

Lexington-Bluegrass

Association of Realtors[®]

May-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings		1557		1638	5%
Month Inventory		8.0		9.8	23%
% of List Price		96.84		96.05	-1%
<u>Residential</u>					
Sales	738	\$130,424,906	615	\$101,923,220	-17%
Avg Sales Price		\$175,775		\$164,658	-6%
Median Sales Price		\$148,500		\$139,000	-6%
Avg Days on Market		89		85	-4%
<u>Townhouses/Condos</u>					
Sales	89	\$11,927,139	47	\$6,540,420	-47%
Avg Sales Price		\$129,643		\$128,244	-1%
Median Sales Price		\$105,500		\$108,000	2%
Avg Days on Market		84		88	5%
Total Activity	827	\$142,352,045	662	\$108,463,640	-20%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings		7,541		7,224	-4%
<u>Residential</u>					
Sales	3,040	\$514,234,138	2,350	\$376,264,341	-23%
Avg Sales Price		\$168,546		\$159,299	-5%
Median Sales Price		\$141,000		\$136,200	-3%
Avg Days on Market		95		95	0%
<u>Townhouses/Condos</u>					
Sales	346	\$48,445,707	174	\$24,645,167	-50%
Avg Sales Price		\$135,323		\$133,217	-2%
Median Sales Price		\$114,900		\$112,300	-2%
Avg Days on Market		90		114	27%
Total Activity	3,386	\$562,679,845	2,524	\$400,909,508	-25%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159	6275	6457							
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928
2007	6275	6259	6480	6626	6957	6987	7092	7122	7089	6894	6616	6263

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472	551	677	809	894							
2008	713	743	804	860	863	800	732	754	650	525	429	437
2007	801	748	981	1091	1023	883	893	814	644	722	592	469

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	332	374	536	544	662							
2008	497	609	659	679	827	873	814	743	664	622	461	531
2007	524	635	811	811	1064	1009	936	953	659	713	622	615

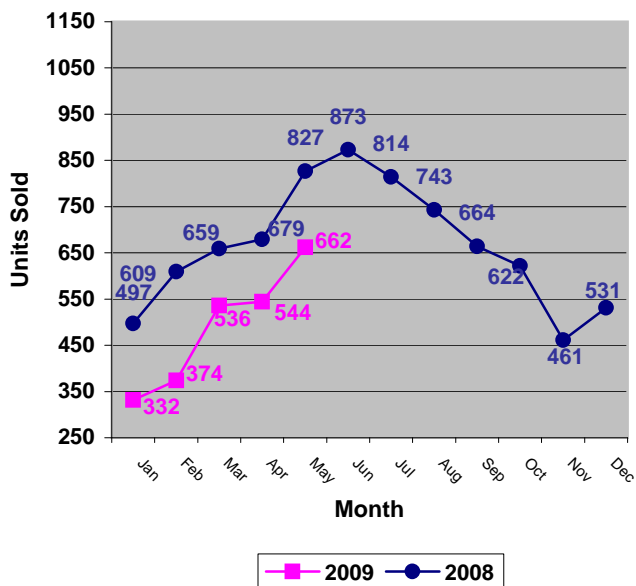
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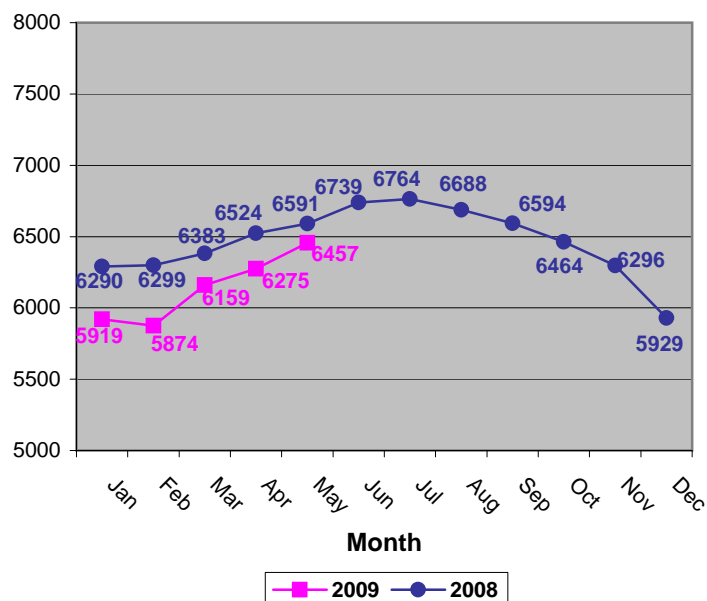
All Residential SALES and INVENTORY with PENDING

May-08							Current	Current	Current	May
			Sales				Inventory		Inventory	Pending
Price Range			0-2	3	4+	Total	Single	Months	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	Units	Units
49,999	OR	UNDER	19	23	1	43	184	4.3	48	39
50,000	-	99,999	30	69	9	108	923	8.5	210	139
100,000	-	119,999	22	63	2	87	484	5.6	164	107
120,000	-	139,999	8	86	13	107	784	7.3	239	149
140,000	-	159,999	0	60	16	76	616	8.1	181	112
160,000	-	179,999	3	33	16	52	532	10.2	157	75
180,000	-	199,999	5	26	15	46	431	9.4	120	61
200,000	-	249,999	4	24	28	56	641	11.4	193	75
250,000	-	299,999	1	6	22	29	556	19.2	101	41
300,000	-	499,999	0	7	34	41	825	20.1	112	74
500,000	-	749,999	0	1	16	17	258	15.2	26	12
750,000	-	999,999	0	0	0	0	110	110.0	7	5
1,000,000	-	1,249,999	0	0	0	0	34	34.0	1	0
1,250,000	-	1,499,999	0	0	0	0	30	30.0	3	3
1,500,000	-	1,999,999	0	0	0	0	21	21.0	3	1
2,000,000	-	OVER	0	0	0	0	28	28.0	1	1
Total			92	398	172	662	6457	9.8	1566	894
Median Price			\$94,943	\$130,000	\$220,900	\$137,250	\$169,900		\$154,900	
Average Price			\$96,615	\$134,868	\$260,379	\$162,162	\$244,033		\$188,861	

Sales 08 vs 09



Inventory 08 vs 09



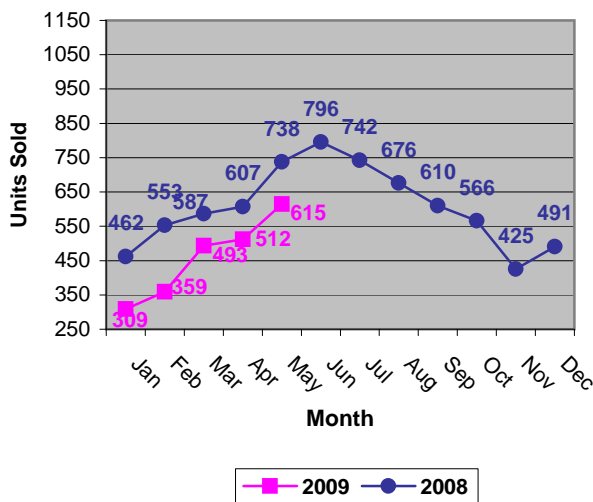
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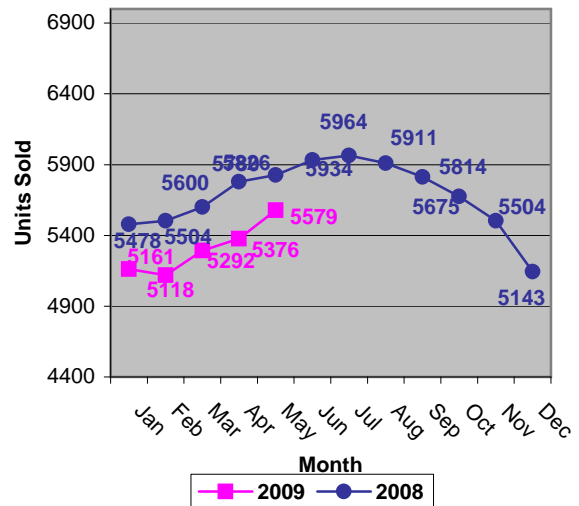
Single Family SALES and INVENTORY and PENDING May-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	19	23	1	43	153	3.6	46
50,000	-	99,999	19	62	9	90	678	7.5	158
100,000	-	119,999	14	60	2	76	403	5.3	138
120,000	-	139,999	8	84	13	105	696	6.6	220
140,000	-	159,999	0	56	16	72	564	7.8	168
160,000	-	179,999	1	30	16	47	472	10.0	143
180,000	-	199,999	2	26	15	43	393	9.1	112
200,000	-	249,999	3	23	28	54	570	10.6	178
250,000	-	299,999	0	6	22	28	456	16.3	81
300,000	-	499,999	0	6	34	40	720	18.0	100
500,000	-	749,999	0	1	16	17	253	14.9	23
750,000	-	999,999	0	0	0	0	109	109.0	7
1,000,000	-	1,249,999	0	0	0	0	33	33.0	1
1,250,000	-	1,499,999	0	0	0	0	30	30.0	3
1,500,000	-	1,999,999	0	0	0	0	21	21.0	3
2,000,000	-	OVER	0	0	0	0	28	28.0	1
Total			66	377	172	615	5579	9.1	1382
Median Price			\$86,000	\$130,000	\$220,900	\$139,000	\$172,900		
Average Price			\$86,667	\$134,842	\$260,379	\$164,782	\$254,513		\$191,763

