

Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings		1554		1550	0%
Month Inventory		7.5		7.9	5%
% of List Price		94.71		96.70	2%
<u>Residential</u>					
Sales	777	\$139,314,178	804	\$140,511,532	3%
Avg Sales Price		\$177,470		\$172,831	-3%
Median Sales Price		\$147,000		\$144,000	-2%
Avg Days on Market		82		88	7%
<u>Townhouses/Condos</u>					
Sales	84	\$11,649,674	67	\$10,711,149	-20%
Avg Sales Price		\$135,461		\$153,016	13%
Median Sales Price		\$108,000		\$121,600	13%
Avg Days on Market		104		94	-10%
Total Activity	861	\$150,963,852	871	\$151,222,681	1%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings		8,778		9,310	6%
<u>Residential</u>					
Sales	3,149	\$518,446,477	3,766	\$634,763,554	20%
Avg Sales Price		\$163,754		\$167,307	2%
Median Sales Price		\$139,000		\$140,000	1%
Avg Days on Market		91		88	-3%
<u>Townhouses/Condos</u>					
Sales	255	\$36,594,641	302	\$45,761,913	18%
Avg Sales Price		\$134,046		\$138,672	3%
Median Sales Price		\$112,300		\$113,000	1%
Avg Days on Market		111		100	-10%
Total Activity	3,404	\$555,041,118	4,068	\$680,525,467	20%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462	6642	6842						
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 Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909	1143	522	575						
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						
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

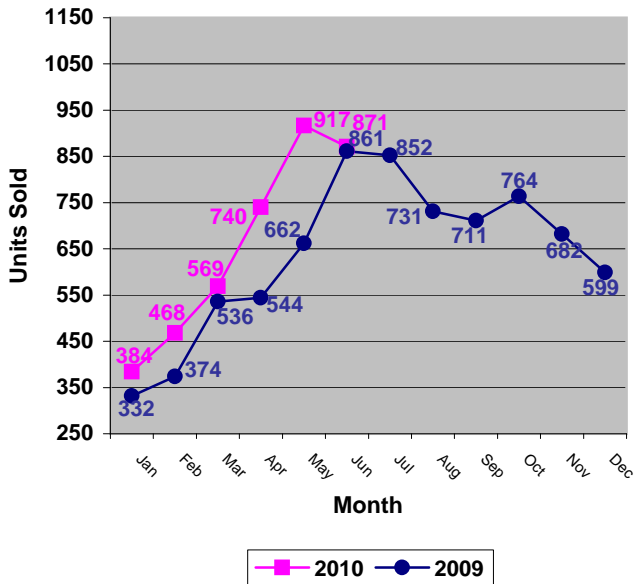
Lexington-Bluegrass

Association of Realtors®

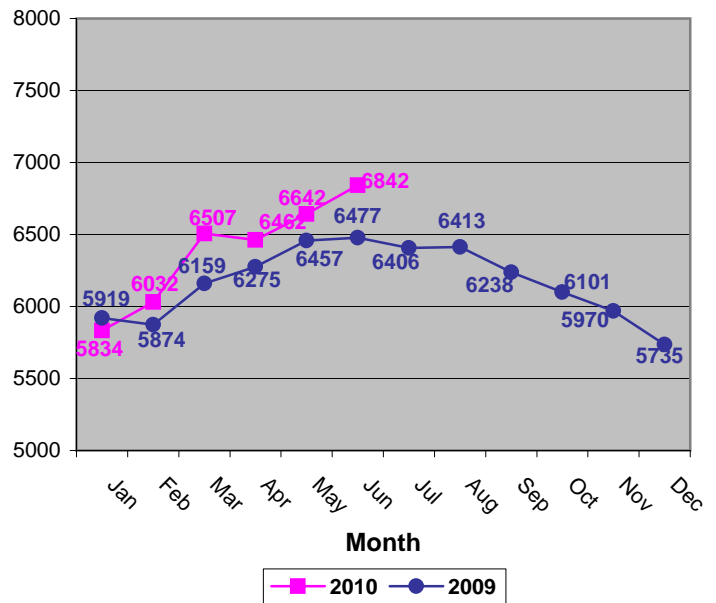
All Residential SALES and INVENTORY with PENDING

Jun-10							Current	Current	Current	June
						Sales	Inventory	Pending	Inventory	Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	17	22	5	44	226	5.1	64	51
50,000	-	99,999	38	82	14	134	985	7.4	158	97
100,000	-	119,999	19	68	11	98	578	5.9	87	52
120,000	-	139,999	13	105	14	132	796	6.0	133	84
140,000	-	159,999	7	75	23	105	661	6.3	92	47
160,000	-	179,999	3	45	16	64	554	8.7	100	55
180,000	-	199,999	2	35	20	57	460	8.1	73	31
200,000	-	249,999	2	43	51	96	741	7.7	113	64
250,000	-	299,999	1	16	44	61	507	8.3	78	38
300,000	-	499,999	2	11	52	65	812	12.5	76	37
500,000	-	749,999	0	3	7	10	276	27.6	17	14
750,000	-	999,999	0	0	3	3	117	39.0	7	4
1,000,000	-	1,249,999	0	0	1	1	37	37.0	1	0
1,250,000	-	1,499,999	0	0	1	1	35	35.0	0	1
1,500,000	-	1,999,999	0	0	0	0	23	23.0	0	0
2,000,000	-	OVER	0	0	0	0	34	34.0	0	0
Total			104	505	262	871	6842	7.9	999	575
Median Price			\$97,000	\$135,000	\$220,849	\$142,900	\$167,900		\$152,900	
Average Price			\$100,600	\$144,622	\$253,052	\$171,982	\$243,765		\$181,265	

Sales 09 vs 10



Inventory 09 vs 10



Lexington-Bluegrass

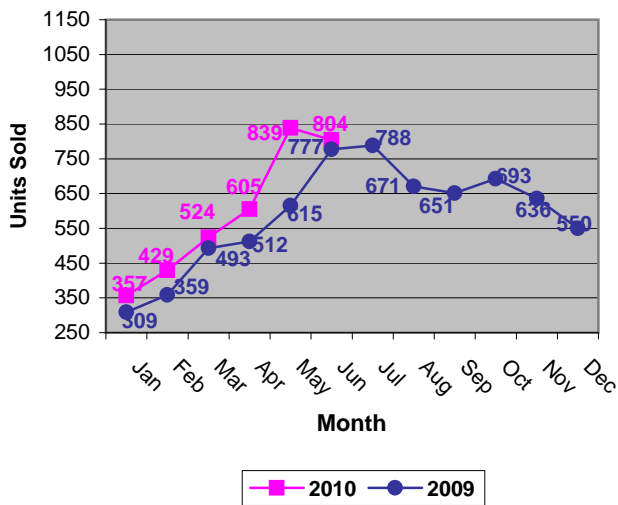
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Single Family SALES and INVENTORY and PENDING

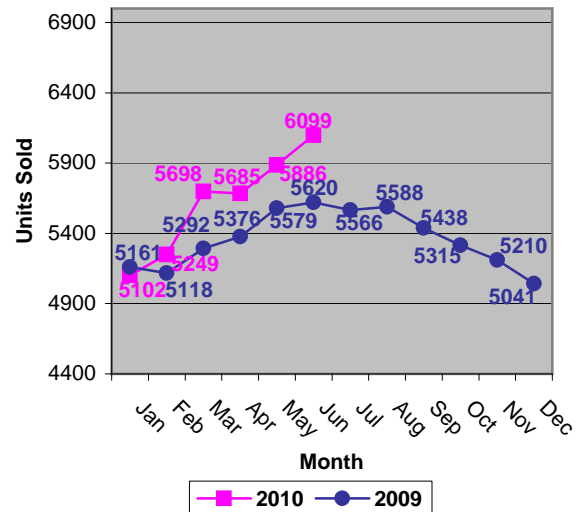
Jun-10

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	16	22	5	43	209	4.9	62
50,000	-	99,999	23	78	14	115	792	6.9	138
100,000	-	119,999	10	67	10	87	507	5.8	75
120,000	-	139,999	10	100	13	123	733	6.0	127
140,000	-	159,999	1	73	23	97	607	6.3	81
160,000	-	179,999	2	43	16	61	513	8.4	94
180,000	-	199,999	1	34	20	55	427	7.8	67
200,000	-	249,999	0	39	51	90	648	7.2	100
250,000	-	299,999	0	15	44	59	425	7.2	65
300,000	-	499,999	1	10	49	60	729	12.2	66
500,000	-	749,999	0	2	7	9	266	29.6	14
750,000	-	999,999	0	0	3	3	114	38.0	6
1,000,000	-	1,249,999	0	0	1	1	37	37.0	1
1,250,000	-	1,499,999	0	0	1	1	35	35.0	0
1,500,000	-	1,999,999	0	0	0	0	23	23.0	0
2,000,000	-	OVER	0	0	0	0	34	34.0	0
Total			64	483	257	804	6099	7.6	896
Median Price			\$88,500	\$134,500	\$220,697	\$145,209	\$169,500		
Average Price			\$88,548	\$143,084	\$251,734	\$173,473	\$250,821		\$178,677

