

Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		1122		1017	-9%
Month Inventory		8.8		14.6	66%
% of List Price		96.49		95.04	-2%
<u>Residential</u>					
Sales	636	\$105,346,357	399	\$66,173,335	-37%
Avg Sales Price		\$164,347		\$165,848	1%
Median Sales Price		\$138,000		\$140,000	1%
Avg Days on Market		126		138	10%
<u>Townhouses/Condos</u>					
Sales	46	\$5,734,130	39	\$6,169,377	-15%
Avg Sales Price		\$119,461		\$158,189	32%
Median Sales Price		\$97,150		\$135,000	39%
Avg Days on Market		152		161	6%
Total Activity	682	\$111,080,487	438	\$72,342,712	-36%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		15,607		15,761	1%
<u>Residential</u>					
Sales	6,761	\$1,131,863,495	6,204	\$1,060,791,983	-8%
Avg Sales Price		\$166,133		\$170,985	3%
Median Sales Price		\$140,061		\$140,800	1%
Avg Days on Market		108		89	-18%
<u>Townhouses/Condos</u>					
Sales	577	\$85,725,910	508	\$82,869,508	-12%
Avg Sales Price		\$136,506		\$163,129	20%
Median Sales Price		\$115,500		\$119,000	3%
Avg Days on Market		138		102	-26%
Total Activity	7,338	\$1,217,589,405	6,712	\$1,143,661,491	-9%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555	610	909	1143	522	575	540	561	488	444	428	
2009	472	551	677	809	894	807	772	761	759	718	528	437
2008	713	743	804	860	863	800	732	754	650	525	429	437

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	384	468	569	740	917	871	585	539	465	442	438	
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531

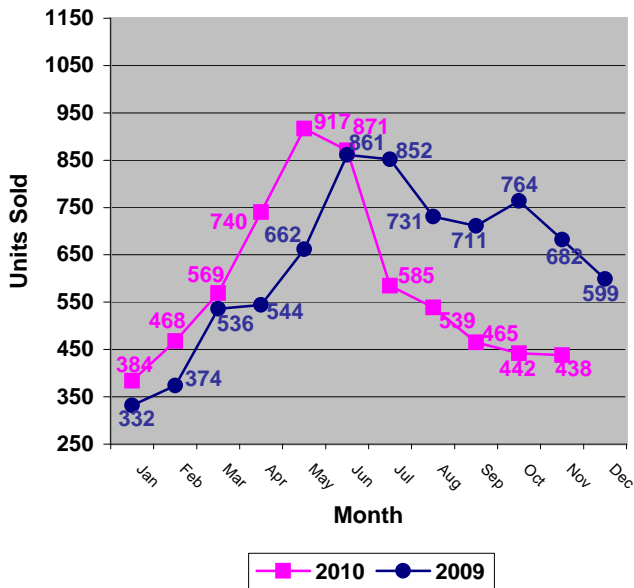
Lexington-Bluegrass

Association of Realtors®

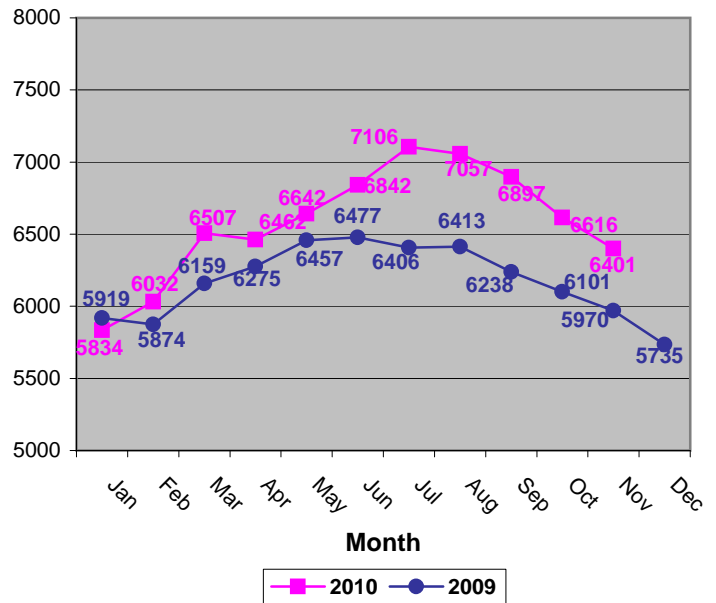
All Residential SALES and INVENTORY with PENDING

Nov-10							Current	Current	Current	Nov
						Sales	Inventory	Inventory	Pending	
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	17	25	4	46	205	4.5	53	38
50,000	-	99,999	20	46	8	74	1040	14.1	133	80
100,000	-	119,999	6	29	3	38	608	16.0	85	46
120,000	-	139,999	7	43	10	60	809	13.5	102	50
140,000	-	159,999	1	39	10	50	657	13.1	83	53
160,000	-	179,999	2	21	8	31	493	15.9	74	31
180,000	-	199,999	5	6	8	19	399	21.0	64	23
200,000	-	249,999	4	24	24	52	642	12.3	90	39
250,000	-	299,999	0	13	13	26	461	17.7	68	27
300,000	-	499,999	1	11	21	33	663	20.1	58	31
500,000	-	749,999	0	2	6	8	230	28.8	17	7
750,000	-	999,999	0	0	0	0	86	86.0	4	1
1,000,000	-	1,249,999	0	0	1	1	37	37.0	1	1
1,250,000	-	1,499,999	0	0	0	0	17	17.0	0	0
1,500,000	-	1,999,999	0	0	0	0	25	25.0	1	1
2,000,000	-	OVER	0	0	0	0	29	29.0	0	0
Total			63	259	116	438	6401	14.6	833	428
Median Price			\$86,000	\$135,000	\$209,000	\$140,000	\$158,900		\$149,900	
Average Price			\$97,940	\$143,361	\$241,073	\$162,706	\$229,976		\$181,131	

Sales 09 vs 10



Inventory 09 vs 10



Lexington-Bluegrass

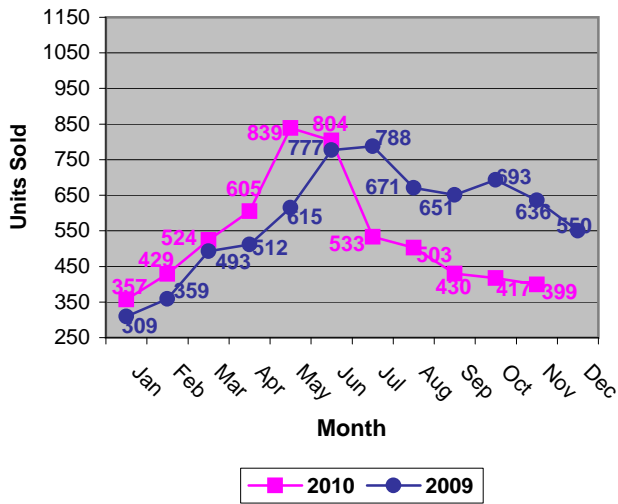
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Single Family SALES and INVENTORY and PENDING

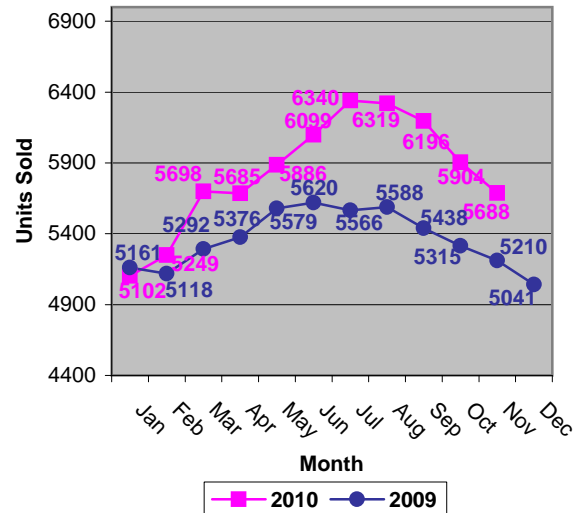
Nov-10

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	15	17	3	35	182	5.2	49
50,000	-	99,999	19	45	8	72	849	11.8	117
100,000	-	119,999	5	28	3	36	533	14.8	75
120,000	-	139,999	3	41	10	54	730	13.5	97
140,000	-	159,999	1	38	10	49	616	12.6	77
160,000	-	179,999	1	19	8	28	448	16.0	66
180,000	-	199,999	2	5	8	15	371	24.7	61
200,000	-	249,999	2	24	24	50	558	11.2	86
250,000	-	299,999	0	7	13	20	386	19.3	62
300,000	-	499,999	1	10	20	31	599	19.3	48
500,000	-	749,999	0	2	6	8	224	28.0	13
750,000	-	999,999	0	0	0	0	84	84.0	4
1,000,000	-	1,249,999	0	0	1	1	37	37.0	1
1,250,000	-	1,499,999	0	0	0	0	17	17.0	0
1,500,000	-	1,999,999	0	0	0	0	25	25.0	1
2,000,000	-	OVER	0	0	0	0	29	29.0	0
Total			49	236	114	399	5688	14.3	757
Median Price			\$79,000	\$134,500	\$209,000	\$140,000	\$159,900		
Average Price			\$87,182	\$143,212	\$241,526	\$164,421	\$236,900		\$179,451