Sales 08 vs 09



Inventory 08 vs 09



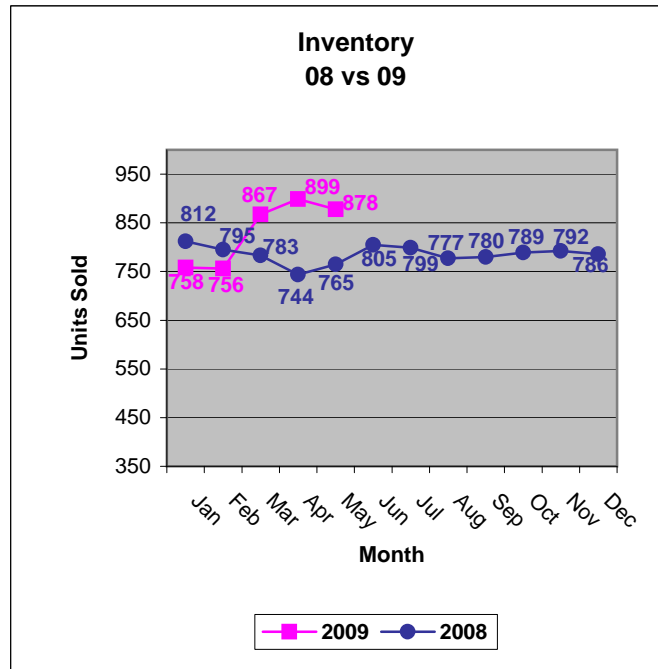
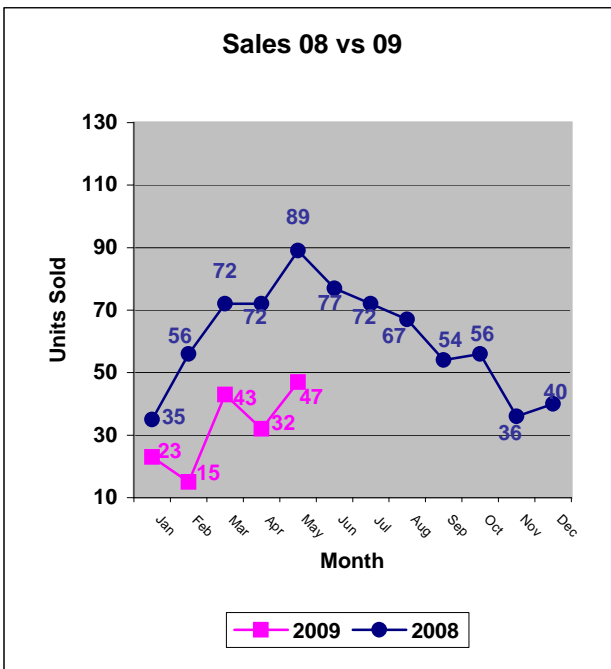
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Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

May-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER		0	0	0	0	31	31.0	2
50,000	-	99,999	11	7	0	18	245	13.6	52
100,000	-	119,999	8	3	0	11	82	7.5	26
120,000	-	139,999	0	2	0	2	88	44.0	19
140,000	-	159,999	0	4	0	4	52	13.0	13
160,000	-	179,999	2	3	0	5	59	11.8	15
180,000	-	199,999	3	0	0	3	38	12.7	8
200,000	-	249,999	1	1	0	2	71	35.5	15
250,000	-	299,999	1	0	0	1	100	100.0	20
300,000	-	499,999	0	1	0	1	105	105.0	12
500,000	-	749,999	0	0	0	0	5	5.0	3
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			26	21	0	47	878	18.7	185
Median Price			\$32,553	\$30,000	\$0	\$32,000	\$74,900		\$69,900
Average Price			\$121,869	\$135,340	\$0	\$127,888	\$177,361		\$167,091



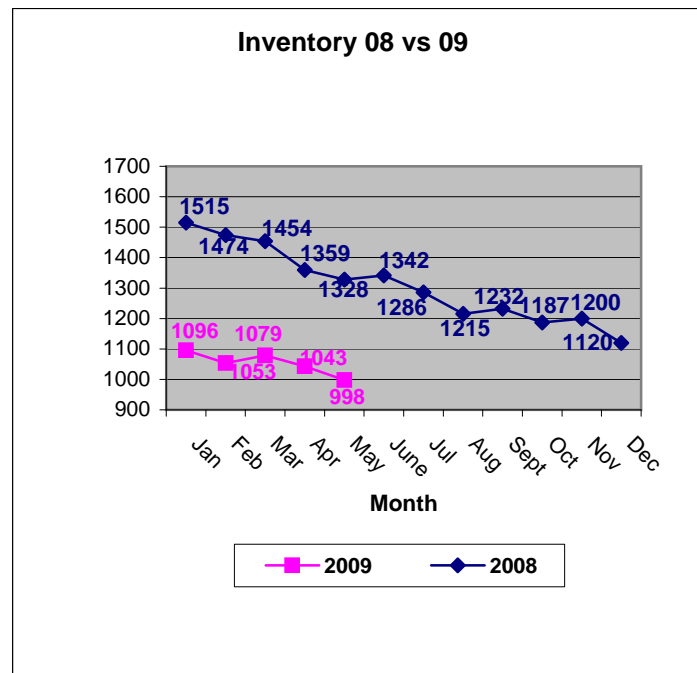
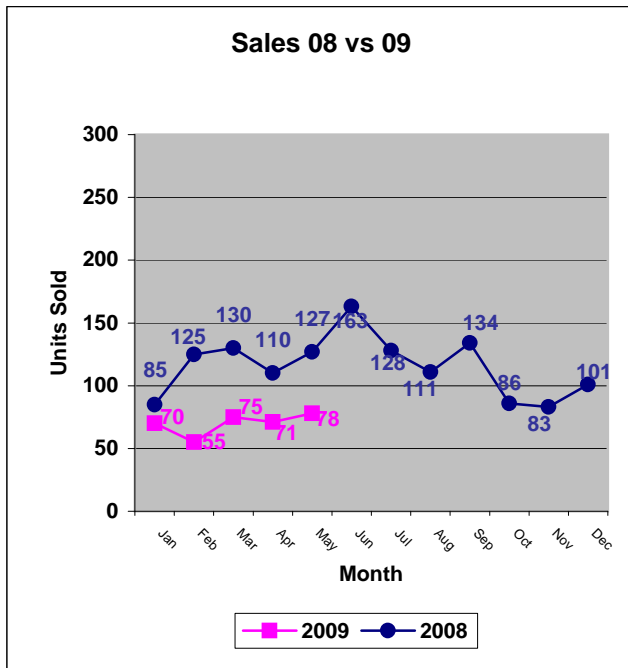
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Association of Realtors®

New Construction SALES and INVENTORY and PENDING

May-08

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	3	3.0	0
50,000	- 99,999	0	0	0	0	5	5.0	3
100,000	- 119,999	2	5	0	7	34	4.9	19
120,000	- 139,999	1	9	0	10	146	14.6	66
140,000	- 159,999	0	10	0	10	103	10.3	57
160,000	- 179,999	1	4	0	5	115	23.0	66
180,000	- 199,999	3	8	6	17	83	4.9	54
200,000	- 249,999	0	4	8	12	158	13.2	105
250,000	- 299,999	0	2	4	6	119	19.8	47
300,000	- 499,999	0	3	5	8	164	20.5	26
500,000	- 749,999	0	0	3	3	31	10.3	7
750,000	- 999,999	0	0	0	0	20	20.0	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	3	3.0	1
2,000,000	- OVER	0	0	0	0	3	3.0	0
Total		7	45	26	78	998	12.8	453
Median Price		\$175,150	\$155,255	\$239,362	\$184,428	\$204,900		\$188,775
Average Price		\$157,017	\$171,433	\$296,486	\$211,824	\$267,989		\$209,900