Sales 09 vs 10



Inventory 09 vs 10



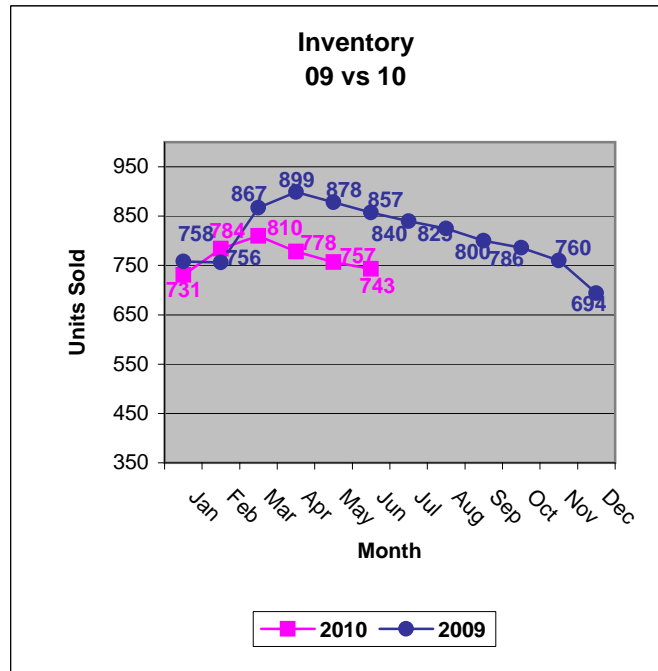
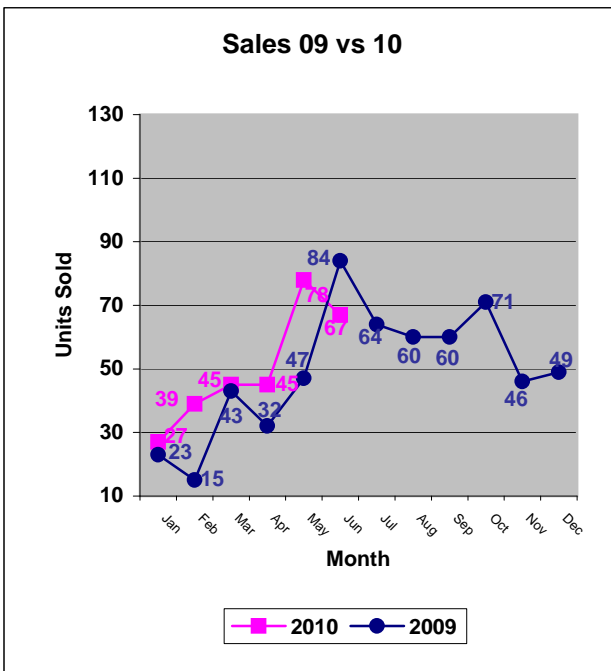
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Jun-10

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER		1	0	0	1	17	17.0	2
50,000	-	99,999	15	4	0	19	193	10.2	20
100,000	-	119,999	9	1	1	11	71	6.5	12
120,000	-	139,999	3	5	1	9	63	7.0	6
140,000	-	159,999	6	2	0	8	54	6.8	11
160,000	-	179,999	1	2	0	3	41	13.7	6
180,000	-	199,999	1	1	0	2	33	16.5	6
200,000	-	249,999	2	4	0	6	93	15.5	12
250,000	-	299,999	1	1	0	2	82	41.0	13
300,000	-	499,999	1	1	3	5	83	16.6	10
500,000	-	749,999	0	1	0	1	10	10.0	3
750,000	-	999,999	0	0	0	0	3	3.0	1
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			40	22	5	67	743	11.1	102
Median Price			\$57,000	\$29,701	\$35,000	\$39,000	\$65,000		\$45,450
Average Price			\$119,883	\$178,381	\$320,791	\$154,084	\$185,845		\$203,322



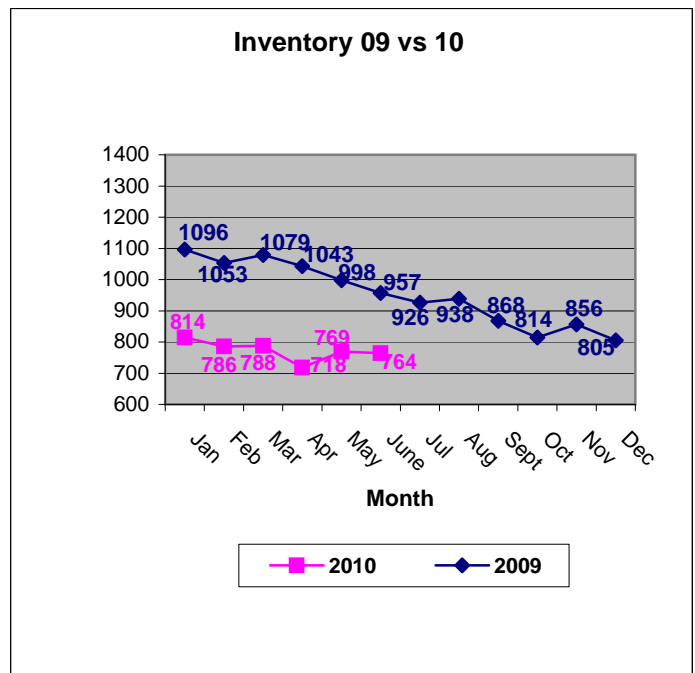
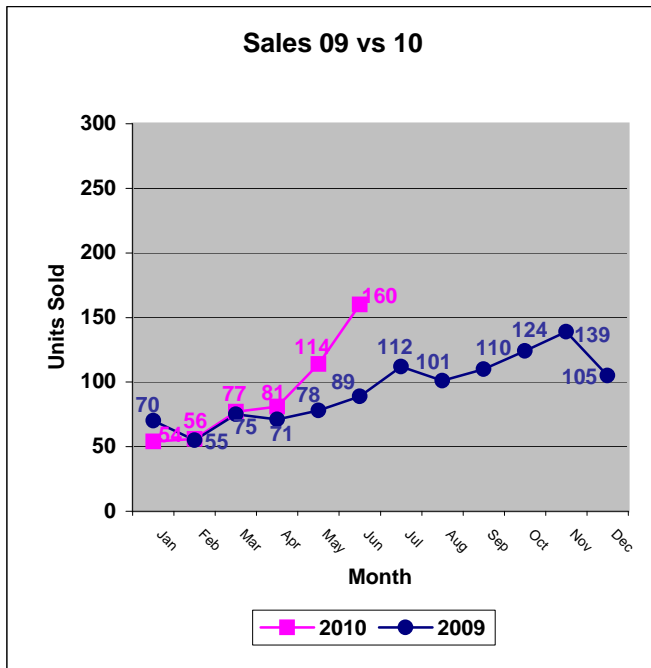
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jun-10

Price Range	Sales			Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999 OR UNDER	0	0	0	0	1	1.0	0
50,000 - 99,999	0	0	0	0	15	15.0	4
100,000 - 119,999	1	10	0	11	34	3.1	11
120,000 - 139,999	0	28	1	29	90	3.1	22
140,000 - 159,999	1	19	1	21	79	3.8	24
160,000 - 179,999	1	12	1	14	68	4.9	26
180,000 - 199,999	1	11	6	18	91	5.1	27
200,000 - 249,999	1	17	18	36	155	4.3	57
250,000 - 299,999	0	5	9	14	87	6.2	35
300,000 - 499,999	1	3	12	16	99	6.2	26
500,000 - 749,999	0	0	0	0	23	23.0	4
750,000 - 999,999	0	0	1	1	10	10.0	2
1,000,000 - 1,249,999	0	0	0	0	5	5.0	0
1,250,000 - 1,499,999	0	0	0	0	4	4.0	0
1,500,000 - 1,999,999	0	0	0	0	1	1.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	6	105	49	160	764	4.8	238
Median Price	\$181,685	\$152,263	\$236,652	\$186,650	\$202,935		\$205,821
Average Price	\$191,691	\$171,796	\$272,582	\$203,408	\$255,376		\$228,923