Sales 09 vs 10



Inventory 09 vs 10



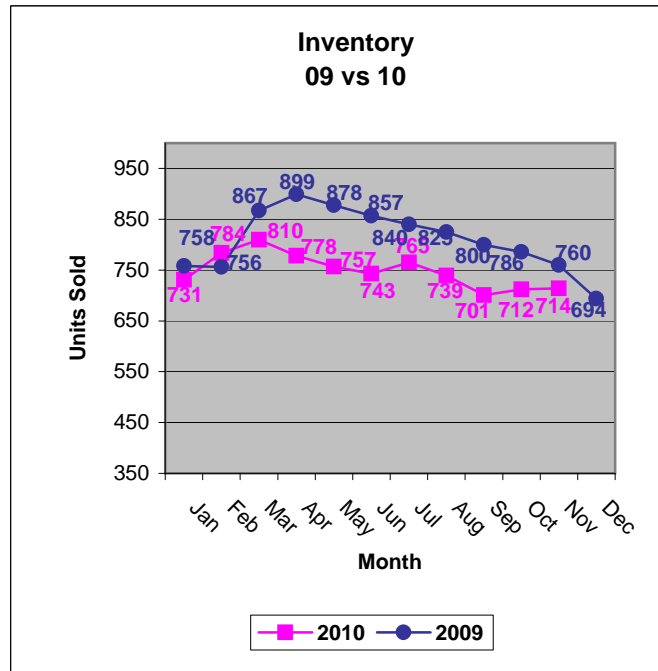
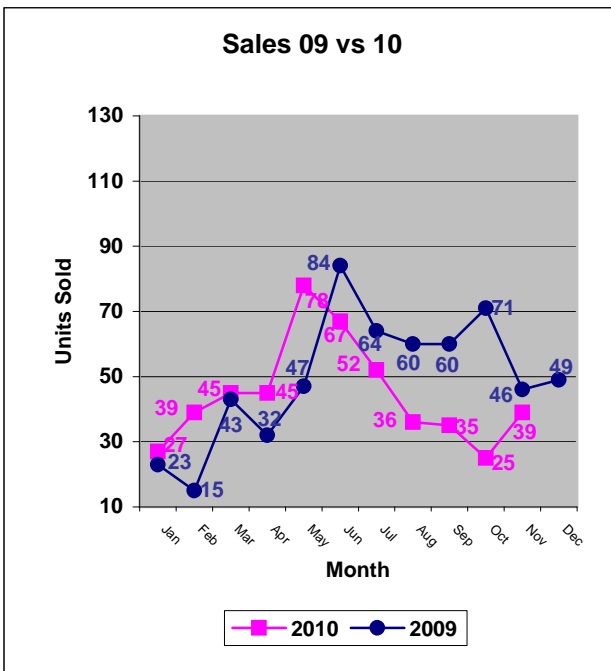
Lexington-Bluegrass

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Townhouse and Condo SALES and INVENTORY and PENDING

Nov-10

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	2	8	1	11	23	2.1	4
50,000	- 99,999	1	1	0	2	192	96.0	16
100,000	- 119,999	1	1	0	2	75	37.5	10
120,000	- 139,999	4	2	0	6	79	13.2	5
140,000	- 159,999	0	1	0	1	41	41.0	6
160,000	- 179,999	1	2	0	3	45	15.0	8
180,000	- 199,999	3	1	0	4	28	7.0	3
200,000	- 249,999	2	0	0	2	84	42.0	4
250,000	- 299,999	0	6	0	6	75	12.5	6
300,000	- 499,999	0	1	1	2	64	32.0	10
500,000	- 749,999	0	0	0	0	6	6.0	4
750,000	- 999,999	0	0	0	0	2	2.0	0
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
Total		14	23	2	39	714	18.3	76
Median Price		\$29,250	\$29,250	\$30,950	\$29,250	\$64,900		\$40,450
Average Price		\$135,593	\$144,897	\$215,221	\$145,164	\$174,622		\$197,869



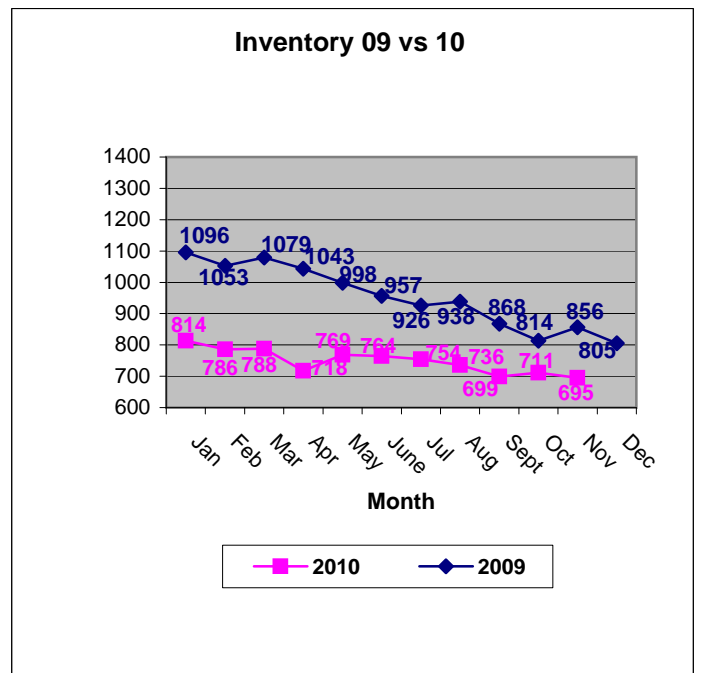
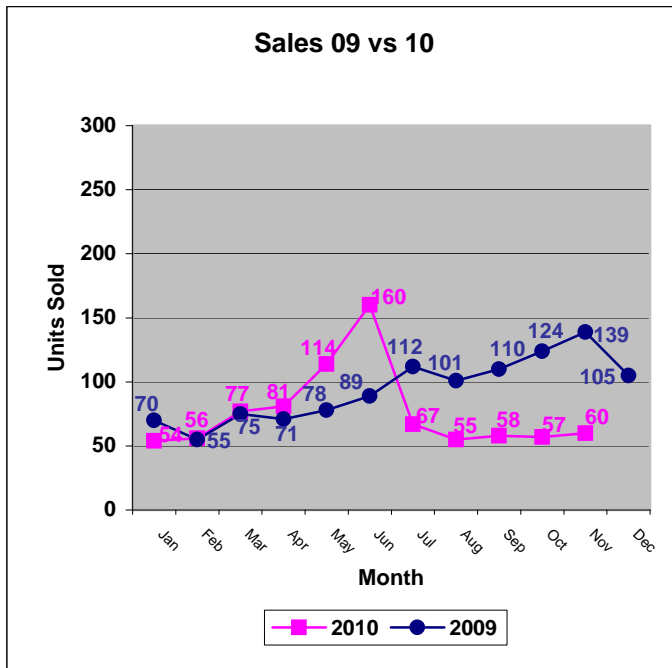
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Nov-10

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	1	0	1	0	0.0	0
50,000 - 99,999	0	0	0	0	9	9.0	2
100,000 - 119,999	0	5	0	5	33	6.6	11
120,000 - 139,999	1	10	2	13	77	5.9	12
140,000 - 159,999	0	7	0	7	79	11.3	17
160,000 - 179,999	0	4	0	4	64	16.0	21
180,000 - 199,999	1	0	0	1	78	78.0	20
200,000 - 249,999	1	4	8	13	163	12.5	42
250,000 - 299,999	0	5	6	11	77	7.0	34
300,000 - 499,999	0	2	3	5	76	15.2	21
500,000 - 749,999	0	0	0	0	23	23.0	7
750,000 - 999,999	0	0	0	0	9	9.0	1
1,000,000 - 1,249,999	0	0	0	0	3	3.0	0
1,250,000 - 1,499,999	0	0	0	0	1	1.0	0
1,500,000 - 1,999,999	0	0	0	0	2	2.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
Total	3	38	19	60	695	11.6	188
Median Price	\$190,000	\$149,950	\$245,107	\$180,780	\$204,900		\$217,842
Average Price	\$180,267	\$175,579	\$255,106	\$200,997	\$249,288		\$239,321

