

# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential Condo, & Townhouses

| MONTHLY SUMMARY                 | May-09 |               | May-10 |               | % CHANGE |
|---------------------------------|--------|---------------|--------|---------------|----------|
| New Listings                    |        | 1638          |        | 1351          | -18%     |
| Month Inventory                 |        | 9.8           |        | 7.2           | -27%     |
| % of List Price                 |        | 96.05         |        | 96.17         | 0%       |
| <b><u>Residential</u></b>       |        |               |        |               |          |
| Sales                           | 615    | \$101,923,220 | 839    | \$147,273,979 | 36%      |
| Avg Sales Price                 |        | \$164,658     |        | \$173,468     | 5%       |
| Median Sales Price              |        | \$139,000     |        | \$146,000     | 5%       |
| Avg Days on Market              |        | 85            |        | 79            | -7%      |
| <b><u>Townhouses/Condos</u></b> |        |               |        |               |          |
| Sales                           | 47     | \$6,540,420   | 78     | \$11,052,472  | 66%      |
| Avg Sales Price                 |        | \$128,244     |        | \$133,162     | 4%       |
| Median Sales Price              |        | \$108,000     |        | \$110,000     | 2%       |
| Avg Days on Market              |        | 88            |        | 88            | 0%       |
| Total Activity                  | 662    | \$108,463,640 | 917    | \$158,326,451 | 39%      |

| CUMMULATIVE SUMMARY             | Jan 09 - May 09 |               | Jan 10 - May 10 |               | % CHANGE |
|---------------------------------|-----------------|---------------|-----------------|---------------|----------|
| New Listings                    |                 | 7,224         |                 | 7,760         | 7%       |
| <b><u>Residential</u></b>       |                 |               |                 |               |          |
| Sales                           | 2,350           | \$376,264,341 | 2,929           | \$489,009,616 | 25%      |
| Avg Sales Price                 |                 | \$159,299     |                 | \$165,710     | 4%       |
| Median Sales Price              |                 | \$136,200     |                 | \$139,000     | 2%       |
| Avg Days on Market              |                 | 95            |                 | 88            | -7%      |
| <b><u>Townhouses/Condos</u></b> |                 |               |                 |               |          |
| Sales                           | 174             | \$24,645,167  | 235             | \$34,771,264  | 35%      |
| Avg Sales Price                 |                 | \$133,217     |                 | \$135,297     | 2%       |
| Median Sales Price              |                 | \$112,300     |                 | \$107,000     | -5%      |
| Avg Days on Market              |                 | 114           |                 | 102           | -11%     |
| Total Activity                  | 2,524           | \$400,909,508 | 3,164           | \$523,780,880 | 25%      |

| Total Active by Month |      |      |      |      |      |      |      |      |      |      |      |      |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                       | JAN  | FEB  | MAR  | APR  | MAY  | JUNE | JULY | AUG  | SEPT | OCT  | NOV  | DEC  |
| 2010                  | 5834 | 6032 | 6507 | 6462 | 6642 |      |      |      |      |      |      |      |
| 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 |      |      |     |      |     |     |     |
| 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 |      |      |     |      |     |     |     |
| 2009                 | 332 | 374 | 536 | 544 | 662 | 861  | 852  | 731 | 711  | 764 | 682 | 599 |
| 2008                 | 497 | 609 | 659 | 679 | 827 | 873  | 814  | 743 | 664  | 622 | 461 | 531 |

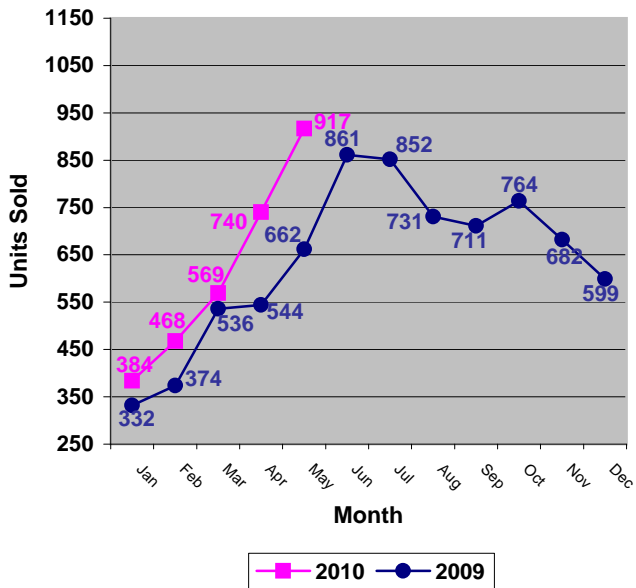
# Lexington-Bluegrass

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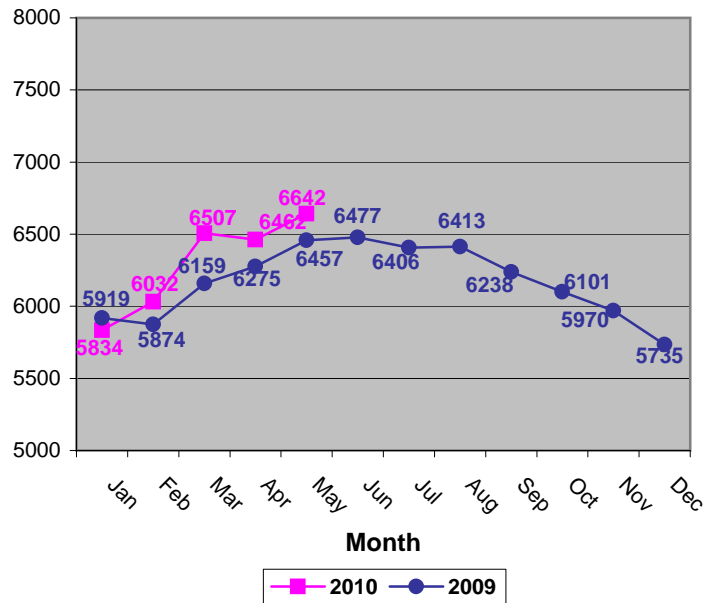
All Residential SALES and INVENTORY with PENDING

| May-10               |    |           |                 |                  |                  |                  | Current          | Current    | Current          | May        |
|----------------------|----|-----------|-----------------|------------------|------------------|------------------|------------------|------------|------------------|------------|
|                      |    |           |                 |                  |                  | Sales            | Inventory        | Months     | Pending          | Pending    |
| Price Range          |    |           | 0-2             | 3                | 4+               | Total            | Single           | Inv.       | Single           | Single     |
|                      |    |           | Bedrm           | Bedrm            | Bedrm            | Units            | Units            |            | Units            | Units      |
| 49,999               | OR | UNDER     | 23              | 24               | 3                | 50               | 209              | 4.2        | 58               | 45         |
| 50,000               | -  | 99,999    | 47              | 76               | 8                | 131              | 972              | 7.4        | 183              | 82         |
| 100,000              | -  | 119,999   | 15              | 70               | 6                | 91               | 569              | 6.3        | 143              | 54         |
| 120,000              | -  | 139,999   | 16              | 138              | 14               | 168              | 822              | 4.9        | 191              | 65         |
| 140,000              | -  | 159,999   | 5               | 105              | 17               | 127              | 607              | 4.8        | 148              | 62         |
| 160,000              | -  | 179,999   | 5               | 57               | 21               | 83               | 554              | 6.7        | 116              | 31         |
| 180,000              | -  | 199,999   | 2               | 29               | 17               | 48               | 452              | 9.4        | 93               | 25         |
| 200,000              | -  | 249,999   | 3               | 28               | 53               | 84               | 697              | 8.3        | 146              | 65         |
| 250,000              | -  | 299,999   | 2               | 18               | 33               | 53               | 494              | 9.3        | 102              | 43         |
| 300,000              | -  | 499,999   | 0               | 14               | 47               | 61               | 735              | 12.0       | 103              | 42         |
| 500,000              | -  | 749,999   | 0               | 2                | 13               | 15               | 284              | 18.9       | 10               | 5          |
| 750,000              | -  | 999,999   | 0               | 0                | 1                | 1                | 118              | 118.0      | 7                | 2          |
| 1,000,000            | -  | 1,249,999 | 0               | 0                | 4                | 4                | 33               | 8.3        | 2                | 1          |
| 1,250,000            | -  | 1,499,999 | 0               | 0                | 1                | 1                | 40               | 40.0       | 0                | 0          |
| 1,500,000            | -  | 1,999,999 | 0               | 0                | 0                | 0                | 24               | 24.0       | 0                | 0          |
| 2,000,000            | -  | OVER      | 0               | 0                | 0                | 0                | 32               | 32.0       | 1                | 0          |
| <b>Total</b>         |    |           | <b>118</b>      | <b>561</b>       | <b>238</b>       | <b>917</b>       | <b>6642</b>      | <b>7.2</b> | <b>1303</b>      | <b>522</b> |
| <b>Median Price</b>  |    |           | <b>\$92,000</b> | <b>\$135,900</b> | <b>\$231,000</b> | <b>\$142,900</b> | <b>\$166,900</b> |            | <b>\$149,900</b> |            |
| <b>Average Price</b> |    |           | <b>\$95,417</b> | <b>\$142,542</b> | <b>\$272,706</b> | <b>\$170,261</b> | <b>\$244,314</b> |            | <b>\$184,400</b> |            |

**Sales 09 vs 10**



**Inventory 09 vs 10**



# Lexington-Bluegrass

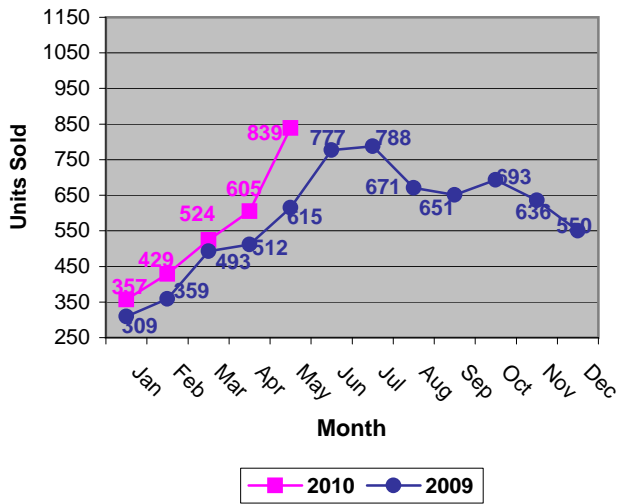
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## Single Family SALES and INVENTORY and PENDING

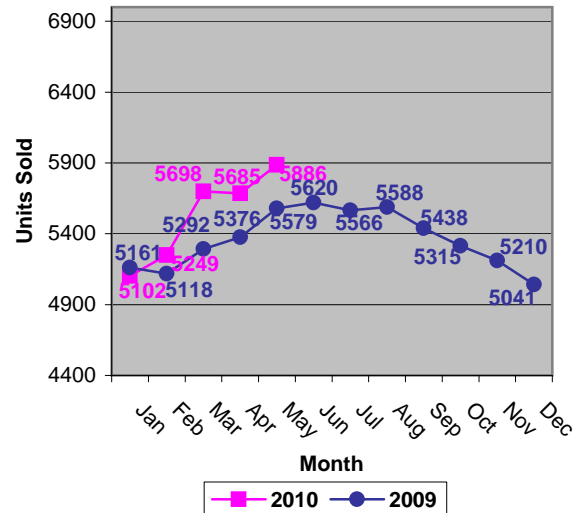
May-10

| Price Range          |    |           | Sales           |                  |                  | Current Inventory |                  |             |                  |
|----------------------|----|-----------|-----------------|------------------|------------------|-------------------|------------------|-------------|------------------|
|                      |    |           | 0-2 Bedrm       | 3 Bedrm          | 4+ Bedrm         | Total Units       | Single Units     | Months Inv. | Pending          |
| 49,999               | OR | UNDER     | 22              | 22               | 3                | 47                | 192              | 4.1         | 56               |
| 50,000               | -  | 99,999    | 22              | 72               | 8                | 102               | 758              | 7.4         | 153              |
| 100,000              | -  | 119,999   | 8               | 66               | 6                | 80                | 488              | 6.1         | 125              |
| 120,000              | -  | 139,999   | 11              | 130              | 14               | 155               | 748              | 4.8         | 177              |
| 140,000              | -  | 159,999   | 3               | 103              | 17               | 123               | 548              | 4.5         | 133              |
| 160,000              | -  | 179,999   | 3               | 56               | 21               | 80                | 507              | 6.3         | 110              |
| 180,000              | -  | 199,999   | 0               | 29               | 17               | 46                | 420              | 9.1         | 90               |
| 200,000              | -  | 249,999   | 2               | 26               | 53               | 81                | 617              | 7.6         | 134              |
| 250,000              | -  | 299,999   | 0               | 14               | 32               | 46                | 419              | 9.1         | 88               |
| 300,000              | -  | 499,999   | 0               | 13               | 45               | 58                | 671              | 11.6        | 90               |
| 500,000              | -  | 749,999   | 0               | 2                | 13               | 15                | 274              | 18.3        | 6                |
| 750,000              | -  | 999,999   | 0               | 0                | 1                | 1                 | 115              | 115.0       | 7                |
| 1,000,000            | -  | 1,249,999 | 0               | 0                | 4                | 4                 | 33               | 8.3         | 2                |
| 1,250,000            | -  | 1,499,999 | 0               | 0                | 1                | 1                 | 40               | 40.0        | 0                |
| 1,500,000            | -  | 1,999,999 | 0               | 0                | 0                | 0                 | 24               | 24.0        | 0                |
| 2,000,000            | -  | OVER      | 0               | 0                | 0                | 0                 | 32               | 32.0        | 1                |
| <b>Total</b>         |    |           | <b>71</b>       | <b>533</b>       | <b>235</b>       | <b>839</b>        | <b>5886</b>      | <b>7.0</b>  | <b>1172</b>      |
| <b>Median Price</b>  |    |           | <b>\$85,000</b> | <b>\$136,000</b> | <b>\$229,000</b> | <b>\$146,000</b>  | <b>\$169,900</b> |             |                  |
| <b>Average Price</b> |    |           | <b>\$84,285</b> | <b>\$142,380</b> | <b>\$271,147</b> | <b>\$173,531</b>  | <b>\$253,292</b> |             | <b>\$184,082</b> |