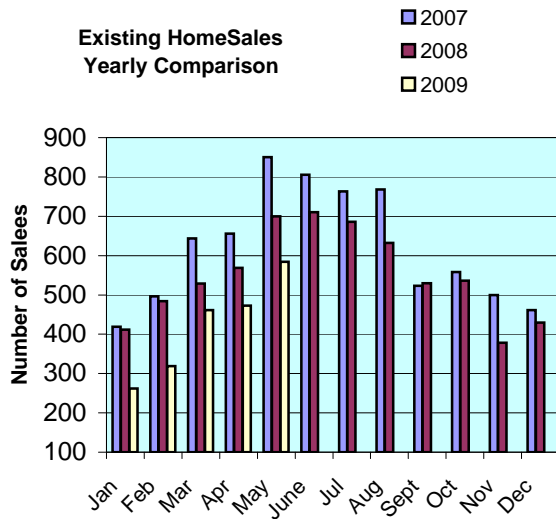
Existing Homes Sales

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

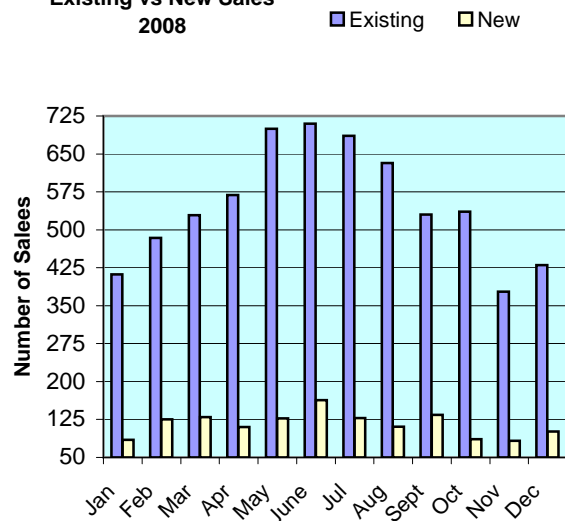
New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	55
Mar	168	130	75
Apr	155	110	71
May	214	127	78
June	203	163	
Jul	173	128	
Aug	185	111	
Sept	136	134	
Oct	155	86	
Nov	122	83	
Dec	154	101	

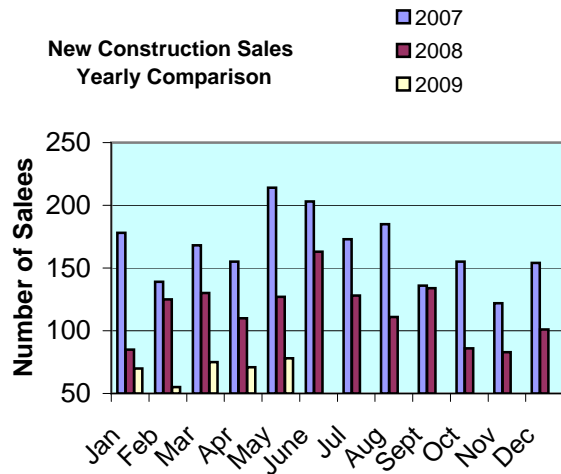
**Existing HomeSales
Yearly Comparison**



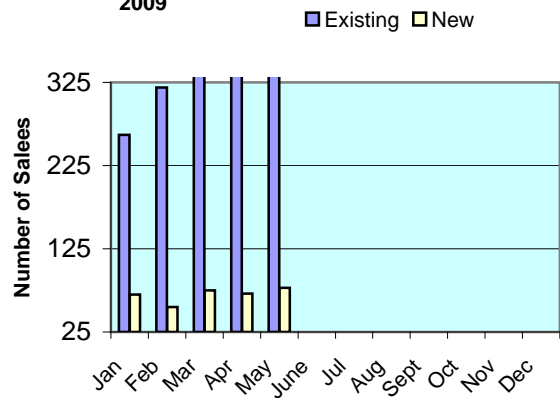
**Existing vs New Sales
2008**



**New Construction Sales
Yearly Comparison**



**Existing vs New Sales
2009**



Median Price by County

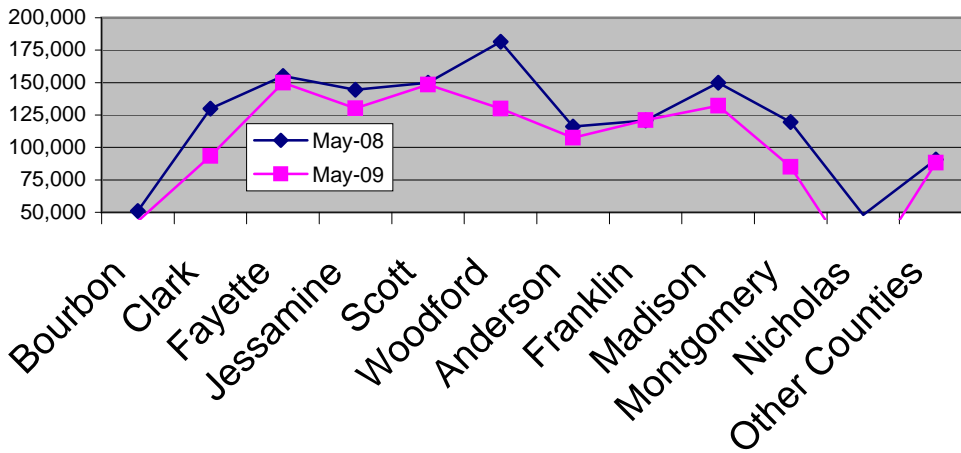
<u>County</u>	May-08		May-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	51,000	7	43,000	3
Clark	130,000	36	93,500	26
Fayette	155,000	447	150,000	361
Jessamine	144,500	54	130,250	38
Scott	149,950	70	148,400	54
Woodford	181,500	24	130,000	15
Anderson	116,000	15	107,500	18
Franklin	120,750	36	121,000	33
Madison	149,950	57	132,200	50
Montgomery	119,500	19	85,000	16
Nicholas	48,000	5	0	0
Other Counties	90,600	<u>57</u>	88,250	<u>48</u>
		827		662

<u>County</u>	Year to Date 5/31/08		Year to Date 5/31/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	98,000	59	109,900	37
Clark	125,000	155	110,750	110
Fayette	154,000	1647	149,900	1207
Jessamine	131,250	245	129,000	158
Scott	150,000	260	143,300	225
Woodford	171,000	96	155,000	59
Anderson	119,000	100	112,000	75
Franklin	117,525	193	117,000	147
Madison	143,375	233	137,250	188
Montgomery	94,000	77	84,000	73
Nicholas	77,000	16	52,750	8
Other Counties	75,000	<u>305</u>	72,000	<u>237</u>
		3386		2524

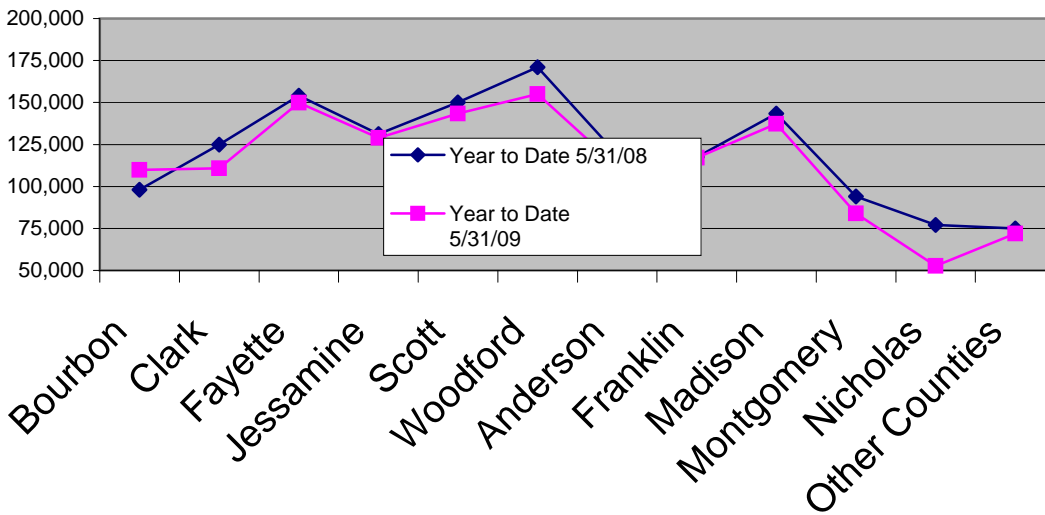


Median Price by County

May 08 vs May 09 Median



Year to date 5/31/08 vs 5/31/09 Median



Lexington-Bluegrass

Association of Realtors®

May-09

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	52		41		-21%
Month Inventory	15.5		9.8		-37%
% of List Price	97.43		97.06		
Residential					
Sales	15	\$1,960,000	18	\$2,129,500	20%
Avg Sales Price		\$130,667		\$118,306	-9%
Median Sales Price		\$116,000		\$107,500	-7%
Avg Days on Market		131		70	-47%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	227		184		-19%
Residential					
Sales	100	\$12,317,677	75	\$8,899,090	-25%
Avg Sales Price		\$123,177		\$118,655	-4%
Median Sales Price		\$119,000		\$112,000	-6%
Avg Days on Market		123		114	-7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18	23	34	27							
2008	18	26	25	26	14	22	21	32	25	23	13	7
2007	21	18	33	25	25	24	22	27	18	20	18	14