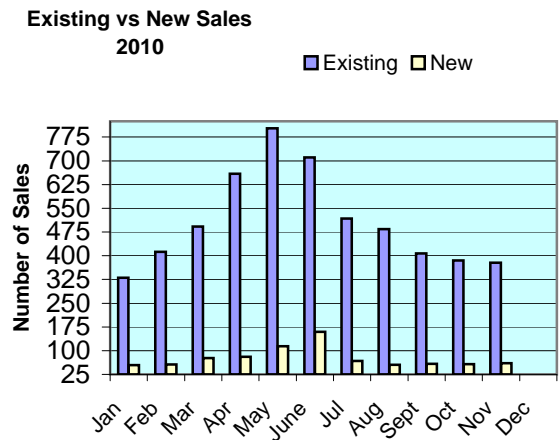
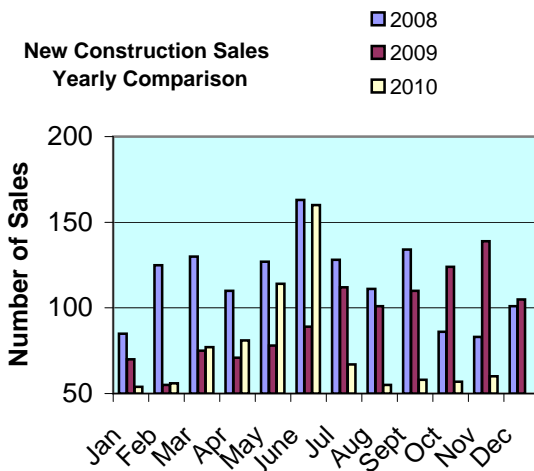
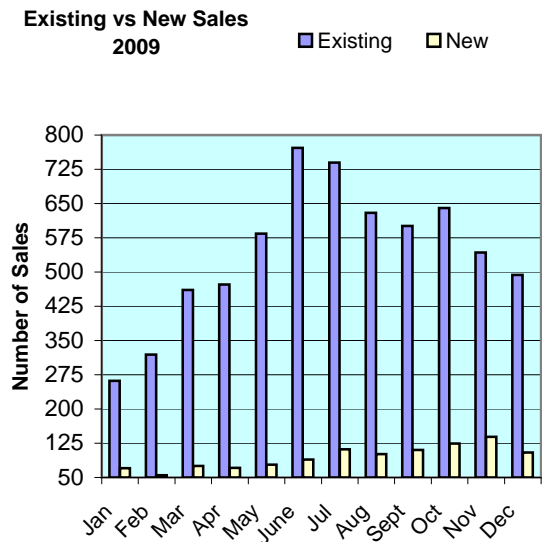
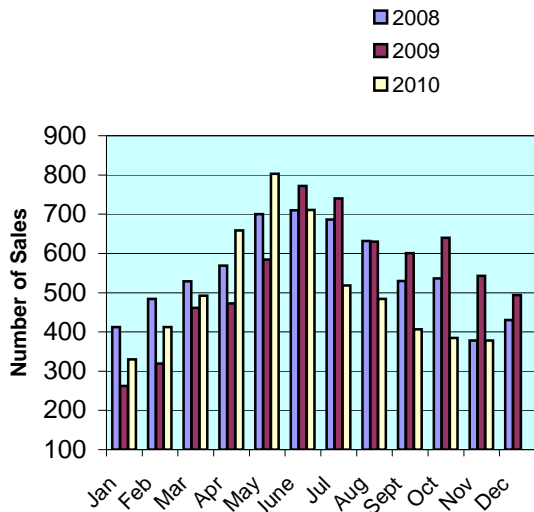


Existing Homes Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	412
Mar	529	461	492
Apr	569	473	659
May	700	584	803
June	710	772	711
Jul	686	740	518
Aug	632	630	484
Sept	530	601	407
Oct	536	640	385
Nov	378	543	378
Dec	430	494	

New Construction Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	56
Mar	130	75	77
Apr	110	71	81
May	127	78	114
June	163	89	160
Jul	128	112	67
Aug	111	101	55
Sept	134	110	58
Oct	86	124	57
Nov	83	139	60
Dec	101	105	



Median Price by County

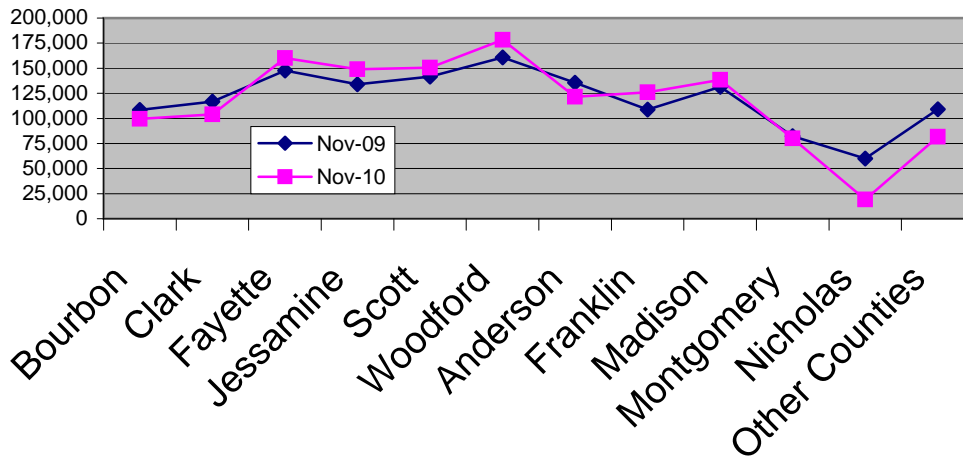
<u>County</u>	Nov-09		Nov-10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	108,500	14	99,500	10
Clark	116,900	27	104,000	21
Fayette	147,750	334	160,000	190
Jessamine	134,000	44	149,000	33
Scott	141,566	74	150,664	32
Woodford	160,824	19	178,300	20
Anderson	135,500	17	121,500	16
Franklin	108,750	34	126,000	21
Madison	131,400	50	138,500	34
Montgomery	82,250	24	80,000	17
Nicholas	59,950	4	19,000	3
Other Counties	109,000	41	81,500	41
		682		438

<u>County</u>	Year to Date 11/30/09		Year to Date 11/30/10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	120,000	114	96,000	119
Clark	119,000	283	120,200	258
Fayette	150,370	3640	154,000	3299
Jessamine	130,950	488	138,000	427
Scott	141,936	634	148,500	531
Woodford	165,000	186	169,900	208
Anderson	120,000	202	126,400	213
Franklin	119,150	414	120,000	361
Madison	144,700	550	139,500	492
Montgomery	85,000	215	96,000	194
Nicholas	73,500	28	72,000	30
Other Counties	86,750	584	87,000	580
		7338		6712

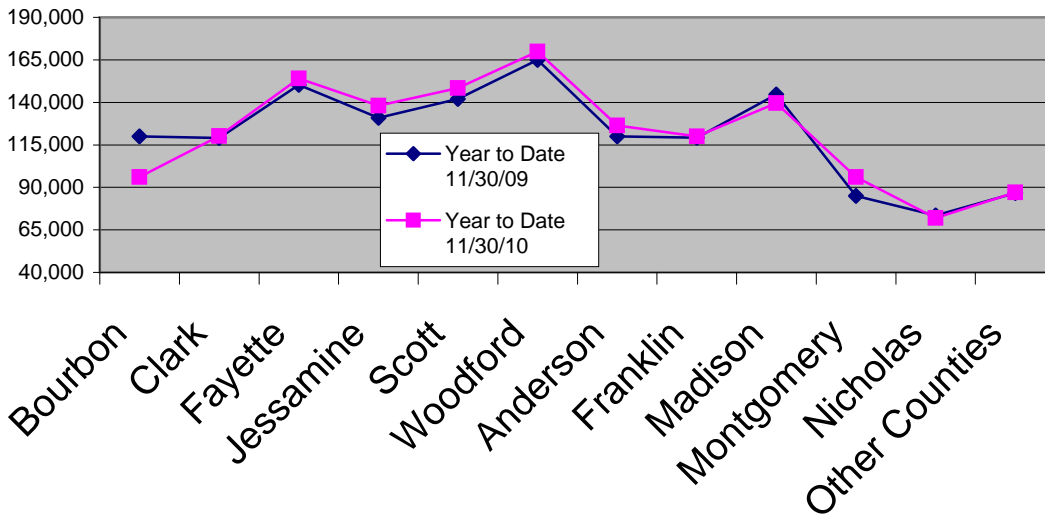


Median Price by County

Nov 09 vs Nov 10 Median



Year to date 11/30/09 vs 11/30/10 Median



Lexington-Bluegrass

Association of Realtors™

Nov-10

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	98	FmHA	2	LA-Fixed	0	Owner Finance	1
CONV	192	FLB	0	L/A-Variable	0	VA	21
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	1
FHA	99	L/A Escalated	0	SBA	0	Other	24

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	39	5	0	7	1	12	7	5	1	10	11	19	117
Out of State Buyer	16	0	0	3	0	3	4	1	0	3	4	5	39
Seller Leaving County	51	3	3	8	3	5	6	3	1	11	4	12	110
Seller leaving State	26	1	3	5	1	1	3	3	0	8	5	5	61
New Construction	29	2	0	2	2	7	4	0	0	9	3	2	60
First Time Buyer	41	6	1	9	3	7	2	8	1	13	3	8	102
Listing FSBO	3	0	0	1	0	0	0	0	0	0	0	0	4
YDT Listing FSBO	116	2	4	6	10	19	7	3	0	11	7	11	196

Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings	36		27		-25%
Month Inventory	10.9		11.8		8%
% of List Price	97.36		95.05		
Residential					
Sales	17	\$2,562,700	16	\$1,838,900	-6%
Avg Sales Price		\$150,747		\$114,931	-24%
Median Sales Price		\$135,500		\$121,500	-10%
Avg Days on Market		79		122	54%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings	437		452		3%
Residential					
Sales	202	\$26,440,301	213	\$26,691,662	5%
Avg Sales Price		\$130,893		\$125,313	-4%
Median Sales Price		\$120,000		\$126,400	5%
Avg Days on Market		98		107	9%