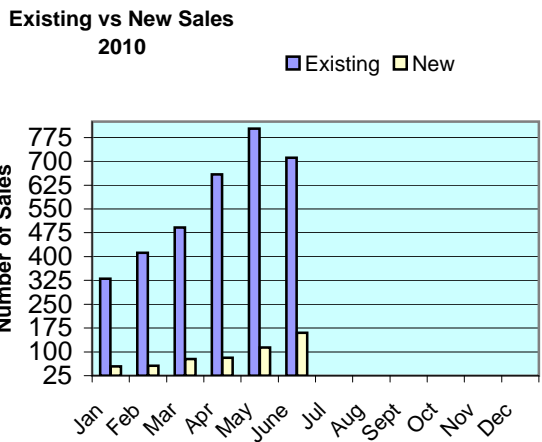
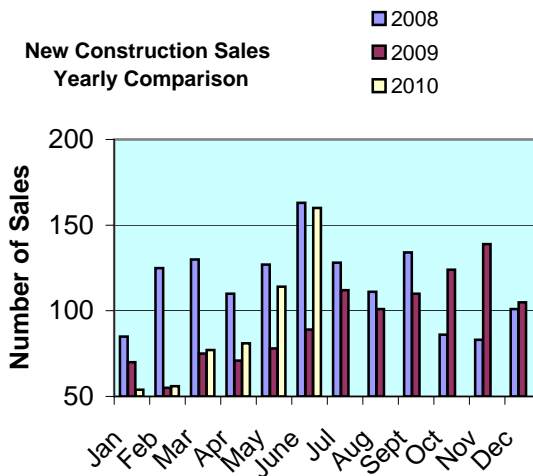
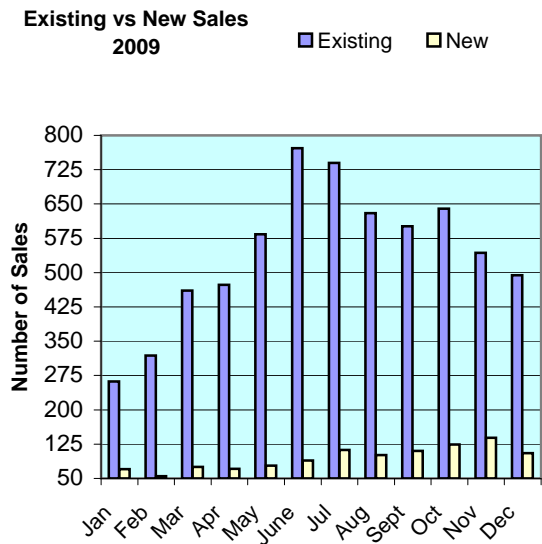
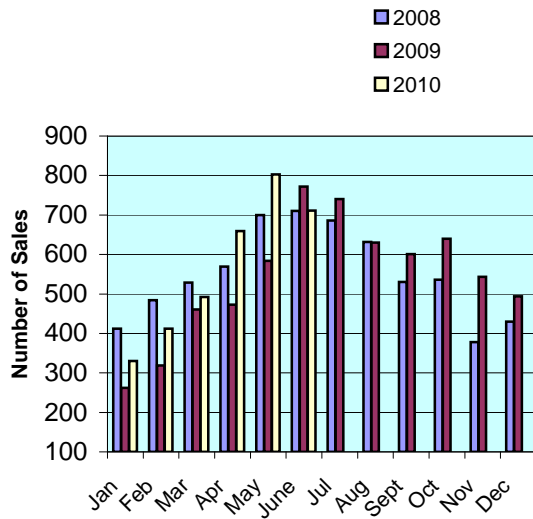


Existing Homes Sales

	<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	
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	
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



Median Price by County

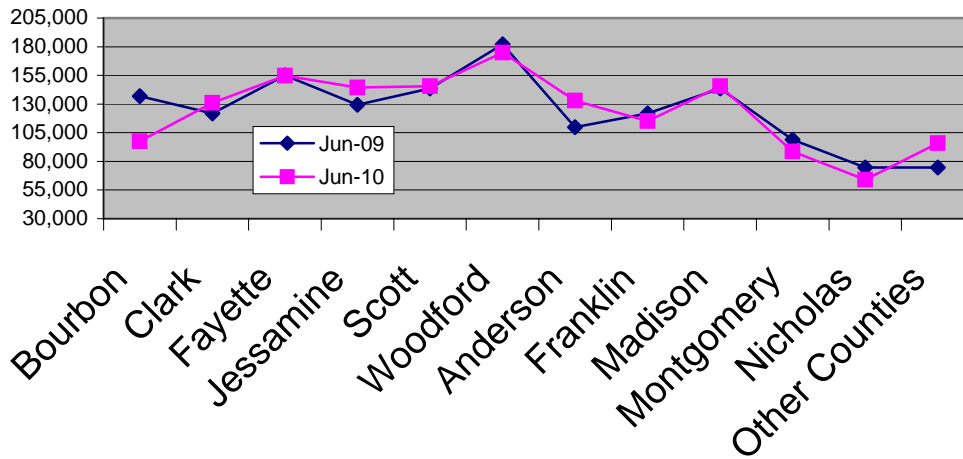
<u>County</u>	Jun-09		Jun-10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	137,000	10	97,500	14
Clark	121,900	33	131,000	22
Fayette	154,950	478	154,750	450
Jessamine	129,450	72	144,500	54
Scott	143,500	49	145,418	89
Woodford	182,000	24	174,929	21
Anderson	109,875	26	133,000	20
Franklin	121,750	44	115,000	30
Madison	143,700	48	145,500	65
Montgomery	99,000	23	88,500	25
Nicholas	74,600	4	64,000	5
Other Counties	74,750	50	96,000	76
		861		871

<u>County</u>	Year to Date 6/30/09		Year to Date 6/30/10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	110,000	47	104,000	66
Clark	113,475	144	123,500	151
Fayette	150,425	1694	150,000	2079
Jessamine	129,000	234	130,500	269
Scott	143,300	277	145,957	336
Woodford	171,500	83	169,000	109
Anderson	110,750	101	128,500	127
Franklin	117,871	191	120,000	217
Madison	138,000	237	138,450	270
Montgomery	84,500	96	98,500	117
Nicholas	54,700	12	72,000	18
Other Counties	72,000	288	89,050	309
		3404		4068

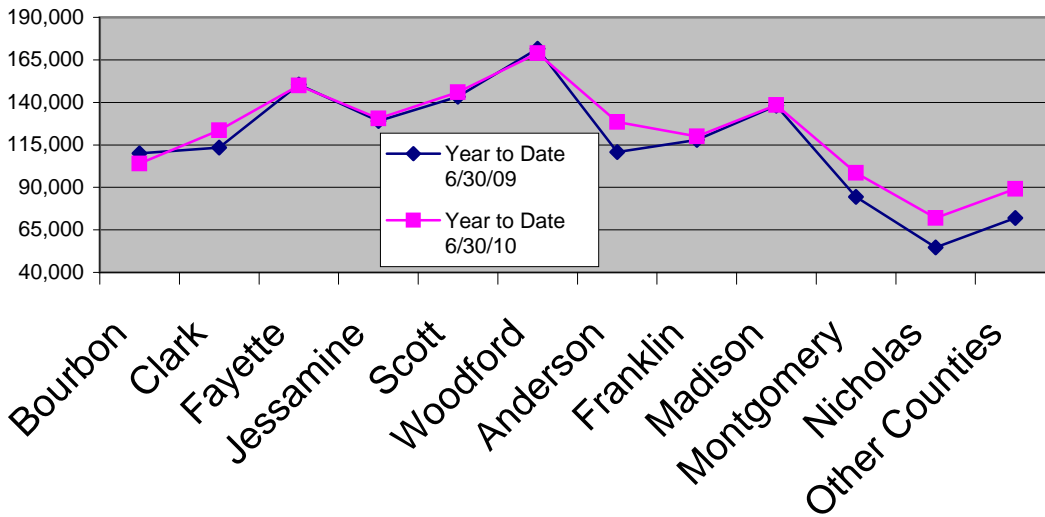


Median Price by County

June 09 vs June 10 Median



Year to date 6/30/09 vs 6/30/10 Median



Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	47		36		-23%
Month Inventory	6.8		10.9		60%
% of List Price	98.74		96.43		
Residential					
Sales	27	\$3,302,850	20	\$2,712,220	-26%
Avg Sales Price		\$122,328		\$135,611	11%
Median Sales Price		\$110,750		\$133,000	20%
Avg Days on Market		86		120	40%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	231		259		12%
Residential					
Sales	102	\$12,201,940	127	\$15,468,897	25%
Avg Sales Price		\$119,627		\$121,802	2%
Median Sales Price		\$111,375		\$128,500	15%
Avg Days on Market		107		101	-6%

