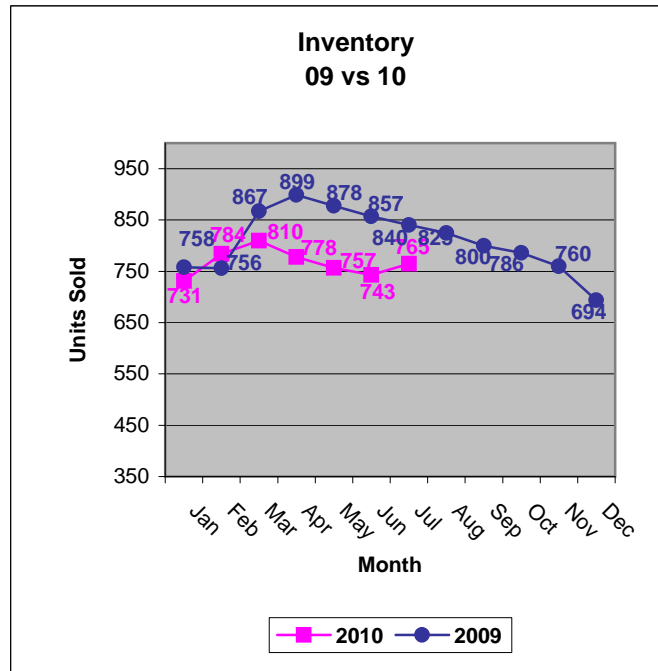
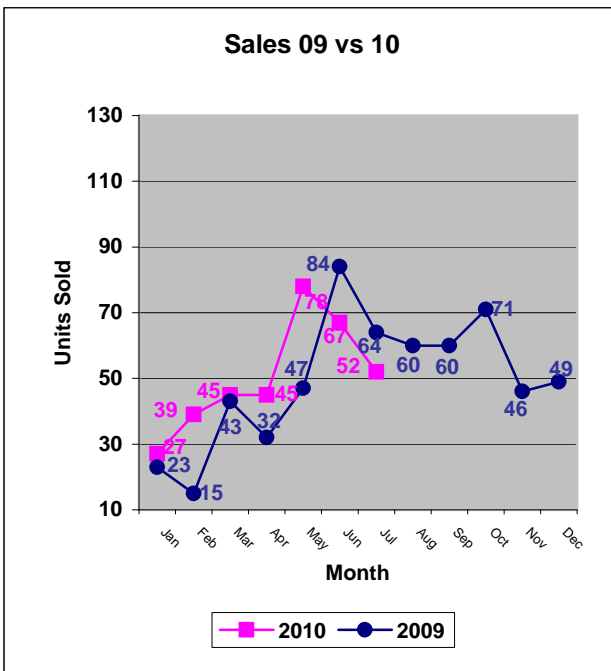
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Jul-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	1	0	1	18	18.0	4
50,000	-	99,999	11	4	0	15	201	13.4	16
100,000	-	119,999	7	0	0	7	79	11.3	11
120,000	-	139,999	4	4	0	8	70	8.8	4
140,000	-	159,999	1	1	0	2	61	30.5	9
160,000	-	179,999	2	0	0	2	44	22.0	5
180,000	-	199,999	2	1	0	3	35	11.7	4
200,000	-	249,999	3	4	0	7	87	12.4	7
250,000	-	299,999	0	1	0	1	82	82.0	14
300,000	-	499,999	2	3	0	5	75	15.0	6
500,000	-	749,999	0	1	0	1	10	10.0	3
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>32</b>	<b>20</b>	<b>0</b>	<b>52</b>	<b>765</b>	<b>14.7</b>	<b>83</b>
<b>Median Price</b>			<b>\$44,100</b>	<b>\$30,510</b>	<b>\$0</b>	<b>\$34,350</b>	<b>\$65,000</b>		<b>\$44,900</b>
<b>Average Price</b>			<b>\$143,502</b>	<b>\$211,031</b>	<b>\$0</b>	<b>\$169,474</b>	<b>\$180,377</b>		<b>\$191,720</b>



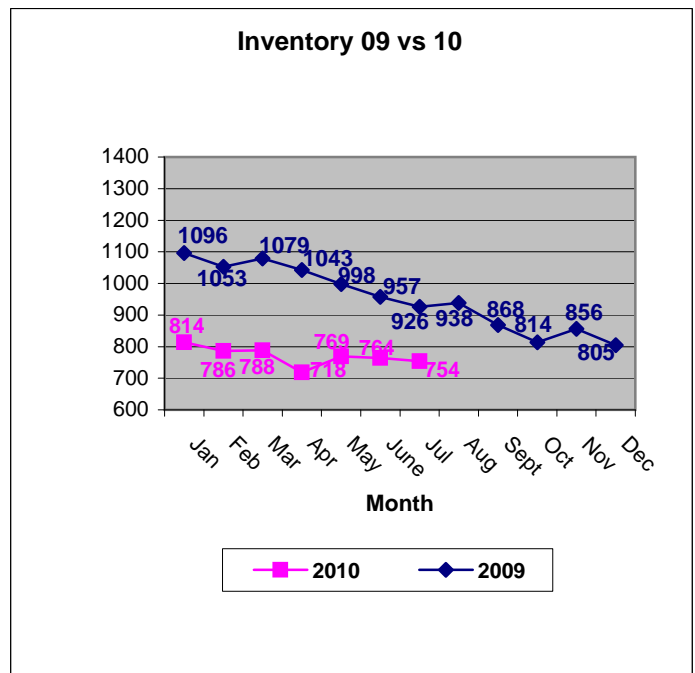
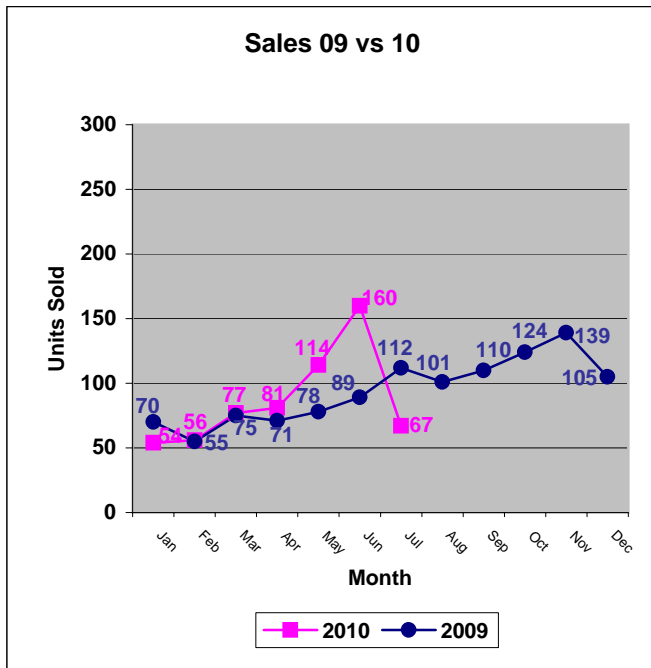
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Jul-10

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	0	0	0	0	0.0	1
50,000 - 99,999	0	1	0	1	19	19.0	2
100,000 - 119,999	0	6	0	6	34	5.7	9
120,000 - 139,999	1	6	2	9	86	9.6	17
140,000 - 159,999	0	4	0	4	85	21.3	22
160,000 - 179,999	0	7	2	9	65	7.2	21
180,000 - 199,999	1	5	0	6	83	13.8	23
200,000 - 249,999	3	7	7	17	153	9.0	63
250,000 - 299,999	0	2	7	9	83	9.2	37
300,000 - 499,999	2	1	1	4	101	25.3	20
500,000 - 749,999	0	0	2	2	22	11.0	7
750,000 - 999,999	0	0	0	0	12	12.0	2
1,000,000 - 1,249,999	0	0	0	0	4	4.0	1
1,250,000 - 1,499,999	0	0	0	0	4	4.0	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>7</b>	<b>39</b>	<b>21</b>	<b>67</b>	<b>754</b>	<b>11.3</b>	<b>225</b>
<b>Median Price</b>	<b>\$235,492</b>	<b>\$166,950</b>	<b>\$234,900</b>	<b>\$190,893</b>	<b>\$203,518</b>		<b>\$212,940</b>
<b>Average Price</b>	<b>\$258,006</b>	<b>\$172,688</b>	<b>\$265,999</b>	<b>\$210,849</b>	<b>\$257,176</b>		<b>\$238,417</b>

