

Lexington-Bluegrass

Association of Realtors®

Apr-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY		April-08		April-09		% CHANGE
New Listings		1715		1585		-8%
Month Inventory		9.6		11.5		20%
% of List Price		96.58		95.43		-1%
<u>Residential</u>						
Sales	607	\$98,944,751		512	\$85,218,263	-16%
Avg Sales Price		\$162,738			\$165,794	2%
Median Sales Price		\$141,300			\$140,000	-1%
Avg Days on Market		87			107	23%
<u>Townhouses/Condos</u>						
Sales	72	\$9,761,061		32	\$4,832,977	-56%
Avg Sales Price		\$133,713			\$142,146	6%
Median Sales Price		\$114,900			\$122,600	7%
Avg Days on Market		108			160	48%
Total Activity	679	\$108,705,812		544	\$90,051,240	-20%

CUMMULATIVE SUMMARY		Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings		5,984		5,586		-7%
<u>Residential</u>						
Sales	2,252	\$375,756,063		1,710	\$270,378,231	-24%
Avg Sales Price		\$166,485			\$157,380	-5%
Median Sales Price		\$139,000			\$135,000	-3%
Avg Days on Market		97			98	1%
<u>Townhouses/Condos</u>						
Sales	261	\$36,175,563		124	\$17,687,747	-52%
Avg Sales Price		\$137,550			\$135,021	-2%
Median Sales Price		\$115,900			\$112,500	-3%
Avg Days on Market		93			124	33%
Total Activity	2,513	\$411,931,626		1,834	\$288,065,978	-27%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159	6275								
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 Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472	551	677	809								
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								
2008	497	609	659	679	827	873	814	743	664	622	461	531
2007	524	635	811	811	1064	1009	936	953	659	713	622	615

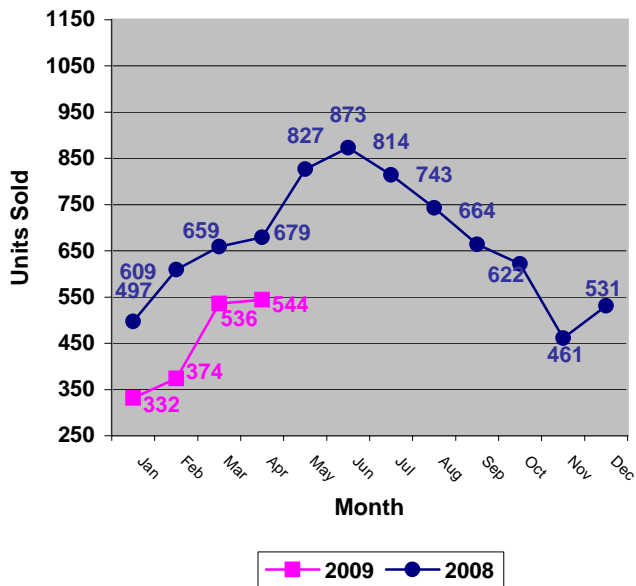
Lexington-Bluegrass

Association of Realtors®

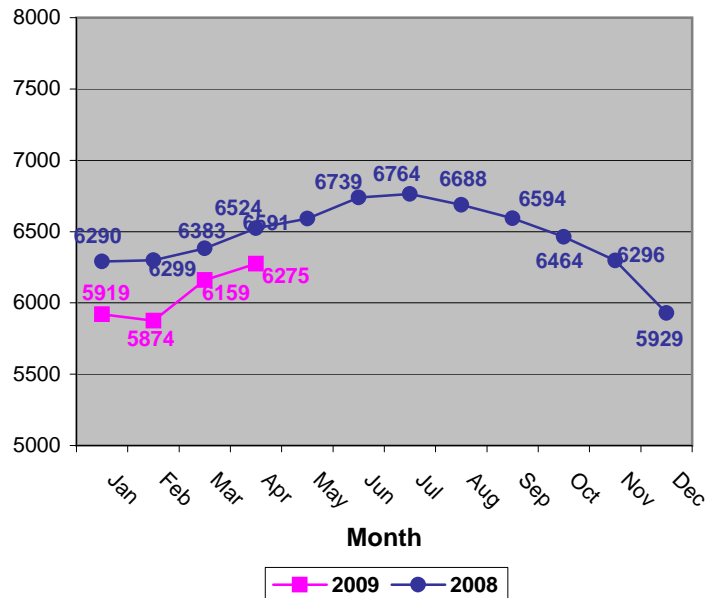
All Residential SALES and INVENTORY with PENDING

