

Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	1628		1554		-5%
Month Inventory	7.7		7.5		-3%
% of List Price	96.36		94.71		-2%
<u>Residential</u>					
Sales	796	\$142,701,074	777	\$139,314,178	-2%
Avg Sales Price	\$178,823		\$177,470		-1%
Median Sales Price	\$149,534		\$147,000		-2%
Avg Days on Market	84		82		-2%
<u>Townhouses/Condos</u>					
Sales	77	\$12,192,435	84	\$11,649,674	9%
Avg Sales Price	\$154,335		\$135,461		-12%
Median Sales Price	\$155,000		\$108,000		-30%
Avg Days on Market	101		104		3%
Total Activity	873	\$154,893,509	861	\$150,963,852	-1%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	9,169		8,778		-4%
<u>Residential</u>					
Sales	3,864	\$661,093,978	3,149	\$518,446,477	-19%
Avg Sales Price	\$170,426		\$163,754		-4%
Median Sales Price	\$143,000		\$139,000		-3%
Avg Days on Market	93		91		-2%
<u>Townhouses/Condos</u>					
Sales	449	\$66,760,149	255	\$36,594,641	-43%
Avg Sales Price	\$144,816		\$134,046		-7%
Median Sales Price	\$121,900		\$112,300		-8%
Avg Days on Market	95		111		17%
Total Activity	4,313	\$727,854,127	3,404	\$555,041,118	-21%

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

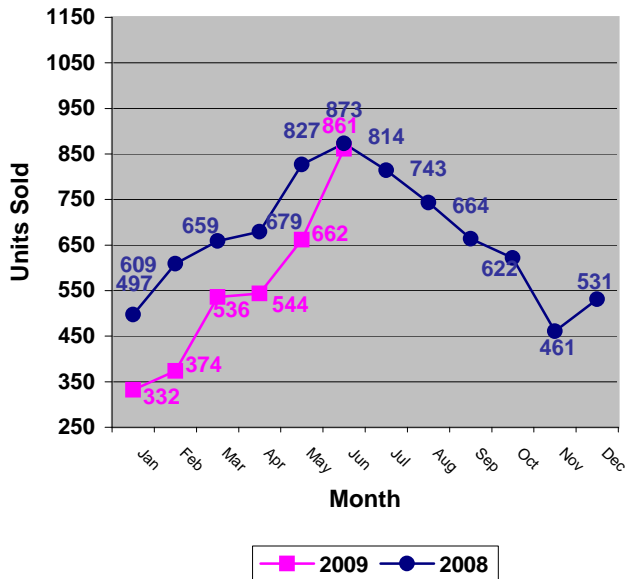
Lexington-Bluegrass

Association of Realtors®

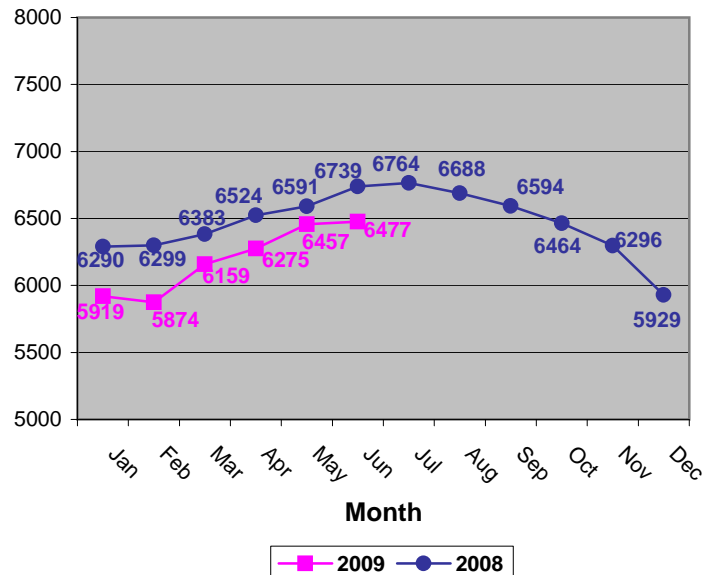
All Residential SALES and INVENTORY with PENDING

Jun-08							Current	Current	Current	June
							Sales	Inventory	Inventory	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	22	5	44	183	4.2	52	44
50,000	-	99,999	44	90	9	143	904	6.3	187	126
100,000	-	119,999	22	56	11	89	495	5.6	140	87
120,000	-	139,999	14	109	10	133	797	6.0	221	123
140,000	-	159,999	3	90	23	116	616	5.3	174	102
160,000	-	179,999	3	55	15	73	522	7.2	142	67
180,000	-	199,999	2	24	25	51	417	8.2	106	52
200,000	-	249,999	2	27	54	83	659	7.9	178	99
250,000	-	299,999	2	14	23	39	558	14.3	93	44
300,000	-	499,999	3	16	51	70	830	11.9	93	52
500,000	-	749,999	0	0	17	17	267	15.7	20	8
750,000	-	999,999	0	0	1	1	109	109.0	8	1
1,000,000	-	1,249,999	0	0	1	1	38	38.0	1	0
1,250,000	-	1,499,999	0	0	0	0	33	33.0	3	1
1,500,000	-	1,999,999	0	0	0	0	19	19.0	3	1
2,000,000	-	OVER	0	0	1	1	30	30.0	0	0
Total			112	503	246	861	6477	7.5	1421	807
Median Price			\$94,450	\$133,000	\$219,682	\$143,500	\$169,900		\$154,900	
Average Price			\$101,971	\$141,013	\$270,650	\$172,973	\$246,852		\$184,363	

Sales 08 vs 09



Inventory 08 vs 09



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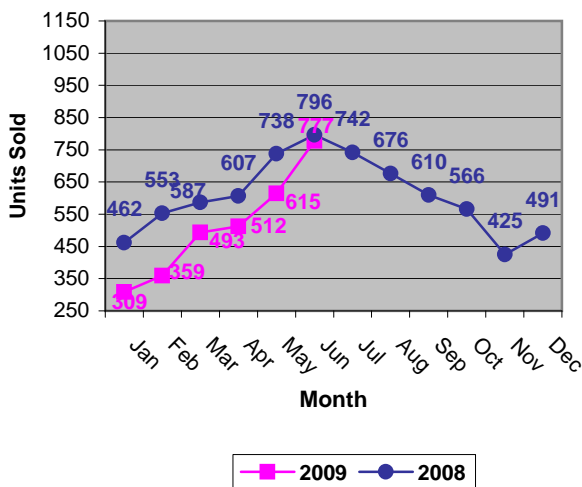
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Single Family SALES and INVENTORY and PENDING

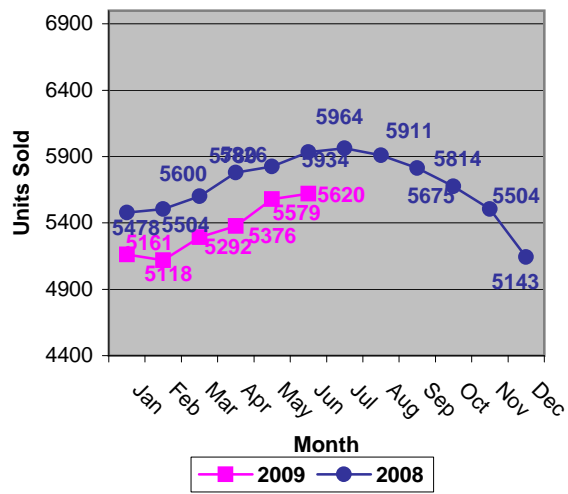
Jun-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	16	22	5	43	158	3.7	47
50,000	-	99,999	19	77	9	105	671	6.4	152
100,000	-	119,999	14	53	11	78	411	5.3	125
120,000	-	139,999	9	106	10	125	704	5.6	205
140,000	-	159,999	0	88	23	111	563	5.1	161
160,000	-	179,999	2	54	15	71	467	6.6	128
180,000	-	199,999	0	23	25	48	384	8.0	97
200,000	-	249,999	0	23	53	76	589	7.8	164
250,000	-	299,999	1	10	23	34	466	13.7	79
300,000	-	499,999	2	14	50	66	721	10.9	84
500,000	-	749,999	0	0	17	17	260	15.3	17
750,000	-	999,999	0	0	1	1	107	107.0	8
1,000,000	-	1,249,999	0	0	1	1	37	37.0	1
1,250,000	-	1,499,999	0	0	0	0	33	33.0	3
1,500,000	-	1,999,999	0	0	0	0	19	19.0	3
2,000,000	-	OVER	0	0	1	1	30	30.0	0
Total			63	470	244	777	5620	7.2	1274
Median Price			\$89,400	\$133,000	\$219,182	\$147,000	\$174,900		
Average Price			\$93,740	\$139,846	\$270,377	\$177,098	\$256,891		\$185,978