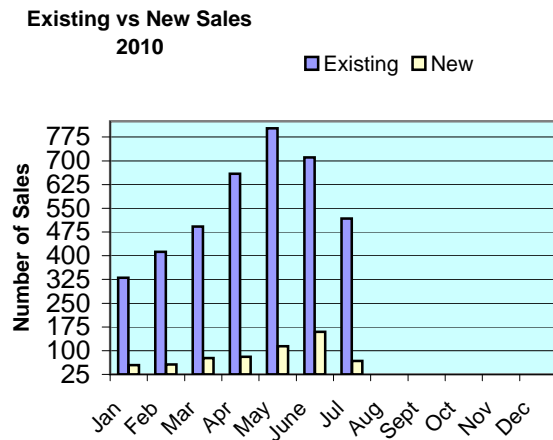
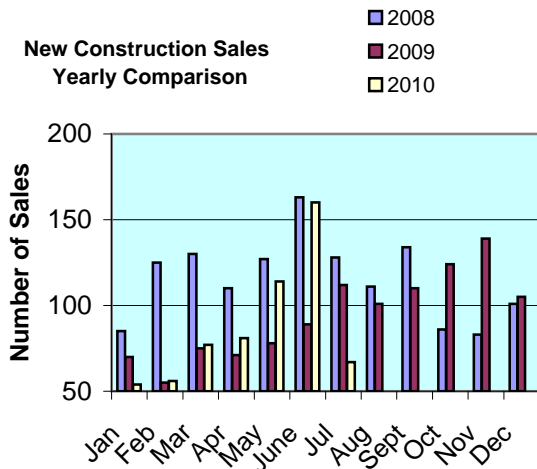
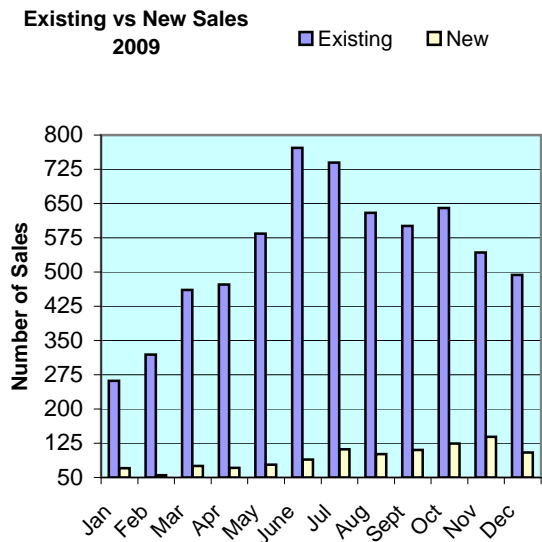
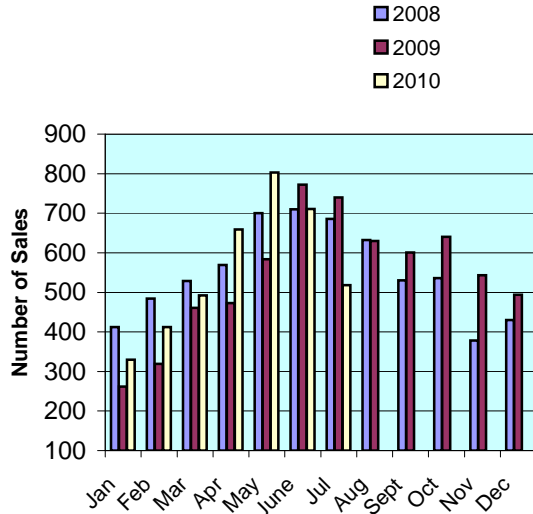


## Existing Homes Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	659
May	700	584	803
June	710	772	711
Jul	686	740	518
Aug	632	630	
Sept	530	601	
Oct	536	640	
Nov	378	543	
Dec	430	494	

## New Construction Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	56
Mar	130	75	77
Apr	110	71	81
May	127	78	114
June	163	89	160
Jul	128	112	67
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



**Median Price by County**

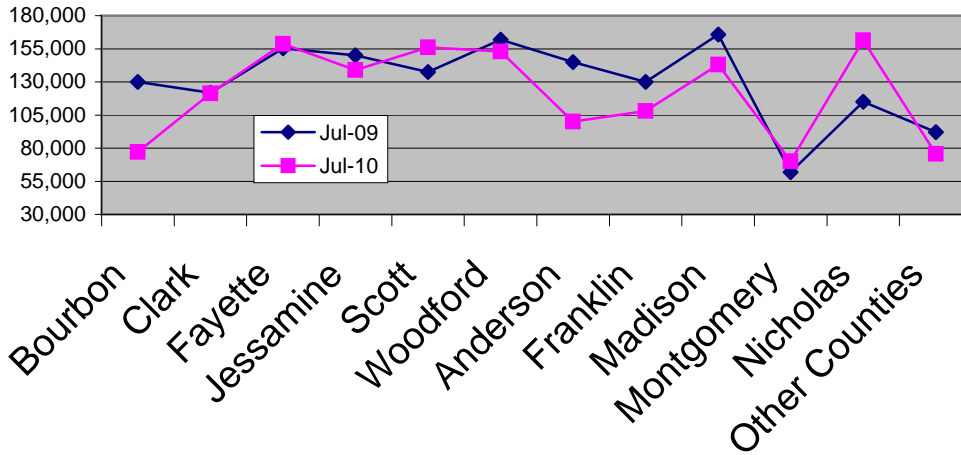
<u>County</u>	<b>Jul-09</b>		<b>Jul-10</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	130,000	10	77,000	9
Clark	121,900	31	121,250	18
Fayette	155,276	427	158,760	290
Jessamine	150,000	69	138,900	31
Scott	137,375	76	156,052	52
Woodford	161,950	20	152,900	25
Anderson	145,000	27	100,000	15
Franklin	130,000	41	108,000	25
Madison	165,835	58	143,000	43
Montgomery	61,900	23	70,000	9
Nicholas	114,950	2	161,500	4
Other Counties	92,000	68	75,750	64
		<b>852</b>		<b>585</b>

<u>County</u>	<b>Year to Date 7/31/09</b>		<b>Year to Date 7/31/10</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	118,000	57	100,500	76
Clark	117,900	175	123,000	171
Fayette	152,000	2137	151,000	2386
Jessamine	130,000	306	132,000	301
Scott	142,344	356	149,000	395
Woodford	171,500	103	164,150	136
Anderson	115,500	129	124,950	142
Franklin	119,875	235	119,000	243
Madison	146,325	297	139,200	316
Montgomery	81,250	120	96,000	127
Nicholas	59,200	14	93,500	23
Other Counties	77,250	365	87,000	379
		<b>4294</b>		<b>4695</b>

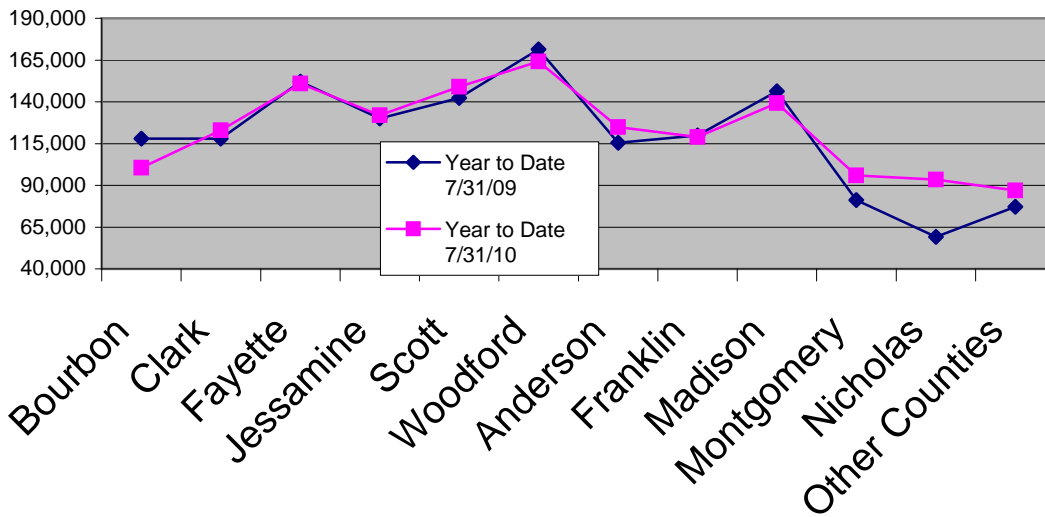


## Median Price by County

### July 09 vs July 10 Median



### Year to date 7/31/09 vs 7/31/10 Median





# Lexington-Bluegrass

Association of Realtors®

Jul-10

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	July-09	July-10	% CHANGE
New Listings	53	41	-23%
Month Inventory	7.4	14.8	100%
% of List Price	94.81	94.45	

#### **Residential**

Sales	27	\$4,386,600	15	\$1,552,300	-44%
Avg Sales Price		\$162,467		\$103,487	-36%
Median Sales Price		\$145,000		\$100,000	-31%
Avg Days on Market		104		122	17%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09	Jan 10 - Jul 10	% CHANGE
New Listings	284	300	6%

#### **Residential**

Sales	129	\$16,588,540	142	\$17,021,197	10%
Avg Sales Price		\$128,593		\$119,868	-7%
Median Sales Price		\$115,500		\$124,950	8%
Avg Days on Market		106		103	-3%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	26	26	39	15	18	19					
2009	15	18	23	34	27	22	17	23	17	20	23	10
2008	18	26	25	26	14	22	21	32	25	23	13	7