Apr-09								Current Pending Inventory	April Pending	
			Sales				Current Inventory			
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	10	17	8	35	175	5.0	59	46
50,000	-	99,999	25	57	7	89	879	9.9	196	126
100,000	-	119,999	10	44	7	61	494	8.1	144	93
120,000	-	139,999	10	71	10	91	760	8.4	234	124
140,000	-	159,999	0	47	8	55	593	10.8	174	94
160,000	-	179,999	0	32	13	45	527	11.7	133	77
180,000	-	199,999	1	17	16	34	415	12.2	105	56
200,000	-	249,999	5	16	38	59	626	10.6	162	78
250,000	-	299,999	0	6	19	25	543	21.7	83	46
300,000	-	499,999	0	3	36	39	816	20.9	85	51
500,000	-	749,999	0	0	10	10	237	23.7	37	18
750,000	-	999,999	0	0	1	1	104	104.0	4	0
1,000,000	-	1,249,999	0	0	0	0	32	32.0	1	0
1,250,000	-	1,499,999	0	0	0	0	26	26.0	0	0
1,500,000	-	1,999,999	0	0	0	0	19	19.0	1	0
2,000,000	-	OVER	0	0	0	0	29	29.0	0	0
Total			61	310	173	544	6275	11.5	1418	809
Median Price			\$89,000	\$127,930	\$219,000	\$138,000	\$169,900		\$149,900	
Average Price			\$95,640	\$131,775	\$247,449	\$164,509	\$243,992		\$178,809	

Sales 08 vs 09



Inventory 08 vs 09



Lexington-Bluegrass

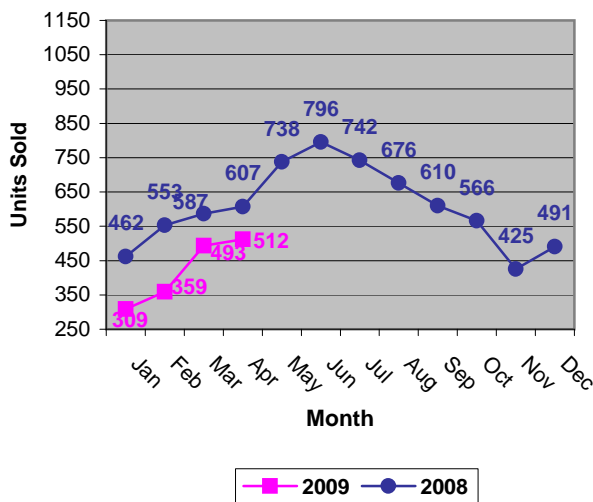
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Single Family SALES and INVENTORY and PENDING

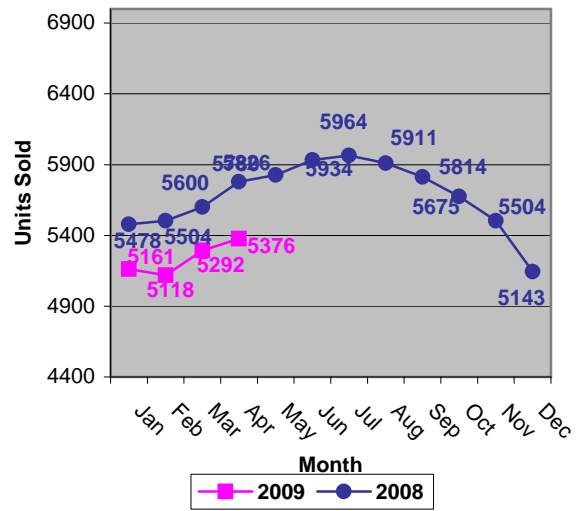
Apr-09

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	9	17	8	34	144	4.2	59
50,000 - 99,999	16	56	7	79	652	8.3	152
100,000 - 119,999	5	44	7	56	405	7.2	119
120,000 - 139,999	4	71	10	85	664	7.8	221
140,000 - 159,999	0	47	8	55	540	9.8	161
160,000 - 179,999	0	29	13	42	466	11.1	118
180,000 - 199,999	0	17	16	33	374	11.3	99
200,000 - 249,999	3	16	37	56	558	10.0	153
250,000 - 299,999	0	4	19	23	431	18.7	69
300,000 - 499,999	0	2	36	38	704	18.5	78
500,000 - 749,999	0	0	10	10	231	23.1	34
750,000 - 999,999	0	0	1	1	102	102.0	4
1,000,000 - 1,249,999	0	0	0	0	31	31.0	1
1,250,000 - 1,499,999	0	0	0	0	26	26.0	0
1,500,000 - 1,999,999	0	0	0	0	19	19.0	1
2,000,000 - OVER	0	0	0	0	29	29.0	0
Total	37	303	172	512	5376	10.5	1269
Median Price	\$78,000	\$127,000	\$217,000	\$140,000	\$174,000		
Average Price	\$84,270	\$129,730	\$247,608	\$166,045	\$254,317		\$180,736