**Sales 09 vs 10**



**Inventory 09 vs 10**



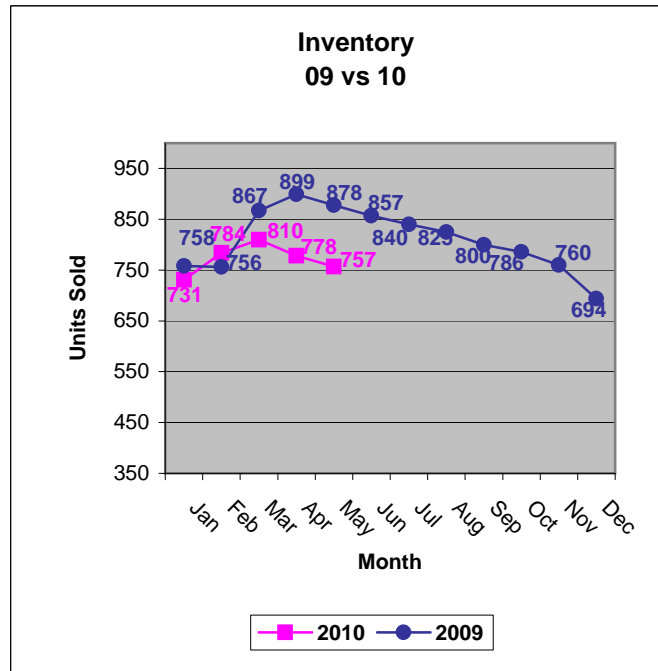
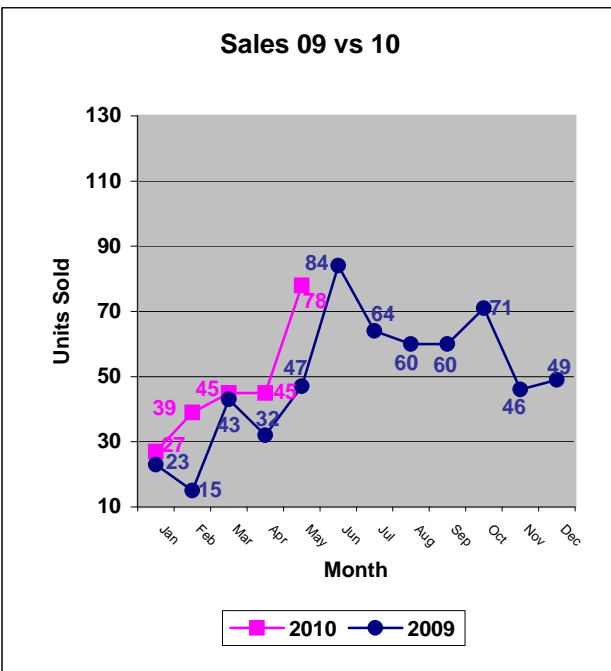
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

May-10

| Price Range          |             | Sales            |                  |                  | Current Inventory |                  |             |                  |
|----------------------|-------------|------------------|------------------|------------------|-------------------|------------------|-------------|------------------|
|                      |             | 0-2 Bedrm        | 3 Bedrm          | 4+ Bedrm         | Total Units       | Single Units     | Months Inv. | Pending          |
| 49,999               | OR UNDER    | 1                | 2                | 0                | 3                 | 17               | 5.7         | 2                |
| 50,000               | - 99,999    | 25               | 4                | 0                | 29                | 214              | 7.4         | 30               |
| 100,000              | - 119,999   | 7                | 4                | 0                | 11                | 82               | 7.5         | 17               |
| 120,000              | - 139,999   | 5                | 8                | 0                | 13                | 74               | 5.7         | 14               |
| 140,000              | - 159,999   | 2                | 2                | 0                | 4                 | 59               | 14.8        | 15               |
| 160,000              | - 179,999   | 2                | 1                | 0                | 3                 | 47               | 15.7        | 6                |
| 180,000              | - 199,999   | 2                | 0                | 0                | 2                 | 32               | 16.0        | 3                |
| 200,000              | - 249,999   | 1                | 2                | 0                | 3                 | 80               | 26.7        | 12               |
| 250,000              | - 299,999   | 2                | 4                | 1                | 7                 | 75               | 10.7        | 14               |
| 300,000              | - 499,999   | 0                | 1                | 2                | 3                 | 64               | 21.3        | 13               |
| 500,000              | - 749,999   | 0                | 0                | 0                | 0                 | 10               | 10.0        | 4                |
| 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>47</b>        | <b>28</b>        | <b>3</b>         | <b>78</b>         | <b>757</b>       | <b>9.7</b>  | <b>130</b>       |
| <b>Median Price</b>  |             | <b>\$50,000</b>  | <b>\$36,750</b>  | <b>\$42,500</b>  | <b>\$40,250</b>   | <b>\$67,900</b>  |             | <b>\$56,600</b>  |
| <b>Average Price</b> |             | <b>\$112,234</b> | <b>\$145,631</b> | <b>\$394,833</b> | <b>\$135,092</b>  | <b>\$174,322</b> |             | <b>\$187,843</b> |

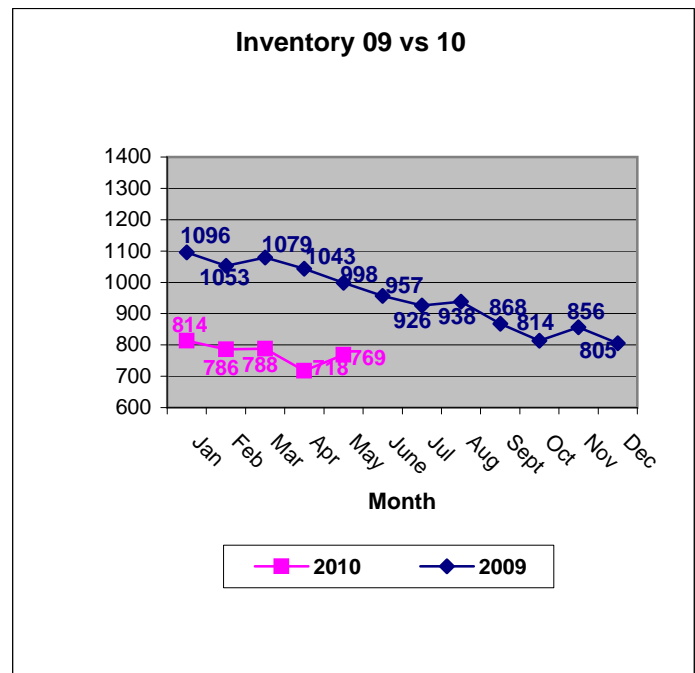
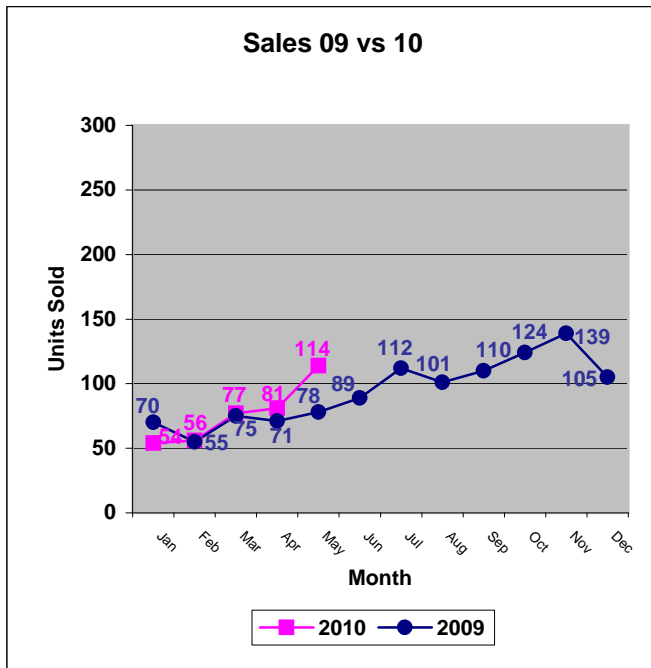


# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING May-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                | 1                | 0                | 1                 | 1                | 1.0         | 0                |
| 50,000               | - 99,999    | 0                | 1                | 0                | 1                 | 17               | 17.0        | 3                |
| 100,000              | - 119,999   | 2                | 5                | 0                | 7                 | 40               | 5.7         | 19               |
| 120,000              | - 139,999   | 1                | 23               | 2                | 26                | 103              | 4.0         | 46               |
| 140,000              | - 159,999   | 1                | 20               | 1                | 22                | 83               | 3.8         | 37               |
| 160,000              | - 179,999   | 0                | 9                | 1                | 10                | 68               | 6.8         | 35               |
| 180,000              | - 199,999   | 0                | 10               | 1                | 11                | 95               | 8.6         | 43               |
| 200,000              | - 249,999   | 0                | 9                | 11               | 20                | 148              | 7.4         | 75               |
| 250,000              | - 299,999   | 1                | 4                | 4                | 9                 | 82               | 9.1         | 48               |
| 300,000              | - 499,999   | 0                | 1                | 4                | 5                 | 85               | 17.0        | 31               |
| 500,000              | - 749,999   | 0                | 0                | 2                | 2                 | 19               | 9.5         | 4                |
| 750,000              | - 999,999   | 0                | 0                | 0                | 0                 | 14               | 14.0        | 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                 | 6                | 6.0         | 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>5</b>         | <b>83</b>        | <b>26</b>        | <b>114</b>        | <b>769</b>       | <b>6.7</b>  | <b>343</b>       |
| <b>Median Price</b>  |             | <b>\$137,400</b> | <b>\$149,900</b> | <b>\$228,851</b> | <b>\$158,214</b>  | <b>\$198,900</b> |             | <b>\$195,890</b> |
| <b>Average Price</b> |             | <b>\$159,180</b> | <b>\$160,319</b> | <b>\$266,372</b> | <b>\$184,457</b>  | <b>\$253,195</b> |             | <b>\$215,956</b> |

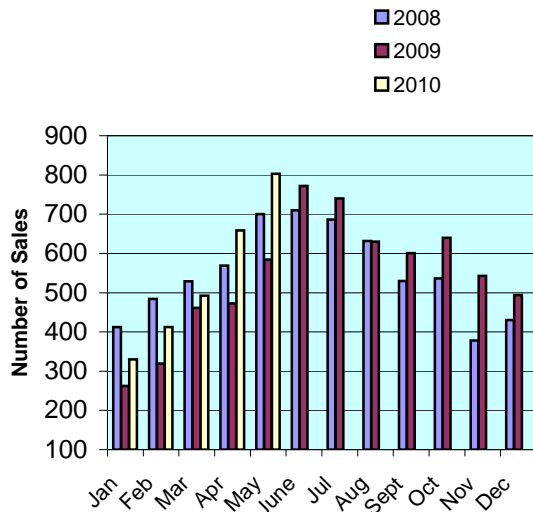


## Existing Homes Sales

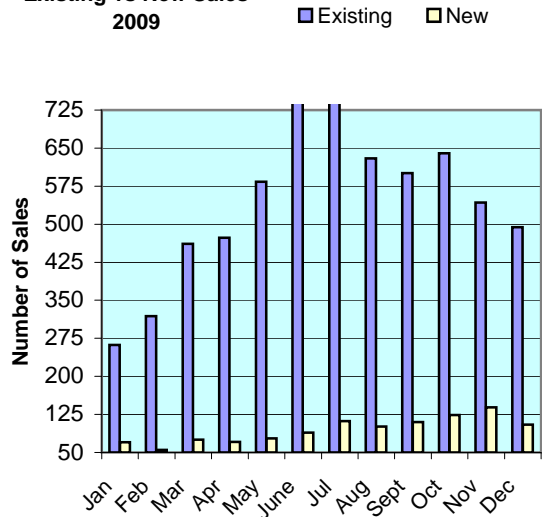
|      | <u>2008</u> | <u>2009</u> | <u>2010</u> |
|------|-------------|-------------|-------------|
| Jan  | 412         | 262         | 330         |
| Feb  | 484         | 319         | 412         |
| Mar  | 529         | 461         | 492         |
| Apr  | 569         | 473         | 659     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