Sales 08 vs 09



Inventory 08 vs 09



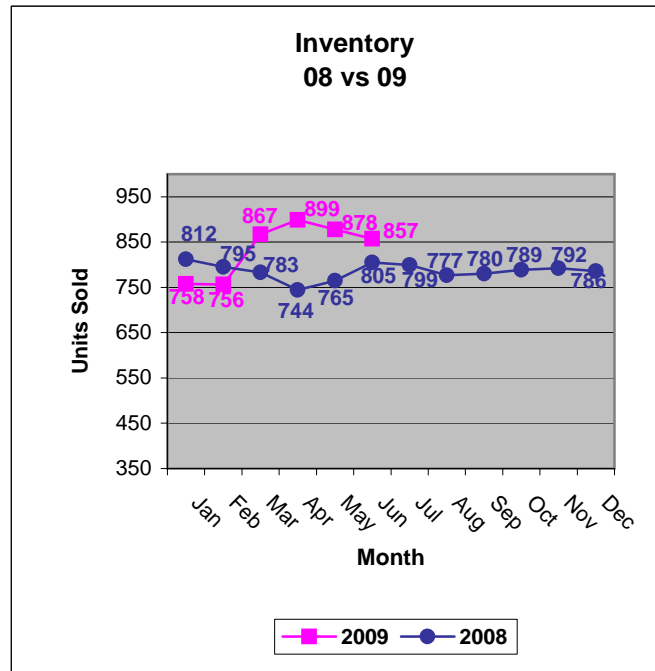
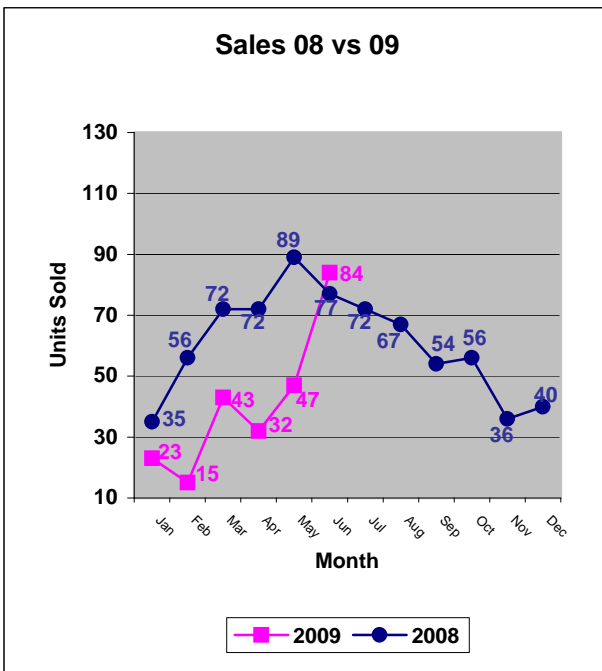
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Townhouse and Condo SALES and INVENTORY and PENDING

Jun-09

			Sales				Current Inventory		
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	25	25.0	5
50,000	-	99,999	25	13	0	38	233	6.1	35
100,000	-	119,999	8	3	0	11	84	7.6	15
120,000	-	139,999	5	3	0	8	93	11.6	16
140,000	-	159,999	3	2	0	5	53	10.6	13
160,000	-	179,999	1	1	0	2	55	27.5	14
180,000	-	199,999	2	1	0	3	33	11.0	9
200,000	-	249,999	2	4	1	7	70	10.0	14
250,000	-	299,999	1	4	0	5	92	18.4	14
300,000	-	499,999	1	2	1	4	109	27.3	9
500,000	-	749,999	0	0	0	0	7	7.0	3
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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			49	33	2	84	857	10.2	147
Median Price			\$62,500	\$43,000	\$23,750	\$45,000	\$74,900		\$60,000
Average Price			\$112,553	\$157,627	\$303,996	\$134,819	\$181,021		\$170,368



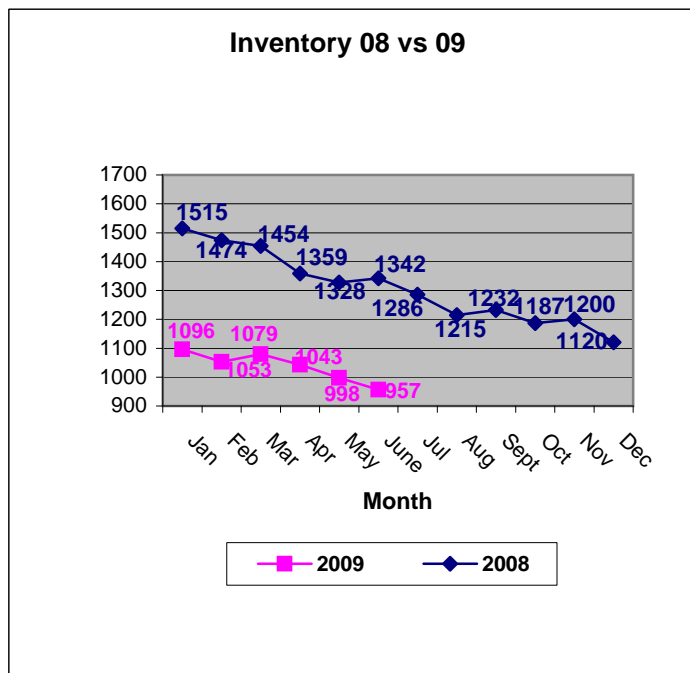
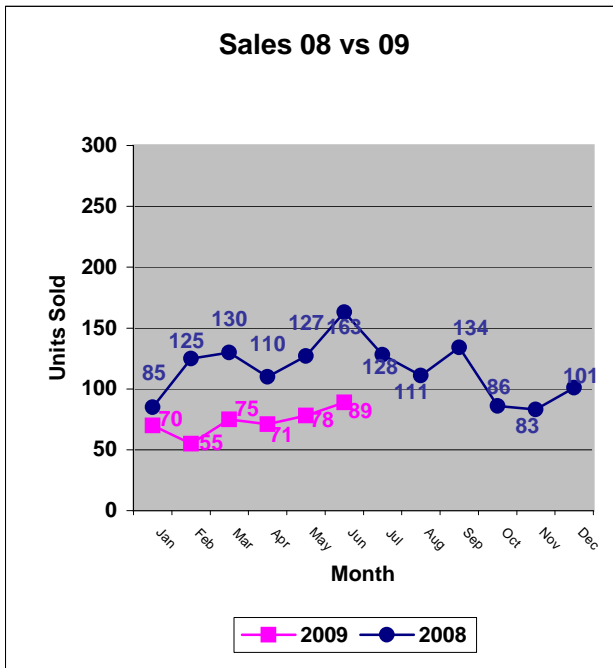
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Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jun-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	0	0	0	2	2.0	5
100,000	- 119,999		1	3	0	4	33	8.3	16
120,000	- 139,999		1	13	0	14	142	10.1	70
140,000	- 159,999		1	23	1	25	92	3.7	52
160,000	- 179,999		0	8	0	8	100	12.5	63
180,000	- 199,999		0	4	4	8	86	10.8	53
200,000	- 249,999		0	5	12	17	153	9.0	105
250,000	- 299,999		0	1	5	6	116	19.3	43
300,000	- 499,999		0	1	5	6	159	26.5	26
500,000	- 749,999		0	0	1	1	33	33.0	6
750,000	- 999,999		0	0	0	0	23	23.0	3
1,000,000	- 1,249,999		0	0	0	0	6	6.0	0
1,250,000	- 1,499,999		0	0	0	0	7	7.0	0
1,500,000	- 1,999,999		0	0	0	0	2	2.0	1
2,000,000	- OVER		0	0	0	0	3	3.0	0
Total			3	58	28	89	957	10.8	443
Median Price			\$137,000	\$151,300	\$234,111	\$161,054	\$209,900		\$187,600
Average Price			\$132,358	\$160,908	\$268,282	\$193,726	\$275,981		\$209,588