Lexington-Bluegrass

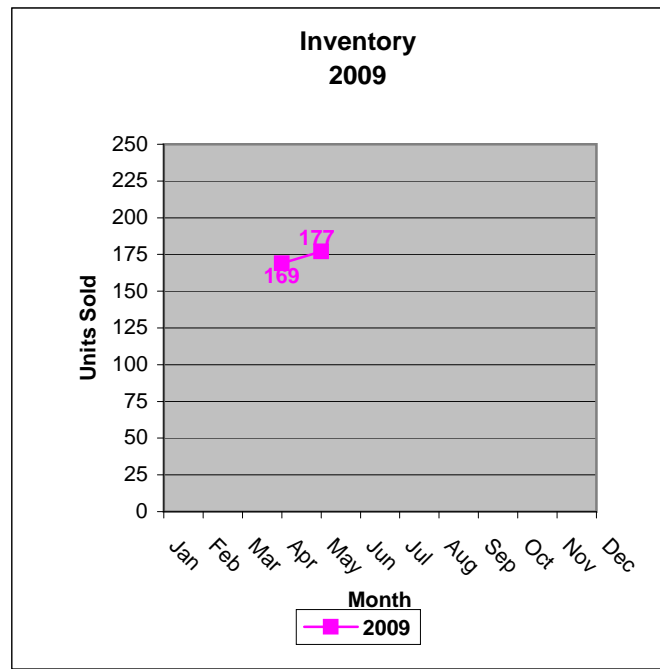
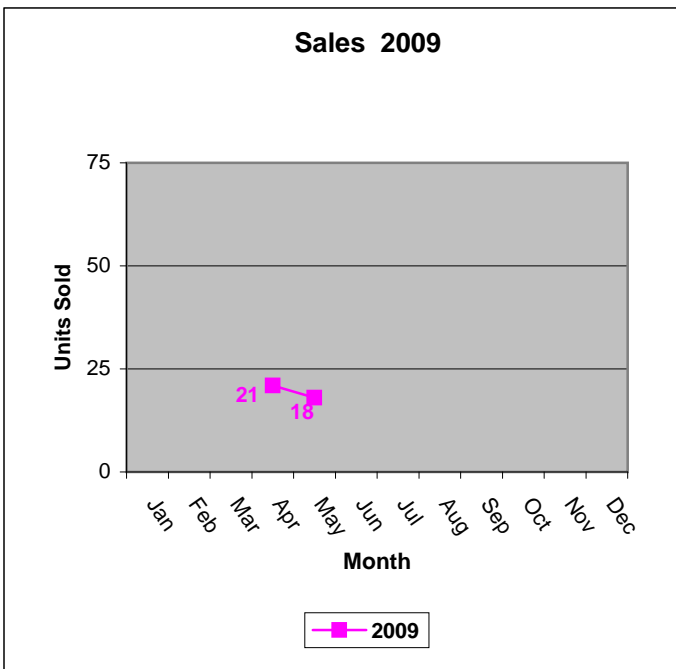
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

May-09

ANDERSON COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	1	0	1	4	4.0	3
50,000	-	99,999	1	5	0	6	18	3.0	11
100,000	-	119,999	0	5	0	5	19	3.8	7
120,000	-	139,999	0	1	0	1	21	21.0	5
140,000	-	159,999	0	1	0	1	19	19.0	3
160,000	-	179,999	0	2	0	2	21	10.5	4
180,000	-	199,999	0	1	0	1	14	14.0	0
200,000	-	249,999	0	0	0	0	21	21.0	2
250,000	-	299,999	0	0	1	1	12	12.0	3
300,000	-	499,999	0	0	0	0	22	22.0	2
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	16	1	18	177	9.8	40
Median Price			\$74,000	\$107,500	\$262,000	\$107,500	\$169,900		\$119,200
Average Price			\$74,000	\$112,094	\$262,000	\$118,306	\$202,320		\$140,986



Lexington-Bluegrass

Association of Realtors®

May-09

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	25		29		16%
Month Inventory	17.5		36.7		110%
% of List Price	93.39		89.66		
Residential					
Sales	7	\$579,830	3	\$216,000	-57%
Avg Sales Price		\$82,833		\$72,000	-13%
Median Sales Price		\$51,000		\$43,000	-16%
Avg Days on Market		126		36	-71%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	106		110		4%
Residential					
Sales	59	\$8,073,097	37	\$4,682,850	-37%
Avg Sales Price		\$136,832		\$126,564	-8%
Median Sales Price		\$98,000		\$109,900	12%
Avg Days on Market		88		99	13%

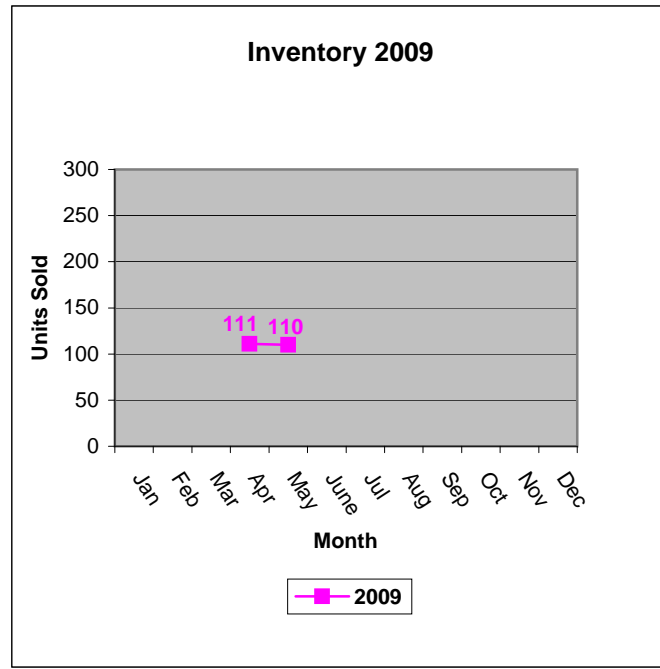
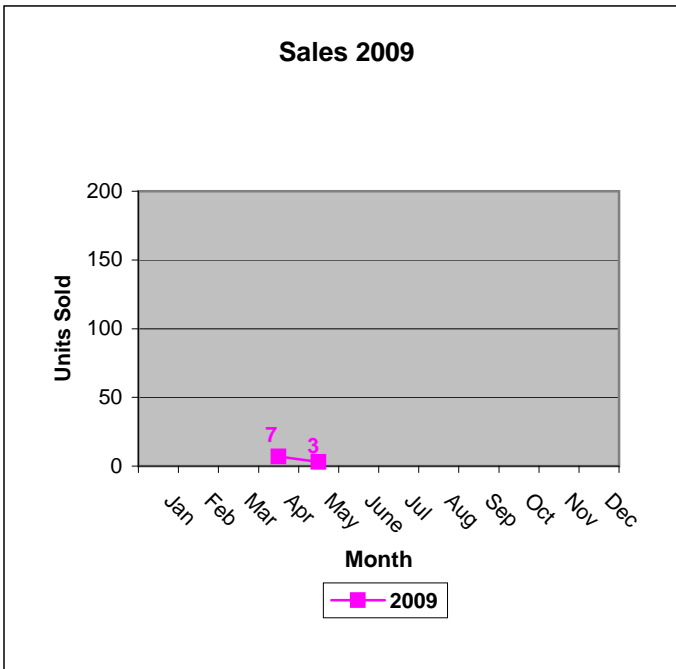
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8	10	13							
2008	20	11	11	7	6	16	16	18	7	6	6	7
2007	16	16	18	13	18	13	10	26	11	13	10	14

Lexington-Bluegrass

Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING
May-09
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	0	2	0	2	3	1.5	3
50,000	-	99,999	0	0	0	0	17	17.0	3
100,000	-	119,999	0	0	0	0	15	15.0	4
120,000	-	139,999	0	0	0	0	8	8.0	2
140,000	-	159,999	0	1	0	1	6	6.0	0
160,000	-	179,999	0	0	0	0	7	7.0	1
180,000	-	199,999	0	0	0	0	7	7.0	1
200,000	-	249,999	0	0	0	0	13	13.0	2
250,000	-	299,999	0	0	0	0	12	12.0	1
300,000	-	499,999	0	0	0	0	12	12.0	3
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			0	3	0	3	110	36.7	20
Median Price			\$0	\$43,000	\$0	\$43,000	\$179,450		\$122,450
Average Price			\$0	\$72,000	\$0	\$72,000	\$253,364		\$160,510



Lexington-Bluegrass

Association of Realtors®

May-09

Statistical Report Residential Condo, & Townhouses

CLARK COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	76		58		-24%
Month Inventory	9.8		12.5		28%
% of List Price	93.6		91.33		
Residential					
Sales	36	\$5,223,122	26	\$2,420,833	-28%
Avg Sales Price		\$145,087		\$93,109	-36%
Median Sales Price		\$130,000		\$93,500	-28%
Avg Days on Market		113		130	15%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	323		264		-18%
Residential					
Sales	155	\$21,486,187	110	\$13,760,002	-29%
Avg Sales Price		\$138,621		\$125,091	-10%
Median Sales Price		\$125,000		\$110,750	-11%
Avg Days on Market		114		125	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28							
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