Sales 08 vs 09



Inventory 08 vs 09



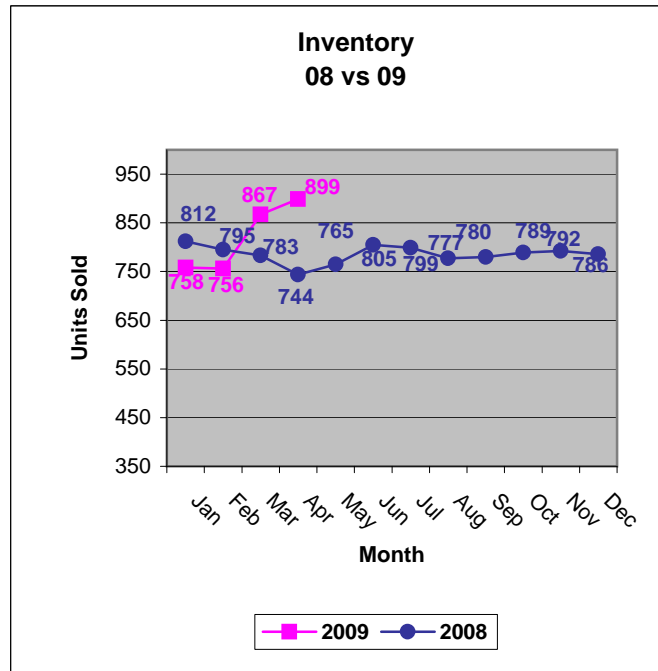
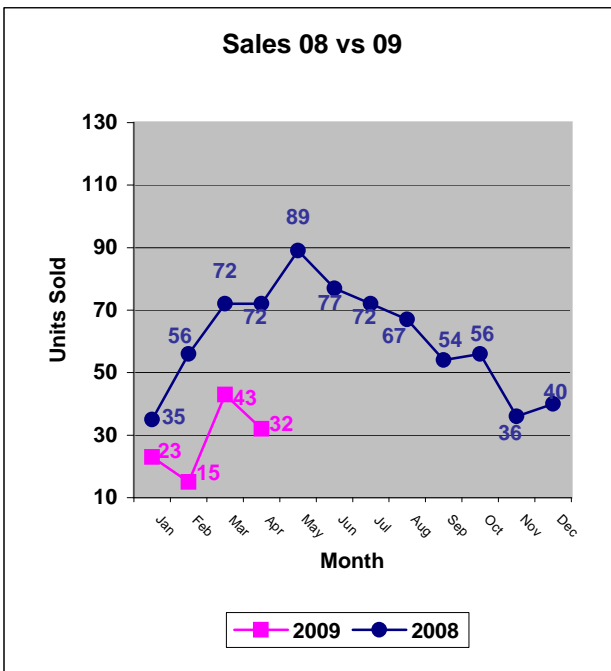
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Apr-09

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	31	31.0	0
50,000	- 99,999	9	1	0	10	227	22.7	44
100,000	- 119,999	5	0	0	5	89	17.8	25
120,000	- 139,999	6	0	0	6	96	16.0	13
140,000	- 159,999	0	0	0	0	53	53.0	13
160,000	- 179,999	0	3	0	3	61	20.3	15
180,000	- 199,999	1	0	0	1	41	41.0	6
200,000	- 249,999	2	0	1	3	68	22.7	9
250,000	- 299,999	0	2	0	2	112	56.0	14
300,000	- 499,999	0	1	0	1	112	112.0	7
500,000	- 749,999	0	0	0	0	6	6.0	3
750,000	- 999,999	0	0	0	0	2	2.0	0
1,000,000	- 1,249,999	0	0	0	0	1	1.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
Total		24	7	1	32	899	28.1	149
Median Price		\$55,900	\$25,000	\$20,500	\$31,450	\$76,900		\$59,500
Average Price		\$113,169	\$220,275	\$220,000	\$139,937	\$182,246		\$162,405