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

Lexington-Bluegrass

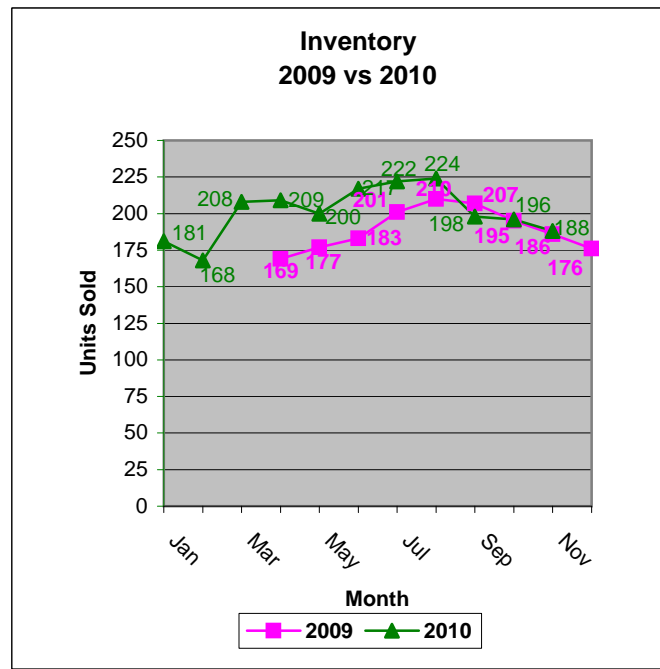
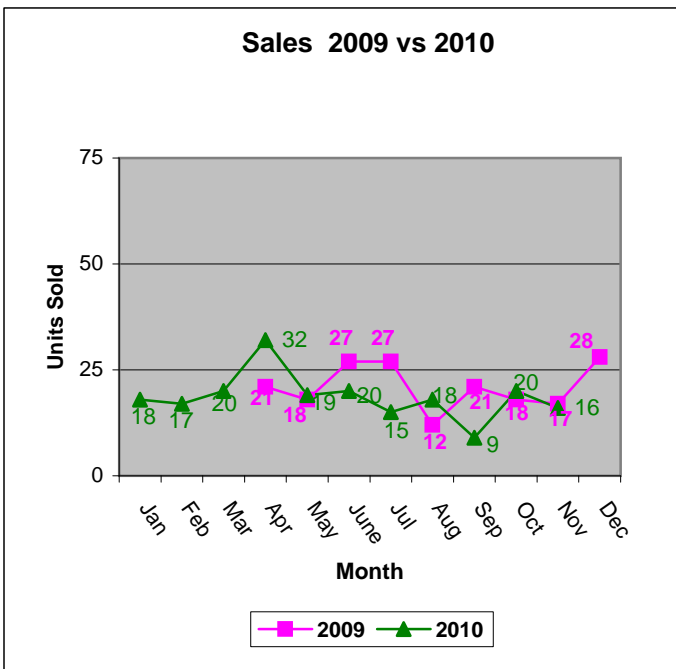
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-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	2	1	0	3	1	0.3	1
50,000 - 99,999	1	2	0	3	41	13.7	6
100,000 - 119,999	0	2	0	2	22	11.0	5
120,000 - 139,999	0	5	0	5	20	4.0	5
140,000 - 159,999	0	1	0	1	23	23.0	1
160,000 - 179,999	0	0	0	0	18	18.0	3
180,000 - 199,999	0	0	0	0	17	17.0	3
200,000 - 249,999	0	2	0	2	17	8.5	3
250,000 - 299,999	0	0	0	0	11	11.0	1
300,000 - 499,999	0	0	0	0	16	16.0	0
500,000 - 749,999	0	0	0	0	2	2.0	0
750,000 - 999,999	0	0	0	0	0	0.0	0
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	3	13	0	16	188	11.8	28
Median Price	\$40,000	\$130,800	\$0	\$121,500	\$149,900		\$129,400
Average Price	\$37,833	\$132,723	\$0	\$114,931	\$171,460		\$137,907



Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		14		15	7%
Month Inventory		7.4		11.6	57%
% of List Price		95.39		88.13	
Residential					
Sales	14	\$1,758,780	10	\$1,043,916	-29%
Avg Sales Price		\$125,627		\$104,392	-17%
Median Sales Price		\$108,500		\$99,500	-8%
Avg Days on Market		114		106	-7%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		255		269	5%
Residential					
Sales	114	\$16,167,241	119	\$14,071,996	4%
Avg Sales Price		\$141,818		\$118,252	-17%
Median Sales Price		\$120,000		\$96,000	-20%
Avg Days on Market		121		83	-31%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9	7	6	16	10	13	7	10	12	9	12	
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

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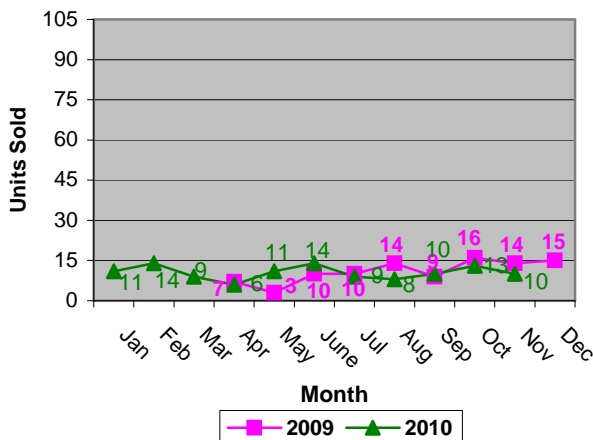
Single Family SALES and INVENTORY and PENDING

Nov-10

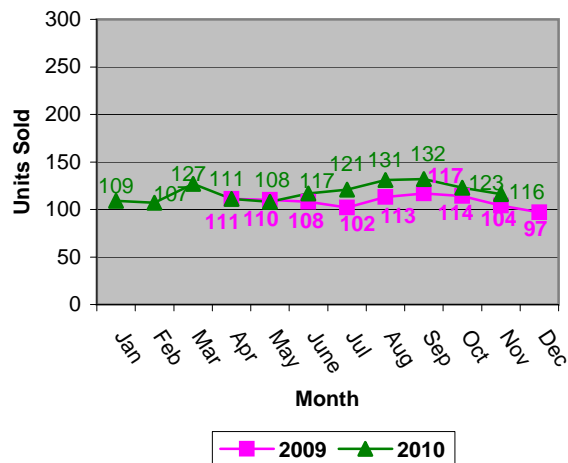
BOURBON COUNTY

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	3
50,000 - 99,999	1	2	0	3	24	8.0	4
100,000 - 119,999	0	2	0	2	12	6.0	2
120,000 - 139,999	0	0	0	0	10	10.0	2
140,000 - 159,999	0	0	1	1	13	13.0	3
160,000 - 179,999	0	0	1	1	6	6.0	0
180,000 - 199,999	0	0	0	0	2	2.0	0
200,000 - 249,999	0	0	0	0	12	12.0	1
250,000 - 299,999	0	0	1	1	7	7.0	2
300,000 - 499,999	0	0	0	0	14	14.0	1
500,000 - 749,999	0	0	0	0	7	7.0	0
750,000 - 999,999	0	0	0	0	0	0.0	0
1,000,000 - 1,249,999	0	0	0	0	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	2	2.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
Total	3	4	3	10	116	11.6	18
Median Price	\$25,016	\$99,500	\$165,000	\$99,500	\$153,950		\$124,500
Average Price	\$36,005	\$95,225	\$185,000	\$104,392	\$253,606		\$141,367

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings	65		28		-57%
Month Inventory	12.7		14.6		15%
% of List Price	95.38		93.69		
Residential					
Sales	27	\$3,534,170	21	\$2,220,000	-22%
Avg Sales Price		\$130,895		\$105,714	-19%
Median Sales Price		\$116,900		\$104,000	-11%
Avg Days on Market		89		156	75%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings	667		589		-12%
Residential					
Sales	283	\$37,554,994	258	\$32,977,954	-9%
Avg Sales Price		\$132,703		\$127,822	-4%
Median Sales Price		\$119,000		\$120,200	1%
Avg Days on Market		117		131	12%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	20	27	27	45	19	11	26	27	23	14	16	
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