## New Construction Sales

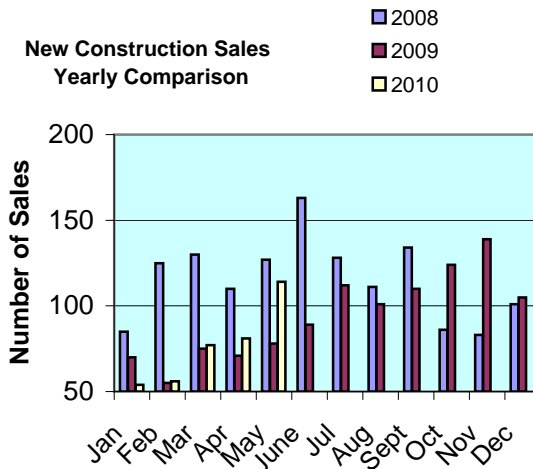
|      | <u>2008</u> | <u>2009</u> | <u>2010</u> |
|------|-------------|-------------|-------------|
| Jan  | 85          | 70          | 54          |
| Feb  | 125         | 55          | 56          |
| Mar  | 130         | 75          | 77          |
| Apr  | 110         | 71          | 81      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



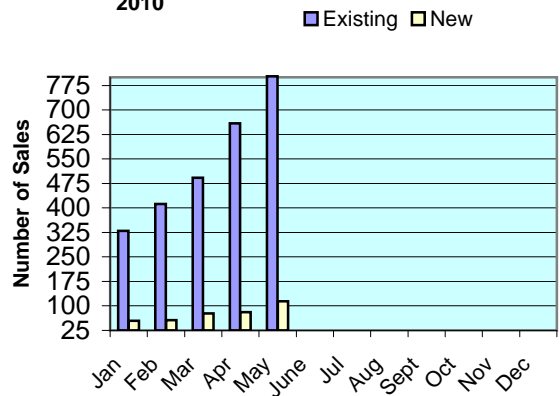
Existing vs New Sales  
2009



New Construction Sales  
Yearly Comparison



Existing vs New Sales  
2010



### Median Price by County

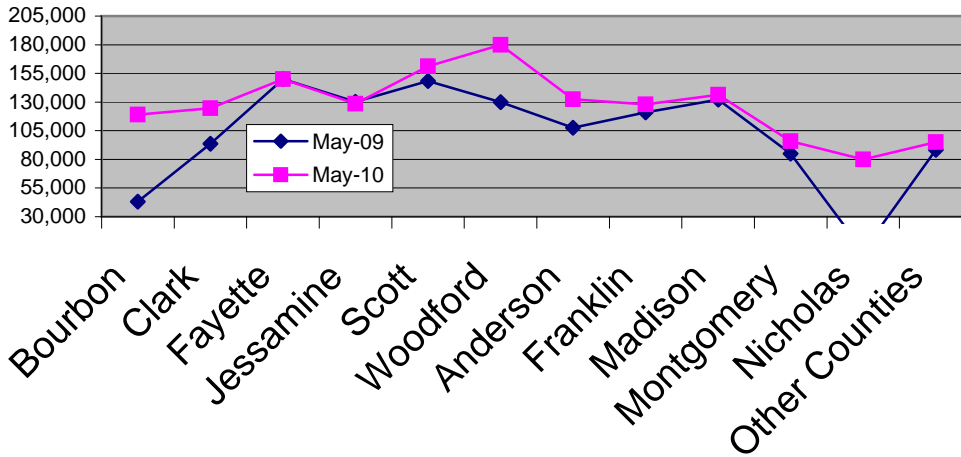
| <u>County</u>  | <b>May-09</b>             |              | <b>May-10</b>             |              |
|----------------|---------------------------|--------------|---------------------------|--------------|
|                | <u>median sales price</u> | <u>Total</u> | <u>median sales price</u> | <u>Total</u> |
| Bourbon        | 43,000                    | 3            | 119,000                   | 11           |
| Clark          | 93,500                    | 26           | 124,500                   | 39           |
| Fayette        | 150,000                   | 361          | 150,000                   | 523          |
| Jessamine      | 130,250                   | 38           | 128,500                   | 49           |
| Scott          | 148,400                   | 54           | 161,250                   | 62           |
| Woodford       | 130,000                   | 15           | 179,900                   | 15           |
| Anderson       | 107,500                   | 18           | 132,500                   | 19           |
| Franklin       | 121,000                   | 33           | 128,000                   | 43           |
| Madison        | 132,200                   | 50           | 136,250                   | 62           |
| Montgomery     | 85,000                    | 16           | 96,000                    | 32           |
| Nicholas       | 0                         | 0            | 80,000                    | 5            |
| Other Counties | 88,250                    | 48           | 94,950                    | 57           |
|                |                           | <b>662</b>   |                           | <b>917</b>   |

| <u>County</u>  | <b>Year to Date<br/>5/31/09</b> |              | <b>Year to Date<br/>5/31/10</b> |              |
|----------------|---------------------------------|--------------|---------------------------------|--------------|
|                | <u>median sales price</u>       | <u>Total</u> | <u>median sales price</u>       | <u>Total</u> |
| Bourbon        | 109,900                         | 37           | 107,500                         | 52           |
| Clark          | 110,750                         | 110          | 122,900                         | 127          |
| Fayette        | 149,900                         | 1207         | 149,900                         | 1612         |
| Jessamine      | 129,000                         | 158          | 127,900                         | 215          |
| Scott          | 143,300                         | 225          | 145,550                         | 241          |
| Woodford       | 155,000                         | 59           | 167,250                         | 87           |
| Anderson       | 112,000                         | 75           | 127,000                         | 107          |
| Franklin       | 117,000                         | 147          | 123,450                         | 186          |
| Madison        | 137,250                         | 188          | 135,950                         | 204          |
| Montgomery     | 84,000                          | 73           | 98,750                          | 92           |
| Nicholas       | 52,750                          | 8            | 80,000                          | 13           |
| Other Counties | 72,000                          | 237          | 85,000                          | 228          |
|                |                                 | <b>2524</b>  |                                 | <b>3164</b>  |

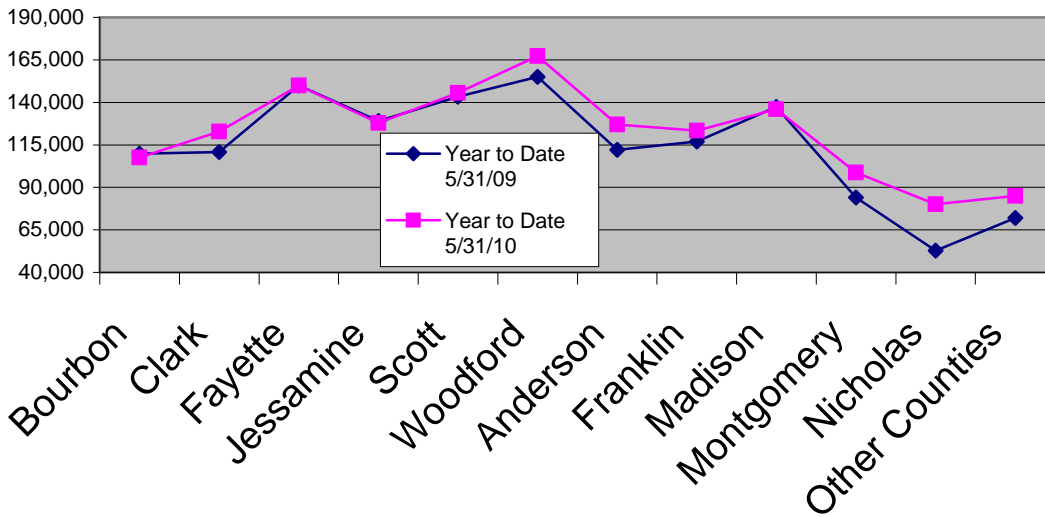


### Median Price by County

#### May 09 vs May 10 Median



#### Year to date 5/31/09 vs 5/31/10 Median





# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

| MONTHLY SUMMARY    | May-09 |             | May-10 |             | % CHANGE |
|--------------------|--------|-------------|--------|-------------|----------|
| New Listings       | 41     |             | 31     |             | -24%     |
| Month Inventory    | 9.8    |             | 10.5   |             | 7%       |
| % of List Price    | 97.06  |             | 97.04  |             |          |
| <b>Residential</b> |        |             |        |             |          |
| Sales              | 18     | \$2,129,500 | 19     | \$2,322,350 | 6%       |
| Avg Sales Price    |        | \$118,306   |        | \$122,229   | 3%       |
| Median Sales Price |        | \$107,500   |        | \$132,500   | 23%      |
| Avg Days on Market |        | 70          |        | 107         | 53%      |

| CUMMULATIVE SUMMARY | Jan 09 - May 09 |             | Jan 10 - May 10 |              | % CHANGE |
|---------------------|-----------------|-------------|-----------------|--------------|----------|
| New Listings        | 184             |             | 223             |              | 21%      |
| <b>Residential</b>  |                 |             |                 |              |          |
| Sales               | 75              | \$8,899,090 | 107             | \$12,756,677 | 43%      |
| Avg Sales Price     |                 | \$118,655   |                 | \$119,221    | 0%       |
| Median Sales Price  |                 | \$112,000   |                 | \$127,000    | 13%      |
| Avg Days on Market  |                 | 114         |                 | 97           | -15%     |

| Total Pendings by Month |     |     |     |     |     |      |      |     |      |     |     |     |
|-------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
|                         | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010                    | 18  | 26  | 26  | 39  | 15  |      |      |     |      |     |     |     |
| 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

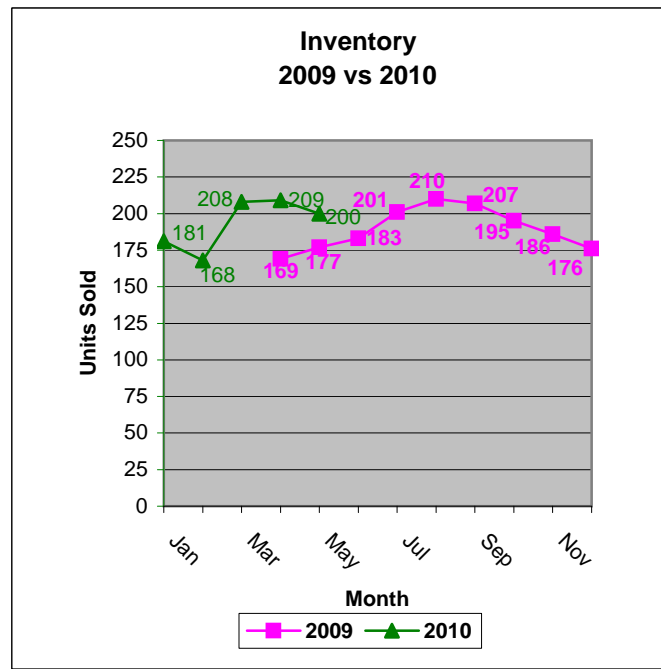
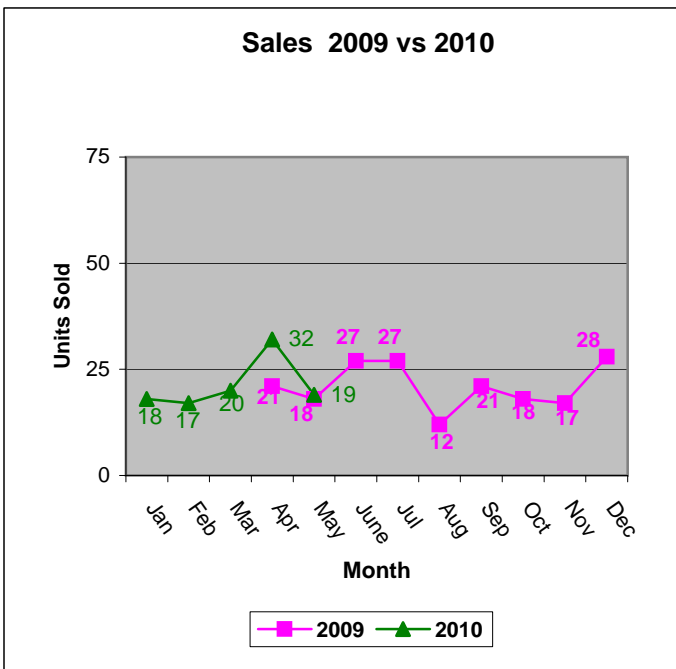
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

May-10

ANDERSON 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               | 0                | 0                | 1                 | 4                | 4.0         | 3                |
| 50,000               | -  | 99,999    | 1               | 3                | 0                | 4                 | 41               | 10.3        | 6                |
| 100,000              | -  | 119,999   | 1               | 3                | 0                | 4                 | 18               | 4.5         | 8                |
| 120,000              | -  | 139,999   | 0               | 1                | 0                | 1                 | 30               | 30.0        | 5                |
| 140,000              | -  | 159,999   | 1               | 4                | 1                | 6                 | 18               | 3.0         | 3                |
| 160,000              | -  | 179,999   | 0               | 2                | 0                | 2                 | 18               | 9.0         | 2                |
| 180,000              | -  | 199,999   | 0               | 0                | 1                | 1                 | 21               | 21.0        | 0                |
| 200,000              | -  | 249,999   | 0               | 0                | 0                | 0                 | 15               | 15.0        | 2                |
| 250,000              | -  | 299,999   | 0               | 0                | 0                | 0                 | 13               | 13.0        | 1                |
| 300,000              | -  | 499,999   | 0               | 0                | 0                | 0                 | 17               | 17.0        | 1                |
| 500,000              | -  | 749,999   | 0               | 0                | 0                | 0                 | 4                | 4.0         | 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>4</b>        | <b>13</b>        | <b>2</b>         | <b>19</b>         | <b>200</b>       | <b>10.5</b> | <b>31</b>        |
| <b>Median Price</b>  |    |           | <b>\$89,125</b> | <b>\$132,500</b> | <b>\$166,200</b> | <b>\$132,500</b>  | <b>\$149,900</b> |             | <b>\$112,900</b> |
| <b>Average Price</b> |    |           | <b>\$85,188</b> | <b>\$126,862</b> | <b>\$166,200</b> | <b>\$122,229</b>  | <b>\$181,061</b> |             | <b>\$128,065</b> |



# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

| MONTHLY SUMMARY | May-09 | May-10 | % CHANGE |
|-----------------|--------|--------|----------|
| New Listings    | 29     | 19     | -34%     |
| Month Inventory | 36.7   | 9.8    | -73%     |
| % of List Price | 89.66  | 88.67  |          |

**Residential**

|                    |   |           |    |             |      |
|--------------------|---|-----------|----|-------------|------|
| Sales              | 3 | \$216,000 | 11 | \$1,148,500 | 267% |
| Avg Sales Price    |   | \$72,000  |    | \$104,409   | 45%  |
| Median Sales Price |   | \$43,000  |    | \$119,000   | 177% |
| Avg Days on Market |   | 36        |    | 55          | 53%  |

| CUMMULATIVE SUMMARY | Jan 09 - May 09 | Jan 10 - May 10 | % CHANGE |
|---------------------|-----------------|-----------------|----------|
| New Listings        | 110             | 123             | 12%      |

**Residential**

|                    |    |             |    |             |     |
|--------------------|----|-------------|----|-------------|-----|
| Sales              | 37 | \$4,682,850 | 52 | \$6,444,690 | 41% |
| Avg Sales Price    |    | \$126,564   |    | \$123,936   | -2% |
| Median Sales Price |    | \$109,900   |    | \$107,500   | -2% |
| Avg Days on Market |    | 99          |    | 93          | -6% |

#### Total Pendings by Month

|      | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| 2010 | 9   | 7   | 6   | 16  | 10  |      |      |     |      |     |     |     |
| 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®

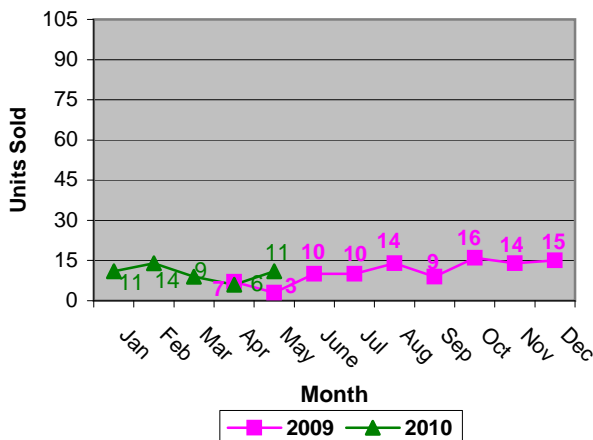
## Single Family SALES and INVENTORY and PENDING

May-10

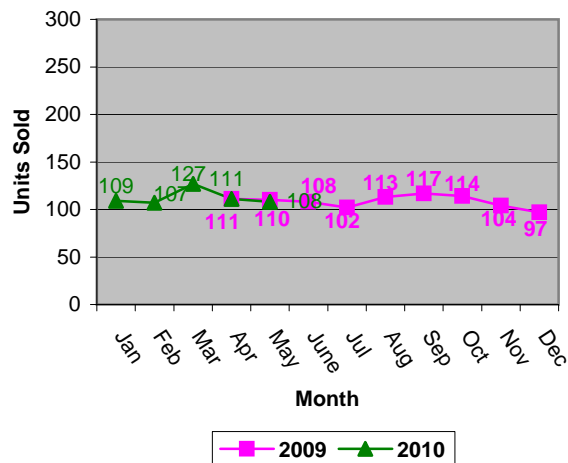
BOURBON COUNTY

| Price Range          |    |           | Sales           |                  |                  | Current Inventory |                  | Pending    |                  |
|----------------------|----|-----------|-----------------|------------------|------------------|-------------------|------------------|------------|------------------|
|                      |    |           | 0-2 Bedrm       | 3 Bedrm          | 4+ Bedrm         | Total Units       | Single Units     |            | Months Inv.      |
| 49,999               | OR | UNDER     | 2               | 0                | 0                | 2                 | 5                | 2.5        | 4                |
| 50,000               | -  | 99,999    | 2               | 1                | 0                | 3                 | 22               | 7.3        | 6                |
| 100,000              | -  | 119,999   | 0               | 1                | 0                | 1                 | 11               | 11.0       | 4                |
| 120,000              | -  | 139,999   | 0               | 2                | 0                | 2                 | 10               | 5.0        | 2                |
| 140,000              | -  | 159,999   | 0               | 1                | 0                | 1                 | 10               | 10.0       | 1                |
| 160,000              | -  | 179,999   | 0               | 0                | 1                | 1                 | 7                | 7.0        | 1                |
| 180,000              | -  | 199,999   | 0               | 0                | 0                | 0                 | 1                | 1.0        | 0                |
| 200,000              | -  | 249,999   | 0               | 1                | 0                | 1                 | 7                | 7.0        | 0                |
| 250,000              | -  | 299,999   | 0               | 0                | 0                | 0                 | 10               | 10.0       | 1                |
| 300,000              | -  | 499,999   | 0               | 0                | 0                | 0                 | 16               | 16.0       | 1                |
| 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                 | 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>4</b>        | <b>6</b>         | <b>1</b>         | <b>11</b>         | <b>108</b>       | <b>9.8</b> | <b>20</b>        |
| <b>Median Price</b>  |    |           | <b>\$52,000</b> | <b>\$127,000</b> | <b>\$160,000</b> | <b>\$119,000</b>  | <b>\$149,900</b> |            | <b>\$102,450</b> |
| <b>Average Price</b> |    |           | <b>\$50,500</b> | <b>\$131,083</b> | <b>\$160,000</b> | <b>\$104,409</b>  | <b>\$255,497</b> |            | <b>\$114,603</b> |

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential Condo, & Townhouses CLARK COUNTY

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              | 58     |             | 52     |             | -10%     |
| Month Inventory           | 12.5   |             | 8.1    |             | -35%     |
| % of List Price           | 91.33  |             | 96.41  |             |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 26     | \$2,420,833 | 39     | \$4,806,797 | 50%      |
| Avg Sales Price           |        | \$93,109    |        | \$123,251   | 32%      |
| Median Sales Price        |        | \$93,500    |        | \$124,500   | 33%      |
| Avg Days on Market        |        | 130         |        | 156         | 20%      |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              | 264             |              | 261             |              | -1%      |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 110             | \$13,760,002 | 127             | \$16,154,074 | 15%      |
| Avg Sales Price           |                 | \$125,091    |                 | \$127,197    | 2%       |
| Median Sales Price        |                 | \$110,750    |                 | \$122,900    | 11%      |
| Avg Days on Market        |                 | 125          |                 | 131          | 5%       |

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

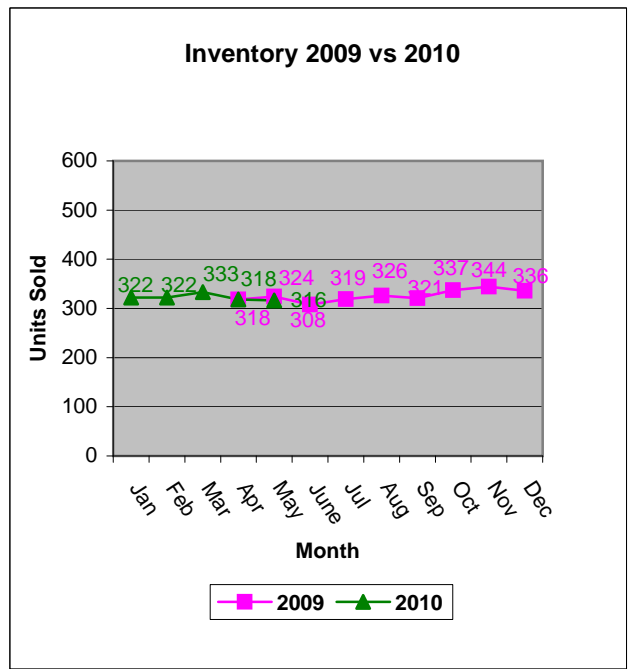
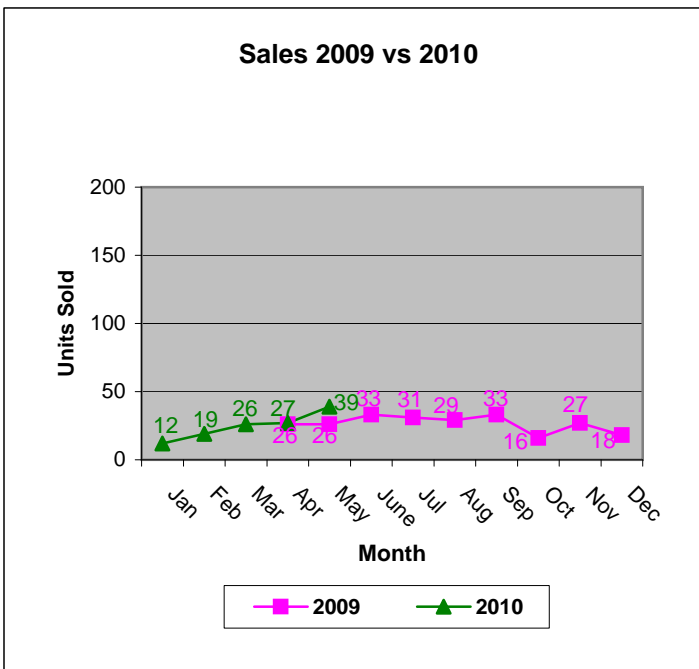
Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

May-10

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     | 0               | 3                | 1                | 4                 | 9                | 2.3        | 3                |
| 50,000               | -  | 99,999    | 4               | 6                | 0                | 10                | 86               | 8.6        | 4                |
| 100,000              | -  | 119,999   | 0               | 2                | 0                | 2                 | 33               | 16.5       | 5                |
| 120,000              | -  | 139,999   | 0               | 7                | 2                | 9                 | 39               | 4.3        | 10               |
| 140,000              | -  | 159,999   | 0               | 6                | 0                | 6                 | 30               | 5.0        | 3                |
| 160,000              | -  | 179,999   | 0               | 3                | 2                | 5                 | 24               | 4.8        | 3                |
| 180,000              | -  | 199,999   | 0               | 0                | 1                | 1                 | 16               | 16.0       | 2                |
| 200,000              | -  | 249,999   | 0               | 0                | 1                | 1                 | 28               | 28.0       | 3                |
| 250,000              | -  | 299,999   | 0               | 0                | 0                | 0                 | 18               | 18.0       | 3                |
| 300,000              | -  | 499,999   | 0               | 0                | 1                | 1                 | 26               | 26.0       | 1                |
| 500,000              | -  | 749,999   | 0               | 0                | 0                | 0                 | 5                | 5.0        | 0                |
| 750,000              | -  | 999,999   | 0               | 0                | 0                | 0                 | 2                | 2.0        | 0                |
| 1,000,000            | -  | 1,249,999 | 0               | 0                | 0                | 0                 | 0                | 0.0        | 0                |
| 1,250,000            | -  | 1,499,999 | 0               | 0                | 0                | 0                 | 0                | 0.0        | 0                |
| 1,500,000            | -  | 1,999,999 | 0               | 0                | 0                | 0                 | 0                | 0.0        | 0                |
| 2,000,000            | -  | OVER      | 0               | 0                | 0                | 0                 | 0                | 0.0        | 0                |
| <b>Total</b>         |    |           | <b>4</b>        | <b>27</b>        | <b>8</b>         | <b>39</b>         | <b>316</b>       | <b>8.1</b> | <b>37</b>        |
| <b>Median Price</b>  |    |           | <b>\$82,755</b> | <b>\$124,000</b> | <b>\$166,000</b> | <b>\$124,500</b>  | <b>\$136,900</b> |            | <b>\$134,900</b> |
| <b>Average Price</b> |    |           | <b>\$81,878</b> | <b>\$114,066</b> | <b>\$174,938</b> | <b>\$123,251</b>  | <b>\$171,237</b> |            | <b>\$149,024</b> |



# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

| MONTHLY SUMMARY           | May-09 |              | May-10 |              | % CHANGE |
|---------------------------|--------|--------------|--------|--------------|----------|
| New Listings              | 788    |              | 608    |              | -23%     |
| Month Inventory           | 7.0    |              | 4.9    |              | -30%     |
| % of List Price           | 96.63  |              | 96.49  |              |          |
| <b><u>Residential</u></b> |        |              |        |              |          |
| Sales                     | 362    | \$66,064,943 | 524    | \$98,449,952 | 45%      |
| Avg Sales Price           |        | \$182,500    |        | \$187,882    | 3%       |
| Median Sales Price        |        | \$150,000    |        | \$150,050    | 0%       |
| Avg Days on Market        |        | 67           |        | 60           | -10%     |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |               | Jan 10 - May 10 |               | % CHANGE |
|---------------------------|-----------------|---------------|-----------------|---------------|----------|
| New Listings              | 3,531           |               | 3,796           |               | 8%       |
| <b><u>Residential</u></b> |                 |               |                 |               |          |
| Sales                     | 1,208           | \$218,274,051 | 1,612           | \$296,646,994 | 33%      |
| Avg Sales Price           |                 | \$180,690     |                 | \$184,024     | 2%       |
| Median Sales Price        |                 | \$149,900     |                 | \$149,900     | 0%       |
| Avg Days on Market        |                 | 82            |                 | 72            | -12%     |