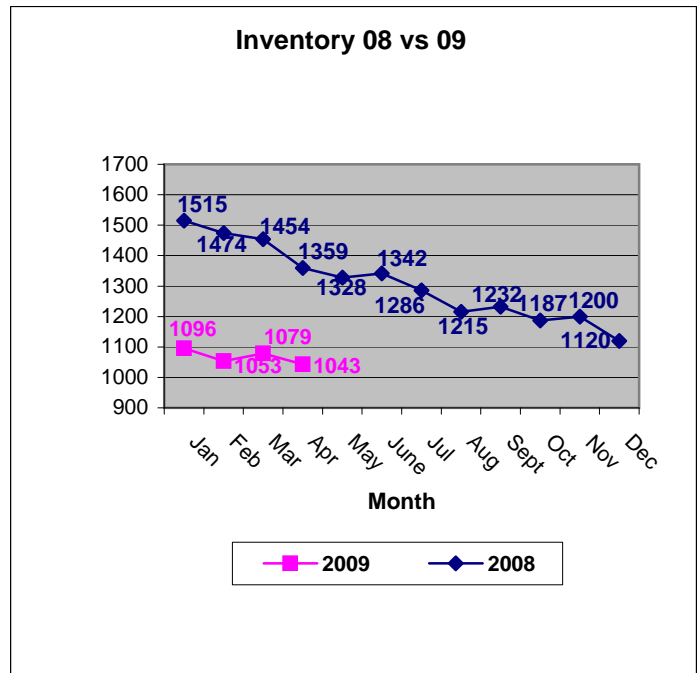
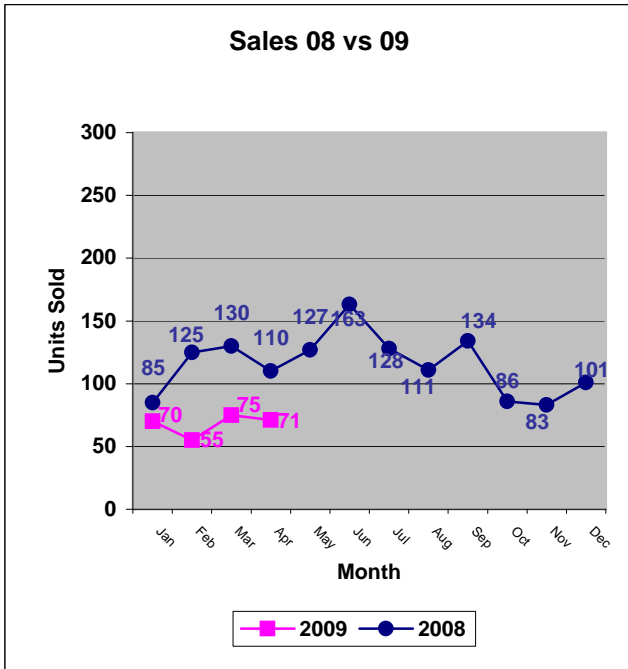
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Apr-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	3	3.0	0
50,000	- 99,999	0	0	0	0	8	8.0	2
100,000	- 119,999	0	2	0	2	33	16.5	20
120,000	- 139,999	3	14	0	17	154	9.1	49
140,000	- 159,999	0	9	1	10	110	11.0	62
160,000	- 179,999	0	4	2	6	111	18.5	52
180,000	- 199,999	0	4	1	5	92	18.4	56
200,000	- 249,999	2	5	9	16	166	10.4	87
250,000	- 299,999	0	1	5	6	136	22.7	40
300,000	- 499,999	0	1	7	8	163	20.4	22
500,000	- 749,999	0	0	1	1	29	29.0	11
750,000	- 999,999	0	0	0	0	23	23.0	2
1,000,000	- 1,249,999	0	0	0	0	5	5.0	0
1,250,000	- 1,499,999	0	0	0	0	4	4.0	0
1,500,000	- 1,999,999	0	0	0	0	3	3.0	1
2,000,000	- OVER	0	0	0	0	3	3.0	0
Total		5	40	26	71	1043	14.7	404
Median Price		\$135,000	\$148,450	\$262,850	\$181,000	\$204,900		\$189,368
Average Price		\$170,846	\$166,519	\$277,728	\$207,548	\$263,539		\$214,340