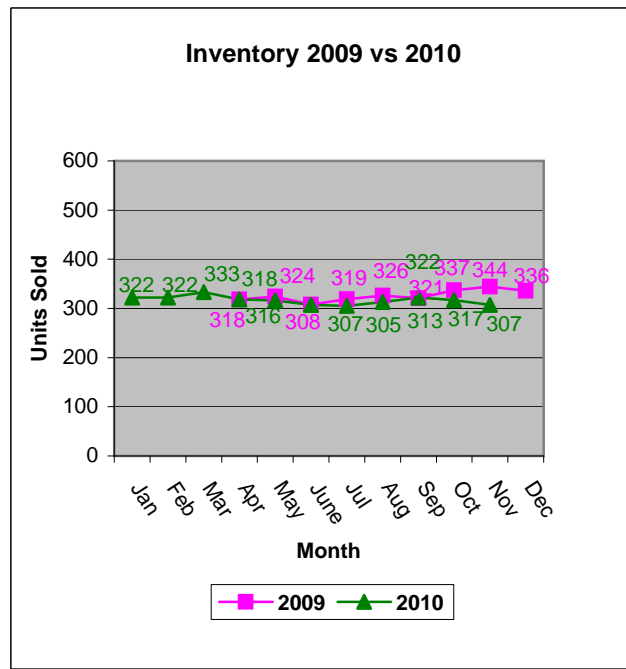
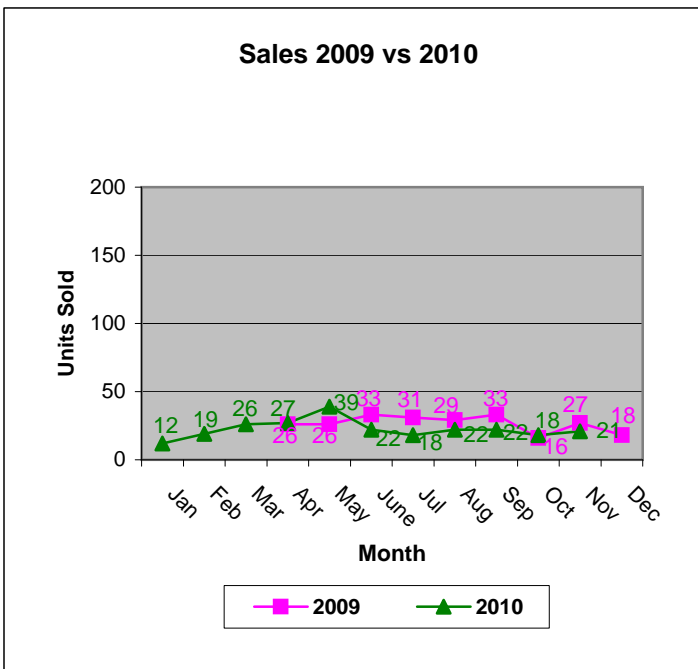
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-10

CLARK COUNTY

Price Range	Bedrms			Sales	Current Inventory		Pending
	0-2	3	4+	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	1	3	1	5	9	1.8	1
50,000 - 99,999	4	0	0	4	74	18.5	4
100,000 - 119,999	0	4	0	4	35	8.8	2
120,000 - 139,999	0	2	0	2	41	20.5	2
140,000 - 159,999	0	0	2	2	32	16.0	3
160,000 - 179,999	0	1	0	1	21	21.0	2
180,000 - 199,999	0	0	1	1	14	14.0	2
200,000 - 249,999	0	1	1	2	26	13.0	1
250,000 - 299,999	0	0	0	0	19	19.0	1
300,000 - 499,999	0	0	0	0	27	27.0	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
Total	5	11	5	21	307	14.6	18
Median Price	\$55,000	\$105,000	\$159,000	\$104,000	\$139,900		\$137,500
Average Price	\$58,780	\$105,055	\$154,100	\$105,714	\$178,855		\$141,500



Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		525		470	-10%
Month Inventory		6.9		13.4	94%
% of List Price		96.90		95.96	
Residential					
Sales	334	\$61,766,962	190	\$36,130,971	-43%
Avg Sales Price		\$184,931		\$190,163	3%
Median Sales Price		\$147,750		\$160,000	8%
Avg Days on Market		65		84	29%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		7,486		7,591	1%
Residential					
Sales	3,640	\$669,993,881	3,299	\$632,634,311	-9%
Avg Sales Price		\$184,064		\$191,765	4%
Median Sales Price		\$150,370		\$154,000	2%
Avg Days on Market		73		72	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239	306	493	638	245	267	251	262	194	204	203	
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®

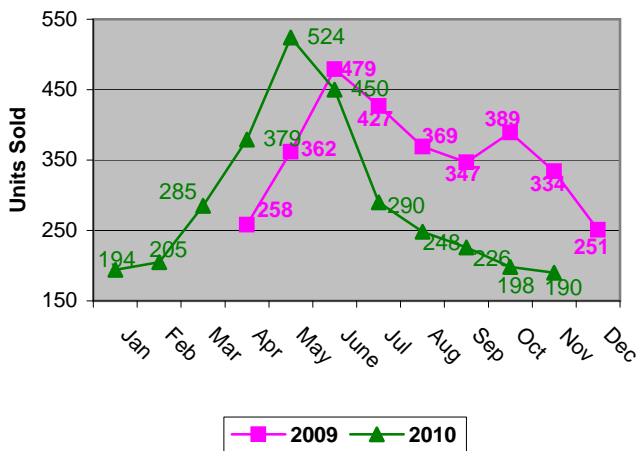
Single Family SALES and INVENTORY and PENDING

Nov-10

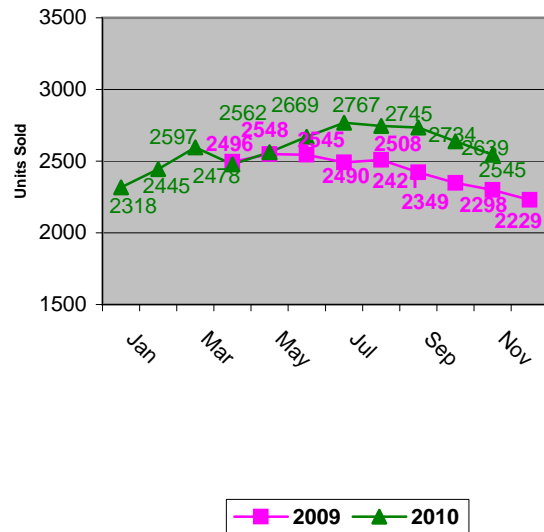
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	9	3	15	53	3.5	14
50,000	-	99,999	5	7	5	17	319	18.8	39
100,000	-	119,999	4	11	1	16	251	15.7	43
120,000	-	139,999	5	14	2	21	343	16.3	45
140,000	-	159,999	1	19	4	24	265	11.0	33
160,000	-	179,999	1	16	2	19	187	9.8	35
180,000	-	199,999	4	3	3	10	157	15.7	30
200,000	-	249,999	4	12	10	26	287	11.0	44
250,000	-	299,999	0	8	8	16	200	12.5	35
300,000	-	499,999	1	6	13	20	274	13.7	41
500,000	-	749,999	0	2	3	5	99	19.8	13
750,000	-	999,999	0	0	0	0	45	45.0	2
1,000,000	-	1,249,999	0	0	1	1	19	19.0	0
1,250,000	-	1,499,999	0	0	0	0	12	12.0	0
1,500,000	-	1,999,999	0	0	0	0	12	12.0	1
2,000,000	-	OVER	0	0	0	0	22	22.0	0
Total			28	107	55	190	2545	13.4	375
Median Price			\$124,950	\$155,500	\$244,029	\$160,000	\$165,000		\$168,000
Average Price			\$138,182	\$166,542	\$262,580	\$190,163	\$260,189		\$208,093

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Nov-10

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		51		61	20%
Month Inventory		9.9		16.9	71%
% of List Price		95.39		96.14	
Residential					
Sales	36	\$4,466,877	21	\$2,686,468	-42%
Avg Sales Price		\$124,080		\$127,927	3%
Median Sales Price		\$112,500		\$126,000	12%
Avg Days on Market		84		121	44%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		833		840	1%
Residential					
Sales	416	\$54,283,155	361	\$47,701,228	-13%
Avg Sales Price		\$130,488		\$132,136	1%
Median Sales Price		\$119,400		\$120,000	1%
Avg Days on Market		110		112	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40	29	58	58	18	32	30	32	35	27	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®

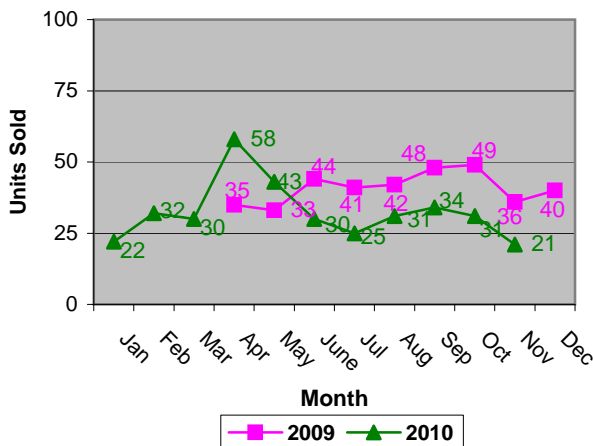
Single Family SALES and INVENTORY and PENDING