Existing Homes Sales

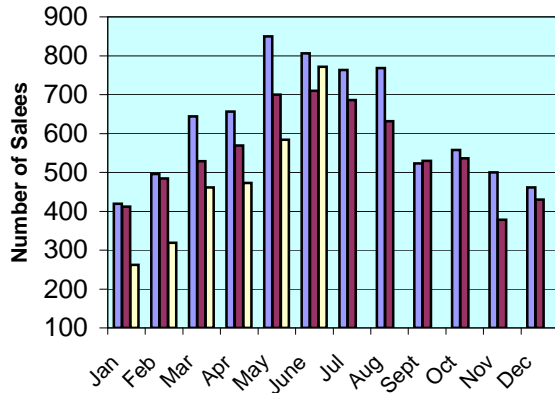
	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
Mar	644	529	461
Apr	656	569	473
May	850	700	584
June	806	710	772
Jul	763	686	
Aug	768	632	
Sept	523	530	
Oct	558	536	
Nov	500	378	
Dec	461	430	

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	
Aug	185	111	
Sept	136	134	
Oct	155	86	
Nov	122	83	
Dec	154	101	

**Existing HomeSales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



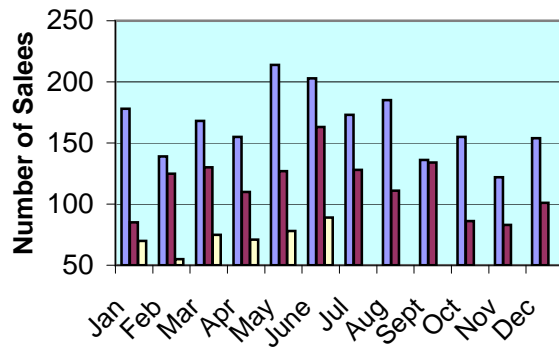
**Existing vs New Sales
2008**

■ Existing ■ New



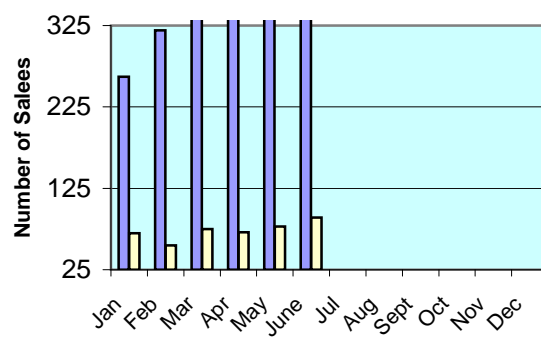
**New Construction Sales
Yearly Comparison**

■ 2007
■ 2008
■ 2009



**Existing vs New Sales
2009**

■ Existing ■ New



Median Price by County

<u>County</u>	Jun-08		Jun-09	
	median sales price	<u>Total</u>	median sales price	<u>Total</u>
Bourbon	142,000	11	137,000	10
Clark	105,000	27	121,900	33
Fayette	161,000	443	154,950	478
Jessamine	146,558	60	129,450	72
Scott	149,900	75	143,500	49
Woodford	204,307	27	182,000	24
Anderson	122,500	20	109,875	26
Franklin	137,950	44	121,750	44
Madison	156,150	63	143,700	48
Montgomery	123,500	24	99,000	23
Nicholas	67,000	3	74,600	4
Other Counties	97,750	<u>76</u>	74,750	<u>50</u>
		873		861

<u>County</u>	Year to Date 6/30/08		Year to Date 6/30/09	
	median sales price	<u>Total</u>	median sales price	<u>Total</u>
Bourbon	98,000	71	110,000	47
Clark	123,000	182	113,475	144
Fayette	150,000	2119	150,425	1694
Jessamine	136,250	308	129,000	234
Scott	149,900	342	143,300	277
Woodford	173,110	123	171,500	83
Anderson	120,000	122	110,750	101
Franklin	120,000	237	117,871	191
Madison	145,950	298	138,000	237
Montgomery	108,000	101	84,500	96
Nicholas	75,000	19	54,700	12
Other Counties	78,000	<u>391</u>	72,000	<u>288</u>
		4313		3404

Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	43		47		9%
Month Inventory	11.7		6.8		-42%
% of List Price	97.80		98.74		
Residential					
Sales	20	\$2,611,300	27	\$3,302,850	35%
Avg Sales Price		\$130,565		\$122,328	-6%
Median Sales Price		\$122,500		\$110,750	-10%
Avg Days on Market		137		86	-37%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	270		231		-14%
Residential					
Sales	122	\$15,126,877	102	\$12,201,940	-16%
Avg Sales Price		\$123,991		\$119,627	-4%
Median Sales Price		\$120,000		\$111,375	-7%
Avg Days on Market		123		107	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18	23	34	27	22						
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

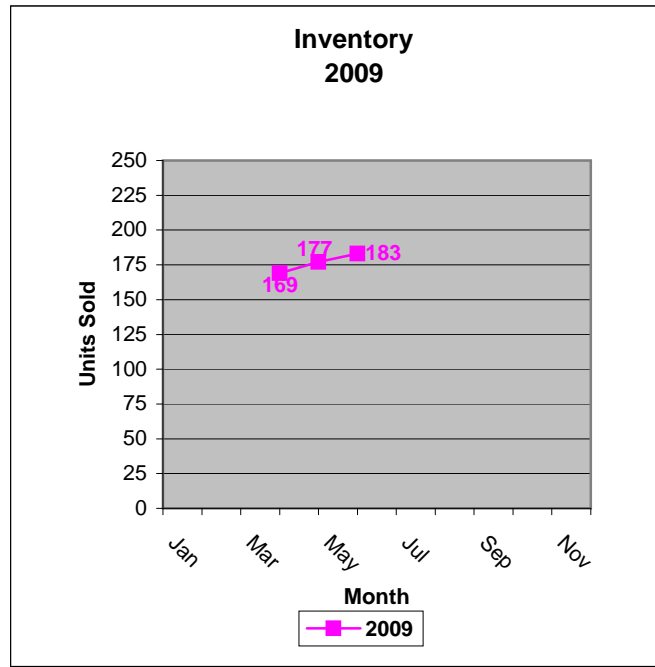
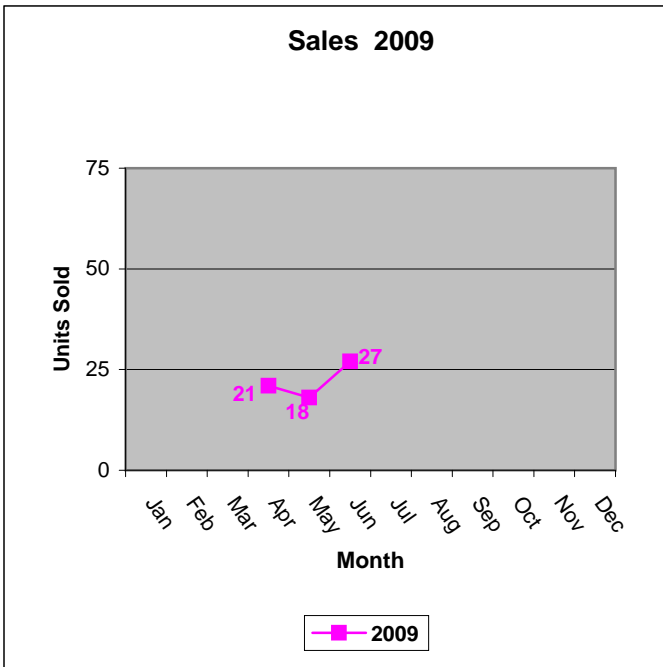
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-09

ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	0	0	2	6	3.0	3
50,000	-	99,999	0	9	0	9	20	2.2	5
100,000	-	119,999	1	4	0	5	19	3.8	7
120,000	-	139,999	0	3	0	3	25	8.3	6
140,000	-	159,999	1	2	0	3	21	7.0	3
160,000	-	179,999	0	1	1	2	15	7.5	2
180,000	-	199,999	0	0	1	1	11	11.0	1
200,000	-	249,999	0	0	1	1	26	26.0	2
250,000	-	299,999	0	0	0	0	14	14.0	2
300,000	-	499,999	0	0	1	1	20	20.0	2
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	19	4	27	183	6.8	33
Median Price			\$77,000	\$103,000	\$207,000	\$110,750	\$161,900		\$124,400
Average Price			\$82,975	\$107,182	\$233,625	\$122,328	\$197,701		\$147,580



Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	31		21		-32%
Month Inventory	11.4		10.8		-5%
% of List Price	95.35		88.51		
Residential					
Sales	11	\$1,446,800	10	\$1,641,560	-9%
Avg Sales Price		\$131,527		\$164,156	25%
Median Sales Price		\$142,000		\$137,000	-4%
Avg Days on Market		139		108	-22%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	138		133		-4%
Residential					
Sales	71	\$9,562,397	47	\$6,324,410	-34%
Avg Sales Price		\$134,682		\$134,562	0%
Median Sales Price		\$98,000		\$110,000	12%
Avg Days on Market		96		101	5%