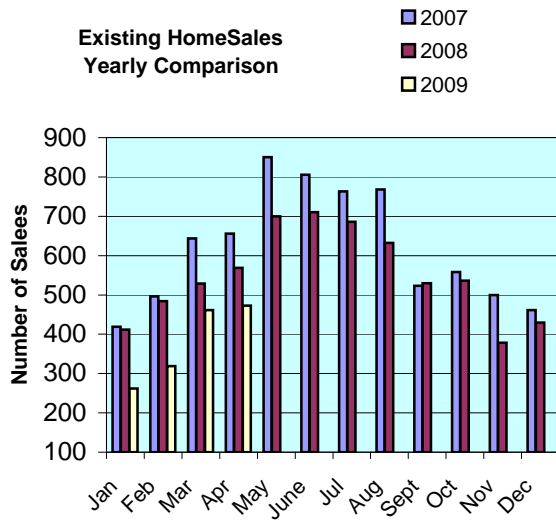
Existing Homes Sales

	<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	
June	806	710	
Jul	763	686	
Aug	768	632	
Sept	523	530	
Oct	558	536	
Nov	500	378	
Dec	461	430	

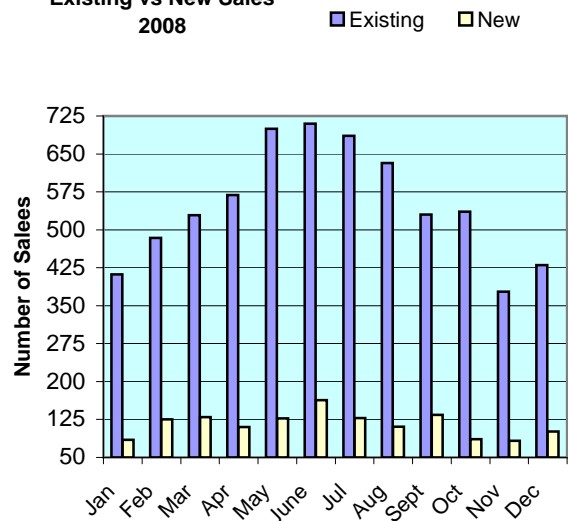
New Construction Sales

	<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	
June	203	163	
Jul	173	128	
Aug	185	111	
Sept	136	134	
Oct	155	86	
Nov	122	83	
Dec	154	101	

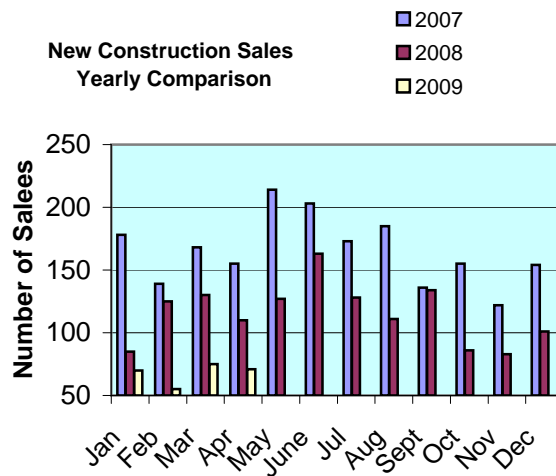
**Existing HomeSales
Yearly Comparison**