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

Lexington-Bluegrass

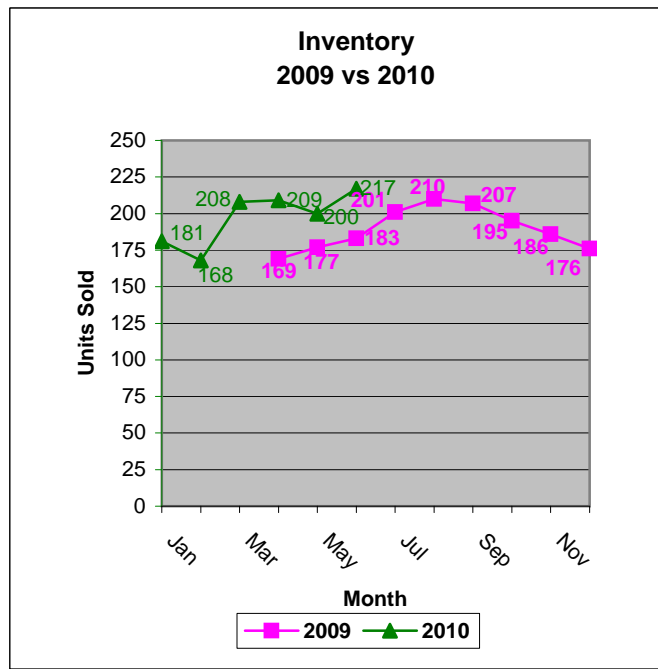
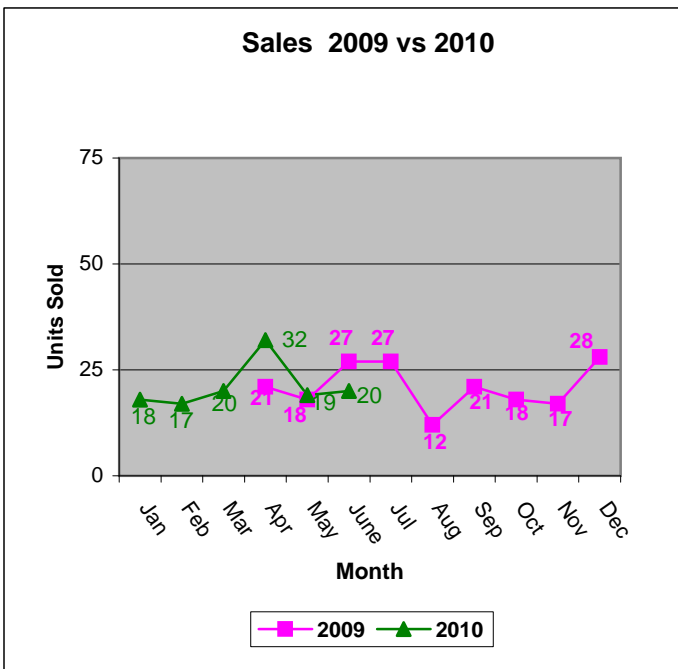
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Jun-10

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	1	2	0	3	5	1.7	2
50,000	-	99,999	0	1	0	1	39	39.0	11
100,000	-	119,999	0	4	0	4	25	6.3	2
120,000	-	139,999	0	3	0	3	26	8.7	6
140,000	-	159,999	1	3	1	5	18	3.6	1
160,000	-	179,999	0	0	0	0	23	23.0	1
180,000	-	199,999	0	0	1	1	19	19.0	3
200,000	-	249,999	0	1	0	1	19	19.0	2
250,000	-	299,999	0	1	0	1	17	17.0	1
300,000	-	499,999	0	0	1	1	23	23.0	0
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
Total			2	15	3	20	217	10.9	29
Median Price			\$76,450	\$126,000	\$198,000	\$133,000	\$158,000		\$105,000
Average Price			\$76,450	\$127,588	\$215,167	\$135,611	\$185,812		\$122,072



Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	21		25		19%
Month Inventory	10.8		8.4		-22%
% of List Price	88.51		95.64		
Residential					
Sales	10	\$1,641,560	14	\$1,360,900	40%
Avg Sales Price		\$164,156		\$97,207	-41%
Median Sales Price		\$137,000		\$97,500	-29%
Avg Days on Market		108		69	-36%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	133		149		12%
Residential					
Sales	47	\$6,324,410	66	\$7,805,590	40%
Avg Sales Price		\$134,562		\$118,267	-12%
Median Sales Price		\$110,000		\$104,000	-5%
Avg Days on Market		101		88	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6	16	10	13						
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®

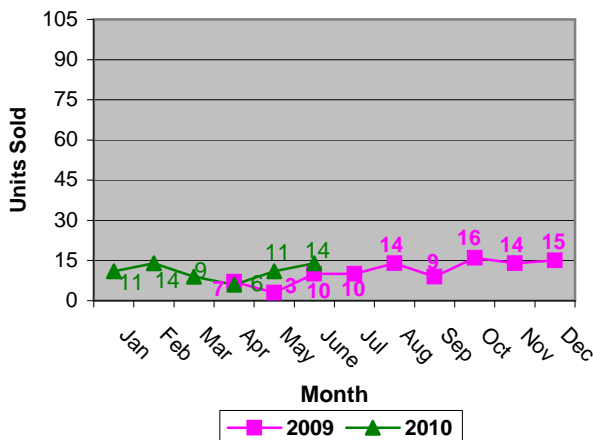
Single Family SALES and INVENTORY and PENDING

Jun-10

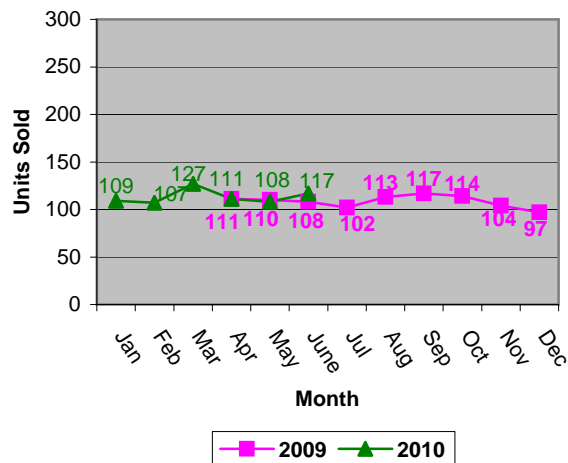
BOURBON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	3	2	0	5	4	0.8	5
50,000	-	99,999	1	2	0	3	27	9.0	5
100,000	-	119,999	0	0	0	0	11	11.0	3
120,000	-	139,999	1	2	0	3	12	4.0	0
140,000	-	159,999	0	1	1	2	9	4.5	0
160,000	-	179,999	0	0	0	0	9	9.0	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	1	1	11	11.0	0
300,000	-	499,999	0	0	0	0	16	16.0	3
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
Total			5	7	2	14	117	8.4	18
Median Price			\$28,000	\$99,000	\$212,500	\$97,500	\$149,000		\$84,950
Average Price			\$58,500	\$91,914	\$212,500	\$97,207	\$257,055		\$140,053

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	55		47		-15%
Month Inventory	9.3		14.0		51%
% of List Price	95.30		95.34		
<u>Residential</u>					
Sales	33	\$4,029,175	22	\$3,224,351	-33%
Avg Sales Price		\$122,096		\$146,561	20%
Median Sales Price		\$121,900		\$131,000	7%
Avg Days on Market		152		173	14%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	319		310		-3%
<u>Residential</u>					
Sales	144	\$18,004,877	151	\$19,621,425	5%
Avg Sales Price		\$125,034		\$129,943	4%
Median Sales Price		\$113,475		\$123,500	9%
Avg Days on Market		132		137	4%

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

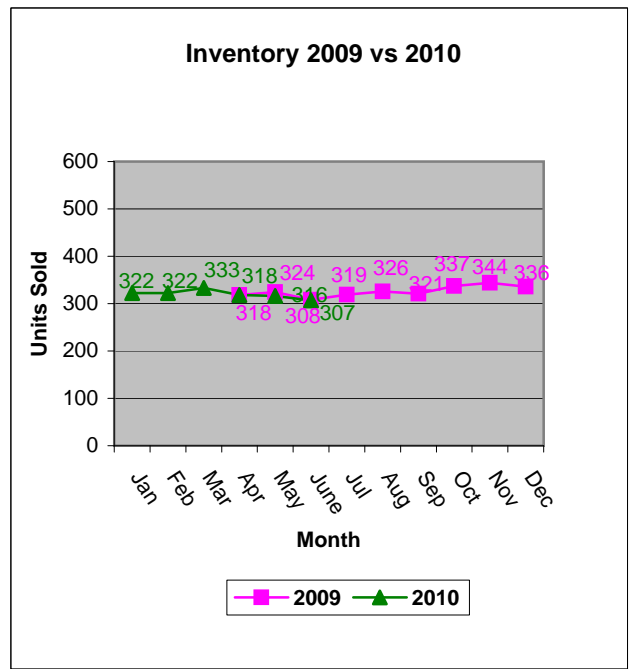
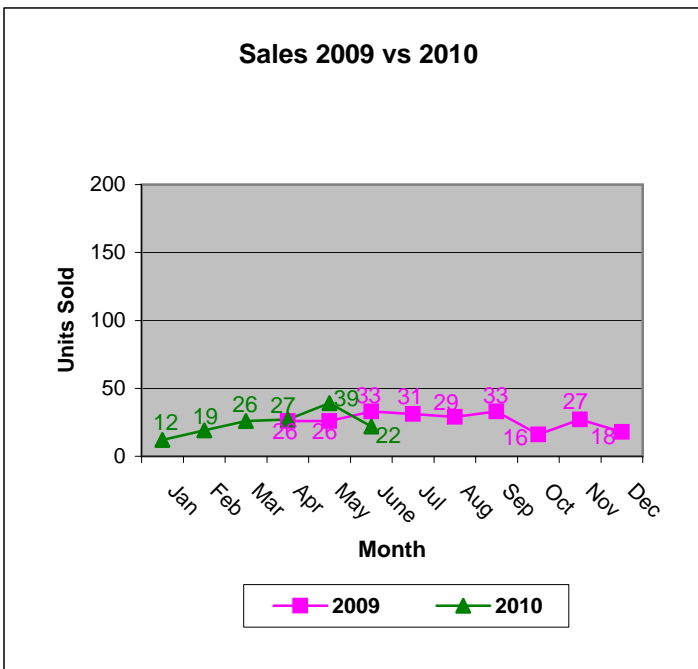
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	1	1	3	13	4.3	3
50,000	-	99,999	1	2	0	3	61	20.3	3
100,000	-	119,999	0	1	0	1	36	36.0	3
120,000	-	139,999	0	6	0	6	42	7.0	5
140,000	-	159,999	0	0	2	2	29	14.5	1
160,000	-	179,999	0	0	0	0	25	25.0	3
180,000	-	199,999	0	1	0	1	18	18.0	1
200,000	-	249,999	0	1	2	3	28	9.3	1
250,000	-	299,999	0	2	0	2	21	10.5	2
300,000	-	499,999	0	0	1	1	26	26.0	2
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	14	6	22	307	14.0	24
Median Price			\$59,500	\$128,000	\$187,000	\$131,000	\$141,900		\$129,950
Average Price			\$59,500	\$143,882	\$181,834	\$146,561	\$176,277		\$151,652



Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	753		750		0%
Month Inventory	5.3		5.9		11%
% of List Price	94.58		97.49		
<u>Residential</u>					
Sales	479	\$93,979,093	450	\$83,703,362	-6%
Avg Sales Price		\$196,199		\$186,007	-5%
Median Sales Price		\$154,900		\$154,750	0%
Avg Days on Market		66		67	2%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	4,294		4,562		6%
<u>Residential</u>					
Sales	1,695	\$313,556,944	2,079	\$383,329,156	23%
Avg Sales Price		\$184,989		\$184,382	0%
Median Sales Price		\$150,350		\$150,000	0%
Avg Days on Market		78		71	-9%

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

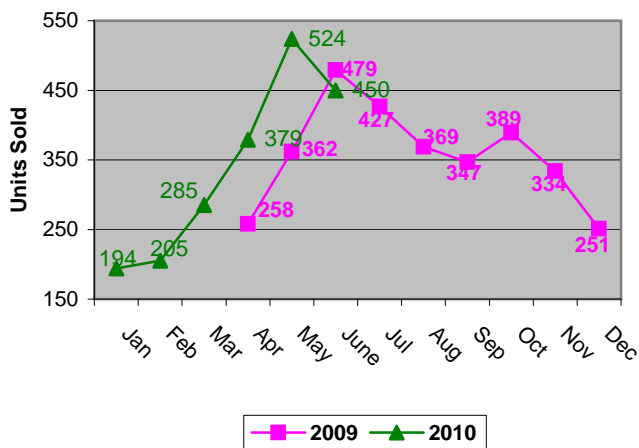
Single Family SALES and INVENTORY and PENDING

Jun-10

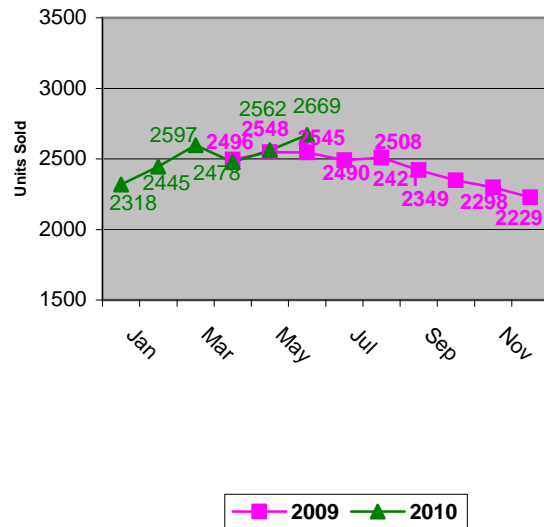
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	4	5	0	9	48	5.3	15
50,000	-	99,999	21	27	4	52	307	5.9	53
100,000	-	119,999	15	28	4	47	217	4.6	44
120,000	-	139,999	8	55	6	69	296	4.3	55
140,000	-	159,999	5	45	11	61	275	4.5	52
160,000	-	179,999	1	31	6	38	211	5.6	42
180,000	-	199,999	1	17	5	23	167	7.3	36
200,000	-	249,999	2	28	33	63	312	5.0	67
250,000	-	299,999	1	6	30	37	209	5.6	42
300,000	-	499,999	1	6	38	45	348	7.7	47
500,000	-	749,999	0	1	3	4	146	36.5	11
750,000	-	999,999	0	0	1	1	57	57.0	5
1,000,000	-	1,249,999	0	0	1	1	19	19.0	0
1,250,000	-	1,499,999	0	0	0	0	19	19.0	0
1,500,000	-	1,999,999	0	0	0	0	15	15.0	0
2,000,000	-	OVER	0	0	0	0	23	23.0	0
Total			59	249	142	450	2669	5.9	469
Median Price			\$104,000	\$145,000	\$252,000	\$154,750	\$179,900		\$165,000
Average Price			\$111,072	\$153,525	\$274,102	\$186,007	\$281,799		\$202,333

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Jun-10

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	70		82		17%
Month Inventory	8.9		13.2		48%
% of List Price	95.08		93.55		

Residential

Sales	44	\$5,894,525	30	\$3,237,900	-32%
Avg Sales Price		\$133,966		\$107,930	-19%
Median Sales Price		\$121,750		\$115,000	-6%
Avg Days on Market		131		158	21%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	449		490		9%

Residential

Sales	191	\$24,552,810	217	\$28,132,946	14%
Avg Sales Price		\$128,549		\$129,645	1%
Median Sales Price		\$117,871		\$120,000	2%
Avg Days on Market		120		111	-8%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58	58	18	32						
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

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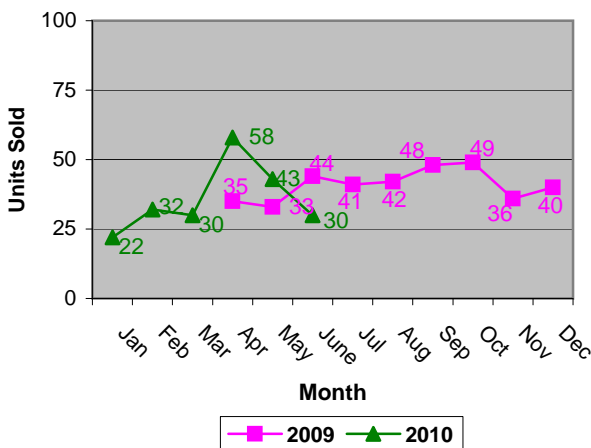
Single Family SALES and INVENTORY and PENDING

Jun-10

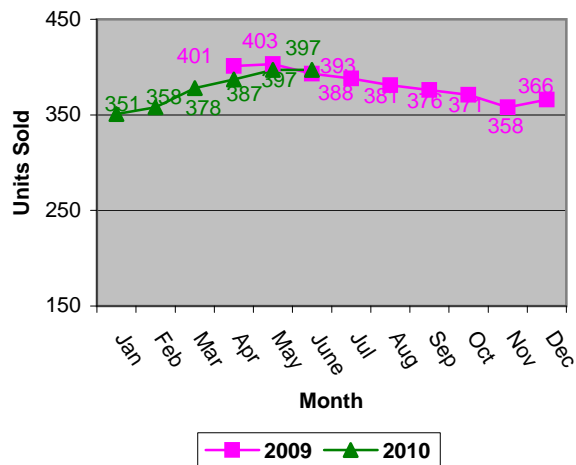
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	2	2	0	4	18	4.5	6
50,000	-	99,999	0	4	1	5	59	11.8	14
100,000	-	119,999	1	8	0	9	42	4.7	7
120,000	-	139,999	1	6	1	8	60	7.5	9
140,000	-	159,999	0	1	0	1	35	35.0	2
160,000	-	179,999	0	3	0	3	27	9.0	4
180,000	-	199,999	0	0	0	0	33	33.0	3
200,000	-	249,999	0	0	0	0	49	49.0	3
250,000	-	299,999	0	0	0	0	26	26.0	0
300,000	-	499,999	0	0	0	0	39	39.0	1
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	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			4	24	2	30	397	13.2	49
Median Price			\$64,950	\$116,250	\$99,950	\$115,000	\$154,900		\$117,500
Average Price			\$64,725	\$115,796	\$99,950	\$107,930	\$185,659		\$121,077