Lexington-Bluegrass

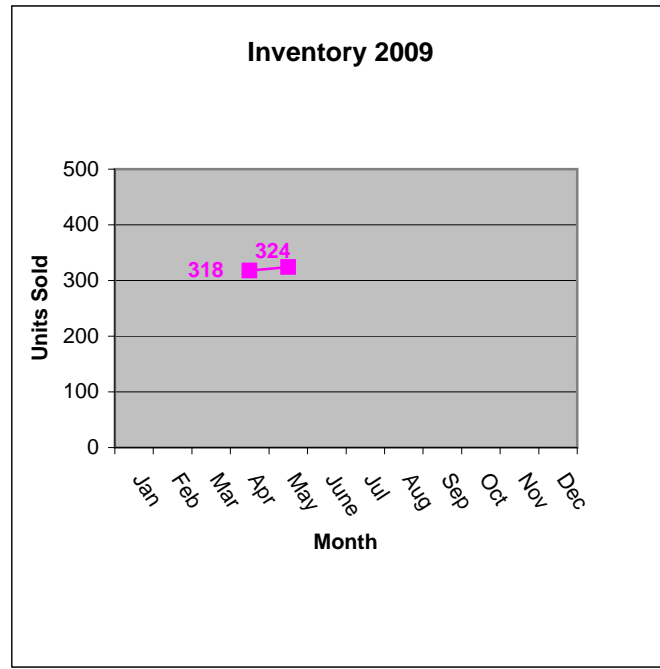
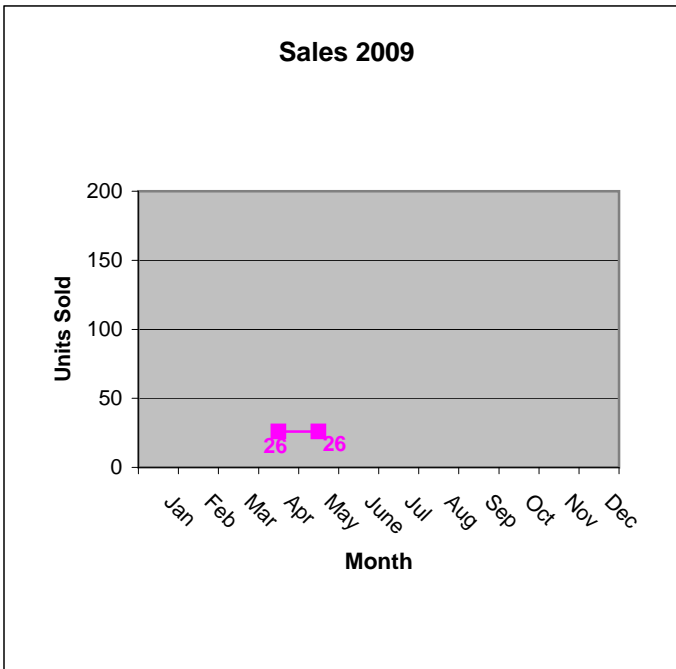
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-09

CLARK COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	4	2	0	6	7	1.2	1
50,000	-	99,999	2	4	2	8	80	10.0	11
100,000	-	119,999	1	4	0	5	38	7.6	7
120,000	-	139,999	0	3	0	3	47	15.7	6
140,000	-	159,999	0	1	1	2	27	13.5	1
160,000	-	179,999	0	0	0	0	19	19.0	6
180,000	-	199,999	0	0	1	1	15	15.0	4
200,000	-	249,999	0	0	0	0	28	28.0	4
250,000	-	299,999	0	0	1	1	27	27.0	3
300,000	-	499,999	0	0	0	0	27	27.0	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	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			7	14	5	26	324	12.5	44
Median Price			\$30,000	\$108,250	\$140,000	\$93,500	\$136,900		\$125,550
Average Price			\$46,432	\$95,415	\$152,000	\$93,109	\$181,418		\$145,525



Lexington-Bluegrass

Association of Realtors®

May-09

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	751		788		5%
Month Inventory	5.5		7.0		28%
% of List Price	97.67		96.63		
<u>Residential</u>					
Sales	453	\$82,103,031	362	\$66,064,943	-20%
Avg Sales Price		\$181,243		\$182,500	1%
Median Sales Price		\$156,000		\$150,000	-4%
Avg Days on Market		69		67	-3%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	3,500		3,531		1%
<u>Residential</u>					
Sales	1,657	\$303,960,743	1,208	\$218,274,051	-27%
Avg Sales Price		\$183,440		\$180,690	-1%
Median Sales Price		\$154,900		\$149,900	-3%
Avg Days on Market		80		82	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282	306	445	497							
2008	321	348	391	448	453	412	372	373	274	248	195	175
2007	425	401	505	571	534	453	439	374	326	352	277	192

Lexington-Bluegrass

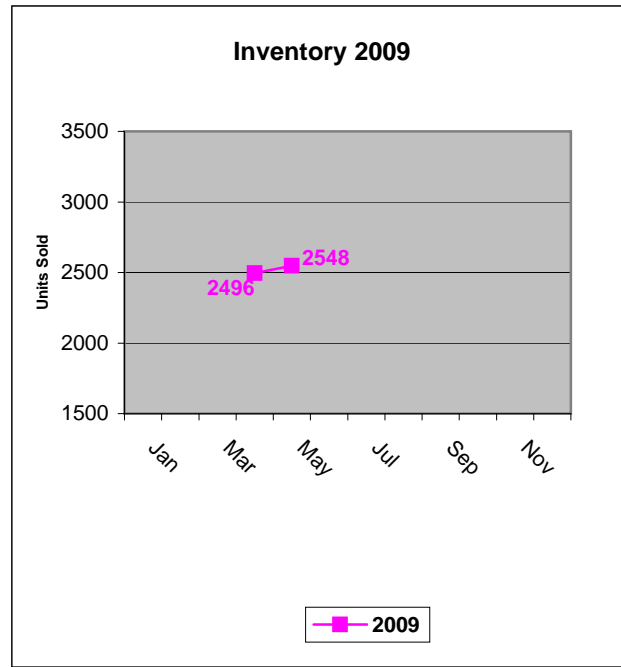
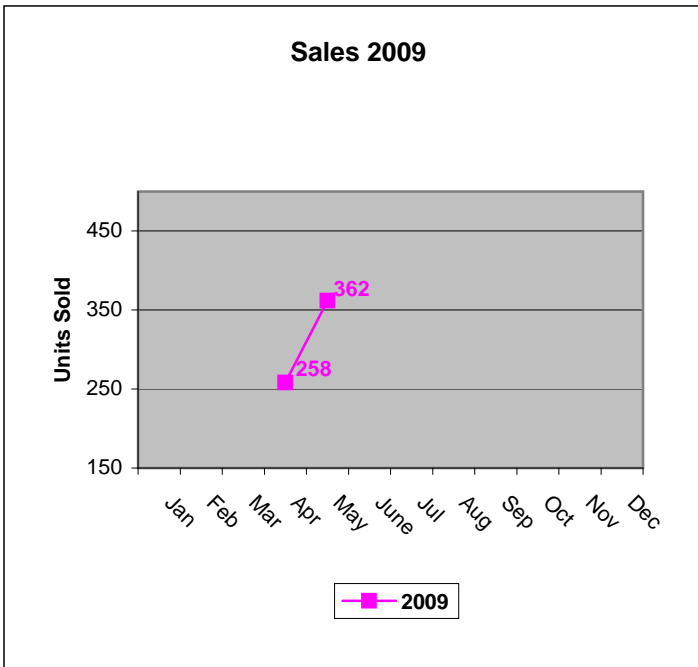
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-09

FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	3	0	8	53	6.6	5
50,000	-	99,999	18	20	3	41	255	6.2	74
100,000	-	119,999	17	27	2	46	180	3.9	83
120,000	-	139,999	7	46	10	63	297	4.7	141
140,000	-	159,999	0	38	9	47	263	5.6	110
160,000	-	179,999	2	22	10	34	213	6.3	89
180,000	-	199,999	3	14	9	26	150	5.8	71
200,000	-	249,999	4	11	21	36	271	7.5	125
250,000	-	299,999	1	4	14	19	245	12.9	65
300,000	-	499,999	0	4	26	30	381	12.7	74
500,000	-	749,999	0	1	11	12	121	10.1	18
750,000	-	999,999	0	0	0	0	52	52.0	5
1,000,000	-	1,249,999	0	0	0	0	17	17.0	0
1,250,000	-	1,499,999	0	0	0	0	18	18.0	2
1,500,000	-	1,999,999	0	0	0	0	15	15.0	1
2,000,000	-	OVER	0	0	0	0	17	17.0	1
Total			57	190	115	362	2548	7.0	864
Median Price			\$107,000	\$139,500	\$232,718	\$150,000	\$182,900		\$164,700
Average Price			\$111,858	\$149,164	\$272,591	\$182,500	\$275,846		\$205,061



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Association of Realtors®

May-09

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	May-08	May-09	% CHANGE
New Listings	78	91	17%
Month Inventory	9.8	12.2	24%
% of List Price	95.94	96.66	

Residential

Sales	36	\$4,976,200	33	\$4,673,114	-8%
Avg Sales Price		\$138,228		\$141,610	2%
Median Sales Price		\$120,750		\$121,000	0%
Avg Days on Market		104		98	-6%