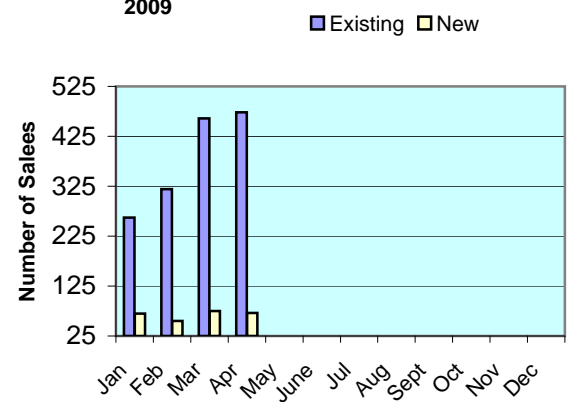
**Existing vs New Sales
2008**



**New Construction Sales
Yearly Comparison**



**Existing vs New Sales
2009**



Median Price by County

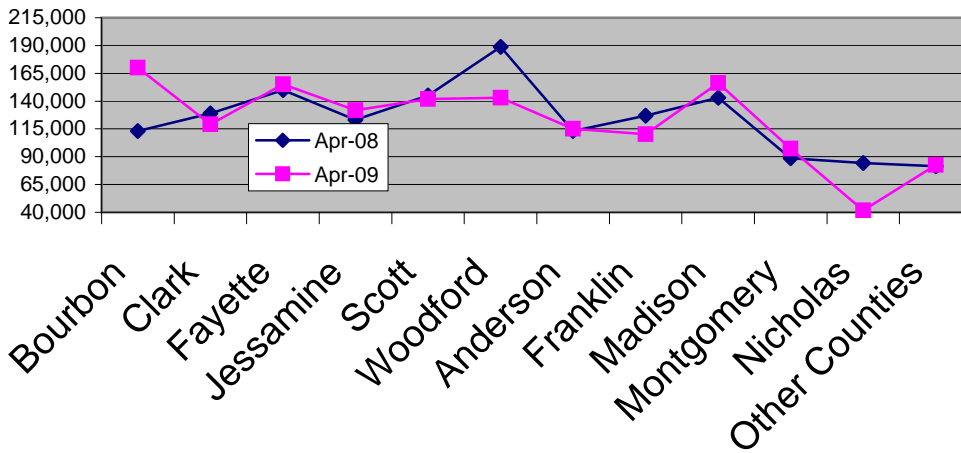
<u>County</u>	Apr-08		Apr-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	113,000	8	170,000	7
Clark	129,000	27	119,050	26
Fayette	150,000	345	155,000	257
Jessamine	123,250	50	131,700	38
Scott	145,000	49	142,000	44
Woodford	188,805	14	143,000	9
Anderson	113,250	16	115,000	21
Franklin	126,950	44	110,300	35
Madison	143,000	43	156,144	41
Montgomery	88,550	20	97,250	16
Nicholas	84,250	4	41,851	2
Other Counties	81,450	<u>59</u>	82,500	<u>48</u>
		679		544

<u>County</u>	Year to Date 4/30/08		Year to Date 4/30/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	98,767	51	109,950	34
Clark	125,000	117	116,500	81
Fayette	153,250	1190	148,250	834
Jessamine	128,750	188	128,500	119
Scott	150,000	177	142,272	171
Woodford	170,000	71	171,250	42
Anderson	120,000	83	114,500	57
Franklin	117,500	155	112,250	114
Madison	142,950	170	143,000	133
Montgomery	89,100	58	83,500	57
Nicholas	89,500	11	52,750	8
Other Counties	71,625	<u>242</u>	68,000	<u>184</u>
		2513		1834

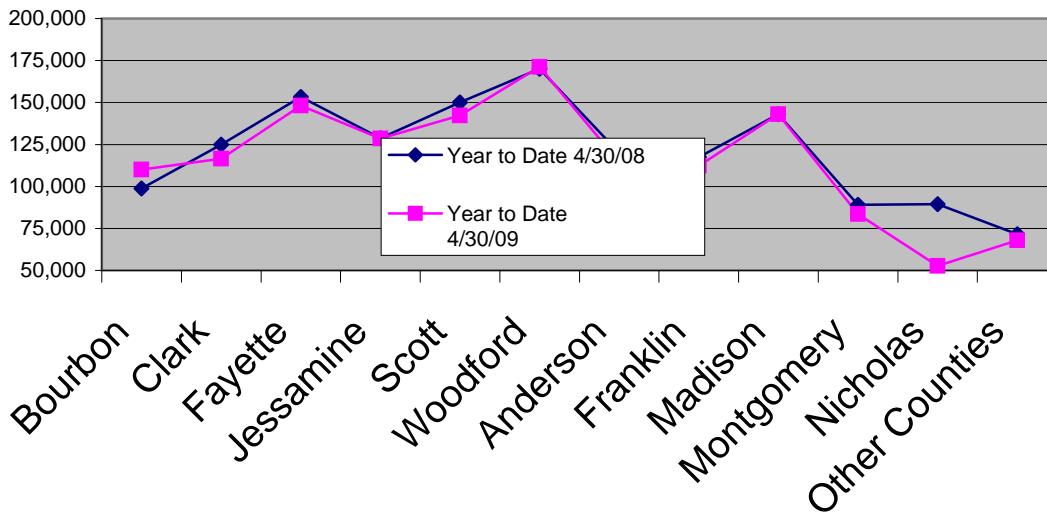


Median Price by County

Apr 08 vs Apr 09 Median



Year to date 4/30/08 vs 4/30/09 Median



Lexington-Bluegrass

Association of Realtors™

Apr-09

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	83	FmHA	10	LA-Fixed	0	Owner Finance	0
CONV	282	FLB	0	L/A-Variable	0	VA	23
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	130	L/A Escalated	0	SBA	0	Other	16