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Jun-10 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	108		119		10%
Month Inventory	7.0		9.4		34%
% of List Price	96.45		95.25		
<u>Residential</u>					
Sales	72	\$12,277,982	54	\$11,935,338	-25%
Avg Sales Price		\$170,528		\$221,025	30%
Median Sales Price		\$129,450		\$144,500	12%
Avg Days on Market		78		75	-4%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	698		685		-2%
<u>Residential</u>					
Sales	234	\$40,771,885	269	\$49,383,931	15%
Avg Sales Price		\$174,239		\$183,583	5%
Median Sales Price		\$129,000		\$130,500	1%
Avg Days on Market		80		86	8%

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

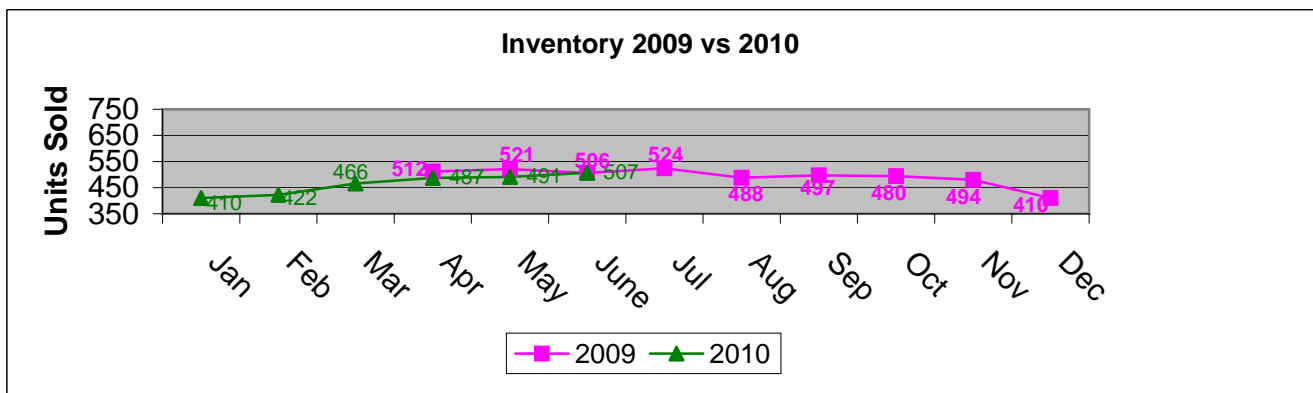
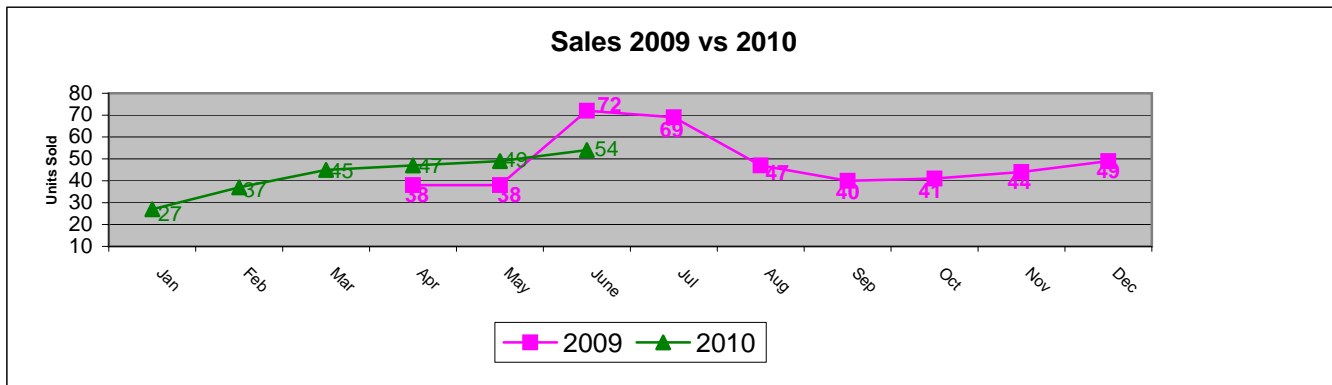
Lexington-Bluegrass

Association of Realtors®

Jun-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	0	0	0	10.0	1		
50,000	-	99,999	5	7	13	6.6	11		
100,000	-	119,999	0	2	3	21.0	8		
120,000	-	139,999	0	6	8	5.8	2		
140,000	-	159,999	0	8	9	4.2	2		
160,000	-	179,999	0	0	2	20.0	7		
180,000	-	199,999	0	0	2	19.0	2		
200,000	-	249,999	0	2	5	9.6	7		
250,000	-	299,999	0	3	6	2.5	2		
300,000	-	499,999	0	0	1	46.0	7		
500,000	-	749,999	0	0	2	15.5	3		
750,000	-	999,999	0	0	2	10.5	2		
1,000,000	-	1,249,999	0	0	0	12.0	1		
1,250,000	-	1,499,999	0	0	1	6.0	0		
1,500,000	-	1,999,999	0	0	0	3.0	0		
2,000,000	-	OVER	0	0	0	4.0	0		
Total			5	28	21	54	507	9.4	55
Median Price			\$81,000	\$138,000	\$205,000	\$144,500	\$164,900		\$164,900
Average Price			\$72,122	\$144,608	\$358,367	\$221,025	\$298,756		\$247,960



Lexington-Bluegrass

Association of Realtors[®]

Jun-10 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	91		100		10%
Month Inventory	12.1		8.6		-29%
% of List Price	95.37		97.09		
<u>Residential</u>					
Sales	48	\$7,171,670	65	\$10,474,670	35%
Avg Sales Price		\$149,410		\$161,149	8%
Median Sales Price		\$143,700		\$145,500	1%
Avg Days on Market		123		116	-6%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	651		661		2%
<u>Residential</u>					
Sales	237	\$37,370,299	270	\$42,505,234	14%
Avg Sales Price		\$157,681		\$157,427	0%
Median Sales Price		\$138,000		\$138,450	0%
Avg Days on Market		119		117	-2%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49	73	45	45						
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

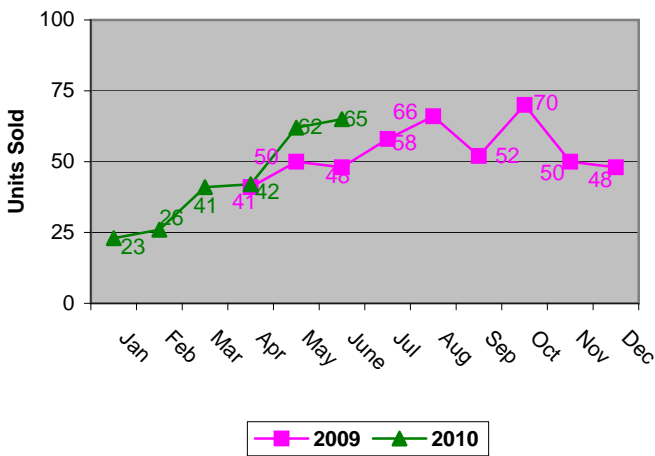
Lexington-Bluegrass

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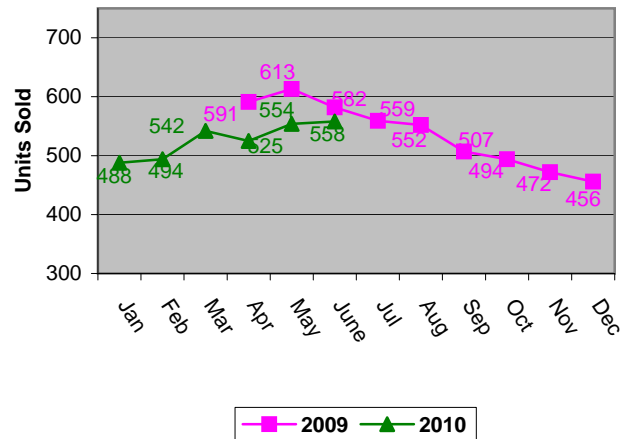
Single Family SALES and INVENTORY and PENDING
Jun-10
MADISON COUNTY

Price Range			Sales			Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.
49,999	OR	UNDER	1	3	1	5	9	1.8
50,000	-	99,999	1	6	1	8	69	8.6
100,000	-	119,999	0	5	1	6	28	4.7
120,000	-	139,999	0	7	3	10	63	6.3
140,000	-	159,999	0	4	5	9	71	7.9
160,000	-	179,999	0	4	0	4	66	16.5
180,000	-	199,999	0	6	5	11	44	4.0
200,000	-	249,999	0	1	1	2	58	29.0
250,000	-	299,999	0	2	3	5	39	7.8
300,000	-	499,999	0	1	4	5	88	17.6
500,000	-	749,999	0	0	0	0	16	16.0
750,000	-	999,999	0	0	0	0	4	4.0
1,000,000	-	1,249,999	0	0	0	0	1	1.0
1,250,000	-	1,499,999	0	0	0	0	1	1.0
1,500,000	-	1,999,999	0	0	0	0	1	1.0
2,000,000	-	OVER	0	0	0	0	0	0.0
Total			2	39	24	65	558	8.6
Median Price			\$55,750	\$135,000	\$186,521	\$145,500	\$174,900	
Average Price			\$55,750	\$144,080	\$197,669	\$161,149	\$218,523	