Nov-10

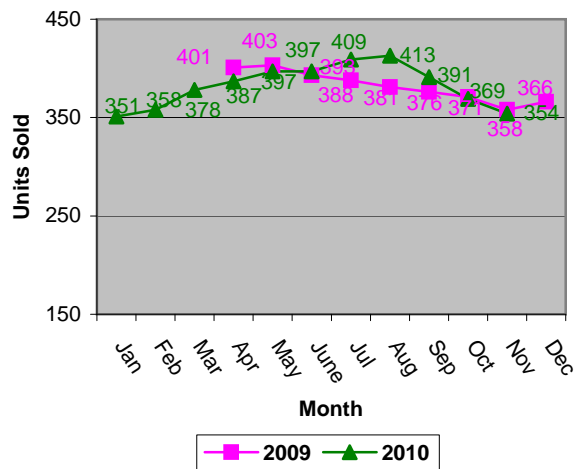
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	0	0	0	23	23.0	5
50,000	-	99,999	1	5	0	6	59	9.8	6
100,000	-	119,999	1	3	0	4	41	10.3	5
120,000	-	139,999	0	1	3	4	46	11.5	7
140,000	-	159,999	0	2	0	2	34	17.0	3
160,000	-	179,999	0	2	0	2	26	13.0	1
180,000	-	199,999	0	1	0	1	23	23.0	2
200,000	-	249,999	0	2	0	2	42	21.0	7
250,000	-	299,999	0	0	0	0	23	23.0	1
300,000	-	499,999	0	0	0	0	32	32.0	0
500,000	-	749,999	0	0	0	0	4	4.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	16	3	21	354	16.9	37
Median Price			\$97,450	\$118,000	\$129,950	\$126,000	\$144,950		\$125,000
Average Price			\$97,450	\$131,539	\$128,983	\$127,927	\$174,061		\$134,751

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors™

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

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings	88		57		-35%
Month Inventory	10.9		13.3		22%
% of List Price	96.50		95.42		
<u>Residential</u>					
Sales	44	\$6,899,252	33	\$6,164,935	-25%
Avg Sales Price		\$156,801		\$186,816	19%
Median Sales Price		\$134,000		\$149,000	11%
Avg Days on Market		97		80	-18%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings	1,267		1,151		-9%
<u>Residential</u>					
Sales	488	\$87,372,180	427	\$79,221,846	-13%
Avg Sales Price		\$179,041		\$185,381	4%
Median Sales Price		\$130,950		\$138,000	5%
Avg Days on Market		83		85	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	52	39	56	68	37	34	30	37	36	28	32	
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

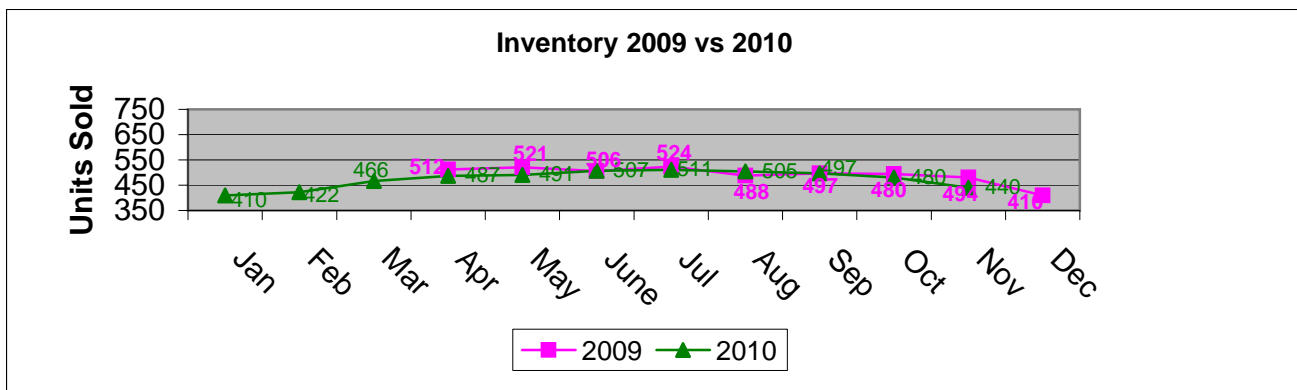
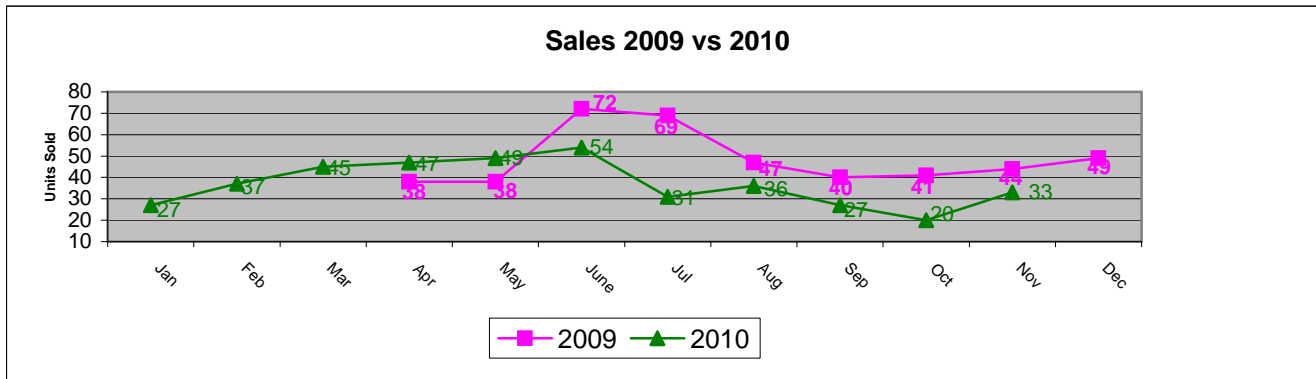
Lexington-Bluegrass

Association of Realtors®

Nov-10

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	6	6.0	0
50,000	-	99,999	1	5	0	6	100	16.7	16
100,000	-	119,999	0	1	1	2	43	21.5	8
120,000	-	139,999	0	2	1	3	34	11.3	8
140,000	-	159,999	0	6	1	7	43	6.1	6
160,000	-	179,999	0	0	1	1	27	27.0	7
180,000	-	199,999	0	0	2	2	21	10.5	4
200,000	-	249,999	0	2	3	5	35	7.0	3
250,000	-	299,999	0	0	2	2	16	8.0	5
300,000	-	499,999	0	1	2	3	41	13.7	6
500,000	-	749,999	0	0	1	1	36	36.0	2
750,000	-	999,999	0	0	0	0	20	20.0	2
1,000,000	-	1,249,999	0	0	0	0	10	10.0	1
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	6	6.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			1	18	14	33	440	13.3	68
Median Price			\$91,500	\$134,500	\$206,118	\$149,000	\$158,250		\$147,700
Average Price			\$91,500	\$136,956	\$257,731	\$186,816	\$296,777		\$212,701



Lexington-Bluegrass

Association of Realtors[®]

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

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		76		95	25%
Month Inventory		9.4		15.6	66%
% of List Price		96.41		94.24	
<u>Residential</u>					
Sales	50	\$6,913,335	34	\$5,886,050	-32%
Avg Sales Price		\$138,267		\$173,119	25%
Median Sales Price		\$131,400		\$138,500	5%
Avg Days on Market		86		101	17%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		1,147		1,168	2%
<u>Residential</u>					
Sales	550	\$90,051,240	492	\$77,469,193	-11%
Avg Sales Price		\$163,730		\$157,458	-4%
Median Sales Price		\$144,700		\$139,500	-4%
Avg Days on Market		114		106	-7%

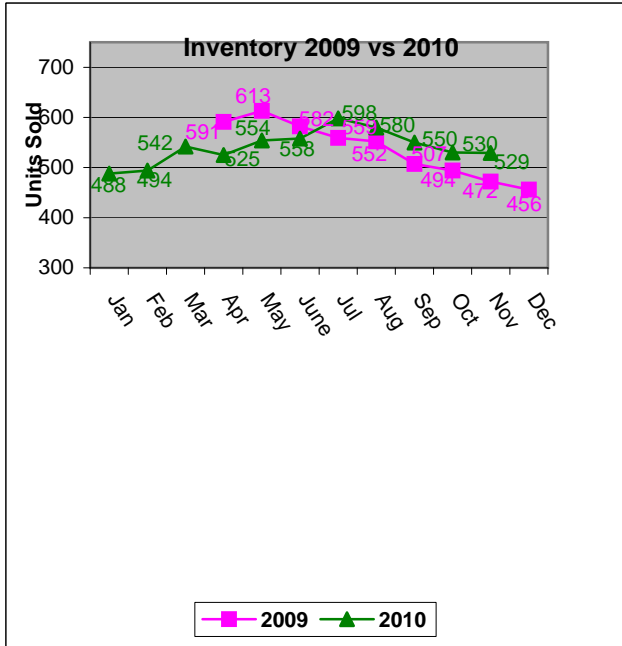
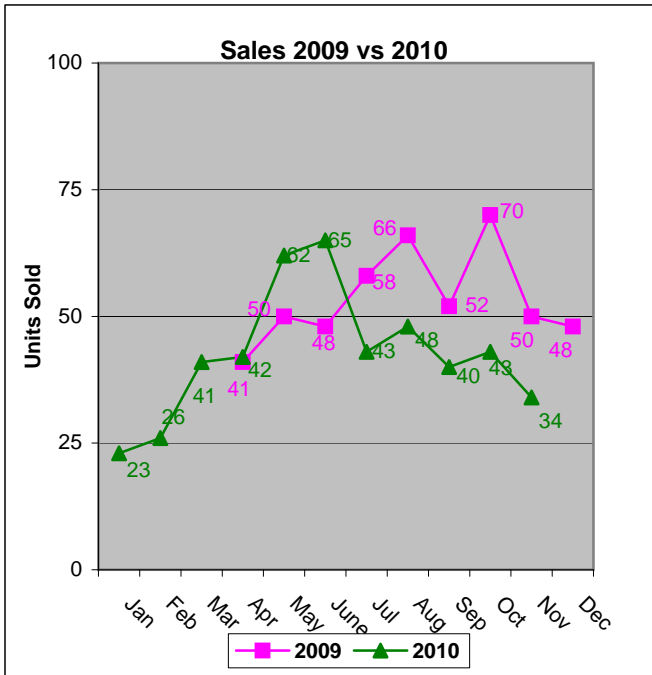
Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36	45	49	73	45	45	44	41	54	39	36	
2009	31	30	61	50	45	53	69	64	64	58	31	36
2008	35	36	62	43	45	50	36	47	52	30	26	53