# Lexington-Bluegrass

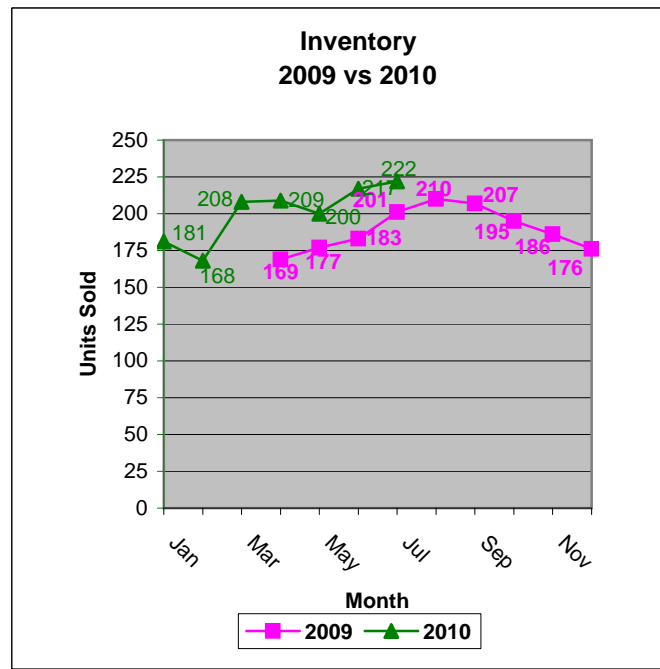
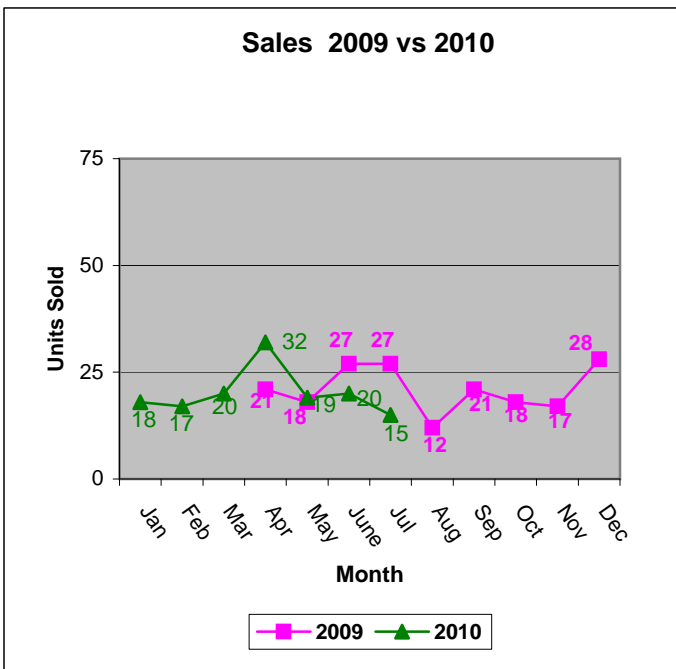
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-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	1	3	0	4	2	0.5	2
50,000	-	99,999	2	1	0	3	44	14.7	9
100,000	-	119,999	0	3	0	3	28	9.3	2
120,000	-	139,999	0	1	0	1	23	23.0	6
140,000	-	159,999	0	0	0	0	22	22.0	1
160,000	-	179,999	0	2	0	2	19	9.5	1
180,000	-	199,999	0	1	0	1	21	21.0	1
200,000	-	249,999	0	1	0	1	20	20.0	3
250,000	-	299,999	0	0	0	0	17	17.0	0
300,000	-	499,999	0	0	0	0	23	23.0	2
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>3</b>	<b>12</b>	<b>0</b>	<b>15</b>	<b>222</b>	<b>14.8</b>	<b>27</b>
<b>Median Price</b>			<b>\$59,000</b>	<b>\$107,000</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$155,900</b>		<b>\$124,900</b>
<b>Average Price</b>			<b>\$55,000</b>	<b>\$115,608</b>	<b>\$0</b>	<b>\$103,487</b>	<b>\$186,508</b>		<b>\$134,652</b>



# Lexington-Bluegrass

Association of Realtors®

Jul-10

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	15		23		53%
Month Inventory	10.2		13.4		31%
% of List Price	93.35		92.58		
<b>Residential</b>					
Sales	10	\$1,279,800	9	\$959,170	-10%
Avg Sales Price		\$127,980		\$106,574	-17%
Median Sales Price		\$130,000		\$77,000	-41%
Avg Days on Market		108		50	-54%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	150		173		15%
<b>Residential</b>					
Sales	57	\$7,604,210	76	\$8,812,760	33%
Avg Sales Price		\$133,407		\$115,957	-13%
Median Sales Price		\$118,000		\$100,500	-15%
Avg Days on Market		102		82	-20%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6	16	10	13	7					
2009	12	9	8	10	13	15	8	11	15	16	14	15
2008	20	11	11	7	6	16	16	18	7	6	6	7

# Lexington-Bluegrass

Association of Realtors®

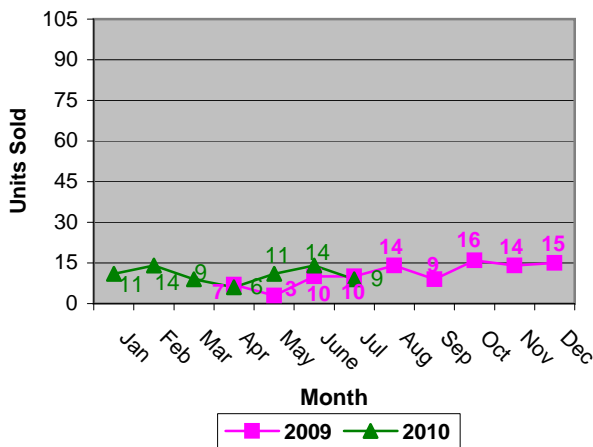
## Single Family SALES and INVENTORY and PENDING

Jul-10

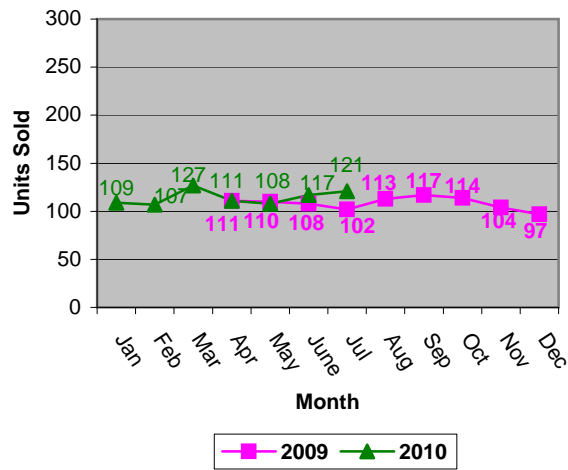
BOURBON COUNTY

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	1	1	0	2	6	3.0	3
50,000	-	99,999	1	3	0	4	27	6.8	4
100,000	-	119,999	0	1	0	1	10	10.0	2
120,000	-	139,999	0	0	0	0	11	11.0	0
140,000	-	159,999	1	0	0	1	11	11.0	0
160,000	-	179,999	0	0	0	0	8	8.0	1
180,000	-	199,999	0	0	0	0	0	0.0	1
200,000	-	249,999	0	0	0	0	7	7.0	0
250,000	-	299,999	0	0	0	0	14	14.0	1
300,000	-	499,999	0	0	1	1	16	16.0	2
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>3</b>	<b>5</b>	<b>1</b>	<b>9</b>	<b>121</b>	<b>13.4</b>	<b>14</b>
<b>Median Price</b>			<b>\$53,000</b>	<b>\$77,000</b>	<b>\$341,000</b>	<b>\$77,000</b>	<b>\$155,000</b>		<b>\$99,900</b>
<b>Average Price</b>			<b>\$77,000</b>	<b>\$77,434</b>	<b>\$341,000</b>	<b>\$106,574</b>	<b>\$256,394</b>		<b>\$146,107</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

Jul-10

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	75		58		-23%
Month Inventory	10.3		16.9		64%
% of List Price	96.73		93.94		
<b><u>Residential</u></b>					
Sales	31	\$4,466,925	18	\$2,162,400	-42%
Avg Sales Price		\$144,094		\$120,133	-17%
Median Sales Price		\$121,900		\$121,250	-1%
Avg Days on Market		121		98	-19%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	395		368		-7%
<b><u>Residential</u></b>					
Sales	175	\$22,471,802	171	\$21,998,825	-2%
Avg Sales Price		\$128,410		\$128,648	0%
Median Sales Price		\$117,900		\$123,000	4%
Avg Days on Market		130		132	2%