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

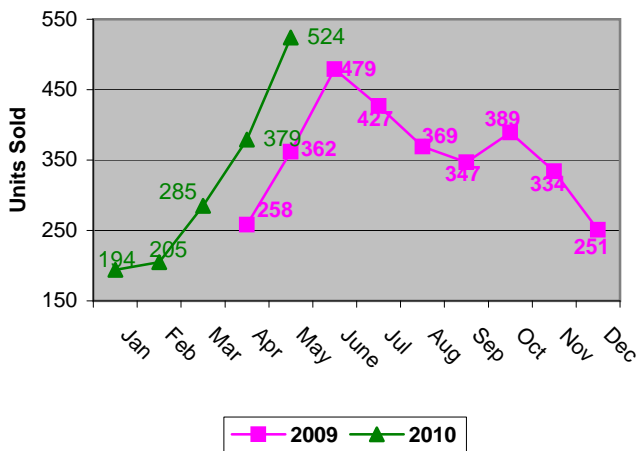
## Single Family SALES and INVENTORY and PENDING

May-10

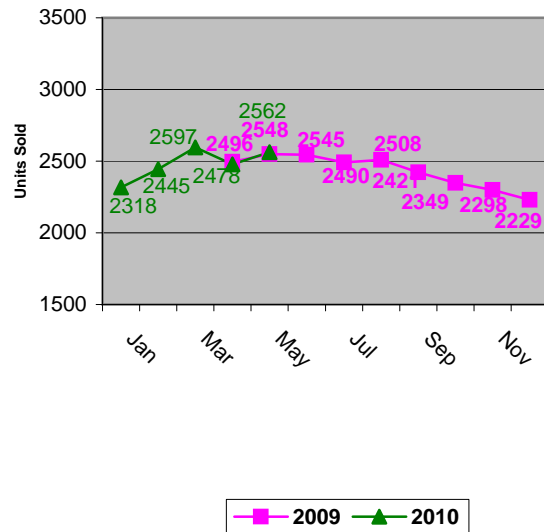
FAYETTE COUNTY

| Price Range          |    |           | Sales            |                  |                  | Current Inventory |                  |             |                  |
|----------------------|----|-----------|------------------|------------------|------------------|-------------------|------------------|-------------|------------------|
|                      |    |           | 0-2 Bedrm        | 3 Bedrm          | 4+ Bedrm         | Total Units       | Single Units     | Months Inv. | Pending          |
| 49,999               | OR | UNDER     | 7                | 5                | 0                | 12                | 43               | 3.6         | 11               |
| 50,000               | -  | 99,999    | 31               | 25               | 3                | 59                | 281              | 4.8         | 69               |
| 100,000              | -  | 119,999   | 11               | 33               | 3                | 47                | 228              | 4.9         | 72               |
| 120,000              | -  | 139,999   | 13               | 81               | 9                | 103               | 311              | 3.0         | 92               |
| 140,000              | -  | 159,999   | 3                | 63               | 8                | 74                | 256              | 3.5         | 76               |
| 160,000              | -  | 179,999   | 2                | 32               | 10               | 44                | 203              | 4.6         | 63               |
| 180,000              | -  | 199,999   | 2                | 20               | 11               | 33                | 165              | 5.0         | 42               |
| 200,000              | -  | 249,999   | 3                | 19               | 34               | 56                | 300              | 5.4         | 89               |
| 250,000              | -  | 299,999   | 2                | 9                | 25               | 36                | 199              | 5.5         | 64               |
| 300,000              | -  | 499,999   | 0                | 9                | 33               | 42                | 300              | 7.1         | 62               |
| 500,000              | -  | 749,999   | 0                | 2                | 12               | 14                | 140              | 10.0        | 7                |
| 750,000              | -  | 999,999   | 0                | 0                | 1                | 1                 | 58               | 58.0        | 5                |
| 1,000,000            | -  | 1,249,999 | 0                | 0                | 2                | 2                 | 19               | 9.5         | 1                |
| 1,250,000            | -  | 1,499,999 | 0                | 0                | 1                | 1                 | 22               | 22.0        | 0                |
| 1,500,000            | -  | 1,999,999 | 0                | 0                | 0                | 0                 | 14               | 14.0        | 0                |
| 2,000,000            | -  | OVER      | 0                | 0                | 0                | 0                 | 23               | 23.0        | 1                |
| <b>Total</b>         |    |           | <b>74</b>        | <b>298</b>       | <b>152</b>       | <b>524</b>        | <b>2562</b>      | <b>4.9</b>  | <b>654</b>       |
| <b>Median Price</b>  |    |           | <b>\$117,000</b> | <b>\$136,750</b> | <b>\$219,950</b> | <b>\$150,000</b>  | <b>\$178,950</b> |             | <b>\$155,750</b> |
| <b>Average Price</b> |    |           | <b>\$136,218</b> | <b>\$148,654</b> | <b>\$261,703</b> | <b>\$180,788</b>  | <b>\$282,673</b> |             | <b>\$199,554</b> |

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**





# Lexington-Bluegrass

Association of Realtors™

May-10

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

|      |     |               |   |              |   |               |    |
|------|-----|---------------|---|--------------|---|---------------|----|
| CASH | 105 | FmHA          | 1 | LA-Fixed     | 0 | Owner Finance | 1  |
| CONV | 440 | FLB           | 0 | L/A-Variable | 0 | VA            | 28 |
| EXCH | 0   | FNMA          | 0 | L/A + 2nd    | 0 | Wrap Around   | 0  |
| FHA  | 305 | L/A Escalated | 0 | SBA          | 0 | Other         | 37 |

### Other Statistics

|                       | Fayette | Anderson | Bourbon | Clark | Franklin | Jess | Madison | Montg | Nicholas | Scott | Woodford | Others | TOTAL |
|-----------------------|---------|----------|---------|-------|----------|------|---------|-------|----------|-------|----------|--------|-------|
| Out of County Buyer   | 117     | 7        | 3       | 14    | 9        | 20   | 18      | 9     | 1        | 35    | 10       | 17     | 260   |
| Out of State Buyer    | 64      | 2        | 0       | 0     | 2        | 5    | 4       | 4     | 0        | 11    | 0        | 3      | 95    |
| Seller Leaving County | 155     | 5        | 2       | 10    | 4        | 18   | 15      | 6     | 3        | 19    | 5        | 18     | 260   |
| Seller leaving State  | 81      | 1        | 2       | 8     | 5        | 6    | 10      | 2     | 0        | 6     | 2        | 7      | 130   |
| New Construction      | 65      | 1        | 0       | 3     | 3        | 6    | 13      | 3     | 0        | 17    | 3        | 0      | 114   |
| First Time Buyer      | 218     | 7        | 2       | 13    | 6        | 16   | 9       | 11    | 1        | 19    | 4        | 8      | 314   |
| Listing FSBO          | 17      | 0        | 1       | 0     | 2        | 2    | 1       | 0     | 0        | 1     | 0        | 0      | 24    |
| YDT Listing FSBO      | 49      | 2        | 2       | 4     | 8        | 6    | 3       | 1     | 0        | 5     | 0        | 5      | 85    |

# Lexington-Bluegrass

Association of Realtors®

**May-10**

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

| MONTHLY SUMMARY    | May-09 |             | May-10 |             | % CHANGE |
|--------------------|--------|-------------|--------|-------------|----------|
| New Listings       | 91     |             | 63     |             | -31%     |
| Month Inventory    | 12.2   |             | 9.2    |             | -25%     |
| % of List Price    | 96.66  |             | 95.49  |             |          |
| <b>Residential</b> |        |             |        |             |          |
| Sales              | 33     | \$4,673,114 | 43     | \$5,928,092 | 30%      |
| Avg Sales Price    |        | \$141,610   |        | \$137,863   | -3%      |
| Median Sales Price |        | \$121,000   |        | \$128,000   | 6%       |
| Avg Days on Market |        | 98          |        | 89          | -9%      |

| CUMMULATIVE SUMMARY | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings        | 379             |              | 407             |              | 7%       |
| <b>Residential</b>  |                 |              |                 |              |          |
| Sales               | 147             | \$18,658,285 | 186             | \$24,848,896 | 27%      |
| Avg Sales Price     |                 | \$126,927    |                 | \$133,596    | 5%       |
| Median Sales Price  |                 | \$117,000    |                 | \$123,450    | 6%       |
| Avg Days on Market  |                 | 116          |                 | 103          | -11%     |

| Total Pendings by Month |     |     |     |     |     |      |      |     |      |     |     |     |
|-------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
|                         | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010                    | 40  | 29  | 58  | 58  | 18  |      |      |     |      |     |     |     |
| 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®

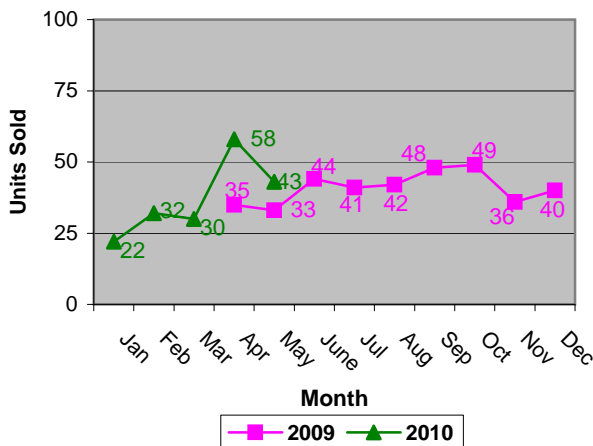
## Single Family SALES and INVENTORY and PENDING

May-10

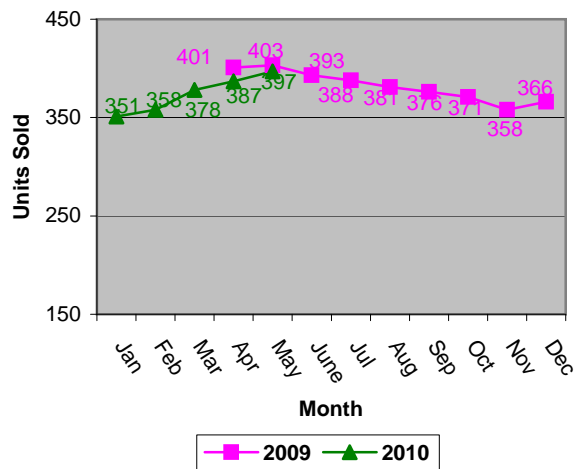
Franklin County

| 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                 | 23               | 11.5        | 6                |
| 50,000               | -  | 99,999    | 0                | 8                | 0                | 8                 | 64               | 8.0         | 11               |
| 100,000              | -  | 119,999   | 2                | 3                | 1                | 6                 | 44               | 7.3         | 5                |
| 120,000              | -  | 139,999   | 2                | 8                | 0                | 10                | 58               | 5.8         | 12               |
| 140,000              | -  | 159,999   | 1                | 4                | 2                | 7                 | 33               | 4.7         | 2                |
| 160,000              | -  | 179,999   | 0                | 3                | 1                | 4                 | 27               | 6.8         | 4                |
| 180,000              | -  | 199,999   | 0                | 1                | 1                | 2                 | 32               | 16.0        | 1                |
| 200,000              | -  | 249,999   | 0                | 0                | 3                | 3                 | 45               | 15.0        | 1                |
| 250,000              | -  | 299,999   | 0                | 0                | 0                | 0                 | 24               | 24.0        | 0                |
| 300,000              | -  | 499,999   | 0                | 0                | 1                | 1                 | 38               | 38.0        | 0                |
| 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                 | 1                | 1.0         | 0                |
| 2,000,000            | -  | OVER      | 0                | 0                | 0                | 0                 | 0                | 0.0         | 0                |
| <b>Total</b>         |    |           | <b>7</b>         | <b>27</b>        | <b>9</b>         | <b>43</b>         | <b>397</b>       | <b>9.2</b>  | <b>42</b>        |
| <b>Median Price</b>  |    |           | <b>\$118,400</b> | <b>\$126,700</b> | <b>\$194,000</b> | <b>\$128,000</b>  | <b>\$149,900</b> |             | <b>\$113,700</b> |
| <b>Average Price</b> |    |           | <b>\$99,543</b>  | <b>\$121,441</b> | <b>\$216,932</b> | <b>\$137,863</b>  | <b>\$184,285</b> |             | <b>\$109,526</b> |