CUMMULATIVE SUMMARY	Jan 08 - May 08	Jan 09 - May 09	% CHANGE
New Listings	395	379	-4%

Residential

Sales	193	\$24,009,612	147	\$18,658,285	-24%
Avg Sales Price		\$124,402		\$126,927	2%
Median Sales Price		\$117,525		\$117,000	0%
Avg Days on Market		106		116	9%

Total Pendings by Month

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

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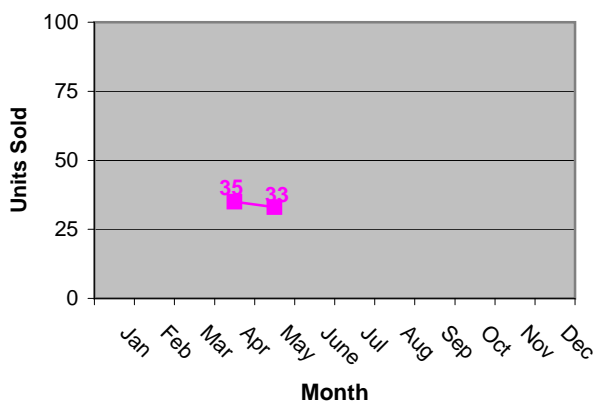
Single Family SALES and INVENTORY and PENDING

May-09

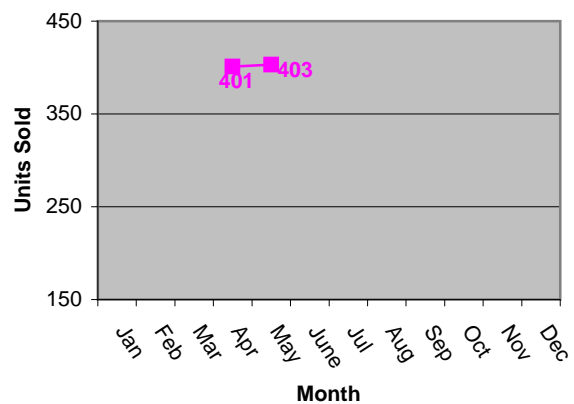
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	3	1	0	4	27	6.8	0
50,000	-	99,999	3	4	1	8	67	8.4	13
100,000	-	119,999	1	3	0	4	42	10.5	11
120,000	-	139,999	1	2	0	3	59	19.7	9
140,000	-	159,999	0	4	1	5	41	8.2	4
160,000	-	179,999	1	1	1	3	26	8.7	6
180,000	-	199,999	0	2	0	2	32	16.0	4
200,000	-	249,999	0	1	0	1	43	43.0	4
250,000	-	299,999	0	0	0	0	22	22.0	3
300,000	-	499,999	0	1	1	2	36	18.0	2
500,000	-	749,999	0	0	1	1	6	6.0	1
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			9	19	5	33	403	12.2	57
Median Price			\$88,000	\$124,000	\$173,900	\$121,000	\$147,500		\$129,900
Average Price			\$84,467	\$139,316	\$253,180	\$141,610	\$175,723		\$152,805

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

May-09 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	110		108		-2%
Month Inventory	9.0		13.7		52%
% of List Price	97.85		94.47		
<u>Residential</u>					
Sales	54	\$11,540,910	38	\$6,902,730	-30%
Avg Sales Price		\$213,721		\$181,651	-15%
Median Sales Price		\$144,500		\$130,250	-10%
Avg Days on Market		107		71	-34%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	584		589		1%
<u>Residential</u>					
Sales	245	\$46,834,110	158	\$27,880,403	-36%
Avg Sales Price		\$191,160		\$176,458	-8%
Median Sales Price		\$131,250		\$129,000	-2%
Avg Days on Market		115		82	-29%

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

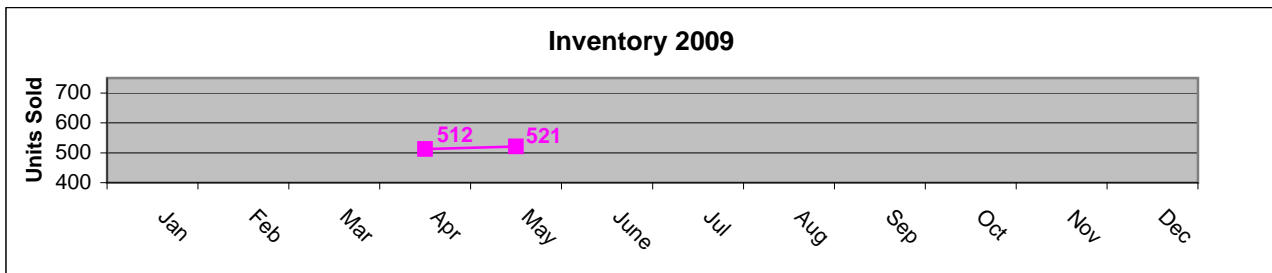
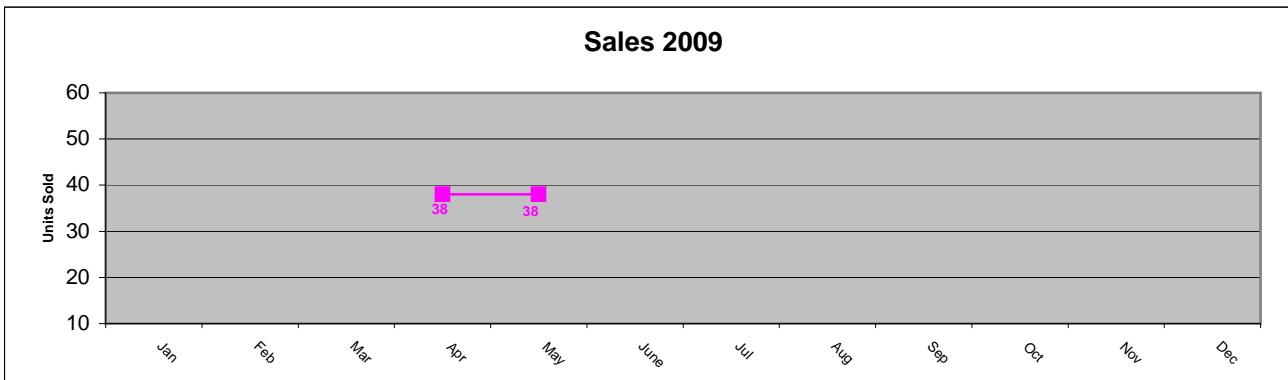
Lexington-Bluegrass

Association of Realtors[®]

May-09

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Current Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	9	9.0	3
50,000	-	99,999	0	12	0	12	125	10.4	22
100,000	-	119,999	0	4	0	4	42	10.5	12
120,000	-	139,999	0	6	1	7	47	6.7	16
140,000	-	159,999	0	0	2	2	32	16.0	13
160,000	-	179,999	0	0	0	0	31	31.0	13
180,000	-	199,999	0	0	1	1	36	36.0	7
200,000	-	249,999	0	1	2	3	45	15.0	5
250,000	-	299,999	0	0	2	2	21	10.5	6
300,000	-	499,999	0	0	3	3	45	15.0	8
500,000	-	749,999	0	0	3	3	33	11.0	5
750,000	-	999,999	0	0	0	0	33	33.0	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	7	7.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	2
2,000,000	-	OVER	0	0	0	0	4	4.0	0
Total			1	23	14	38	521	13.7	115
Median Price			\$90,000	\$191,160	\$205,000	\$131,700	\$164,200	\$176,458	\$139,900
Average Price			\$82,667	\$131,250	\$260,520	\$162,978	\$304,477	\$129,000	\$217,566



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Association of Realtors[®]

May-09 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	115		119		3%
Month Inventory	12.0		12.3		3%
% of List Price	95.91		96.11		
<u>Residential</u>					
Sales	57	\$9,886,647	50	\$7,781,220	-12%
Avg Sales Price		\$173,450		\$155,624	-10%
Median Sales Price		\$149,950		\$132,200	-12%
Avg Days on Market		120		105	-13%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	632		560		-11%
<u>Residential</u>					
Sales	233	\$39,258,414	188	\$30,163,629	-19%
Avg Sales Price		\$168,491		\$160,445	-5%
Median Sales Price		\$143,375		\$137,250	-4%
Avg Days on Market		115		117	2%