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

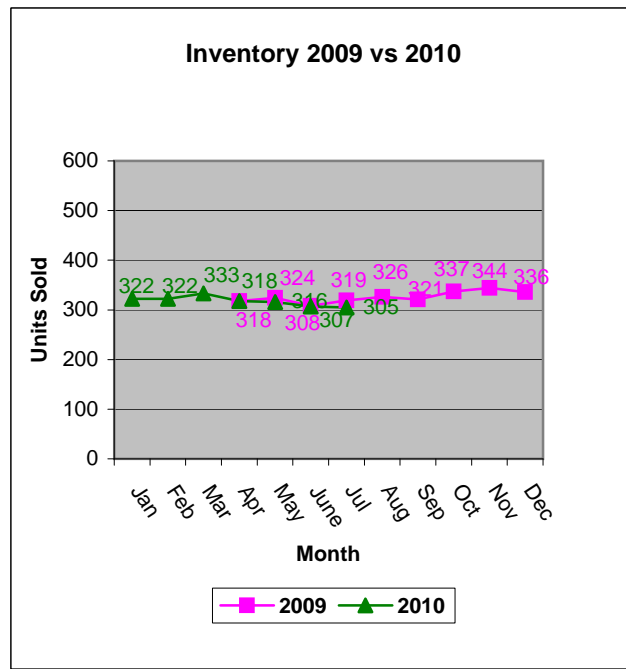
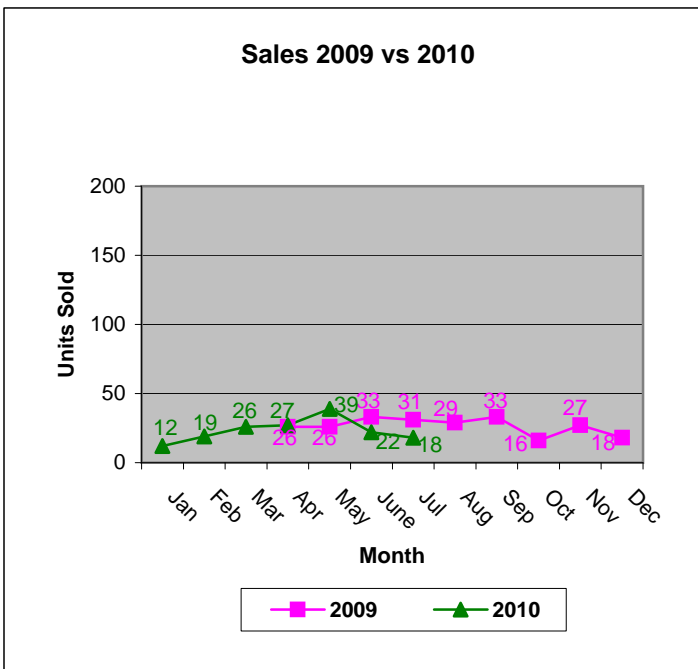
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-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	1	3	0	4	10	2.5	3
50,000	-	99,999	1	1	0	2	60	30.0	4
100,000	-	119,999	1	2	0	3	36	12.0	5
120,000	-	139,999	1	2	0	3	45	15.0	4
140,000	-	159,999	0	2	0	2	29	14.5	0
160,000	-	179,999	0	0	1	1	23	23.0	6
180,000	-	199,999	0	1	0	1	16	16.0	0
200,000	-	249,999	0	1	0	1	31	31.0	2
250,000	-	299,999	0	1	0	1	21	21.0	5
300,000	-	499,999	0	0	0	0	26	26.0	2
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	0	0.0	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>4</b>	<b>13</b>	<b>1</b>	<b>18</b>	<b>305</b>	<b>16.9</b>	<b>31</b>
<b>Median Price</b>			<b>\$106,500</b>	<b>\$123,500</b>	<b>\$170,000</b>	<b>\$121,250</b>	<b>\$141,900</b>		<b>\$139,900</b>
<b>Average Price</b>			<b>\$92,750</b>	<b>\$124,723</b>	<b>\$170,000</b>	<b>\$120,133</b>	<b>\$178,076</b>		<b>\$160,943</b>



# Lexington-Bluegrass

Association of Realtors®

Jul-10

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	686		708		3%
Month Inventory	5.8		9.5		64%
% of List Price	96.01		96.22		
<b><u>Residential</u></b>					
Sales	427	\$83,230,752	290	\$56,675,762	-32%
Avg Sales Price		\$194,920		\$195,434	0%
Median Sales Price		\$155,276		\$158,760	2%
Avg Days on Market		76		68	-11%

CUMMULATIVE SUMMARY	Jan 09 - July 09		Jan 10 - July 10		% CHANGE
New Listings	5,000		5,287		6%
<b><u>Residential</u></b>					
Sales	2,137	\$399,801,640	2,386	\$442,708,418	12%
Avg Sales Price		\$187,085		\$185,544	-1%
Median Sales Price		\$152,000		\$151,000	-1%
Avg Days on Market		77		70	-9%

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

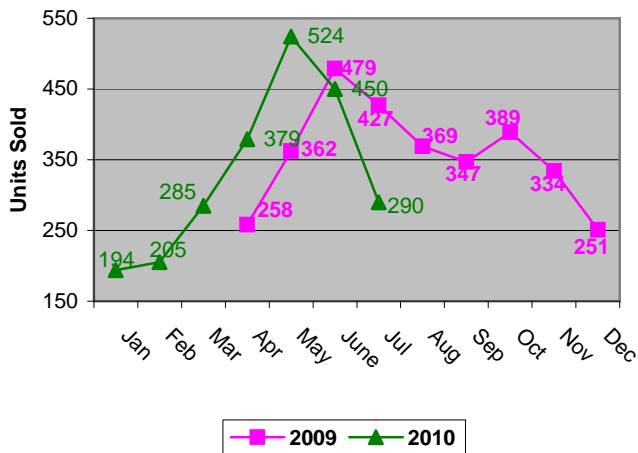
## Single Family SALES and INVENTORY and PENDING

Jul-10

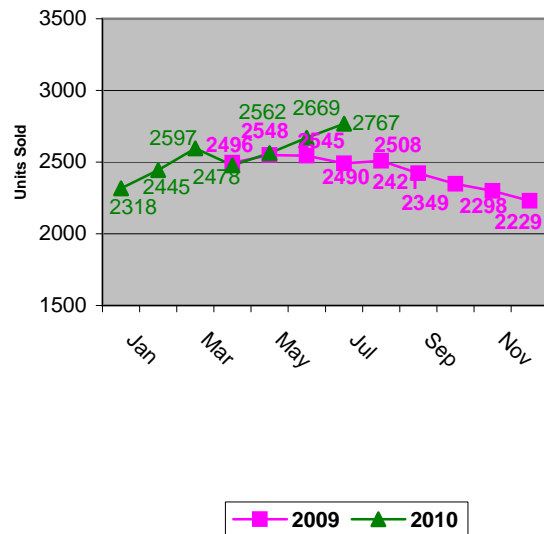
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	3	2	7	44	6.3	13
50,000	-	99,999	17	15	4	36	327	9.1	49
100,000	-	119,999	10	20	1	31	233	7.5	35
120,000	-	139,999	4	30	7	41	335	8.2	50
140,000	-	159,999	0	25	6	31	283	9.1	47
160,000	-	179,999	4	19	4	27	215	8.0	38
180,000	-	199,999	2	8	7	17	163	9.6	29
200,000	-	249,999	5	19	18	42	321	7.6	59
250,000	-	299,999	1	3	17	21	221	10.5	43
300,000	-	499,999	2	7	17	26	347	13.3	45
500,000	-	749,999	1	1	6	8	145	18.1	10
750,000	-	999,999	0	0	3	3	60	20.0	2
1,000,000	-	1,249,999	0	0	0	0	21	21.0	1
1,250,000	-	1,499,999	0	0	0	0	20	20.0	0
1,500,000	-	1,999,999	0	0	0	0	11	11.0	0
2,000,000	-	OVER	0	0	0	0	21	21.0	1
<b>Total</b>			<b>48</b>	<b>150</b>	<b>92</b>	<b>290</b>	<b>2767</b>	<b>9.5</b>	<b>422</b>
<b>Median Price</b>			<b>\$108,450</b>	<b>\$146,250</b>	<b>\$236,950</b>	<b>\$158,760</b>	<b>\$175,500</b>		<b>\$169,900</b>
<b>Average Price</b>			<b>\$146,724</b>	<b>\$161,339</b>	<b>\$276,437</b>	<b>\$195,434</b>	<b>\$275,003</b>		<b>\$209,800</b>

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**





# Lexington-Bluegrass

Association of Realtors™

Jul-10

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	121	FmHA	1	LA-Fixed	0	Owner Finance	2
CONV	280	FLB	1	L/A-Variable	0	VA	17
EXCH	1	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	137	L/A Escalated	0	SBA	0	Other	25

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	77	5	5	5	2	9	8	4	2	23	9	25	174
Out of State Buyer	41	0	1	2	0	6	3	2	0	10	4	5	74
Seller Leaving County	82	5	2	4	3	14	10	3	2	14	7	16	162
Seller leaving State	53	1	1	2	1	9	8	0	1	10	3	3	92
New Construction	37	0	1	0	0	0	9	0	0	11	5	4	67
First Time Buyer	55	3	2	6	3	4	5	1	2	8	3	2	94
Listing FSBO	18	0	0	0	0	3	0	0	0	1	1	1	24
 YDT Listing FSBO	 86	 2	 3	 5	 9	 16	 4	 1	 0	 9	 2	 9	 146