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              | 108    |             | 100    |             | -7%      |
| Month Inventory           | 13.7   |             | 10.0   |             | -27%     |
| % of List Price           | 94.47  |             | 94.63  |             |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 38     | \$6,902,730 | 49     | \$9,698,508 | 29%      |
| Avg Sales Price           |        | \$181,651   |        | \$197,929   | 9%       |
| Median Sales Price        |        | \$130,250   |        | \$128,500   | -1%      |
| Avg Days on Market        |        | 71          |        | 73          | 3%       |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              | 589             |              | 562             |              | -5%      |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 158             | \$27,880,403 | 215             | \$37,448,593 | 36%      |
| Avg Sales Price           |                 | \$176,458    |                 | \$174,180    | -1%      |
| Median Sales Price        |                 | \$129,000    |                 | \$127,900    | -1%      |
| Avg Days on Market        |                 | 82           |                 | 89           | 9%       |

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

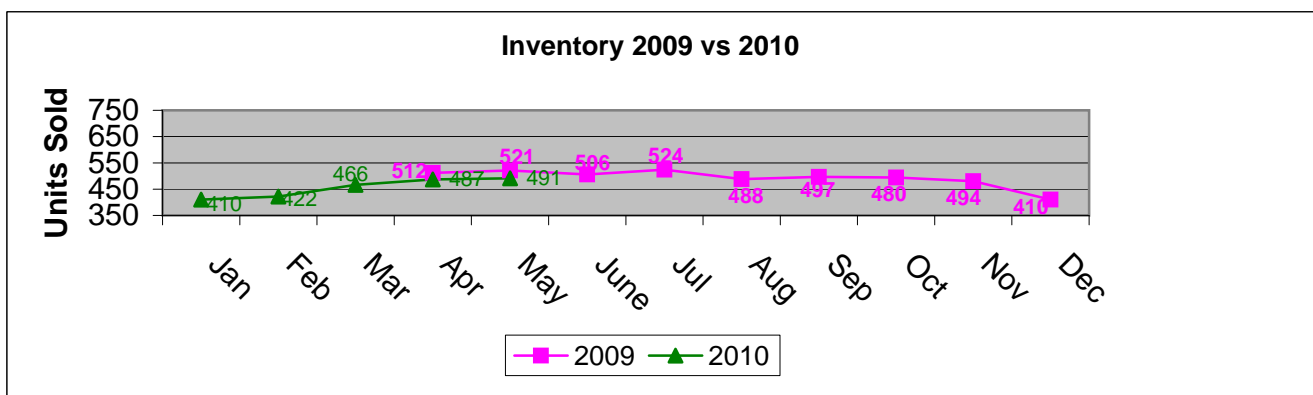
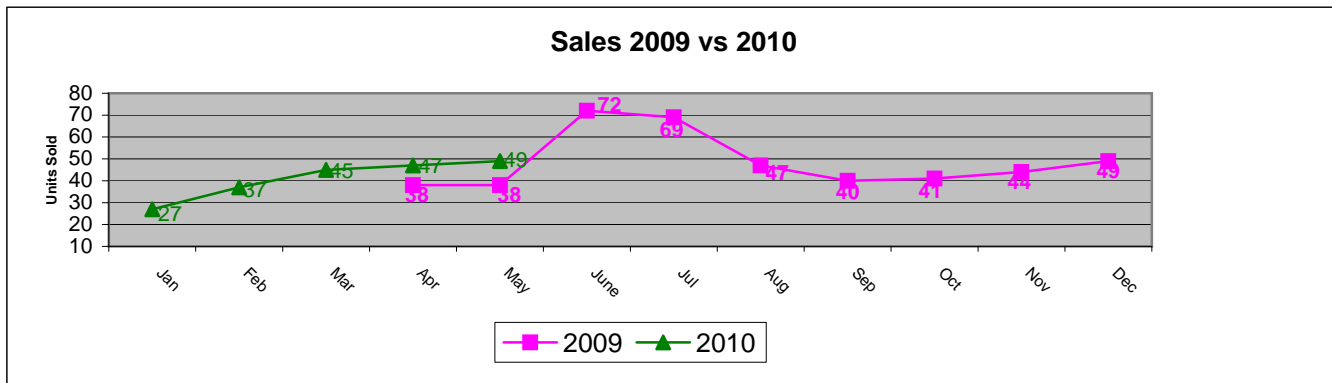
# Lexington-Bluegrass

Association of Realtors®

May-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                 | 12               | 12.0             | 0                |             |                  |
| 50,000               | -         | 99,999    | 0          | 11                | 78               | 7.1              | 21               |             |                  |
| 100,000              | -         | 119,999   | 0          | 9                 | 54               | 5.4              | 6                |             |                  |
| 120,000              | -         | 139,999   | 0          | 4                 | 48               | 12.0             | 6                |             |                  |
| 140,000              | -         | 159,999   | 0          | 3                 | 36               | 9.0              | 15               |             |                  |
| 160,000              | -         | 179,999   | 0          | 4                 | 42               | 7.0              | 5                |             |                  |
| 180,000              | -         | 199,999   | 0          | 3                 | 34               | 6.8              | 5                |             |                  |
| 200,000              | -         | 249,999   | 0          | 1                 | 42               | 21.0             | 7                |             |                  |
| 250,000              | -         | 299,999   | 0          | 2                 | 16               | 8.0              | 6                |             |                  |
| 300,000              | -         | 499,999   | 0          | 1                 | 46               | 23.0             | 5                |             |                  |
| 500,000              | -         | 749,999   | 0          | 0                 | 34               | 34.0             | 3                |             |                  |
| 750,000              | -         | 999,999   | 0          | 0                 | 26               | 26.0             | 2                |             |                  |
| 1,000,000            | -         | 1,249,999 | 0          | 0                 | 10               | 5.0              | 1                |             |                  |
| 1,250,000            | -         | 1,499,999 | 0          | 0                 | 7                | 7.0              | 0                |             |                  |
| 1,500,000            | -         | 1,999,999 | 0          | 0                 | 3                | 3.0              | 0                |             |                  |
| 2,000,000            | -         | OVER      | 0          | 0                 | 3                | 3.0              | 0                |             |                  |
| <b>Total</b>         |           |           | <b>0</b>   | <b>38</b>         | <b>11</b>        | <b>49</b>        | <b>491</b>       | <b>10.0</b> | <b>82</b>        |
| <b>Median Price</b>  |           |           | <b>\$0</b> | <b>\$117,450</b>  | <b>\$187,900</b> | <b>\$128,500</b> | <b>\$168,500</b> |             | <b>\$149,950</b> |
| <b>Average Price</b> |           |           | <b>\$0</b> | <b>\$136,774</b>  | <b>\$408,774</b> | <b>\$197,929</b> | <b>\$309,382</b> |             | <b>\$209,213</b> |



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              | 119    |             | 102    |             | -14%     |
| Month Inventory           | 12.3   |             | 8.9    |             | -28%     |
| % of List Price           | 96.11  |             | 95.89  |             |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 50     | \$7,781,220 | 62     | \$9,603,097 | 24%      |
| Avg Sales Price           |        | \$155,624   |        | \$154,889   | 0%       |
| Median Sales Price        |        | \$132,200   |        | \$136,250   | 3%       |
| Avg Days on Market        |        | 105         |        | 110         | 5%       |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              | 560             |              | 557             |              | -1%      |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 188             | \$30,163,629 | 204             | \$31,865,564 | 9%       |
| Avg Sales Price           |                 | \$160,445    |                 | \$156,204    | -3%      |
| Median Sales Price        |                 | \$137,250    |                 | \$135,950    | -1%      |
| Avg Days on Market        |                 | 117          |                 | 117          | 0%       |

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

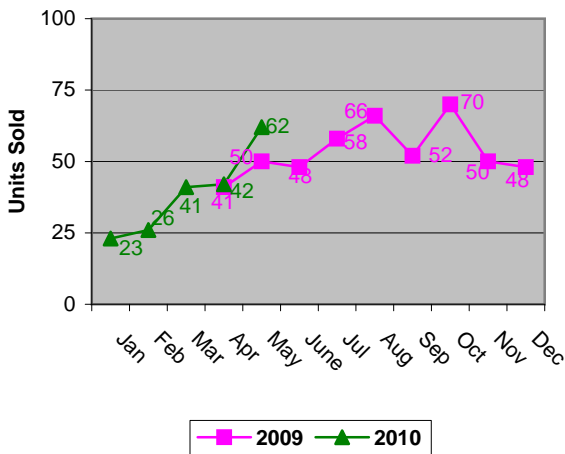
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

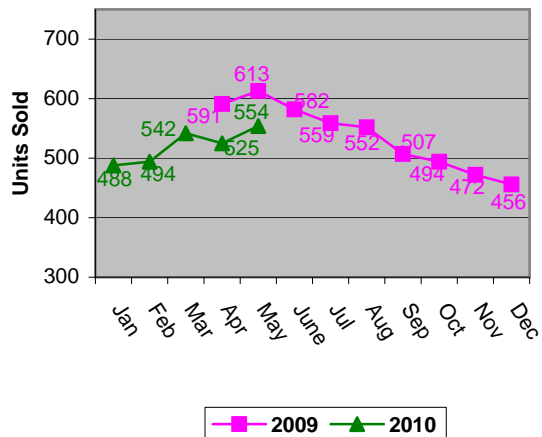
**Single Family SALES and INVENTORY and PENDING**  
**May-10**  
**MADISON COUNTY**

| Price Range          |    |           | Sales            |                  |                  | Current Inventory |                  |                |                  |
|----------------------|----|-----------|------------------|------------------|------------------|-------------------|------------------|----------------|------------------|
|                      |    |           | 0-2<br>Bedrm     | 3<br>Bedrm       | 4+<br>Bedrm      | Total<br>Units    | Single<br>Units  | Months<br>Inv. | Pending          |
| 49,999               | OR | UNDER     | 1                | 1                | 1                | 3                 | 4                | 1.3            | 7                |
| 50,000               | -  | 99,999    | 1                | 3                | 2                | 6                 | 68               | 11.3           | 12               |
| 100,000              | -  | 119,999   | 0                | 5                | 0                | 5                 | 23               | 4.6            | 11               |
| 120,000              | -  | 139,999   | 1                | 18               | 1                | 20                | 77               | 3.9            | 16               |
| 140,000              | -  | 159,999   | 0                | 7                | 3                | 10                | 60               | 6.0            | 18               |
| 160,000              | -  | 179,999   | 1                | 1                | 1                | 3                 | 67               | 22.3           | 8                |
| 180,000              | -  | 199,999   | 0                | 1                | 0                | 1                 | 47               | 47.0           | 10               |
| 200,000              | -  | 249,999   | 0                | 3                | 5                | 8                 | 58               | 7.3            | 10               |
| 250,000              | -  | 299,999   | 0                | 2                | 0                | 2                 | 46               | 23.0           | 5                |
| 300,000              | -  | 499,999   | 0                | 1                | 3                | 4                 | 83               | 20.8           | 6                |
| 500,000              | -  | 749,999   | 0                | 0                | 0                | 0                 | 15               | 15.0           | 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>4</b>         | <b>42</b>        | <b>16</b>        | <b>62</b>         | <b>554</b>       | <b>8.9</b>     | <b>103</b>       |
| <b>Median Price</b>  |    |           | <b>\$107,500</b> | <b>\$132,500</b> | <b>\$185,000</b> | <b>\$136,250</b>  | <b>\$175,000</b> |                | <b>\$149,900</b> |
| <b>Average Price</b> |    |           | <b>\$102,500</b> | <b>\$143,666</b> | <b>\$197,447</b> | <b>\$154,889</b>  | <b>\$218,397</b> |                | <b>\$158,390</b> |

**Sales 2009 vs 2010**



**Inventory 2009 vs 2010**



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              |        | 73          |        | 49          | -33%     |
| Month Inventory           |        | 17.0        |        | 7.6         | -55%     |
| % of List Price           |        | 96.58       |        | 96.11       |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 16     | \$1,884,485 | 32     | \$3,283,600 | 100%     |
| Avg Sales Price           |        | \$117,780   |        | \$102,613   | -13%     |
| Median Sales Price        |        | \$85,000    |        | \$96,000    | 13%      |
| Avg Days on Market        |        | 127         |        | 115         | -9%      |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |             | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|-------------|-----------------|--------------|----------|
| New Listings              |                 | 235         |                 | 233          | -1%      |
| <b><u>Residential</u></b> |                 |             |                 |              |          |
| Sales                     | 73              | \$7,516,182 | 92              | \$10,347,450 | 26%      |
| Avg Sales Price           |                 | \$102,961   |                 | \$112,472    | 9%       |
| Median Sales Price        |                 | \$84,000    |                 | \$98,750     | 18%      |
| Avg Days on Market        |                 | 117         |                 | 109          | -7%      |