Sales 2009 vs 2010



Inventory 2009 vs 2010

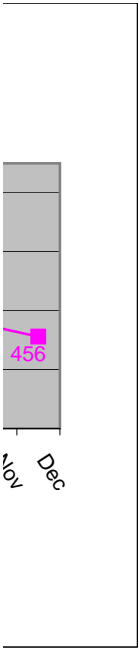




Pending

3
15
6
14
14
6
8
9
8
1
0
0
0
0
0
0

84
\$149,900
\$155,196



Lexington-Bluegrass

Association of Realtors[®]

Jun-10

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	44		50		14%
Month Inventory	11.5		10.2		-11%
% of List Price	91.88		94.76		
<u>Residential</u>					
Sales	23	\$2,301,150	26	\$2,597,120	13%
Avg Sales Price		\$100,050		\$99,889	0%
Median Sales Price		\$99,000		\$91,200	-8%
Avg Days on Market		102		107	5%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	279		285		2%
<u>Residential</u>					
Sales	96	\$9,817,332	118	\$12,944,570	23%
Avg Sales Price		\$102,264		\$109,700	7%
Median Sales Price		\$84,500		\$97,250	15%
Avg Days on Market		114		109	-4%

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

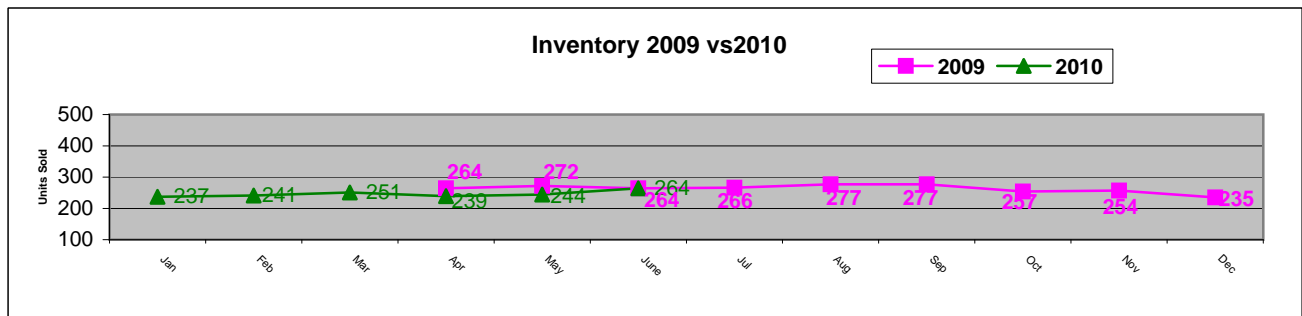
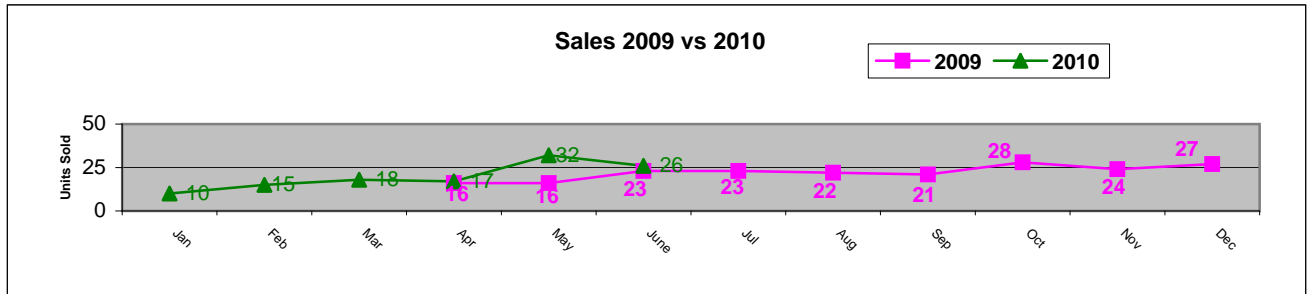
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-10

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	5	0	6	30	5.0	2
50,000	-	99,999	1	7	1	9	59	6.6	12
100,000	-	119,999	0	4	1	5	28	5.6	1
120,000	-	139,999	0	0	0	0	42	42.0	3
140,000	-	159,999	0	2	0	2	22	11.0	1
160,000	-	179,999	1	1	1	3	16	5.3	0
180,000	-	199,999	0	0	0	0	14	14.0	0
200,000	-	249,999	0	0	0	0	25	25.0	0
250,000	-	299,999	0	0	0	0	10	10.0	1
300,000	-	499,999	0	0	1	1	10	10.0	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
Total			3	19	4	26	264	10.2	20
Median Price			\$70,500	\$88,500	\$145,000	\$91,200	\$126,250		\$79,000
Average Price			\$83,667	\$84,796	\$183,750	\$99,889	\$177,126		\$98,320



Lexington-Bluegrass

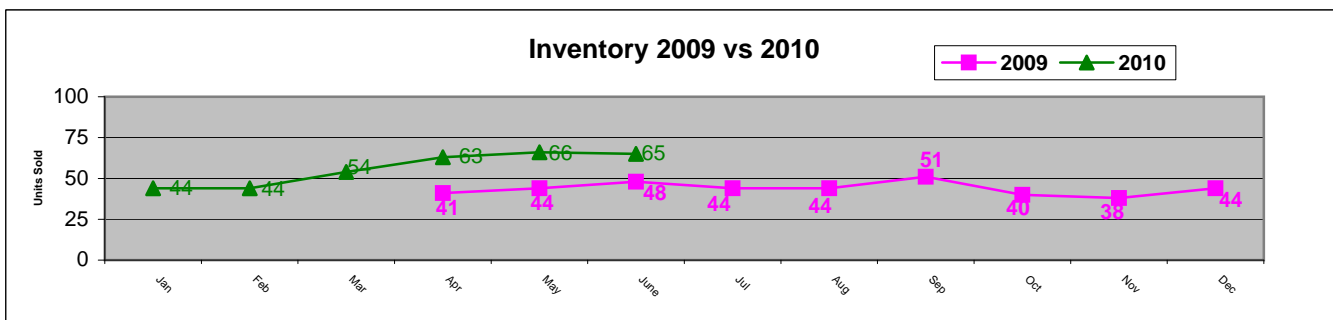
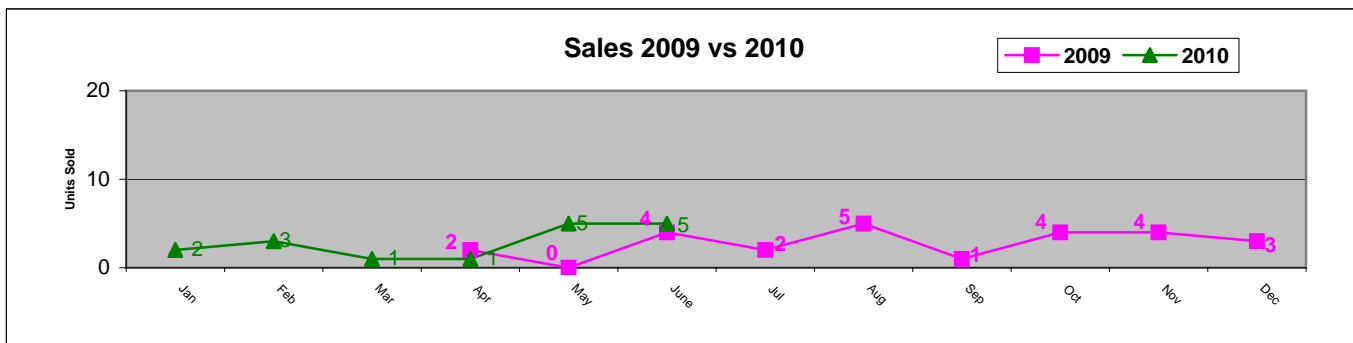
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	1	0	0	1	12	12.0	2
50,000	-	99,999	0	2	0	2	22	11.0	0
100,000	-	119,999	0	0	0	0	6	6.0	0
120,000	-	139,999	0	1	0	1	3	3.0	1
140,000	-	159,999	0	1	0	1	3	3.0	0
160,000	-	179,999	0	0	0	0	4	4.0	4
180,000	-	199,999	0	0	0	0	2	2.0	1
200,000	-	249,999	0	0	0	0	5	5.0	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	1	1.0	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			1	4	0	5	65	13.0	8
Median Price			\$29,680	\$93,500	\$0	\$64,000	\$89,900		\$167,450
Average Price			\$29,680	\$96,750	\$0	\$83,336	\$132,978		\$134,325



Lexington-Bluegrass

Association of Realtors[®]