# Lexington-Bluegrass

Association of Realtors®

Jul-10

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

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	92		95		3%
Month Inventory	9.5		16.4		73%
% of List Price	94.82		93.17		
<b>Residential</b>					
Sales	41	\$5,803,506	25	\$3,136,989	-39%
Avg Sales Price		\$141,549		\$125,480	-11%
Median Sales Price		\$130,000		\$108,000	-17%
Avg Days on Market		99		75	-24%

CUMMULATIVE SUMMARY	Jan 09 - July 09		Jan 10 - July 10		% CHANGE
New Listings	541		587		9%
<b>Residential</b>					
Sales	236	\$30,748,716	243	\$31,458,935	3%
Avg Sales Price		\$130,291		\$129,461	-1%
Median Sales Price		\$119,588		\$119,000	0%
Avg Days on Market		114		107	-6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58	58	18	32	30					
2009	32	24	41	36	43	43	54	43	44	52	30	21
2008	70	51	54	37	43	35	36	35	47	34	33	24

# Lexington-Bluegrass

Association of Realtors®

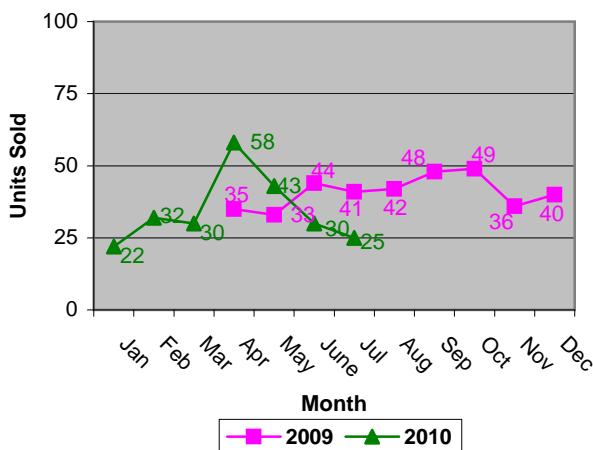
## Single Family SALES and INVENTORY and PENDING

Jul-10

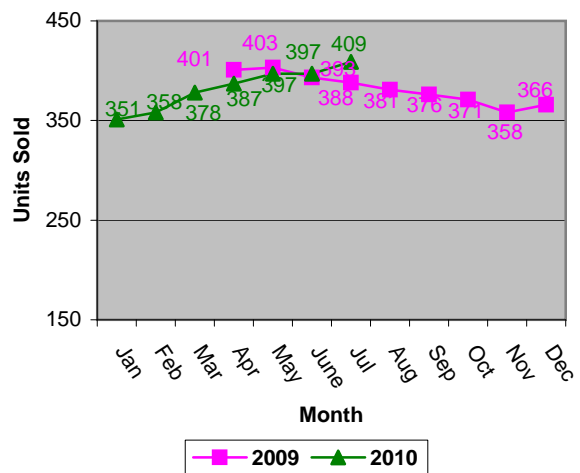
Franklin County

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	2	0	0	2	26	13.0	6
50,000 - 99,999	2	6	0	8	66	8.3	15
100,000 - 119,999	0	6	0	6	44	7.3	3
120,000 - 139,999	0	2	0	2	59	29.5	7
140,000 - 159,999	1	0	0	1	38	38.0	2
160,000 - 179,999	0	2	0	2	29	14.5	7
180,000 - 199,999	0	1	0	1	32	32.0	1
200,000 - 249,999	0	0	1	1	46	46.0	4
250,000 - 299,999	0	0	1	1	25	25.0	1
300,000 - 499,999	0	1	0	1	35	35.0	4
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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
<b>Total</b>	<b>5</b>	<b>18</b>	<b>2</b>	<b>25</b>	<b>409</b>	<b>16.4</b>	<b>50</b>
<b>Median Price</b>	<b>\$56,000</b>	<b>\$110,250</b>	<b>\$246,250</b>	<b>\$108,000</b>	<b>\$145,800</b>		<b>\$124,900</b>
<b>Average Price</b>	<b>\$69,020</b>	<b>\$127,744</b>	<b>\$246,250</b>	<b>\$125,480</b>	<b>\$177,163</b>		<b>\$146,013</b>

Sales 2009 vs 2010



Inventory 2009 vs 2010



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings		127		111	-13%
Month Inventory		7.6		16.5	117%
% of List Price		93.16		95.10	
<b><u>Residential</u></b>					
Sales	69	\$15,064,381	31	\$5,432,400	-55%
Avg Sales Price		\$218,324		\$175,239	-20%
Median Sales Price		\$150,000		\$138,900	-7%
Avg Days on Market		77		79	3%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - July 10		% CHANGE
New Listings		827		798	-4%
<b><u>Residential</u></b>					
Sales	306	\$56,213,516	301	\$54,976,331	-2%
Avg Sales Price		\$183,704		\$182,646	-1%
Median Sales Price		\$130,000		\$132,000	2%
Avg Days on Market		80		85	6%

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

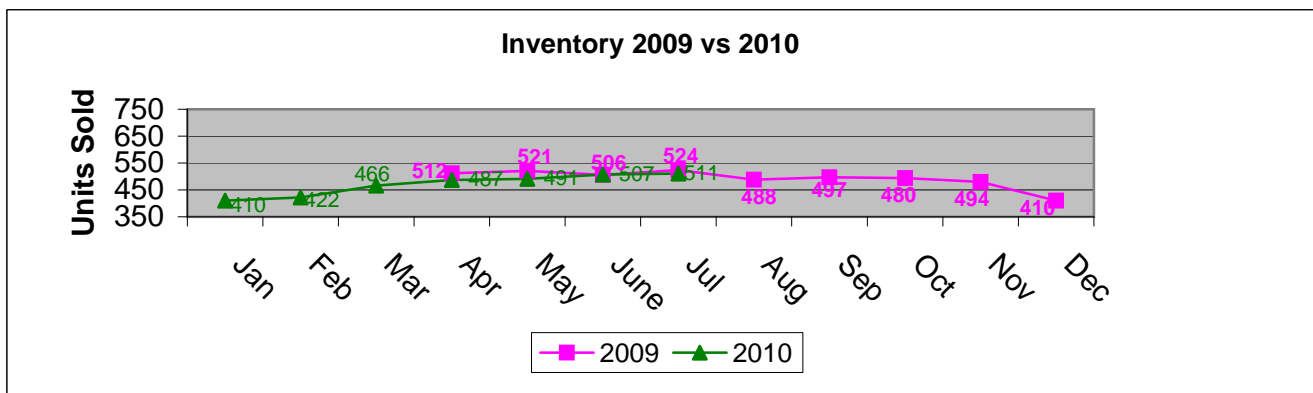
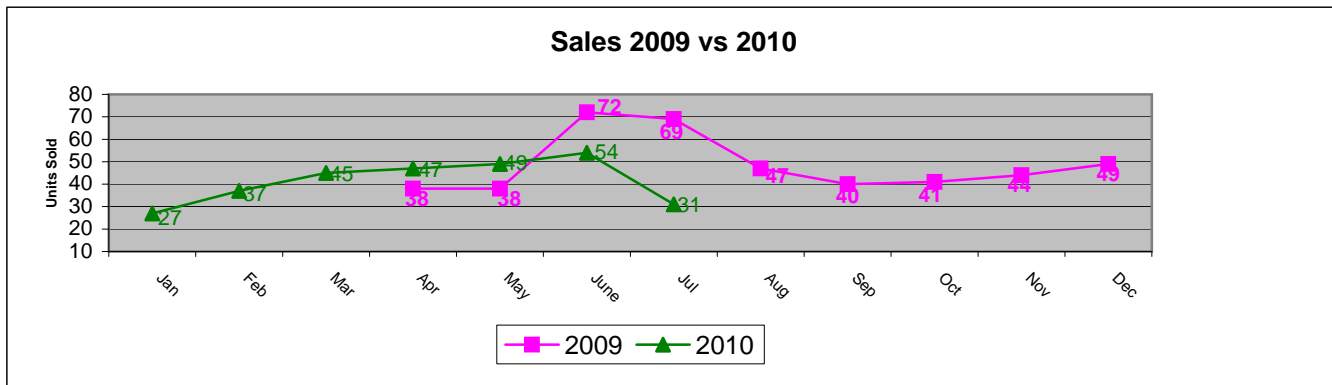
Association of Realtors®