Lexington-Bluegrass

Association of Realtors®

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

Price Range			Current			Sales Total Units	Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm		Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	11	3.7	3
50,000	-	99,999	0	4	0	4	75	18.8	11
100,000	-	119,999	0	2	0	2	35	17.5	5
120,000	-	139,999	0	8	2	10	75	7.5	9
140,000	-	159,999	0	2	0	2	71	35.5	17
160,000	-	179,999	0	0	1	1	57	57.0	5
180,000	-	199,999	0	0	0	0	36	36.0	7
200,000	-	249,999	0	2	3	5	49	9.8	5
250,000	-	299,999	0	1	1	2	30	15.0	7
300,000	-	499,999	0	3	1	4	71	17.8	2
500,000	-	749,999	0	0	1	1	16	16.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	24	9	34	529	15.6	71
Median Price			\$32,500	\$134,750	\$217,500	\$138,500	\$159,900		\$149,900
Average Price			\$32,500	\$152,044	\$244,944	\$173,119	\$200,626		\$158,956



Lexington-Bluegrass

Association of Realtors[®]

Nov-10

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings	33		30		-9%
Month Inventory	10.7		16.3		52%
% of List Price	91.47		88.38		
<u>Residential</u>					
Sales	24	\$2,100,039	17	\$1,466,551	-29%
Avg Sales Price		\$87,502		\$86,268	-1%
Median Sales Price		\$82,250		\$80,000	-3%
Avg Days on Market		92		235	155%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings	505		506		0%
<u>Residential</u>					
Sales	215	\$21,501,117	194	\$20,350,197	-10%
Avg Sales Price		\$100,005		\$104,898	5%
Median Sales Price		\$85,000		\$96,000	13%
Avg Days on Market		108		115	6%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	11	14	20	21	21	20	16	15	11	17	9	
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

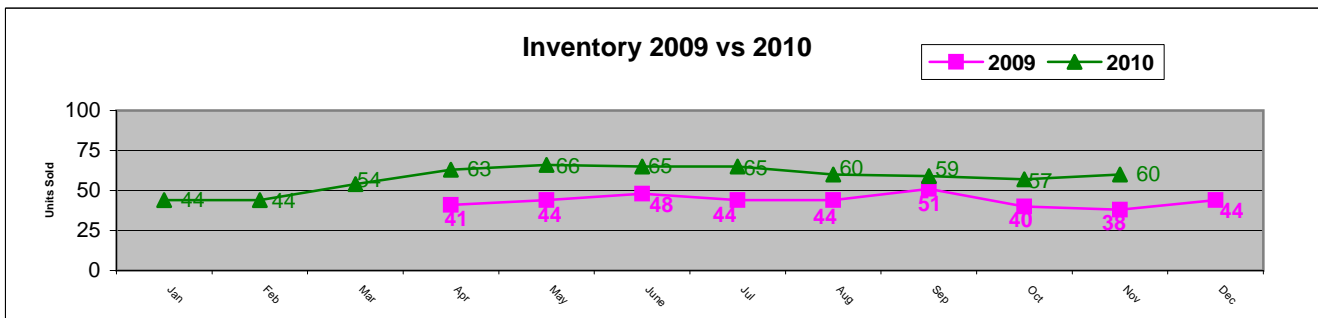
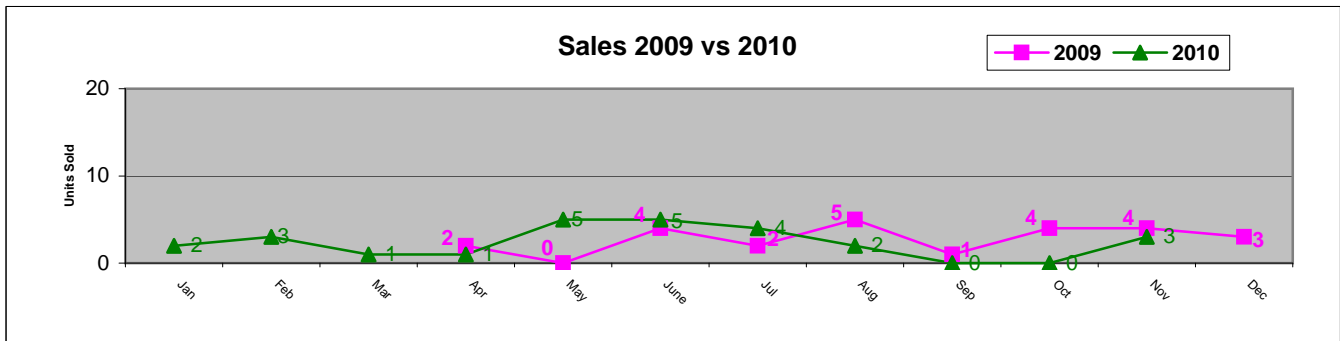
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-10

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	8	4.0	1
50,000	-	99,999	0	1	0	1	20	20.0	4
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	0	0	0	3	3.0	1
140,000	-	159,999	0	0	0	0	5	5.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	3	3.0	1
200,000	-	249,999	0	0	0	0	5	5.0	0
250,000	-	299,999	0	0	0	0	4	4.0	0
300,000	-	499,999	0	0	0	0	2	2.0	0
500,000	-	749,999	0	0	0	0	2	2.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	3	0	3	60	20.0	7
Median Price			\$0	\$19,000	\$0	\$19,000	\$111,250		\$69,900
Average Price			\$0	\$40,000	\$0	\$40,000	\$146,085		\$88,143



Lexington-Bluegrass

Association of Realtors[®]

Nov-10

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		114		98	-14%
Month Inventory		7.2		18.4	156%
% of List Price		97.54		94.81	
<u>Residential</u>					
Sales	74	\$12,189,450	32	\$5,209,421	-57%
Avg Sales Price		\$164,722		\$162,794	-1%
Median Sales Price		\$141,566		\$150,664	6%
Avg Days on Market		78		106	36%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		1,436		1,393	-3%
<u>Residential</u>					
Sales	634	\$103,133,609	531	\$91,793,954	-16%
Avg Sales Price		\$162,671		\$172,870	6%
Median Sales Price		\$141,936		\$148,500	5%
Avg Days on Market		93		95	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58	51	82	88	48	49	43	38	39	37	29	
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

Lexington-Bluegrass

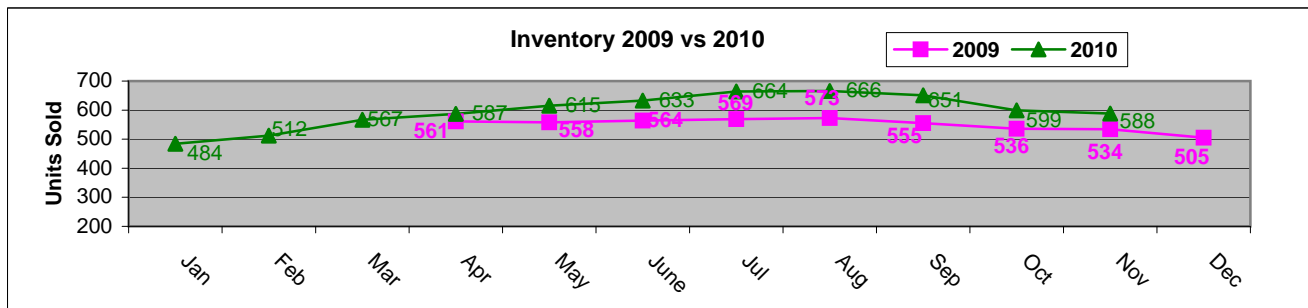
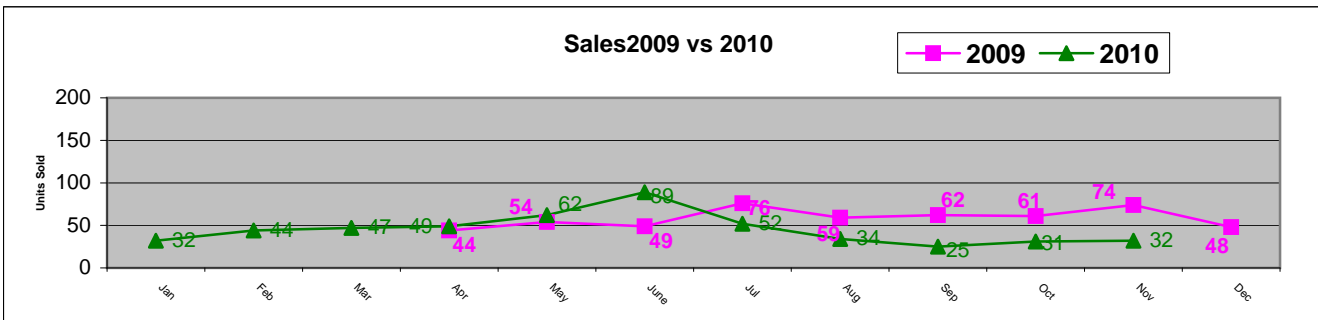
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-10