Jun-10 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings		153		114	-25%
Month Inventory		11.5		7.1	-38%
% of List Price		97.02		98.08	
<u>Residential</u>					
Sales	49	\$8,654,489	89	\$16,146,202	82%
Avg Sales Price		\$176,622		\$181,418	3%
Median Sales Price		\$143,500		\$145,418	1%
Avg Days on Market		95		89	-6%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings		792		794	0%
<u>Residential</u>					
Sales	277	\$45,926,151	336	\$57,575,009	21%
Avg Sales Price		\$165,798		\$171,354	3%
Median Sales Price		\$143,300		\$145,957	2%
Avg Days on Market		101		94	-7%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88	48	49						
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

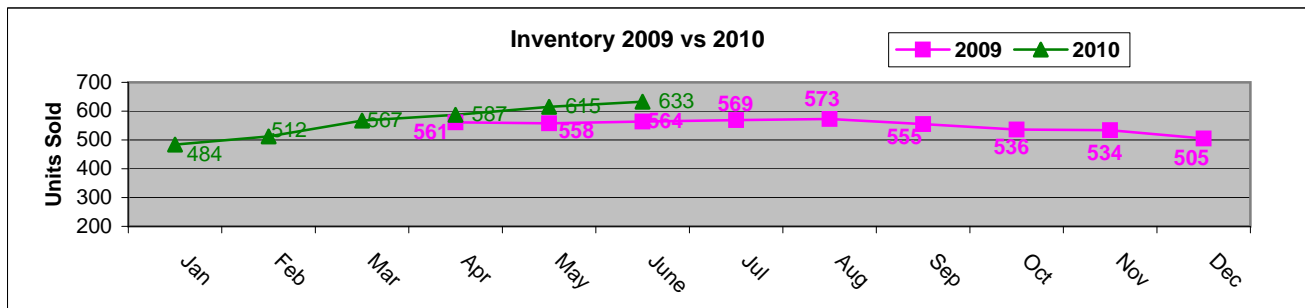
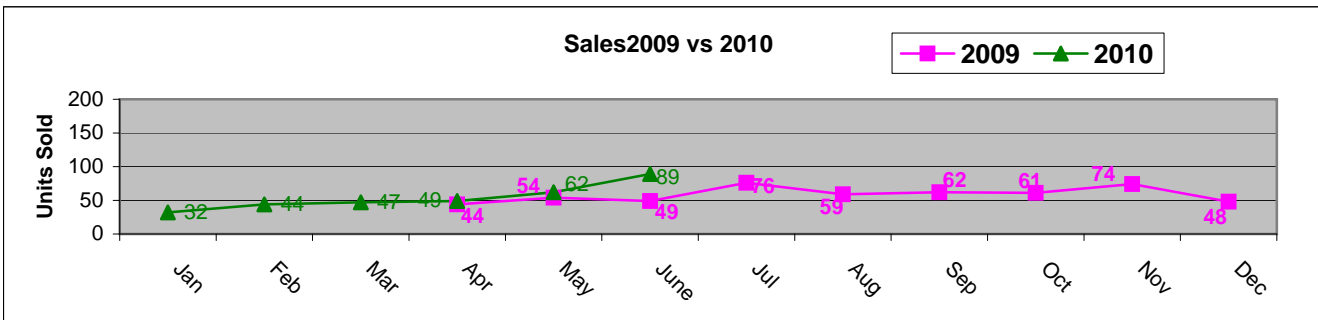
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jun-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	1	0	0	1	8	8.0	3
50,000	-	99,999	3	1	0	4	37	9.3	8
100,000	-	119,999	3	13	2	18	37	2.1	4
120,000	-	139,999	1	15	1	17	84	4.9	23
140,000	-	159,999	0	7	0	7	70	10.0	12
160,000	-	179,999	0	4	0	4	58	14.5	20
180,000	-	199,999	0	4	4	8	60	7.5	9
200,000	-	249,999	0	8	8	16	87	5.4	10
250,000	-	299,999	0	1	5	6	64	10.7	13
300,000	-	499,999	0	2	4	6	97	16.2	7
500,000	-	749,999	0	1	1	2	23	11.5	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	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	1	1.0	0
Total			8	56	25	89	633	7.1	110
Median Price			\$101,750	\$139,805	\$241,685	\$145,418	\$189,000		\$165,900
Average Price			\$90,728	\$161,656	\$254,706	\$181,418	\$235,892		\$185,878



Lexington-Bluegrass

Association of Realtors[®]

Jun-10 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	June-09		June-10		% CHANGE
New Listings	57		55		-4%
Month Inventory	9.6		11.2		17%
% of List Price	96.24		101.14		
<u>Residential</u>					
Sales	24	\$4,635,793	21	\$3,909,923	-13%
Avg Sales Price		\$193,158		\$186,187	-4%
Median Sales Price		\$182,000		\$174,929	-4%
Avg Days on Market		91		94	3%

CUMMULATIVE SUMMARY	Jan 09 - June 09		Jan 10 - June 10		% CHANGE
New Listings	296		289		-2%
<u>Residential</u>					
Sales	83	\$14,660,649	109	\$19,704,372	31%
Avg Sales Price		\$176,634		\$180,774	2%
Median Sales Price		\$171,500		\$169,000	-1%
Avg Days on Market		83		101	22%

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

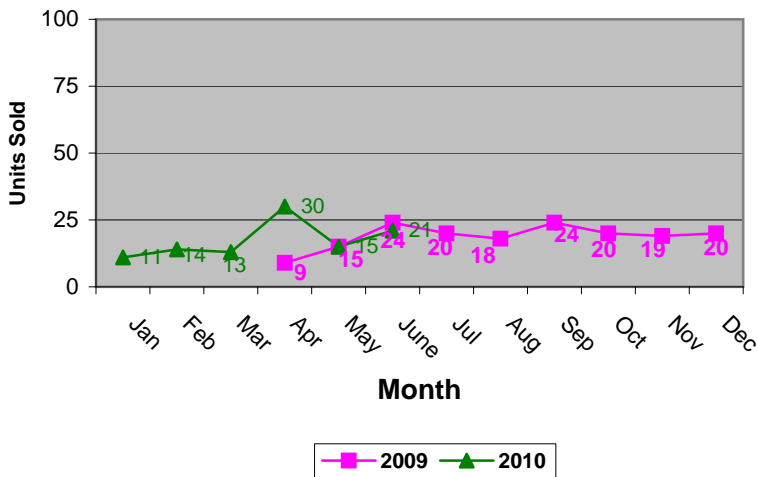
Single Family SALES and INVENTORY and PENDING

Jun-10

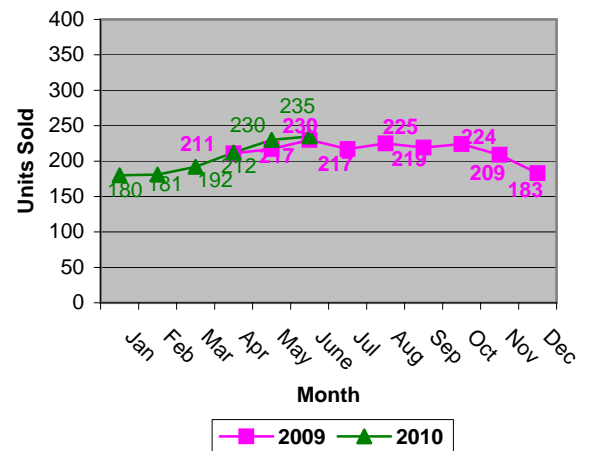
WOODFORD COUNTY

Price Range			Sales			Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.
49,999	OR	UNDER	0	0	0	0	1	1.0
50,000	-	99,999	0	1	0	1	19	19.0
100,000	-	119,999	0	3	0	3	26	8.7
120,000	-	139,999	0	1	1	2	17	8.5
140,000	-	159,999	0	1	1	2	15	7.5
160,000	-	179,999	0	1	2	3	18	6.0
180,000	-	199,999	0	2	1	3	16	5.3
200,000	-	249,999	0	1	2	3	24	8.0
250,000	-	299,999	0	1	1	2	32	16.0
300,000	-	499,999	0	2	0	2	42	21.0
500,000	-	749,999	0	0	0	0	13	13.0
750,000	-	999,999	0	0	0	0	8	8.0
1,000,000	-	1,249,999	0	0	0	0	0	0.0
1,250,000	-	1,499,999	0	0	0	0	2	2.0
1,500,000	-	1,999,999	0	0	0	0	1	1.0
2,000,000	-	OVER	0	0	0	0	1	1.0
Total			0	13	8	21	235	11.2
Median Price			\$0	\$160,014	\$181,215	\$174,929	\$215,000	
Average Price			\$0	\$184,718	\$188,573	\$186,187	\$282,489	

Sales 2009 vs 2010



Inventory 2009 vs 2010



Pending
1
1
2
5
3
5
3
4
7
5
1
0
0
0
0
0
37
\$195,700
\$214,813