Jul-10

Single Family SALES and INVENTORY and PENDING

JESSAMINE COUNTY

Price Range				Sales		Current Inventory			
	0-2 Bedrm	3 Bedrm	97.85	Total Units	Single Units	Months Inv.	Pending		
49,999	OR	UNDER	1	1	0	2	8	4.0	1
50,000	-	99,999	1	4	0	5	98	19.6	14
100,000	-	119,999	1	3	0	4	64	16.0	9
120,000	-	139,999	1	2	2	5	40	8.0	4
140,000	-	159,999	1	1	1	3	39	13.0	5
160,000	-	179,999	0	3	1	4	40	10.0	5
180,000	-	199,999	0	0	0	0	33	33.0	4
200,000	-	249,999	0	2	2	4	45	11.3	7
250,000	-	299,999	0	0	0	0	15	15.0	3
300,000	-	499,999	0	1	2	3	51	17.0	6
500,000	-	749,999	0	0	1	1	32	32.0	6
750,000	-	999,999	0	0	0	0	21	21.0	2
1,000,000	-	1,249,999	0	0	0	0	12	12.0	1
1,250,000	-	1,499,999	0	0	0	0	6	6.0	0
1,500,000	-	1,999,999	0	0	0	0	3	3.0	0
2,000,000	-	OVER	0	0	0	0	4	4.0	0
<b>Total</b>			<b>5</b>	<b>17</b>	<b>9</b>	<b>31</b>	<b>511</b>	<b>16.5</b>	<b>67</b>
<b>Median Price</b>			<b>\$107,000</b>	<b>\$124,000</b>	<b>\$203,000</b>	<b>\$138,900</b>	<b>\$163,000</b>		<b>\$164,900</b>
<b>Average Price</b>			<b>\$102,840</b>	<b>\$148,412</b>	<b>\$266,133</b>	<b>\$175,239</b>	<b>\$297,924</b>		<b>\$246,523</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	114		112		-2%
Month Inventory	9.6		13.9		45%
% of List Price	96.14		96.91		
<b><u>Residential</u></b>					
Sales	58	\$10,723,001	43	\$7,190,899	-26%
Avg Sales Price		\$184,879		\$167,230	-10%
Median Sales Price		\$165,835		\$143,000	-14%
Avg Days on Market		111		100	-10%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	770		780		1%
<b><u>Residential</u></b>					
Sales	297	\$48,406,800	316	\$50,164,048	6%
Avg Sales Price		\$162,986		\$158,747	-3%
Median Sales Price		\$146,325		\$139,200	-5%
Avg Days on Market		118		114	-3%

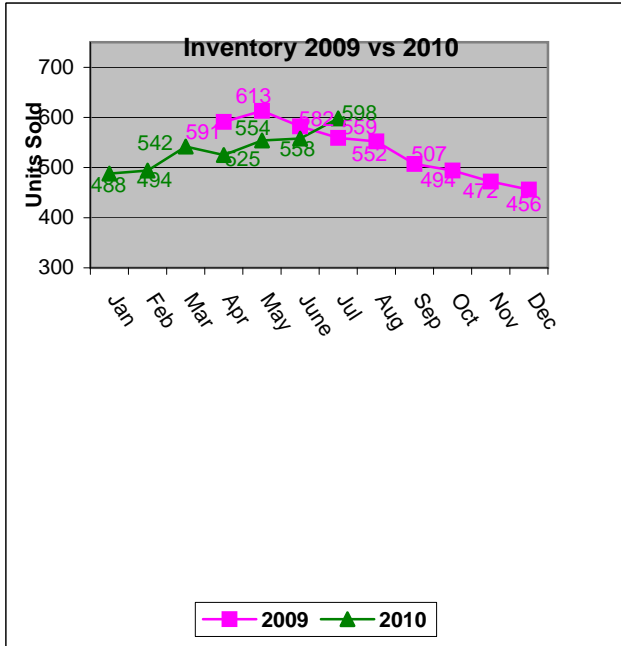
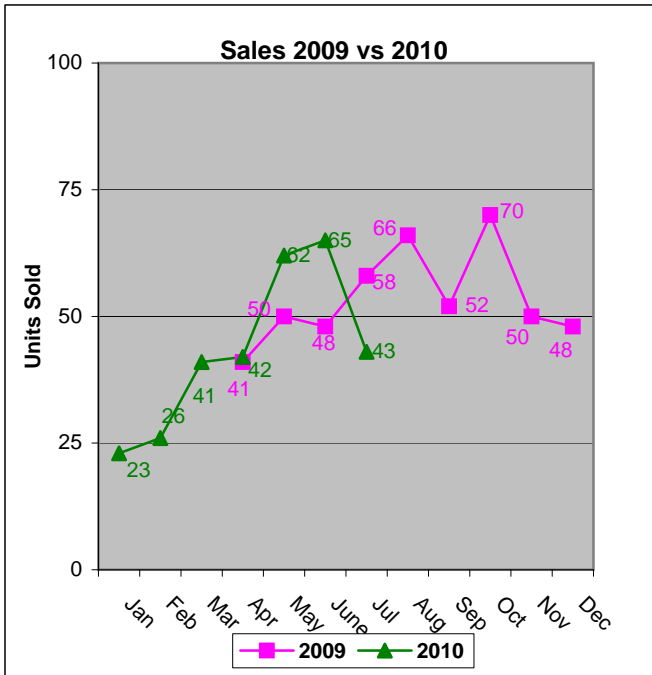
Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49	73	45	45	44					
2009	31	30	61	50	45	53	69	64	64	58	31	36
2008	35	36	62	43	45	50	36	47	52	30	26	53

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	12	6.0	4
50,000	-	99,999	2	3	0	5	73	14.6	12
100,000	-	119,999	0	4	0	4	29	7.3	8
120,000	-	139,999	0	7	3	10	79	7.9	11
140,000	-	159,999	0	3	0	3	78	26.0	12
160,000	-	179,999	0	4	1	5	68	13.6	9
180,000	-	199,999	0	3	0	3	49	16.3	5
200,000	-	249,999	0	1	3	4	65	16.3	9
250,000	-	299,999	0	2	3	5	36	7.2	5
300,000	-	499,999	0	0	2	2	85	42.5	4
500,000	-	749,999	0	0	0	0	18	18.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>2</b>	<b>29</b>	<b>12</b>	<b>43</b>	<b>598</b>	<b>13.9</b>	<b>79</b>
<b>Median Price</b>			<b>\$67,250</b>	<b>\$134,500</b>	<b>\$243,750</b>	<b>\$143,000</b>	<b>\$169,850</b>		<b>\$149,000</b>
<b>Average Price</b>			<b>\$67,250</b>	<b>\$142,651</b>	<b>\$243,293</b>	<b>\$167,230</b>	<b>\$211,475</b>		<b>\$159,818</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

**Jul-10**

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

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	45		67		49%
Month Inventory	11.6		32.9		184%
% of List Price	90.20		94.81		
<b><u>Residential</u></b>					
Sales	23	\$2,062,600	9	\$832,300	-61%
Avg Sales Price		\$89,678		\$92,478	3%
Median Sales Price		\$61,900		\$70,000	13%
Avg Days on Market		77		107	39%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	325		352		8%
<b><u>Residential</u></b>					
Sales	120	\$11,923,433	127	\$13,776,870	6%
Avg Sales Price		\$99,362		\$108,479	9%
Median Sales Price		\$81,250		\$96,000	18%
Avg Days on Market		106		108	2%

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



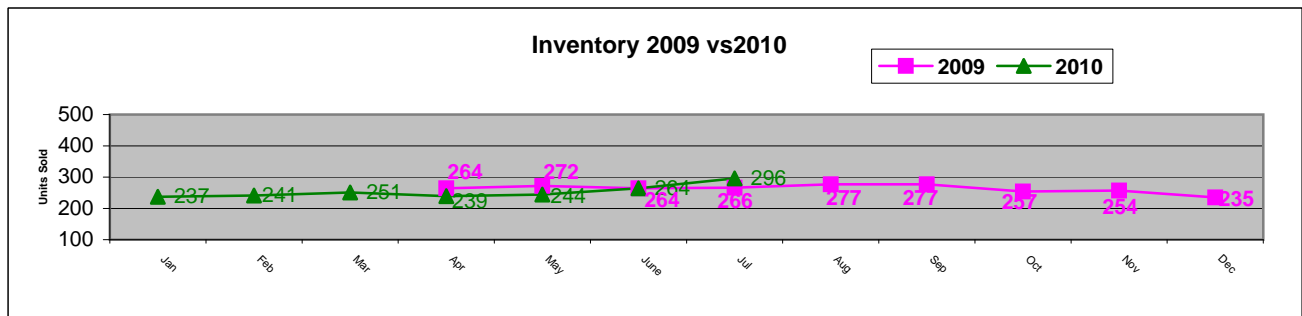
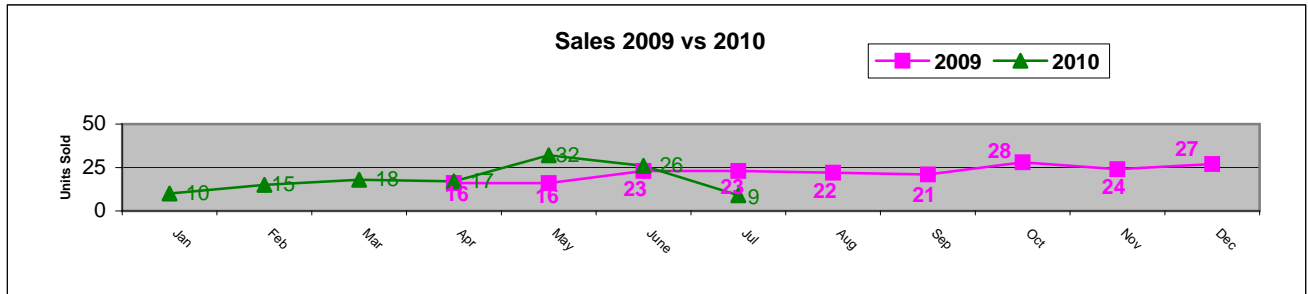
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-10