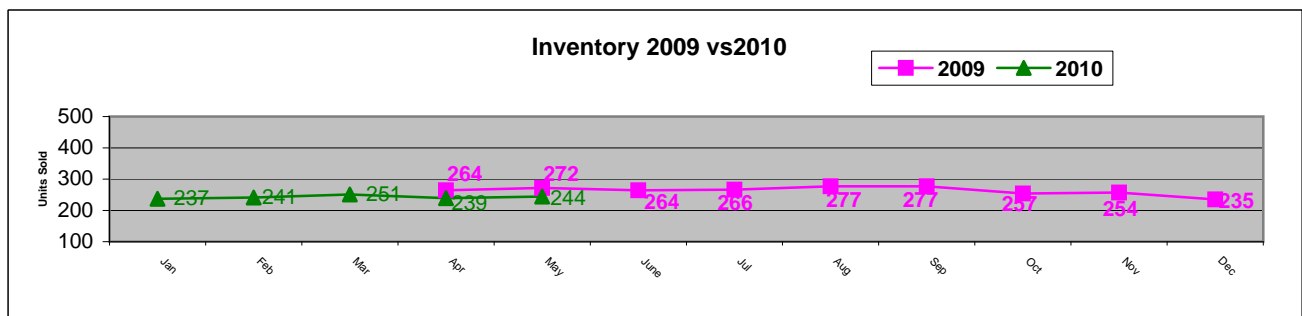
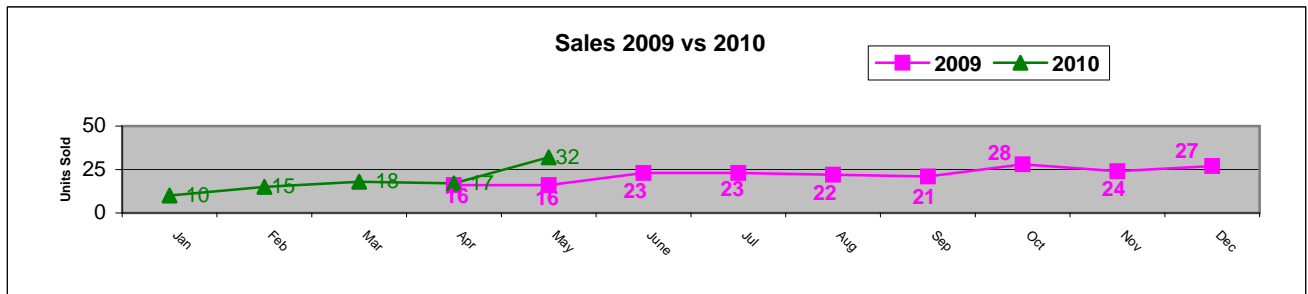
| Total Pending by Month |     |     |     |     |     |      |      |     |      |     |     |     |
|------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
|                        | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010                   | 11  | 14  | 20  | 21  | 21  |      |      |     |      |     |     |     |
| 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 May-10 MONTGOMERY COUNTY

| Price Range          |    |           | Sales           |                  |             | Current Inventory |                  |                |                 |
|----------------------|----|-----------|-----------------|------------------|-------------|-------------------|------------------|----------------|-----------------|
|                      |    |           | 0-2<br>Bedrm    | 3<br>Bedrm       | 4+<br>Bedrm | Total<br>Units    | Single<br>Units  | Months<br>Inv. | Pending         |
| 49,999               | OR | UNDER     | 2               | 7                | 0           | 9                 | 21               | 2.3            | 5               |
| 50,000               | -  | 99,999    | 3               | 4                | 0           | 7                 | 64               | 9.1            | 6               |
| 100,000              | -  | 119,999   | 0               | 3                | 0           | 3                 | 30               | 10.0           | 2               |
| 120,000              | -  | 139,999   | 0               | 4                | 0           | 4                 | 38               | 9.5            | 2               |
| 140,000              | -  | 159,999   | 0               | 4                | 0           | 4                 | 21               | 5.3            | 0               |
| 160,000              | -  | 179,999   | 1               | 1                | 0           | 2                 | 13               | 6.5            | 0               |
| 180,000              | -  | 199,999   | 0               | 1                | 0           | 1                 | 12               | 12.0           | 2               |
| 200,000              | -  | 249,999   | 0               | 0                | 0           | 0                 | 21               | 21.0           | 0               |
| 250,000              | -  | 299,999   | 0               | 1                | 0           | 1                 | 8                | 8.0            | 0               |
| 300,000              | -  | 499,999   | 0               | 1                | 0           | 1                 | 9                | 9.0            | 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                 | 1                | 1.0            | 0               |
| <b>Total</b>         |    |           | <b>6</b>        | <b>26</b>        | <b>0</b>    | <b>32</b>         | <b>244</b>       | <b>7.6</b>     | <b>17</b>       |
| <b>Median Price</b>  |    |           | <b>\$56,950</b> | <b>\$111,000</b> | <b>\$0</b>  | <b>\$96,000</b>   | <b>\$125,000</b> |                | <b>\$80,000</b> |
| <b>Average Price</b> |    |           | <b>\$65,317</b> | <b>\$111,219</b> | <b>\$0</b>  | <b>\$102,613</b>  | <b>\$165,264</b> |                | <b>\$88,741</b> |

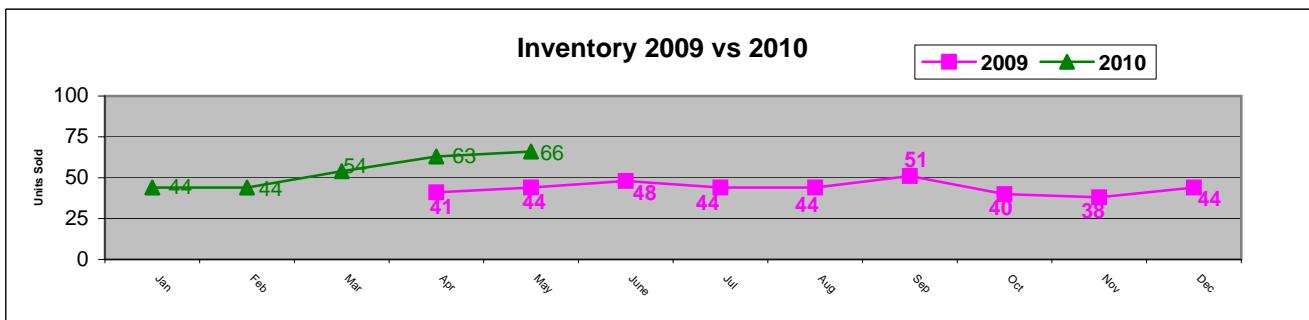
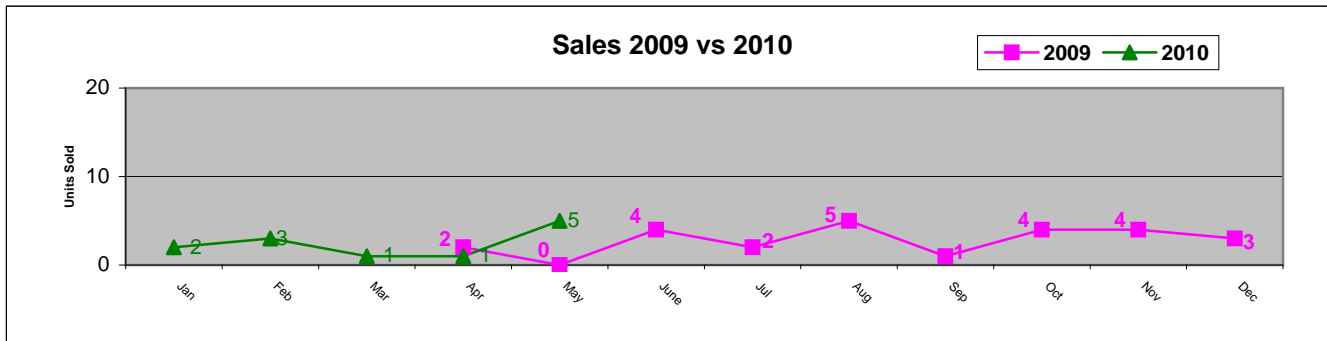




# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING May-10 NICHOLAS COUNTY

| Price Range          |    |           | Sales           |                 |                  | Current Inventory |                  |                |                 |
|----------------------|----|-----------|-----------------|-----------------|------------------|-------------------|------------------|----------------|-----------------|
|                      |    |           | 0-2<br>Bedrm    | 3<br>Bedrm      | 4+<br>Bedrm      | Total<br>Units    | Single<br>Units  | Months<br>Inv. | Pending         |
| 49,999               | OR | UNDER     | 1               | 1               | 0                | 2                 | 11               | 5.5            | 2               |
| 50,000               | -  | 99,999    | 0               | 0               | 1                | 1                 | 18               | 18.0           | 2               |
| 100,000              | -  | 119,999   | 0               | 0               | 0                | 0                 | 6                | 6.0            | 0               |
| 120,000              | -  | 139,999   | 0               | 0               | 0                | 0                 | 4                | 4.0            | 2               |
| 140,000              | -  | 159,999   | 0               | 1               | 1                | 2                 | 3                | 1.5            | 0               |
| 160,000              | -  | 179,999   | 0               | 0               | 0                | 0                 | 8                | 8.0            | 0               |
| 180,000              | -  | 199,999   | 0               | 0               | 0                | 0                 | 3                | 3.0            | 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               |
| <b>Total</b>         |    |           | <b>1</b>        | <b>2</b>        | <b>2</b>         | <b>5</b>          | <b>66</b>        | <b>13.2</b>    | <b>7</b>        |
| <b>Median Price</b>  |    |           | <b>\$20,000</b> | <b>\$87,500</b> | <b>\$119,500</b> | <b>\$80,000</b>   | <b>\$111,250</b> |                | <b>\$64,500</b> |
| <b>Average Price</b> |    |           | <b>\$20,000</b> | <b>\$87,500</b> | <b>\$119,500</b> | <b>\$86,800</b>   | <b>\$141,461</b> |                | <b>\$94,507</b> |



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

## May-10 Statistical Report Residential, Condo, & Townhouses OTHER COUNTIES

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              |        | 150         |        | 151         | 1%       |
| Month Inventory           |        | 14.5        |        | 15.5        | 7%       |
| % of List Price           |        | 93.22       |        | 92.26       |          |
| <br>                      |        |             |        |             |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 48     | \$4,380,294 | 57     | \$6,398,494 | 19%      |
| Avg Sales Price           |        | \$91,256    |        | \$112,254   | 23%      |
| Median Sales Price        |        | \$88,250    |        | \$94,950    | 8%       |
| Avg Days on Market        |        | 146         |        | 127         | -13%     |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              |                 | 607          |                 | 754          | 24%      |
| <br>                      |                 |              |                 |              |          |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 237             | \$20,867,284 | 229             | \$23,213,295 | -3%      |
| Avg Sales Price           |                 | \$88,048     |                 | \$101,368    | 15%      |
| Median Sales Price        |                 | \$72,000     |                 | \$85,000     | 18%      |
| Avg Days on Market        |                 | 118          |                 | 123          | 4%       |

| Total Pending by Month |     |     |     |     |     |      |      |     |      |     |     |     |
|------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
|                        | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010                   | 50  | 46  | 53  | 74  | 47  |      |      |     |      |     |     |     |
| 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

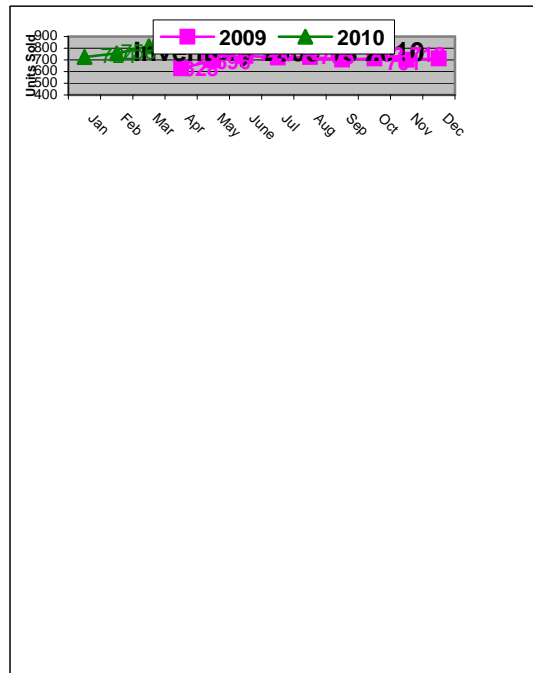
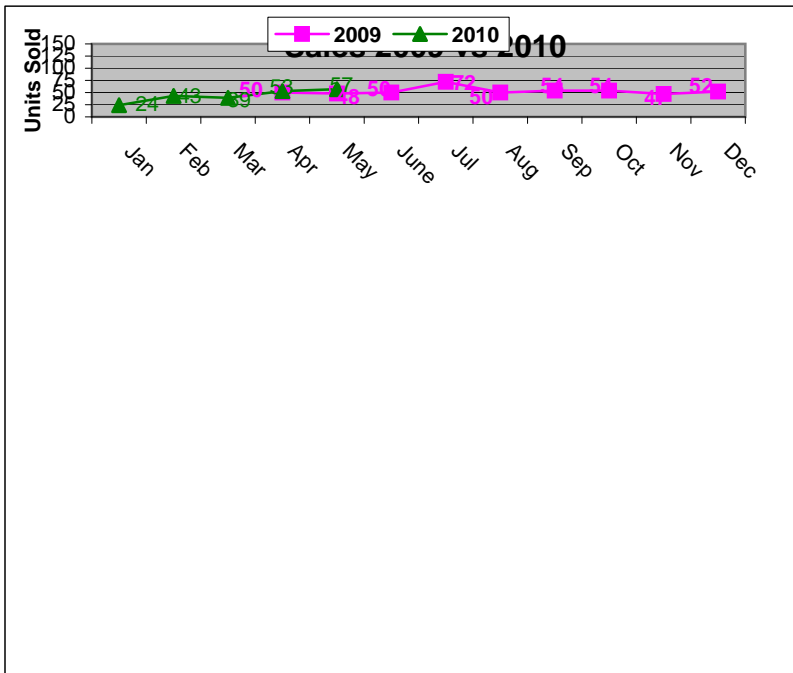
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