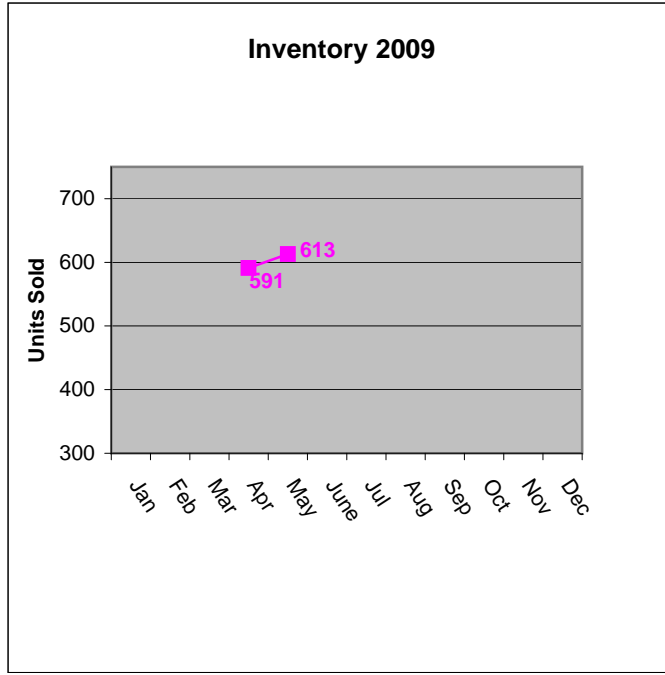
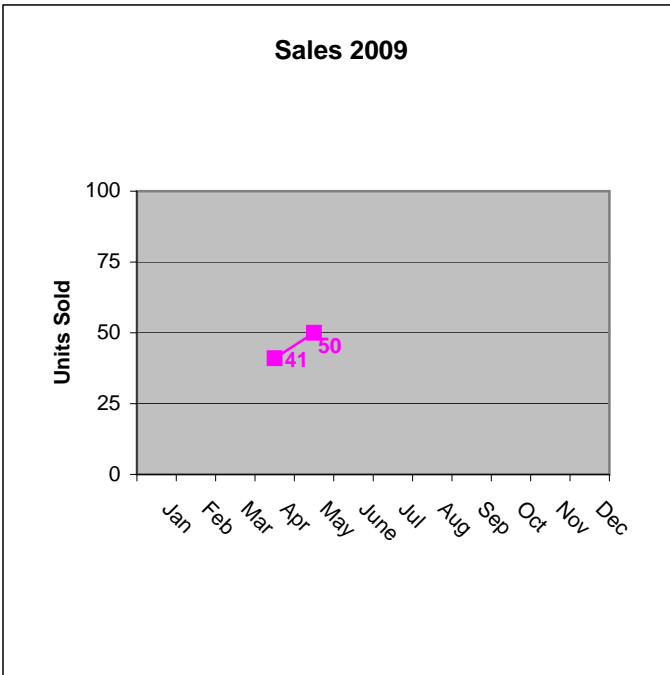
Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61	50	45							
2008	35	36	62	43	45	50	36	47	52	30	26	53
2007	66	50	67	76	62	59	58	45	44	47	39	40

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Association of Realtors®

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

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	0	3	0	3	13	4.3	4
50,000	-	99,999	1	5	1	7	72	10.3	15
100,000	-	119,999	1	7	0	8	32	4.0	13
120,000	-	139,999	0	9	1	10	69	6.9	10
140,000	-	159,999	0	2	1	3	69	23.0	15
160,000	-	179,999	0	1	2	3	79	26.3	10
180,000	-	199,999	1	1	0	2	58	29.0	5
200,000	-	249,999	0	7	2	9	55	6.1	15
250,000	-	299,999	0	1	1	2	39	19.5	3
300,000	-	499,999	0	1	1	2	101	50.5	8
500,000	-	749,999	0	0	1	1	18	18.0	0
750,000	-	999,999	0	0	0	0	6	6.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	37	10	50	613	12.3	98
Median Price			\$103,000	\$125,000	\$194,900	\$132,200	\$172,000		\$148,275
Average Price			\$120,500	\$139,663	\$225,220	\$155,624	\$221,432		\$167,004



Lexington-Bluegrass

Association of Realtors[®]

May-09 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	38		73		92%
Month Inventory	15.0		17.0		13%
% of List Price	96.35		96.58		
<u>Residential</u>					
Sales	19	\$2,362,850	16	\$1,884,485	-16%
Avg Sales Price		\$124,361		\$117,780	-5%
Median Sales Price		\$119,500		\$85,000	-29%
Avg Days on Market		170		127	-25%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	220		235		7%
<u>Residential</u>					
Sales	77	\$8,419,003	73	\$7,516,182	-5%
Avg Sales Price		\$109,338		\$102,961	-6%
Median Sales Price		\$94,000		\$84,000	-11%
Avg Days on Market		142		117	-18%

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

Lexington-Bluegrass

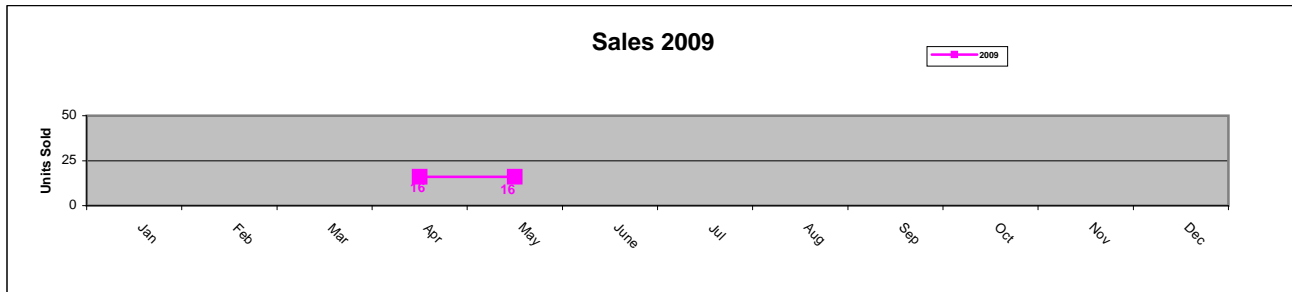
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-09

MONTGOMERY COUNTY

Price Range			Current			Sales Total Units	Inventory		Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm		Single Units	Months Inv.	
49,999	OR	UNDER	1	0	0	1	19	19.0	5
50,000	-	99,999	2	6	0	8	88	11.0	13
100,000	-	119,999	0	0	0	0	23	23.0	2
120,000	-	139,999	0	1	0	1	33	33.0	2
140,000	-	159,999	0	3	0	3	28	9.3	3
160,000	-	179,999	0	0	0	0	20	20.0	0
180,000	-	199,999	0	0	0	0	11	11.0	1
200,000	-	249,999	0	2	0	2	18	9.0	1
250,000	-	299,999	0	0	1	1	12	12.0	0
300,000	-	499,999	0	0	0	0	12	12.0	0
500,000	-	749,999	0	0	0	0	3	3.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			3	12	1	16	272	17.0	27
Median Price			\$60,100	\$107,000	\$256,000	\$85,000	\$122,750		\$76,500
Average Price			\$53,367	\$122,365	\$256,000	\$117,780	\$177,211		\$93,283

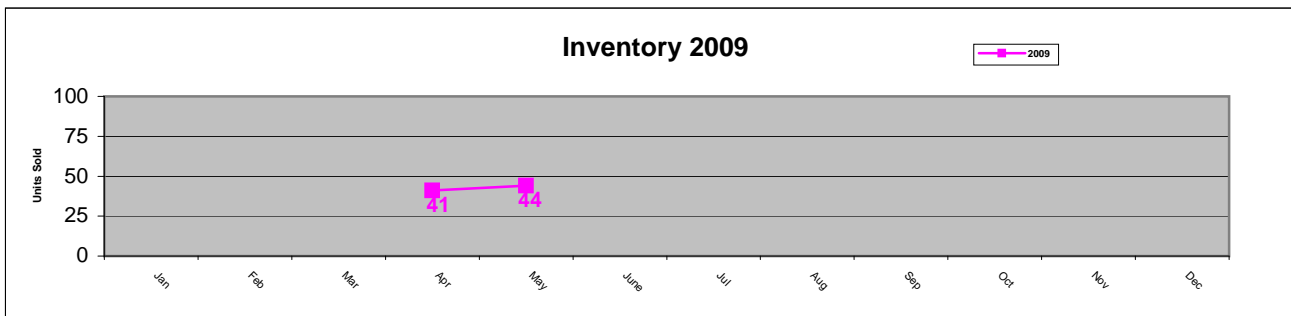
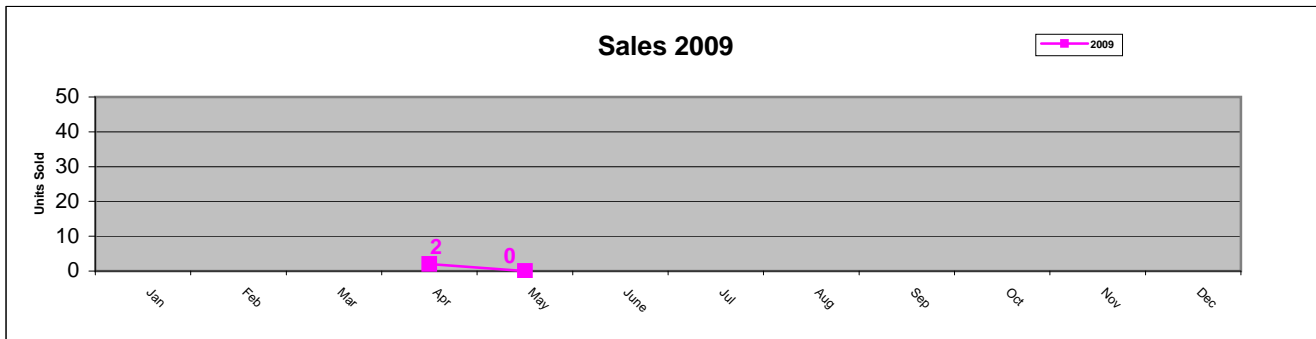