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	32	32.0	2
50,000	-	99,999	1	4	0	5	73	14.6	13
100,000	-	119,999	0	1	0	1	33	33.0	1
120,000	-	139,999	0	0	0	0	42	42.0	5
140,000	-	159,999	0	1	0	1	26	26.0	2
160,000	-	179,999	0	0	0	0	18	18.0	0
180,000	-	199,999	0	0	0	0	14	14.0	0
200,000	-	249,999	0	1	0	1	25	25.0	0
250,000	-	299,999	0	0	0	0	12	12.0	0
300,000	-	499,999	0	0	0	0	13	13.0	0
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
<b>Total</b>			<b>1</b>	<b>8</b>	<b>0</b>	<b>9</b>	<b>296</b>	<b>32.9</b>	<b>23</b>
<b>Median Price</b>			<b>\$70,000</b>	<b>\$81,000</b>	<b>\$0</b>	<b>\$70,000</b>	<b>\$125,000</b>		<b>\$79,000</b>
<b>Average Price</b>			<b>\$70,000</b>	<b>\$95,288</b>	<b>\$0</b>	<b>\$92,478</b>	<b>\$173,959</b>		<b>\$93,661</b>





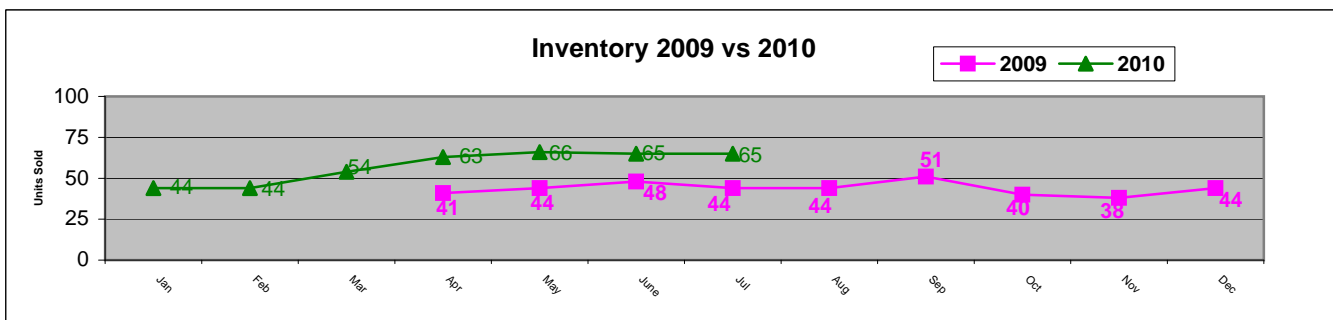
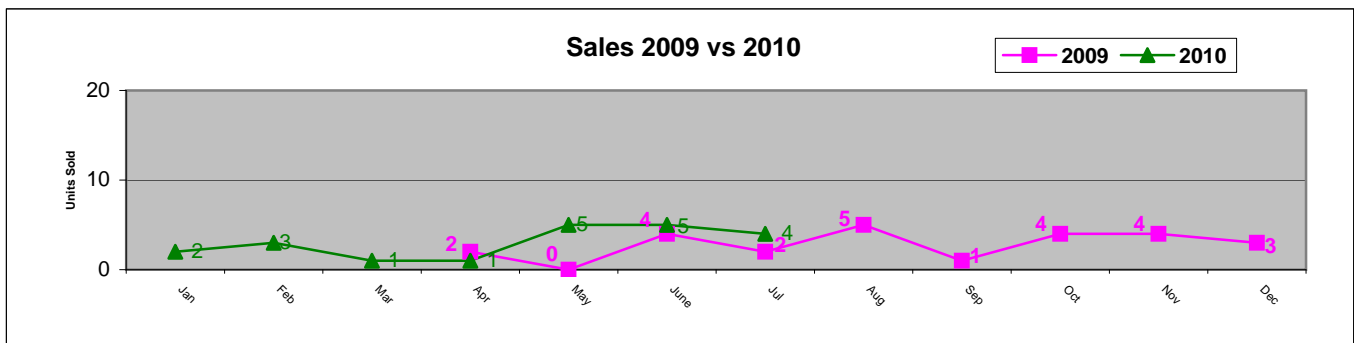
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-10

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	10	10.0	2
50,000	-	99,999	0	0	0	0	21	21.0	0
100,000	-	119,999	0	1	0	1	6	6.0	0
120,000	-	139,999	0	0	0	0	4	4.0	1
140,000	-	159,999	0	0	0	0	3	3.0	0
160,000	-	179,999	0	2	1	3	4	1.3	0
180,000	-	199,999	0	0	0	0	2	2.0	1
200,000	-	249,999	0	0	0	0	6	6.0	0
250,000	-	299,999	0	0	0	0	5	5.0	0
300,000	-	499,999	0	0	0	0	2	2.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>0</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>65</b>	<b>16.3</b>	<b>4</b>
<b>Median Price</b>			<b>\$0</b>	<b>\$163,000</b>	<b>\$160,000</b>	<b>\$161,500</b>	<b>\$107,900</b>		<b>\$81,950</b>
<b>Average Price</b>			<b>\$0</b>	<b>\$151,533</b>	<b>\$160,000</b>	<b>\$153,650</b>	<b>\$144,220</b>		<b>\$94,350</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

**Jul-10**

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	145		138		-5%
Month Inventory	10.0		14.3		43%
% of List Price	92.46		93.68		
<b><u>Residential</u></b>					
Sales	72	\$9,275,638	64	\$6,394,838	-11%
Avg Sales Price		\$128,828		\$99,919	-22%
Median Sales Price		\$93,500		\$75,750	-19%
Avg Days on Market		113		108	-4%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	920		1,085		18%
<b><u>Residential</u></b>					
Sales	369	\$37,439,893	379	\$40,875,123	3%
Avg Sales Price		\$101,463		\$107,850	6%
Median Sales Price		\$77,300		\$87,000	13%
Avg Days on Market		113		119	5%

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

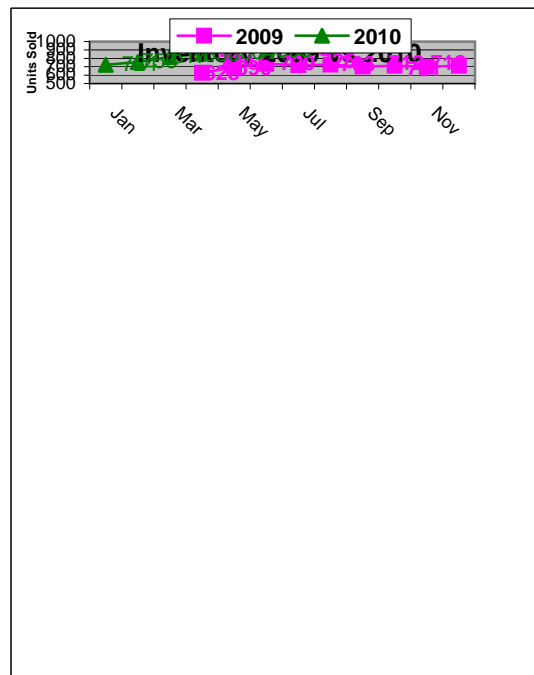
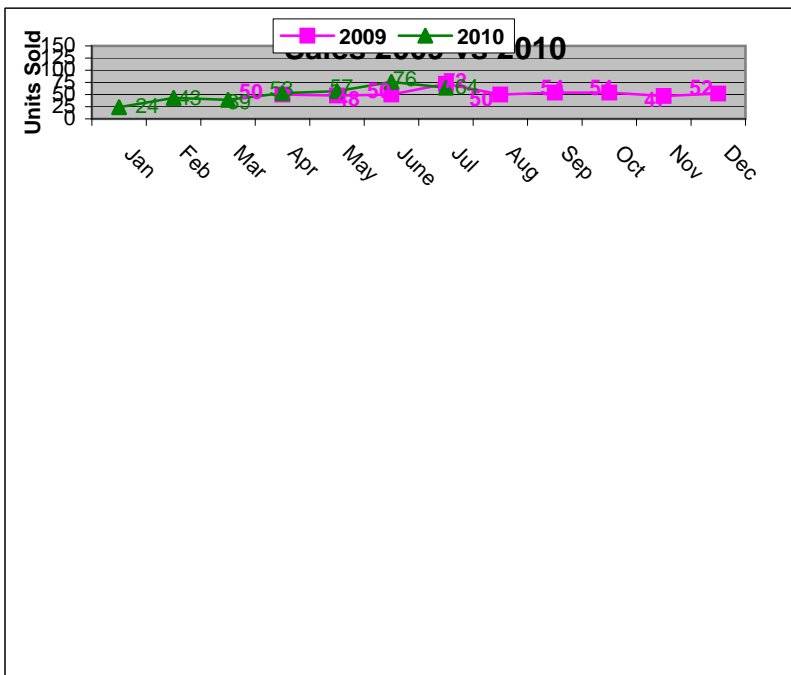
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