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

Lexington-Bluegrass

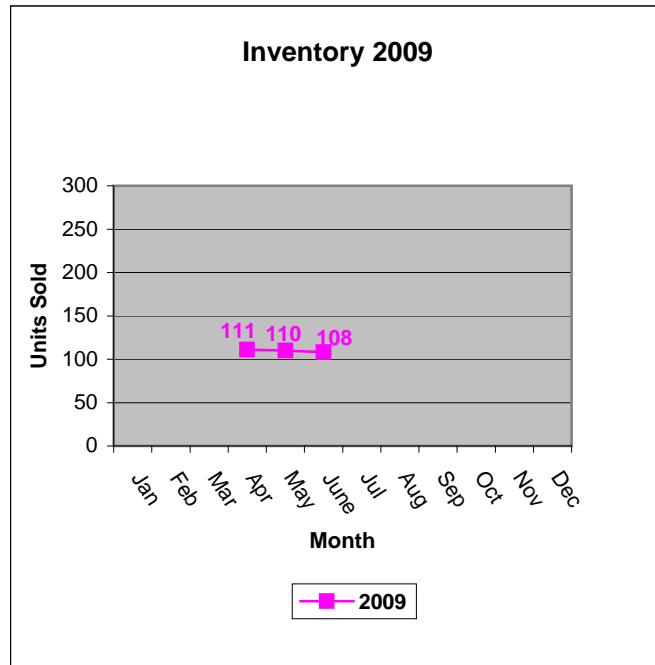
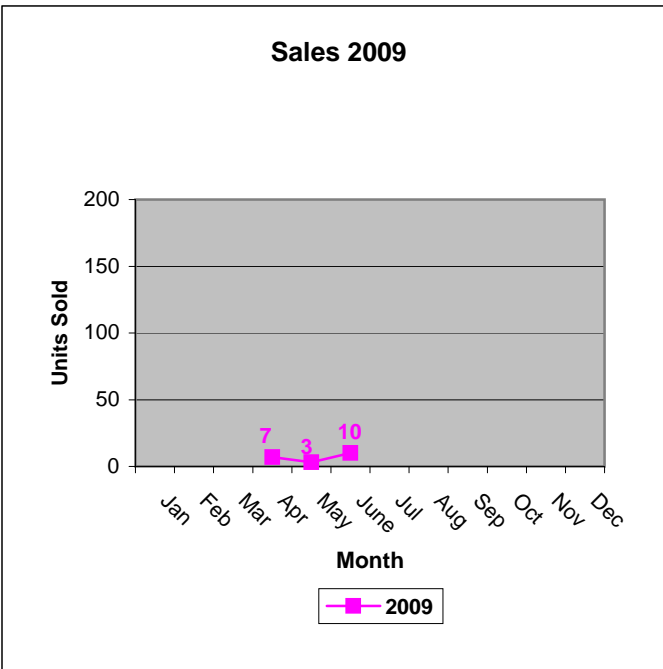
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-09

BOURBON 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	4	4.0	5
50,000	-	99,999	4	0	0	4	13	3.3	4
100,000	-	119,999	1	0	0	1	16	16.0	6
120,000	-	139,999	0	0	0	0	10	10.0	2
140,000	-	159,999	0	0	0	0	6	6.0	2
160,000	-	179,999	0	1	0	1	8	8.0	1
180,000	-	199,999	0	0	1	1	3	3.0	2
200,000	-	249,999	0	0	1	1	13	13.0	2
250,000	-	299,999	0	0	0	0	13	13.0	0
300,000	-	499,999	0	0	2	2	13	6.5	2
500,000	-	749,999	0	0	0	0	6	6.0	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	1	1.0	0
Total			5	1	4	10	108	10.8	26
Median Price			\$83,460	\$164,000	\$260,000	\$137,000	\$176,250		\$117,250
Average Price			\$84,012	\$164,000	\$264,375	\$164,156	\$253,464		\$130,227



Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	62		55		-11%
Month Inventory	13.4		9.3		-31%
% of List Price	95.05		95.30		
<u>Residential</u>					
Sales	27	\$3,549,935	33	\$4,029,175	22%
Avg Sales Price		\$131,479		\$122,096	-7%
Median Sales Price		\$105,000		\$121,900	16%
Avg Days on Market		158		152	-4%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	386		319		-17%
<u>Residential</u>					
Sales	182	\$25,036,122	144	\$18,004,877	-21%
Avg Sales Price		\$137,561		\$125,034	-9%
Median Sales Price		\$123,000		\$113,475	-8%
Avg Days on Market		120		132	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28	33						
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

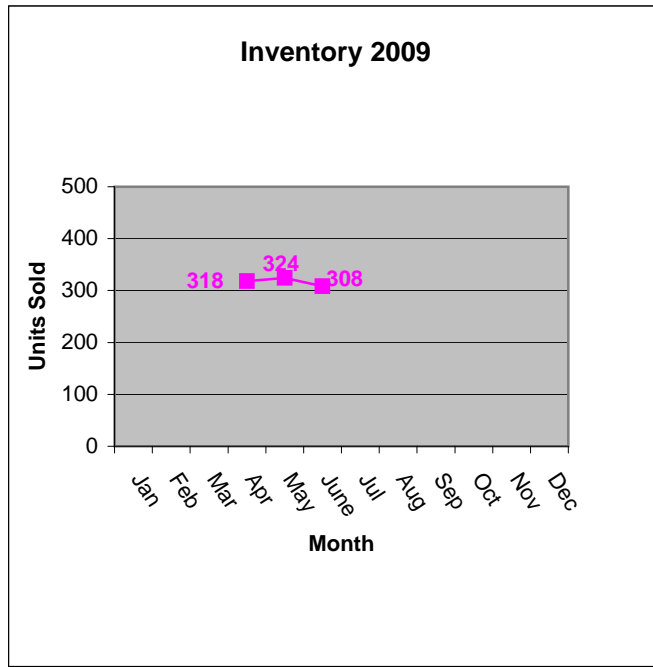
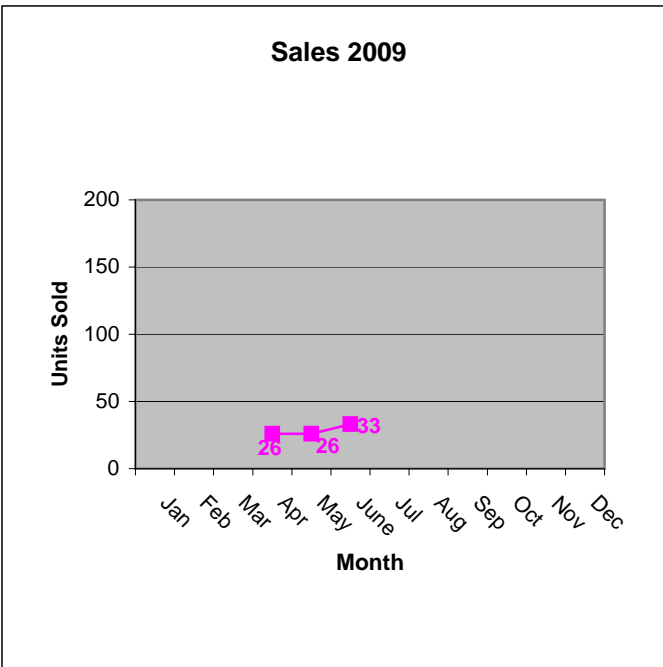
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-09

CLARK COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	3	1	1	5	5	1.0	0
50,000	-	99,999	2	4	1	7	81	11.6	11
100,000	-	119,999	0	1	2	3	35	11.7	5
120,000	-	139,999	0	3	0	3	41	13.7	12
140,000	-	159,999	0	6	0	6	24	4.0	3
160,000	-	179,999	0	1	2	3	20	6.7	4
180,000	-	199,999	0	1	2	3	17	5.7	0
200,000	-	249,999	0	3	0	3	23	7.7	2
250,000	-	299,999	0	0	0	0	29	29.0	3
300,000	-	499,999	0	0	0	0	25	25.0	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	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			5	20	8	33	308	9.3	42
Median Price			\$31,000	\$146,000	\$141,525	\$121,900	\$137,400		\$127,050
Average Price			\$36,960	\$139,671	\$131,369	\$122,096	\$177,438		\$147,003



Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	826		753		-9%
Month Inventory	5.9		5.3		-10%
% of List Price	97.03		94.58		
<u>Residential</u>					
Sales	443	\$86,361,192	479	\$93,979,093	8%
Avg Sales Price		\$194,946		\$196,199	1%
Median Sales Price		\$161,000		\$154,900	-4%
Avg Days on Market		65		66	2%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	4,338		4,294		-1%
<u>Residential</u>					
Sales	2,119	\$394,641,335	1,695	\$313,556,944	-20%
Avg Sales Price		\$186,239		\$184,989	-1%
Median Sales Price		\$155,000		\$150,350	-3%
Avg Days on Market		77		78	1%

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

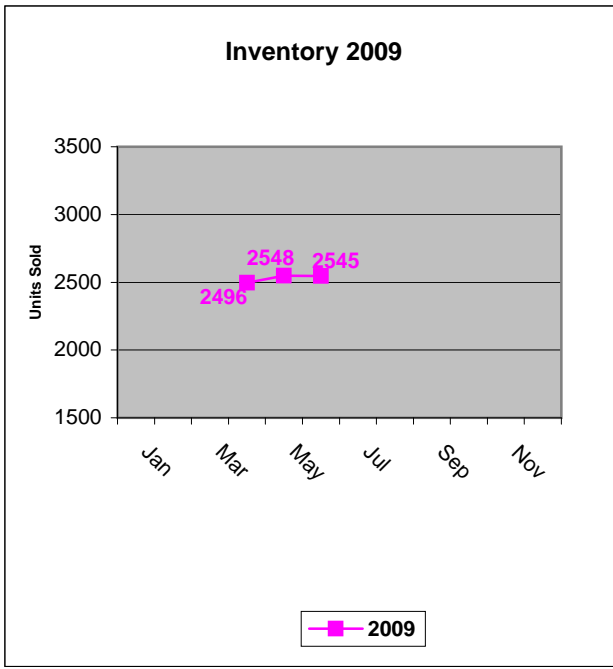
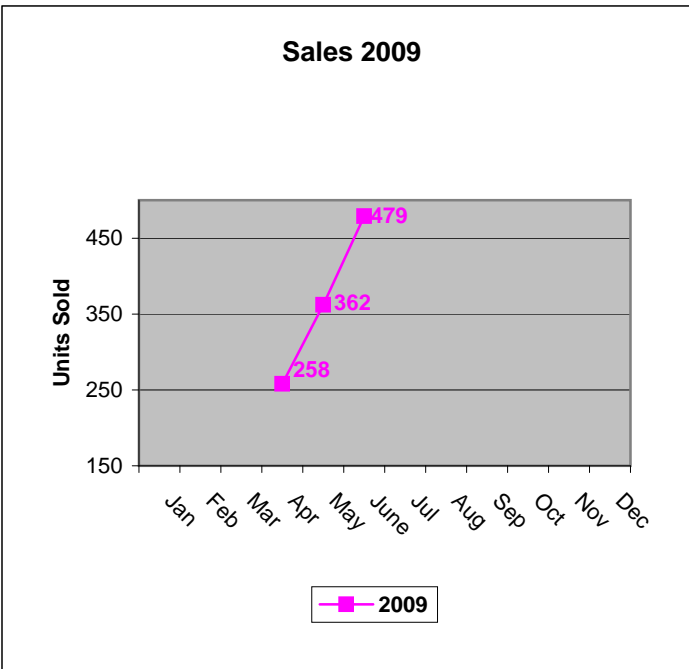
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-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	1	4	1	6	50	8.3	10
50,000	-	99,999	29	21	2	52	242	4.7	61
100,000	-	119,999	18	24	7	49	188	3.8	66
120,000	-	139,999	12	60	6	78	309	4.0	119
140,000	-	159,999	3	54	17	74	255	3.4	93
160,000	-	179,999	3	38	6	47	208	4.4	74
180,000	-	199,999	2	15	13	30	146	4.9	62
200,000	-	249,999	2	16	33	51	278	5.5	114
250,000	-	299,999	2	10	15	27	228	8.4	63
300,000	-	499,999	2	13	35	50	388	7.8	56
500,000	-	749,999	0	0	12	12	128	10.7	15
750,000	-	999,999	0	0	1	1	54	54.0	4
1,000,000	-	1,249,999	0	0	1	1	18	18.0	0
1,250,000	-	1,499,999	0	0	0	0	19	19.0	2
1,500,000	-	1,999,999	0	0	0	0	14	14.0	1
2,000,000	-	OVER	0	0	1	1	20	20.0	0
Total			74	255	150	479	2545	5.3	740
Median Price			\$108,000	\$147,900	\$235,250	\$154,900	\$183,937		\$164,900
Average Price			\$119,781	\$159,586	\$296,139	\$196,199	\$282,472		\$199,496



Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	78		70		-10%
Month Inventory	8.3		8.9		8%
% of List Price	96.52		95.08		
Residential					
Sales	44	\$6,670,215	44	\$5,894,525	0%
Avg Sales Price		\$151,596		\$133,966	-12%
Median Sales Price		\$137,950		\$121,750	-12%
Avg Days on Market		128		131	2%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	472		449		-5%
Residential					
Sales	237	\$30,679,827	191	\$24,552,810	-19%
Avg Sales Price		\$129,451		\$128,549	-1%
Median Sales Price		\$120,000		\$117,871	-2%
Avg Days on Market		110		120	9%

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

Lexington-Bluegrass

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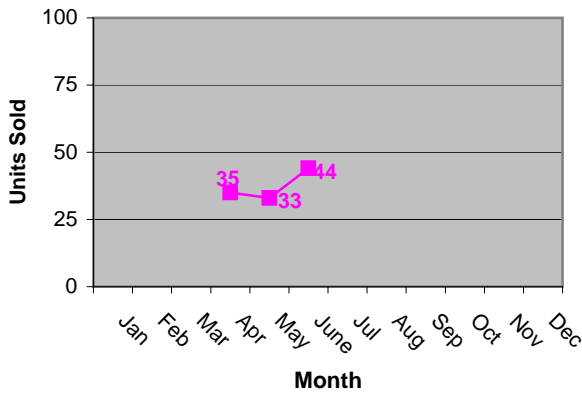
Single Family SALES and INVENTORY and PENDING

Jun-09

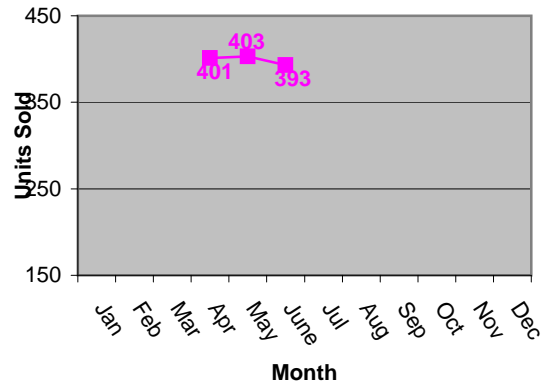
Franklin County

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	1	0	5	24	4.8	2
50,000	-	99,999	2	7	0	9	63	7.0	10
100,000	-	119,999	2	4	0	6	38	6.3	13
120,000	-	139,999	2	4	0	6	62	10.3	6
140,000	-	159,999	0	5	0	5	39	7.8	6
160,000	-	179,999	0	1	3	4	27	6.8	6
180,000	-	199,999	0	2	0	2	32	16.0	2
200,000	-	249,999	0	1	3	4	42	10.5	9
250,000	-	299,999	0	0	1	1	24	24.0	2
300,000	-	499,999	1	0	1	2	34	17.0	0
500,000	-	749,999	0	0	0	0	6	6.0	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			11	25	8	44	393	8.9	57
Median Price			\$85,000	\$120,000	\$216,250	\$121,750	\$147,900		\$133,500
Average Price			\$98,207	\$122,380	\$219,344	\$133,966	\$177,537		\$149,870

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Jun-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	109		108		-1%
Month Inventory	8.1		7.0		-13%
% of List Price	96.24		96.45		
Residential					
Sales	60	\$11,985,203	72	\$12,277,982	20%
Avg Sales Price		\$199,753		\$170,528	-15%
Median Sales Price		\$146,558		\$129,450	-12%
Avg Days on Market		91		78	-14%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	695		698		0%
Residential					
Sales	308	\$59,729,813	234	\$40,771,885	-24%
Avg Sales Price		\$193,928		\$174,239	-10%
Median Sales Price		\$136,250		\$129,000	-5%
Avg Days on Market		110		80	-27%