SCOTT COUNTY

Price Range				Sales	Current Inventory				
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending		
49,999	OR	UNDER	0	0	7	7.0	2		
50,000	-	99,999	1	5	26	5.2	6		
100,000	-	119,999	0	3	50	16.7	6		
120,000	-	139,999	0	6	86	14.3	11		
140,000	-	159,999	0	6	73	12.2	9		
160,000	-	179,999	1	3	54	18.0	10		
180,000	-	199,999	0	0	51	51.0	9		
200,000	-	249,999	0	6	70	11.7	14		
250,000	-	299,999	0	1	62	62.0	8		
300,000	-	499,999	0	2	87	43.5	2		
500,000	-	749,999	0	0	20	20.0	1		
750,000	-	999,999	0	0	2	2.0	0		
1,000,000	-	1,249,999	0	0	0	0.0	0		
1,250,000	-	1,499,999	0	0	0	0.0	0		
1,500,000	-	1,999,999	0	0	0	0.0	0		
2,000,000	-	OVER	0	0	0	0.0	0		
Total			2	20	10	32	588	18.4	78
Median Price			\$126,800	\$136,259	\$208,688	\$150,664	\$179,900		\$174,900
Average Price			\$126,800	\$136,607	\$222,368	\$162,794	\$220,292		\$180,958



Lexington-Bluegrass

Association of Realtors[®]

Nov-10

Statistical Report Residential, Condo, & Townhouses

WOODFORD COUNTY

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		28		42	50%
Month Inventory		11.0		11.0	0%
% of List Price		99.71		96.24	
<u>Residential</u>					
Sales	19	\$3,101,011	20	\$3,727,750	5%
Avg Sales Price		\$163,211		\$186,388	14%
Median Sales Price		\$160,824		\$178,300	11%
Avg Days on Market		220		77	-65%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		500		539	8%
<u>Residential</u>					
Sales	186	\$32,155,588	208	\$38,004,429	12%
Avg Sales Price		\$172,880		\$182,714	6%
Median Sales Price		\$165,000		\$169,900	3%
Avg Days on Market		99		95	-4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18	20	39	22	14	22	18	27	15	19	16	
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

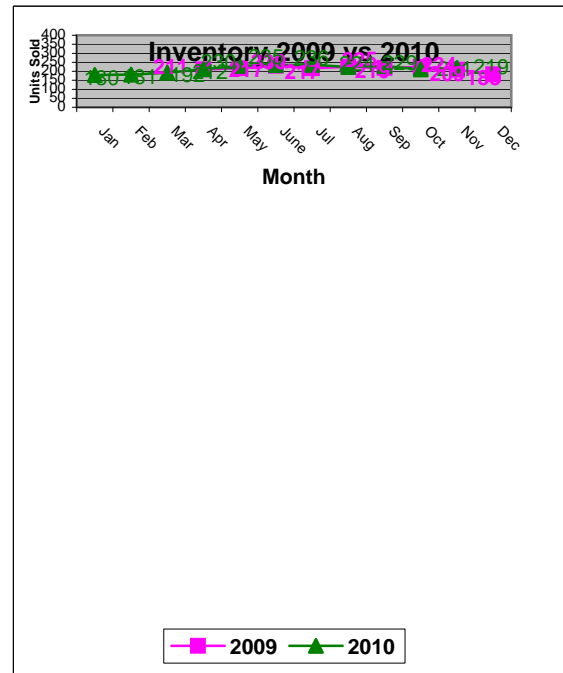
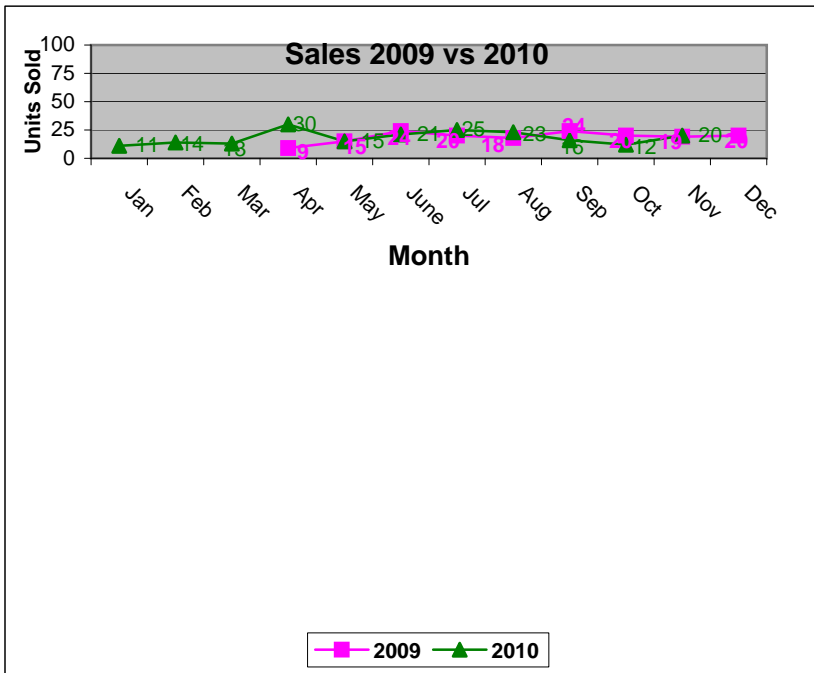
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-10

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	4	4.0	1
50,000	-	99,999	0	2	0	2	34	17.0	5
100,000	-	119,999	0	0	0	0	20	20.0	2
120,000	-	139,999	2	0	1	3	16	5.3	3
140,000	-	159,999	0	2	0	2	14	7.0	2
160,000	-	179,999	0	1	1	2	16	8.0	7
180,000	-	199,999	0	1	1	2	14	7.0	1
200,000	-	249,999	0	0	3	3	20	6.7	5
250,000	-	299,999	0	3	0	3	30	10.0	3
300,000	-	499,999	0	0	2	2	28	14.0	1
500,000	-	749,999	0	0	0	0	9	9.0	1
750,000	-	999,999	0	0	0	0	8	8.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	0
Total			3	9	8	20	219	11.0	31
Median Price			\$129,000	\$171,000	\$233,750	\$178,300	\$187,900		\$166,691
Average Price			\$97,867	\$178,115	\$228,889	\$186,388	\$290,858		\$181,785



Lexington-Bluegrass

Association of Realtors[®]

Nov-10

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	November-09		November-10		% CHANGE
New Listings		89		88	-1%
Month Inventory		14.9		18.5	24%
% of List Price		92.16		92.24	
<u>Residential</u>					
Sales	47	\$5,966,011	43	\$4,926,550	-9%
Avg Sales Price		\$126,936		\$114,571	-10%
Median Sales Price		\$109,000		\$79,000	-28%
Avg Days on Market		131		177	35%

CUMMULATIVE SUMMARY	Jan 09 - Nov 09		Jan 10 - Nov 10		% CHANGE
New Listings		1,398		1,561	12%
<u>Residential</u>					
Sales	592	\$63,174,928	581	\$63,843,463	-2%
Avg Sales Price		\$106,714		\$109,885	3%
Median Sales Price		\$86,750		\$87,000	0%
Avg Days on Market		110		121	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50	46	53	74	47	62	60	50	48	41	37	
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[®]

Single Family SALES and INVENTORY and PENDING

Nov-10

OTHER COUNTIES

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	5	5	0	10	50	5.0	21
50,000 - 99,999	4	10	2	16	196	12.3	22
100,000 - 119,999	0	2	1	3	69	23.0	7
120,000 - 139,999	0	3	0	3	98	32.7	7
140,000 - 159,999	0	2	1	3	69	23.0	5
160,000 - 179,999	0	1	0	1	57	57.0	3
180,000 - 199,999	1	1	1	3	50	16.7	4
200,000 - 249,999	0	0	1	1	62	62.0	6
250,000 - 299,999	0	0	0	0	46	46.0	4
300,000 - 499,999	0	1	1	2	62	31.0	5
500,000 - 749,999	0	0	1	1	24	24.0	1
750,000 - 999,999	0	0	0	0	6	6.0	0
1,000,000 - 1,249,999	0	0	0	0	5	5.0	0
1,250,000 - 1,499,999	0	0	0	0	2	2.0	0
1,500,000 - 1,999,999	0	0	0	0	1	1.0	0
2,000,000 OVER	0	0	0	0	0	0.0	0
Total	10	25	8	43	797	18.5	85
Median Price	\$48,800	\$84,000	\$163,000	\$79,000	\$139,900		\$99,900
Average Price	\$62,330	\$97,830	\$232,188	\$114,571	\$186,469		\$133,621