Jul-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	8	13	1	22	77	3.5	19
50,000	-	99,999	2	12	1	15	194	12.9	22
100,000	-	119,999	1	4	0	5	69	13.8	8
120,000	-	139,999	0	4	0	4	110	27.5	9
140,000	-	159,999	1	4	1	6	82	13.7	4
160,000	-	179,999	1	2	0	3	67	22.3	7
180,000	-	199,999	1	1	0	2	49	24.5	8
200,000	-	249,999	0	4	0	4	79	19.8	6
250,000	-	299,999	0	1	0	1	62	62.0	2
300,000	-	499,999	0	1	1	2	75	37.5	4
500,000	-	749,999	0	0	0	0	31	31.0	1
750,000	-	999,999	0	0	0	0	13	13.0	0
1,000,000	-	1,249,999	0	0	0	0	4	4.0	0
1,250,000	-	1,499,999	0	0	0	0	3	3.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
<b>Total</b>			<b>14</b>	<b>46</b>	<b>4</b>	<b>64</b>	<b>918</b>	<b>14.3</b>	<b>90</b>
Median Price			<b>\$41,250</b>	<b>\$88,038</b>	<b>\$117,500</b>	<b>\$75,750</b>	<b>\$144,500</b>		<b>\$109,950</b>
Average Price			<b>\$67,607</b>	<b>\$105,638</b>	<b>\$147,250</b>	<b>\$99,919</b>	<b>\$199,365</b>		<b>\$132,205</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings	117		141		21%
Month Inventory	7.5		12.8		71%
% of List Price	96.95		95.54		
<b><u>Residential</u></b>					
Sales	76	\$11,585,115	52	\$9,573,396	-32%
Avg Sales Price		\$152,436		\$184,104	21%
Median Sales Price		\$137,375		\$156,052	14%
Avg Days on Market		109		97	-11%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings	912		938		3%
<b><u>Residential</u></b>					
Sales	356	\$57,868,166	395	\$68,601,598	11%
Avg Sales Price		\$162,551		\$173,675	7%
Median Sales Price		\$142,344		\$149,000	5%
Avg Days on Market		103		97	-6%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88	48	49	43					
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

# Lexington-Bluegrass

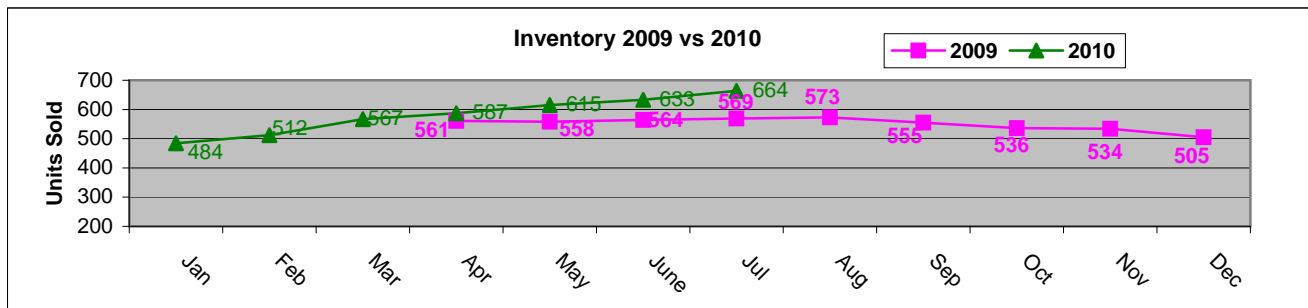
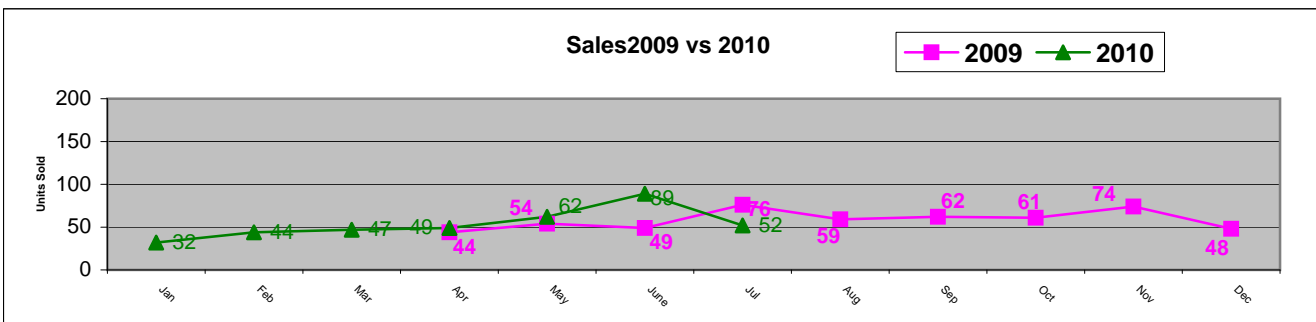
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jul-10

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	8	8.0	3
50,000	-	99,999	2	4	0	6	41	6.8	5
100,000	-	119,999	0	3	0	3	43	14.3	5
120,000	-	139,999	0	9	3	12	88	7.3	23
140,000	-	159,999	0	6	0	6	83	13.8	10
160,000	-	179,999	0	5	2	7	57	8.1	13
180,000	-	199,999	0	1	1	2	65	32.5	10
200,000	-	249,999	0	2	4	6	82	13.7	10
250,000	-	299,999	0	2	4	6	63	10.5	8
300,000	-	499,999	0	0	3	3	104	34.7	4
500,000	-	749,999	0	0	1	1	23	23.0	1
750,000	-	999,999	0	0	0	0	5	5.0	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	1	1.0	0
<b>Total</b>			<b>2</b>	<b>32</b>	<b>18</b>	<b>52</b>	<b>664</b>	<b>12.8</b>	<b>92</b>
<b>Median Price</b>			<b>\$75,000</b>	<b>\$141,505</b>	<b>\$236,250</b>	<b>\$156,052</b>	<b>\$185,450</b>		<b>\$160,125</b>
<b>Average Price</b>			<b>\$75,000</b>	<b>\$146,682</b>	<b>\$262,754</b>	<b>\$184,104</b>	<b>\$230,756</b>		<b>\$175,925</b>



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## Jul-10 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	July-09		July-10		% CHANGE
New Listings		34		48	41%
Month Inventory		10.9		9.4	-14%
% of List Price		97.27		97.09	
<b><u>Residential</u></b>					
Sales	20	\$3,522,323	25	\$4,665,489	25%
Avg Sales Price		\$176,116		\$186,620	6%
Median Sales Price		\$161,950		\$152,900	-6%
Avg Days on Market		77		109	42%

CUMMULATIVE SUMMARY	Jan 09 - Jul 09		Jan 10 - Jul 10		% CHANGE
New Listings		331		338	2%
<b><u>Residential</u></b>					
Sales	103	\$18,182,972	136	\$24,824,861	32%
Avg Sales Price		\$176,534		\$182,536	3%
Median Sales Price		\$171,500		\$164,150	-4%
Avg Days on Market		82		107	30%

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

## Single Family SALES and INVENTORY and PENDING

Jul-10

WOODFORD COUNTY

Price Range			Current			Sales		Inventory	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	2	2.0	0
50,000	-	99,999	0	3	0	3	20	6.7	3
100,000	-	119,999	0	1	0	1	26	26.0	4
120,000	-	139,999	1	3	1	5	21	4.2	2
140,000	-	159,999	0	4	1	5	13	2.6	3
160,000	-	179,999	0	1	0	1	15	15.0	3
180,000	-	199,999	0	1	0	1	18	18.0	2
200,000	-	249,999	0	1	0	1	25	25.0	6
250,000	-	299,999	0	0	4	4	29	7.3	5
300,000	-	499,999	0	0	2	2	40	20.0	4
500,000	-	749,999	0	0	1	1	15	15.0	0
750,000	-	999,999	0	0	0	0	8	8.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
<b>Total</b>			<b>2</b>	<b>14</b>	<b>9</b>	<b>25</b>	<b>236</b>	<b>9.4</b>	<b>32</b>
<b>Median Price</b>			<b>\$80,375</b>	<b>\$143,975</b>	<b>\$282,000</b>	<b>\$152,900</b>	<b>\$214,028</b>		<b>\$182,130</b>
<b>Average Price</b>			<b>\$80,375</b>	<b>\$137,497</b>	<b>\$286,642</b>	<b>\$186,620</b>	<b>\$281,284</b>		<b>\$197,817</b>