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

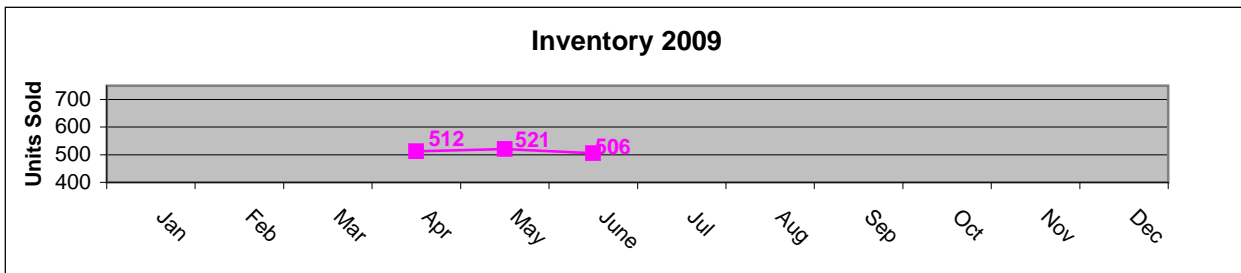
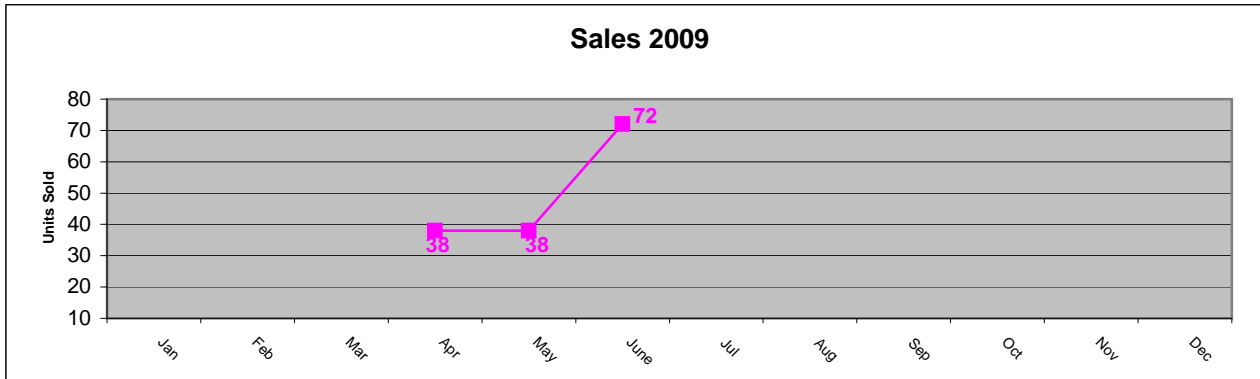
Lexington-Bluegrass

Association of Realtors®

Jun-09

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

Price Range			Current			Sales		Inventory	
			0-2	3	9	Total	Single	Months	Pending
			Bedrm	Bedrm	97.85	Units	Units	Inv.	
49,999	OR	UNDER	0	0	0	0	9	9.0	5
50,000	-	99,999	3	21	0	24	113	4.7	19
100,000	-	119,999	0	4	1	5	39	7.8	10
120,000	-	139,999	1	13	1	15	50	3.3	9
140,000	-	159,999	0	8	1	9	33	3.7	10
160,000	-	179,999	0	3	0	3	30	10.0	12
180,000	-	199,999	0	1	2	3	35	11.7	5
200,000	-	249,999	0	0	4	4	47	11.8	4
250,000	-	299,999	0	1	0	1	18	18.0	8
300,000	-	499,999	0	1	3	4	44	11.0	6
500,000	-	749,999	0	0	4	4	36	9.0	3
750,000	-	999,999	0	0	0	0	28	28.0	3
1,000,000	-	1,249,999	0	0	0	0	11	11.0	1
1,250,000	-	1,499,999	0	0	0	0	8	8.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	2
2,000,000	-	OVER	0	0	0	0	4	4.0	0
Total			4	52	16	72	506	7.0	97
Median Price			\$80,250	\$122,500	\$240,750	\$129,450	\$164,950		\$149,900
Average Price			\$87,125	\$121,809	\$349,715	\$170,528	\$312,273		\$234,227



Lexington-Bluegrass

Association of Realtors[®]

Jun-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	108		91		-16%
Month Inventory	10.5		12.1		15%
% of List Price	97.09		95.37		
<u>Residential</u>					
Sales	63	\$11,014,716	48	\$7,171,670	-24%
Avg Sales Price		\$174,837		\$149,410	-15%
Median Sales Price		\$156,150		\$143,700	-8%
Avg Days on Market		112		123	10%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	741		651		-12%
<u>Residential</u>					
Sales	298	\$50,485,030	237	\$37,370,299	-20%
Avg Sales Price		\$169,413		\$157,681	-7%
Median Sales Price		\$145,950		\$138,000	-5%
Avg Days on Market		114		119	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61	50	45	53						
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

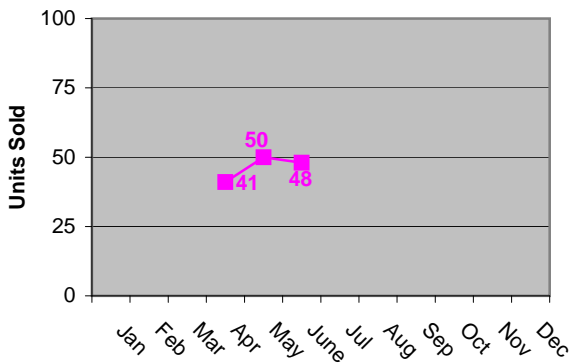
Lexington-Bluegrass

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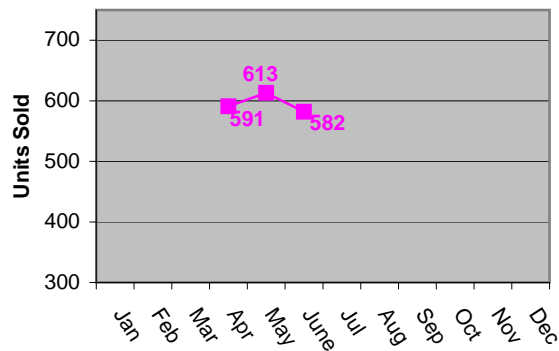
Single Family SALES and INVENTORY and PENDING
Jun-09
MADISON COUNTY

Price Range			Current			Sales		Inventory	
			0-2	3	4+	Total	Single	Months	Pending
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	
49,999	OR	UNDER	3	1	0	4	11	2.8	3
50,000	-	99,999	1	5	0	6	70	11.7	12
100,000	-	119,999	0	6	0	6	40	6.7	14
120,000	-	139,999	0	5	1	6	63	10.5	15
140,000	-	159,999	0	6	4	10	63	6.3	17
160,000	-	179,999	0	3	1	4	72	18.0	8
180,000	-	199,999	0	2	1	3	51	17.0	8
200,000	-	249,999	0	3	2	5	52	10.4	18
250,000	-	299,999	0	0	1	1	39	39.0	3
300,000	-	499,999	0	0	3	3	95	31.7	9
500,000	-	749,999	0	0	0	0	19	19.0	0
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
Total			4	31	13	48	582	12.1	107
Median Price			\$22,635	\$130,500	\$182,000	\$143,700	\$172,000		\$149,999
Average Price			\$36,668	\$133,374	\$222,338	\$149,410	\$221,377		\$172,006

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Jun-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	53		44		-17%
Month Inventory	11.6		11.5		-1%
% of List Price	93.61		91.88		
<u>Residential</u>					
Sales	24	\$2,918,470	23	\$2,301,150	-4%
Avg Sales Price		\$121,603		\$100,050	-18%
Median Sales Price		\$123,500		\$99,000	-20%
Avg Days on Market		98		102	4%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	274		279		2%
<u>Residential</u>					
Sales	101	\$11,337,473	96	\$9,817,332	-5%
Avg Sales Price		\$112,252		\$102,264	-9%
Median Sales Price		\$108,000		\$84,500	-22%
Avg Days on Market		132		114	-14%