May-10

OTHER COUNTIES

| Price Range          |    |           | Sales           |                  |                  | Current Inventory |                  |                |                  |
|----------------------|----|-----------|-----------------|------------------|------------------|-------------------|------------------|----------------|------------------|
|                      |    |           | 0-2<br>Bedrm    | 3<br>Bedrm       | 4+<br>Bedrm      | Total<br>Units    | Single<br>Units  | Months<br>Inv. | Pending          |
| 49,999               | OR | UNDER     | 6               | 7                | 1                | 14                | 64               | 4.6            | 15               |
| 50,000               | -  | 99,999    | 3               | 11               | 2                | 16                | 196              | 12.3           | 35               |
| 100,000              | -  | 119,999   | 1               | 6                | 0                | 7                 | 58               | 8.3            | 7                |
| 120,000              | -  | 139,999   | 0               | 3                | 0                | 3                 | 105              | 35.0           | 8                |
| 140,000              | -  | 159,999   | 0               | 4                | 1                | 5                 | 73               | 14.6           | 8                |
| 160,000              | -  | 179,999   | 0               | 4                | 0                | 4                 | 71               | 17.8           | 3                |
| 180,000              | -  | 199,999   | 0               | 0                | 0                | 0                 | 56               | 56.0           | 8                |
| 200,000              | -  | 249,999   | 0               | 2                | 0                | 2                 | 70               | 35.0           | 8                |
| 250,000              | -  | 299,999   | 0               | 1                | 2                | 3                 | 58               | 19.3           | 3                |
| 300,000              | -  | 499,999   | 0               | 1                | 2                | 3                 | 84               | 28.0           | 10               |
| 500,000              | -  | 749,999   | 0               | 0                | 0                | 0                 | 26               | 26.0           | 0                |
| 750,000              | -  | 999,999   | 0               | 0                | 0                | 0                 | 13               | 13.0           | 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                 | 3                | 3.0            | 0                |
| 1,500,000            | -  | 1,999,999 | 0               | 0                | 0                | 0                 | 3                | 3.0            | 0                |
| 2,000,000            | -  | OVER      | 0               | 0                | 0                | 0                 | 2                | 2.0            | 0                |
| <b>Total</b>         |    |           | <b>10</b>       | <b>39</b>        | <b>8</b>         | <b>57</b>         | <b>884</b>       | <b>15.5</b>    | <b>105</b>       |
| <b>Median Price</b>  |    |           | <b>\$32,500</b> | <b>\$104,000</b> | <b>\$205,000</b> | <b>\$94,950</b>   | <b>\$147,250</b> |                | <b>\$109,900</b> |
| <b>Average Price</b> |    |           | <b>\$46,845</b> | <b>\$111,591</b> | <b>\$197,250</b> | <b>\$112,254</b>  | <b>\$203,583</b> |                | <b>\$141,514</b> |



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

| MONTHLY SUMMARY           | May-09 |             | May-10 |              | % CHANGE |
|---------------------------|--------|-------------|--------|--------------|----------|
| New Listings              |        | 128         |        | 122          | -5%      |
| Month Inventory           |        | 10.3        |        | 9.9          | -4%      |
| % of List Price           |        | 96.99       |        | 98.19        |          |
| <b><u>Residential</u></b> |        |             |        |              |          |
| Sales                     | 54     | \$8,680,071 | 62     | \$11,296,368 | 15%      |
| Avg Sales Price           |        | \$160,742   |        | \$182,199    | 13%      |
| Median Sales Price        |        | \$148,400   |        | \$161,250    | 9%       |
| Avg Days on Market        |        | 119         |        | 86           | -28%     |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              |                 | 636          |                 | 675          | 6%       |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 225             | \$36,784,704 | 241             | \$40,340,226 | 7%       |
| Avg Sales Price           |                 | \$163,488    |                 | \$167,387    | 2%       |
| Median Sales Price        |                 | \$143,300    |                 | \$145,550    | 2%       |
| Avg Days on Market        |                 | 102          |                 | 95           | -7%      |

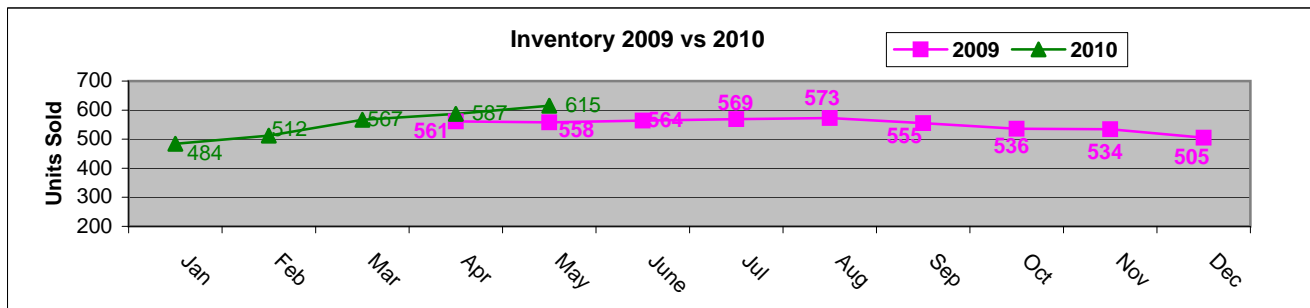
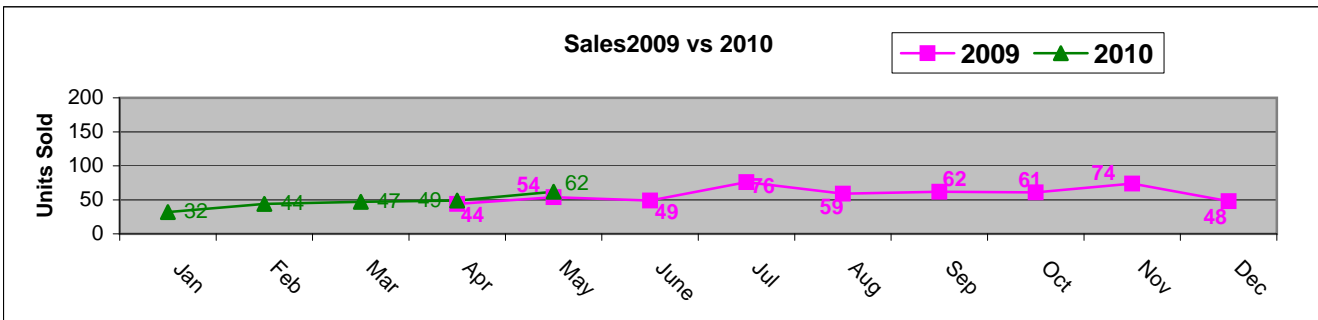
| Total Pending by Month |     |     |     |     |     |      |      |     |      |     |     |     |
|------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
|                        | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC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

## Single Family SALES and INVENTORY and PENDING

May-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                 | 9                | 9.0         | 2                |
| 50,000               | -  | 99,999    | 2               | 3                | 0                | 5                 | 39               | 7.8         | 10               |
| 100,000              | -  | 119,999   | 0               | 5                | 1                | 6                 | 43               | 7.2         | 17               |
| 120,000              | -  | 139,999   | 0               | 9                | 2                | 11                | 89               | 8.1         | 27               |
| 140,000              | -  | 159,999   | 0               | 7                | 0                | 7                 | 61               | 8.7         | 15               |
| 160,000              | -  | 179,999   | 1               | 3                | 3                | 7                 | 55               | 7.9         | 20               |
| 180,000              | -  | 199,999   | 0               | 2                | 1                | 3                 | 50               | 16.7        | 15               |
| 200,000              | -  | 249,999   | 0               | 2                | 7                | 9                 | 88               | 9.8         | 24               |
| 250,000              | -  | 299,999   | 0               | 2                | 5                | 7                 | 60               | 8.6         | 16               |
| 300,000              | -  | 499,999   | 0               | 1                | 5                | 6                 | 85               | 14.2        | 10               |
| 500,000              | -  | 749,999   | 0               | 0                | 0                | 0                 | 30               | 30.0        | 0                |
| 750,000              | -  | 999,999   | 0               | 0                | 0                | 0                 | 4                | 4.0         | 0                |
| 1,000,000            | -  | 1,249,999 | 0               | 0                | 0                | 0                 | 0                | 0.0         | 0                |
| 1,250,000            | -  | 1,499,999 | 0               | 0                | 0                | 0                 | 2                | 2.0         | 0                |
| 1,500,000            | -  | 1,999,999 | 0               | 0                | 0                | 0                 | 0                | 0.0         | 0                |
| 2,000,000            | -  | OVER      | 0               | 0                | 0                | 0                 | 0                | 0.0         | 0                |
| <b>Total</b>         |    |           | <b>4</b>        | <b>34</b>        | <b>24</b>        | <b>62</b>         | <b>615</b>       | <b>9.9</b>  | <b>156</b>       |
| <b>Median Price</b>  |    |           | <b>\$96,200</b> | <b>\$141,000</b> | <b>\$234,301</b> | <b>\$161,250</b>  | <b>\$185,000</b> |             | <b>\$167,155</b> |
| <b>Average Price</b> |    |           | <b>\$99,950</b> | <b>\$153,151</b> | <b>\$237,060</b> | <b>\$182,199</b>  | <b>\$231,299</b> |             | <b>\$182,359</b> |



# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

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

| MONTHLY SUMMARY           | May-09 |             | May-10 |             | % CHANGE |
|---------------------------|--------|-------------|--------|-------------|----------|
| New Listings              |        | 45          |        | 46          | 2%       |
| Month Inventory           |        | 14.5        |        | 15.3        | 6%       |
| % of List Price           |        | 95.71       |        | 97.97       |          |
| <b><u>Residential</u></b> |        |             |        |             |          |
| Sales                     | 15     | \$2,381,150 | 15     | \$2,990,252 | 0%       |
| Avg Sales Price           |        | \$158,743   |        | \$199,350   | 26%      |
| Median Sales Price        |        | \$130,000   |        | \$179,900   | 38%      |
| Avg Days on Market        |        | 46          |        | 114         | 148%     |

| CUMMULATIVE SUMMARY       | Jan 09 - May 09 |              | Jan 10 - May 10 |              | % CHANGE |
|---------------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings              |                 | 239          |                 | 232          | -3%      |
| <b><u>Residential</u></b> |                 |              |                 |              |          |
| Sales                     | 59              | \$10,024,856 | 87              | \$15,635,449 | 47%      |
| Avg Sales Price           |                 | \$169,913    |                 | \$179,718    | 6%       |
| Median Sales Price        |                 | \$155,000    |                 | \$167,250    | 8%       |
| Avg Days on Market        |                 | 80           |                 | 103          | 29%      |

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

May-10

WOODFORD COUNTY

| Price Range          |    |           | Current      |                  |                  | Sales<br>Total<br>Units | Inventory<br>Single<br>Units | Months<br>Inv. | Pending          |
|----------------------|----|-----------|--------------|------------------|------------------|-------------------------|------------------------------|----------------|------------------|
|                      |    |           | 0-2<br>Bedrm | 3<br>Bedrm       | 4+<br>Bedrm      |                         |                              |                |                  |
| 49,999               | OR | UNDER     | 0            | 0                | 0                | 0                       | 1                            | 1.0            | 1                |
| 50,000               | -  | 99,999    | 0            | 1                | 0                | 1                       | 18                           | 18.0           | 2                |
| 100,000              | -  | 119,999   | 0            | 0                | 0                | 0                       | 21                           | 21.0           | 4                |
| 120,000              | -  | 139,999   | 0            | 1                | 0                | 1                       | 19                           | 19.0           | 5                |
| 140,000              | -  | 159,999   | 0            | 1                | 0                | 1                       | 13                           | 13.0           | 5                |
| 160,000              | -  | 179,999   | 0            | 4                | 1                | 5                       | 20                           | 4.0            | 7                |
| 180,000              | -  | 199,999   | 0            | 1                | 0                | 1                       | 16                           | 16.0           | 7                |
| 200,000              | -  | 249,999   | 0            | 1                | 2                | 3                       | 23                           | 7.7            | 4                |
| 250,000              | -  | 299,999   | 0            | 1                | 1                | 2                       | 34                           | 17.0           | 3                |
| 300,000              | -  | 499,999   | 0            | 0                | 1                | 1                       | 37                           | 37.0           | 4                |
| 500,000              | -  | 749,999   | 0            | 0                | 0                | 0                       | 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                       | 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                       | 1                            | 1.0            | 0                |
| <b>Total</b>         |    |           | <b>0</b>     | <b>10</b>        | <b>5</b>         | <b>15</b>               | <b>230</b>                   | <b>15.3</b>    | <b>42</b>        |
| <b>Median Price</b>  |    |           | <b>\$0</b>   | <b>\$172,315</b> | <b>\$240,000</b> | <b>\$179,900</b>        | <b>\$215,000</b>             |                | <b>\$177,400</b> |
| <b>Average Price</b> |    |           | <b>\$0</b>   | <b>\$171,275</b> | <b>\$255,500</b> | <b>\$199,350</b>        | <b>\$293,116</b>             |                | <b>\$182,404</b> |