Single Family SALES and INVENTORY and PENDING

May-09

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	4	4.0	2
50,000	-	99,999	0	0	0	0	18	18.0	3
100,000	-	119,999	0	0	0	0	1	1.0	1
120,000	-	139,999	0	0	0	0	6	6.0	0
140,000	-	159,999	0	0	0	0	3	3.0	0
160,000	-	179,999	0	0	0	0	4	4.0	0
180,000	-	199,999	0	0	0	0	3	3.0	0
200,000	-	249,999	0	0	0	0	1	1.0	0
250,000	-	299,999	0	0	0	0	4	4.0	0
300,000	-	499,999	0	0	0	0	0	0.0	0
500,000	-	749,999	0	0	0	0	0	0.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			0	0	0	0	44	44.0	6
Median Price			\$0	\$0	\$0	\$0	\$101,000		\$78,000
Average Price			\$0	\$0	\$0	\$0	\$122,586		\$72,150



Lexington-Bluegrass

Association of Realtors[®]

May-09 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings	120		128		7%
Month Inventory	8.7		10.3		18%
% of List Price	97.81		96.99		
<u>Residential</u>					
Sales	70	\$13,058,018	54	\$8,680,071	-23%
Avg Sales Price		\$186,543		\$160,742	-14%
Median Sales Price		\$149,950		\$148,400	-1%
Avg Days on Market		109		119	9%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings	697		636		-9%
<u>Residential</u>					
Sales	260	\$46,382,417	225	\$36,784,704	-13%
Avg Sales Price		\$178,394		\$163,488	-8%
Median Sales Price		\$150,000		\$143,300	-4%
Avg Days on Market		97		102	5%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67							
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

Lexington-Bluegrass

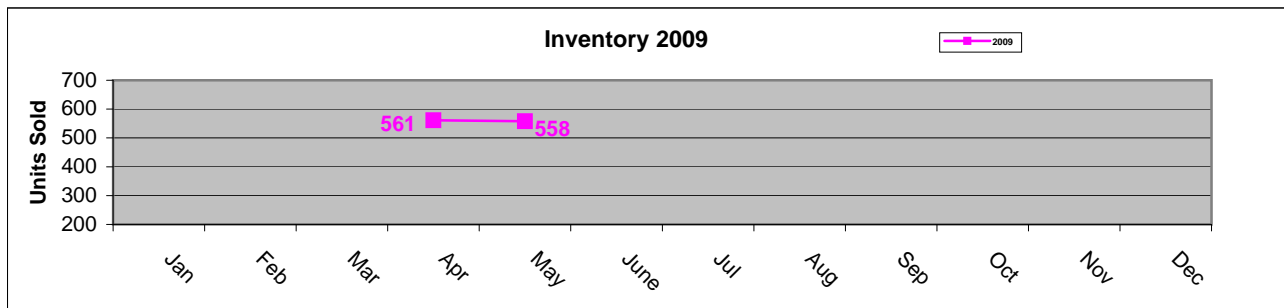
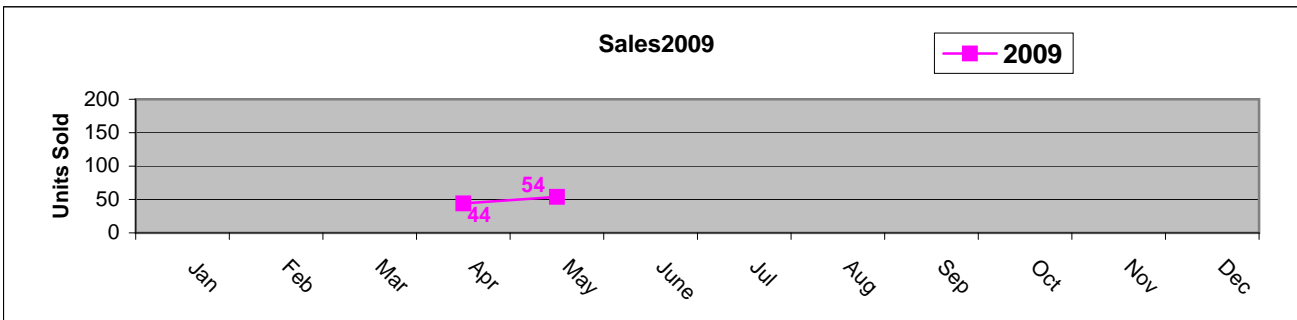
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-09

SCOTT COUNTY

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	5	5.0	2
50,000	-	99,999	1	4	0	5	28	5.6	12
100,000	-	119,999	1	7	0	8	35	4.4	16
120,000	-	139,999	0	8	0	8	98	12.3	32
140,000	-	159,999	0	8	2	10	57	5.7	23
160,000	-	179,999	0	3	2	5	52	10.4	15
180,000	-	199,999	1	5	3	9	39	4.3	15
200,000	-	249,999	0	1	1	2	69	34.5	18
250,000	-	299,999	0	1	2	3	70	23.3	8
300,000	-	499,999	0	1	2	3	80	26.7	9
500,000	-	749,999	0	0	0	0	20	20.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			3	39	12	54	558	10.3	150
Median Price			\$114,800	\$139,900	\$185,291	\$148,400	\$163,900		\$151,770
Average Price			\$135,567	\$145,145	\$217,725	\$160,742	\$227,878		\$171,491



Lexington-Bluegrass

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May-09

Statistical Report Residential, Condo, & Townhouses

WOODFORD COUNTY

MONTHLY SUMMARY	May-08		May-09		% CHANGE
New Listings		43		45	5%
Month Inventory		8.3		14.5	75%
% of List Price		97.63		95.71	
<u>Residential</u>					
Sales	24	\$4,872,503	15	\$2,381,150	-38%
Avg Sales Price		\$203,021		\$158,743	-22%
Median Sales Price		\$181,500		\$130,000	-28%
Avg Days on Market		52		46	-12%

CUMMULATIVE SUMMARY	Jan 08 - May 08		Jan 09 - May 09		% CHANGE
New Listings		242		239	-1%
<u>Residential</u>					
Sales	96	\$19,925,002	59	\$10,024,856	-39%
Avg Sales Price		\$207,552		\$169,913	-18%
Median Sales Price		\$171,000		\$155,000	-9%
Avg Days on Market		85		80	-6%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20	15	15	25							
2008	24	19	27	27	24	18	30	25	17	18	16	8
2007	26	25	27	30	20	21	27	31	15	22	14	15

Lexington-Bluegrass

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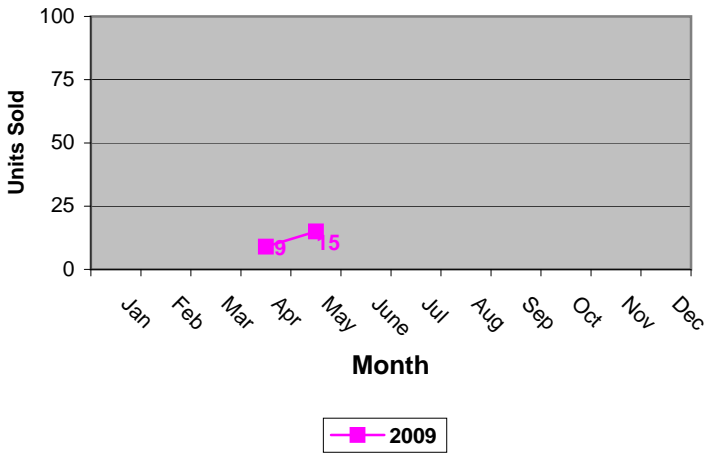
Single Family SALES and INVENTORY and PENDING

May-09

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	2	2.0	0
50,000	-	99,999	1	0	0	1	5	5.0	6
100,000	-	119,999	0	2	0	2	14	7.0	2
120,000	-	139,999	0	5	0	5	20	4.0	4
140,000	-	159,999	0	0	0	0	14	14.0	4
160,000	-	179,999	0	1	0	1	21	21.0	9
180,000	-	199,999	0	2	0	2	7	3.5	11
200,000	-	249,999	0	0	2	2	25	12.5	9
250,000	-	299,999	0	0	0	0	38	38.0	5
300,000	-	499,999	0	0	1	1	43	43.0	3
500,000	-	749,999	0	0	0	0	16	16.0	0
750,000	-	999,999	0	0	0	0	5	5.0	0
1,000,000	-	1,249,999	0	0	0	0	3	3.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			1	11	3	15	217	14.5	53
Median Price			\$63,000	\$128,000	\$220,000	\$130,000	\$250,000		\$185,000
Average Price			\$63,000	\$129,559	\$297,667	\$158,743	\$318,299		\$187,927

Sales 2009



Inventory 2009