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

Lexington-Bluegrass

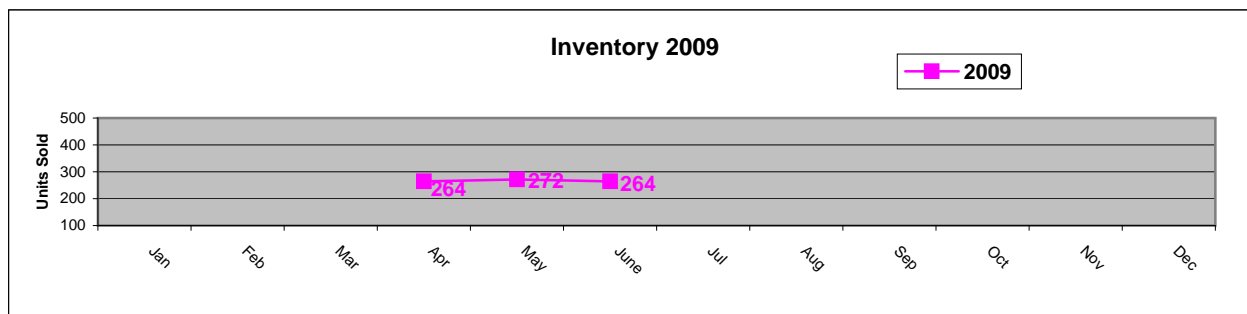
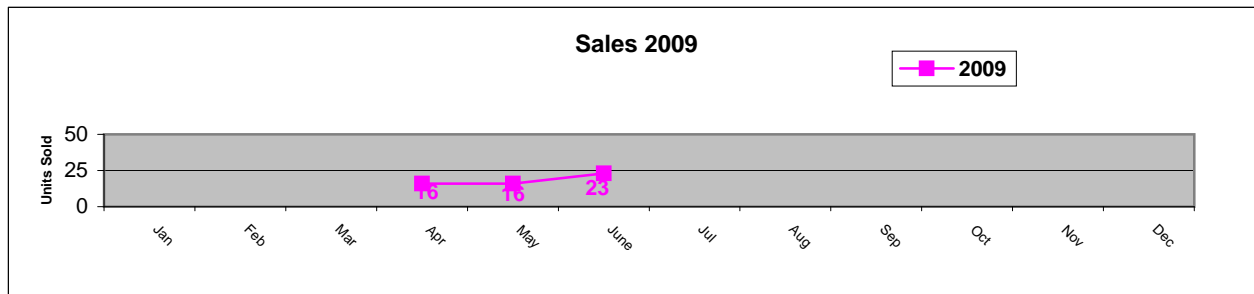
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-09

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	1	3	18	6.0	6
50,000	-	99,999	0	5	4	9	77	8.6	14
100,000	-	119,999	0	2	1	3	24	8.0	1
120,000	-	139,999	0	3	0	3	32	10.7	0
140,000	-	159,999	0	2	1	3	32	10.7	3
160,000	-	179,999	0	0	0	0	19	19.0	0
180,000	-	199,999	0	0	1	1	12	12.0	1
200,000	-	249,999	0	0	1	1	18	18.0	0
250,000	-	299,999	0	0	0	0	12	12.0	0
300,000	-	499,999	0	0	0	0	12	12.0	0
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	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
Total			0	14	9	23	264	11.5	25
Median Price			\$0	\$90,750	\$99,000	\$99,000	\$129,450		\$76,500
Average Price			\$0	\$92,036	\$112,517	\$100,050	\$181,608		\$78,852



Lexington-Bluegrass

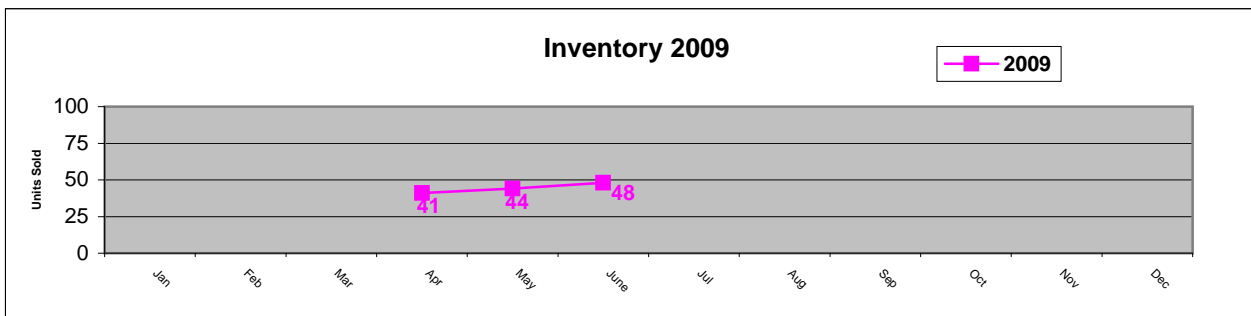
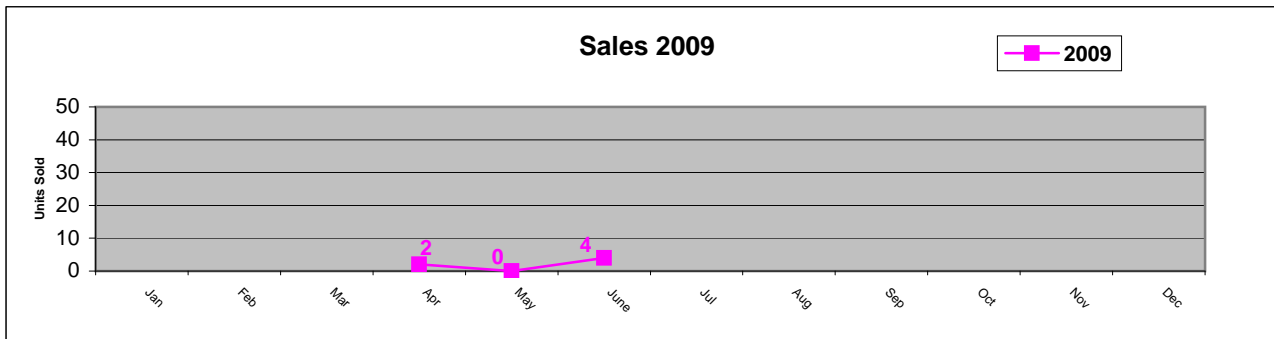
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-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	1	1	8	8.0	1
50,000	-	99,999	0	2	1	3	17	5.7	1
100,000	-	119,999	0	0	0	0	2	2.0	1
120,000	-	139,999	0	0	0	0	6	6.0	0
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	1	1.0	0
250,000	-	299,999	0	0	0	0	4	4.0	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	2	2	4	48	12.0	3
Median Price			\$0	\$74,600	\$53,700	\$64,150	\$116,106		\$75,600
Average Price			\$0	\$74,600	\$53,700	\$74,600	\$92,500		\$76,900



Lexington-Bluegrass

Association of Realtors®

Jun-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	156		145		-7%
Month Inventory	10.2		14.7		44%
% of List Price	92.99		93.61		

Residential

Sales	80	\$8,919,713	50	\$5,071,990	-38%
Avg Sales Price		\$111,496		\$101,440	-9%
Median Sales Price		\$97,750		\$74,750	-24%
Avg Days on Market		111		97	-13%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	952		767		-19%

Residential

Sales	411	\$42,193,283	289	\$26,031,774	-30%
Avg Sales Price		\$102,660		\$90,075	-12%
Median Sales Price		\$78,000		\$72,000	-8%
Avg Days on Market		108		114	6%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50	47	57	60	50						
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

Association of Realtors[®]

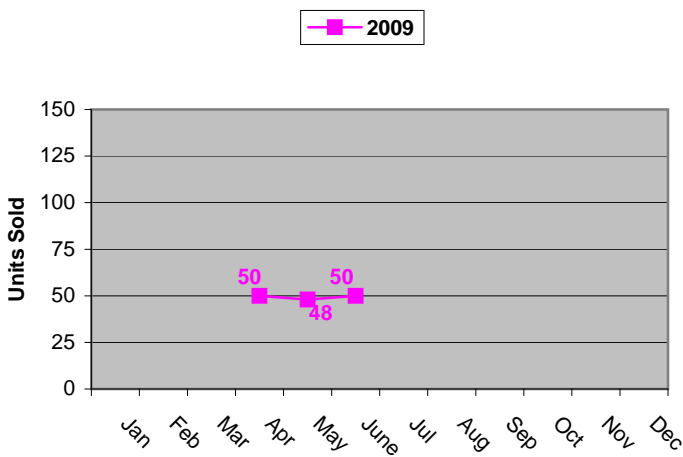
Single Family SALES and INVENTORY and PENDING

Jun-09

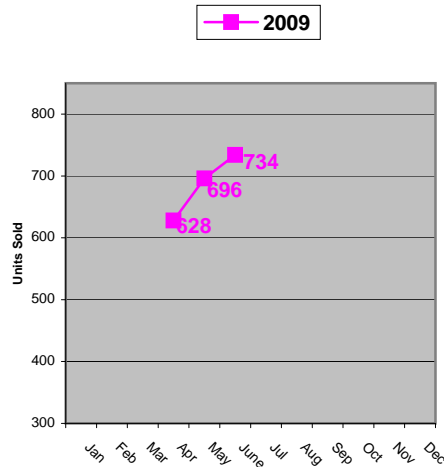
OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	13	1	17	38	2.2	14
50,000	-	99,999	2	12	1	15	162	10.8	29
100,000	-	119,999	0	2	0	2	50	25.0	3
120,000	-	139,999	0	3	2	5	91	18.2	10
140,000	-	159,999	0	2	0	2	59	29.5	7
160,000	-	179,999	0	1	0	1	53	53.0	6
180,000	-	199,999	0	1	1	2	61	30.5	2
200,000	-	249,999	0	2	1	3	59	19.7	3
250,000	-	299,999	0	0	2	2	57	28.5	3
300,000	-	499,999	0	0	0	0	67	67.0	5
500,000	-	749,999	0	0	1	1	25	25.0	1
750,000	-	999,999	0	0	0	0	5	5.0	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	1
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			5	36	9	50	734	14.7	84
Median Price			\$40,000	\$67,000	\$184,500	\$74,750	\$149,500		\$98,200
Average Price			\$46,370	\$83,794	\$202,616	\$101,440	\$202,438		\$148,200

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Jun-09

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	119		153		29%
Month Inventory	7.8		11.5		47%
% of List Price	97.27		97.02		
<u>Residential</u>					
Sales	75	\$13,072,451	49	\$8,654,489	-35%
Avg Sales Price	\$174,299		\$176,622		1%
Median Sales Price	\$149,900		\$143,500		-4%
Avg Days on Market	83		95		14%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	818		792		-3%
<u>Residential</u>					
Sales	342	\$60,199,368	277	\$45,926,151	-19%
Avg Sales Price	\$176,022		\$165,798		-6%
Median Sales Price	\$149,900		\$143,300		-4%
Avg Days on Market	94		101		7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80						
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

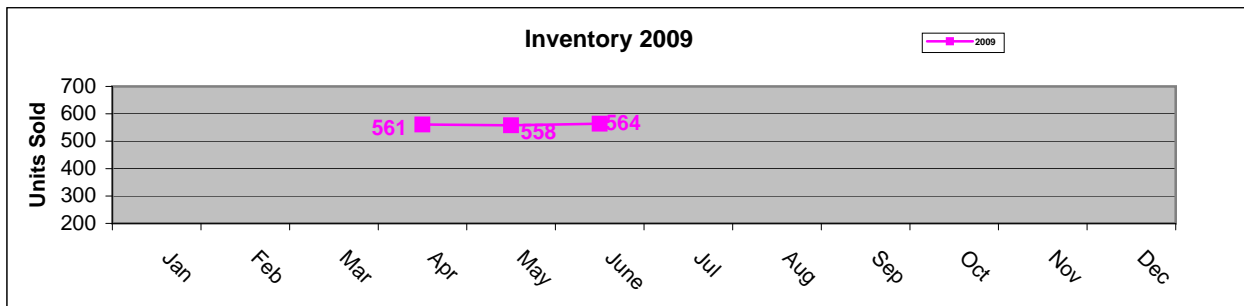
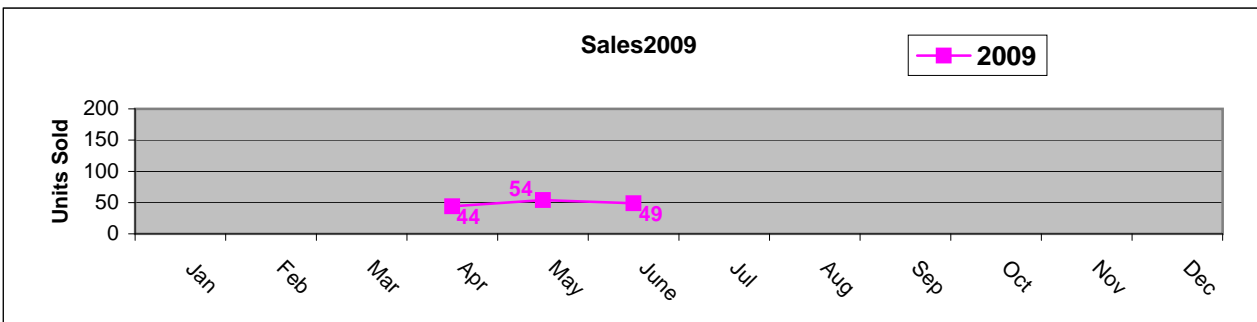
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-09

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	5	5.0	2
50,000	-	99,999	1	4	0	5	32	6.4	14
100,000	-	119,999	0	6	0	6	30	5.0	13
120,000	-	139,999	0	12	0	12	93	7.8	40
140,000	-	159,999	0	5	0	5	60	12.0	24
160,000	-	179,999	0	3	1	4	48	12.0	22
180,000	-	199,999	0	0	2	2	41	20.5	13
200,000	-	249,999	0	1	4	5	75	15.0	18
250,000	-	299,999	0	2	2	4	71	17.8	9
300,000	-	499,999	0	1	5	6	82	13.7	8
500,000	-	749,999	0	0	0	0	21	21.0	0
750,000	-	999,999	0	0	0	0	3	3.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	34	14	49	564	11.5	163
Median Price			\$69,500	\$129,000	\$246,265	\$143,500	\$186,773		\$154,940
Average Price			\$69,500	\$142,158	\$267,973	\$176,622	\$232,291		\$167,573



Lexington-Bluegrass

Association of Realtors®

Jun-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	June-08		June-09		% CHANGE
New Listings	43		57		33%
Month Inventory	7.9		9.6		21%
% of List Price	98.06		96.24		
<u>Residential</u>					
Sales	27	\$5,732,514	24	\$4,635,793	-11%
Avg Sales Price		\$212,315		\$193,158	-9%
Median Sales Price		\$204,307		\$182,000	-11%
Avg Days on Market		58		91	57%

CUMMULATIVE SUMMARY	Jan 08 - Jun 08		Jan 09 - Jun 09		% CHANGE
New Listings	287		296		3%
<u>Residential</u>					
Sales	123	\$25,657,516	83	\$14,660,649	-33%
Avg Sales Price		\$208,598		\$176,634	-15%
Median Sales Price		\$173,110		\$171,500	-1%
Avg Days on Market		79		83	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20	15	15	25	23						
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

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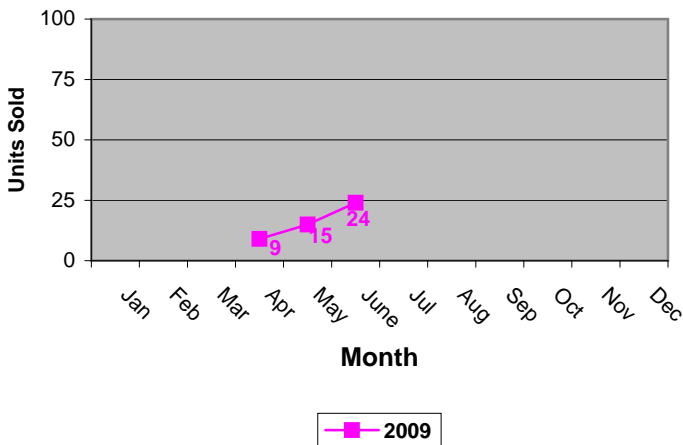
Single Family SALES and INVENTORY and PENDING

Jun-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	1	0	0	1	2	2.0	0
50,000	-	99,999	0	0	0	0	5	5.0	5
100,000	-	119,999	0	3	0	3	16	5.3	2
120,000	-	139,999	0	3	0	3	19	6.3	4
140,000	-	159,999	0	0	0	0	20	20.0	3
160,000	-	179,999	0	3	1	4	19	4.8	9
180,000	-	199,999	0	2	1	3	9	3.0	10
200,000	-	249,999	0	1	4	5	24	4.8	8
250,000	-	299,999	0	1	2	3	41	13.7	4
300,000	-	499,999	0	1	1	2	49	24.5	3
500,000	-	749,999	0	0	0	0	16	16.0	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			1	14	9	24	230	9.6	48
Median Price			\$30,250	\$167,292	\$240,000	\$182,000	\$250,212		\$184,013
Average Price			\$30,250	\$173,227	\$242,262	\$193,158	\$300,033		\$188,593

Sales 2009



Inventory 2009