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	52	10	3	10	0	10	9	3	1	18	1	13	130
Out of State Buyer	27	4	1	2	0	3	4	1	0	4	1	6	53
Seller Leaving County	74	3	3	7	1	9	5	4	1	12	2	9	130
Seller leaving State	50	2	1	3	1	4	2	1	0	6	1	3	74
New Construction	37	6	0	1	1	4	10	0	0	10	1	1	71
First Time Buyer	83	4	3	4	3	13	5	4	0	9	1	7	136
Listing FSBO	3	0	0	0	0	1	0	0	0	0	0	1	5
YDT Listing FSBO	16	0	2	3	1	7	0	1	0	4	2	5	41

Lexington-Bluegrass

Association of Realtors®

Apr-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	67		44		-34%
Month Inventory	13.6		8.3		-39%
% of List Price	97.20		92.32		
Residential					
Sales	16	\$2,109,300	21	\$2,608,165	31%
Avg Sales Price		\$131,831		\$124,198	-6%
Median Sales Price		\$113,250		\$115,000	2%
Avg Days on Market		107		156	46%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	175		142		-19%
Residential					
Sales	83	\$10,159,327	57	\$6,769,590	-31%
Avg Sales Price		\$122,402		\$118,765	-3%
Median Sales Price		\$120,000		\$114,500	-5%
Avg Days on Market		124		128	3%

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

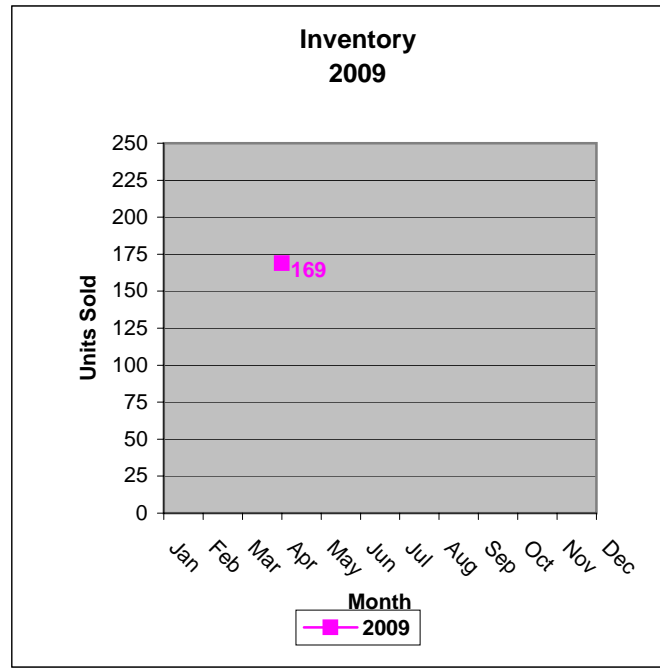
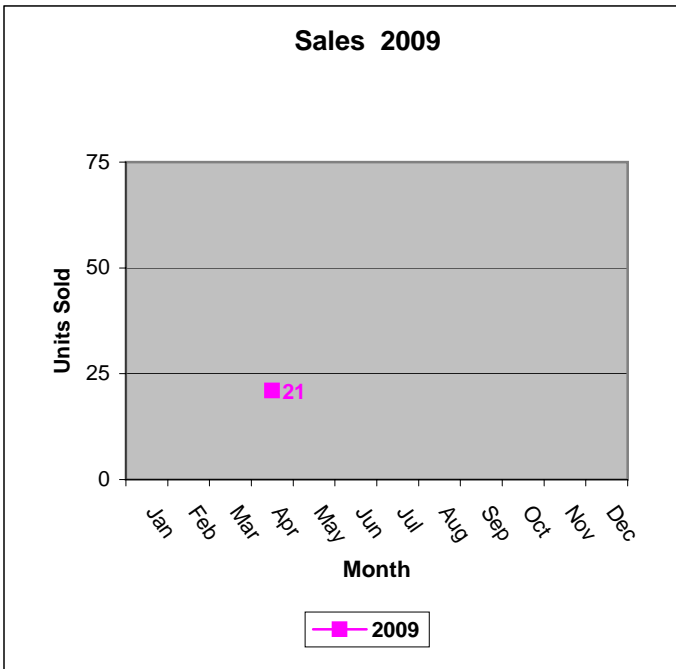
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Apr-09

ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	2	3	4	1.3	4
50,000	-	99,999	3	3	0	6	19	3.2	12
100,000	-	119,999	0	2	1	3	17	5.7	9
120,000	-	139,999	0	1	0	1	23	23.0	6
140,000	-	159,999	0	1	0	1	17	17.0	3
160,000	-	179,999	0	1	1	2	20	10.0	3
180,000	-	199,999	0	1	1	2	15	7.5	2
200,000	-	249,999	0	1	2	3	19	6.3	0
250,000	-	299,999	0	0	0	0	12	12.0	3
300,000	-	499,999	0	0	0	0	20	20.0	0
500,000	-	749,999	0	0	0	0	3	3.0	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	11	7	21	169	8.0	42
Median Price			\$75,600	\$115,000	\$161,500	\$115,000	\$165,000		\$115,300
Average Price			\$77,200	\$122,801	\$146,536	\$124,198	\$192,227		\$121,108



Lexington-Bluegrass

Association of Realtors®

Apr-09

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	19		20		5%
Month Inventory	13.3		15.3		15%
% of List Price	91.99		93.42		
Residential					
Sales	8	\$1,130,000	7	\$1,055,500	-13%
Avg Sales Price		\$141,250		\$150,786	7%
Median Sales Price		\$113,000		\$170,000	50%
Avg Days on Market		59		76	29%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	81		81		0%
Residential					
Sales	51	\$7,274,267	34	\$4,466,850	-33%
Avg Sales Price		\$142,633		\$131,378	-8%
Median Sales Price		\$98,767		\$109,950	11%
Avg Days on Market		82		104	27%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8	10								
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

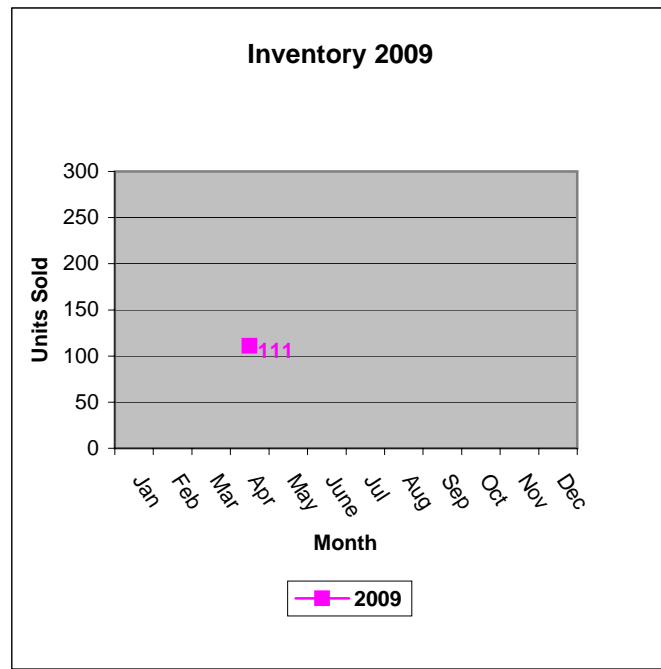
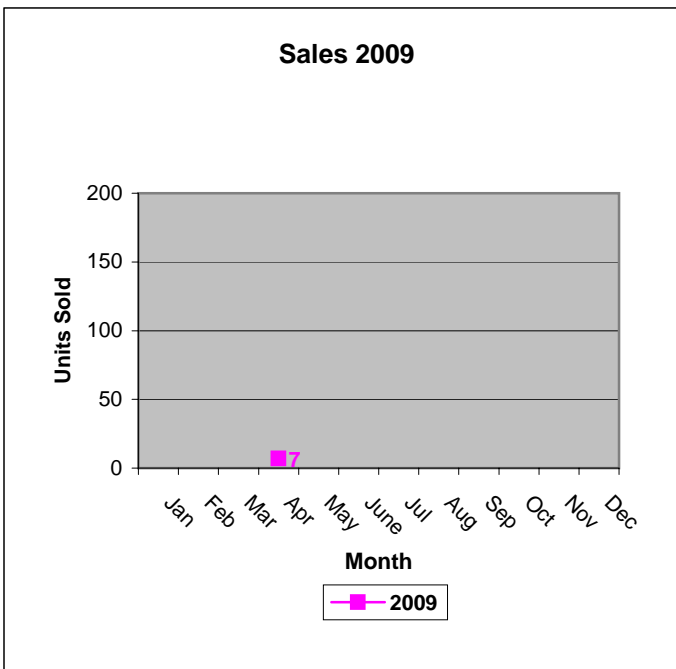
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Apr-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	0	0	0	4	4.0	5
50,000	-	99,999	0	1	0	1	17	17.0	4
100,000	-	119,999	0	1	0	1	12	12.0	4
120,000	-	139,999	0	0	0	0	7	7.0	0
140,000	-	159,999	0	1	0	1	7	7.0	0
160,000	-	179,999	0	0	2	2	6	3.0	1
180,000	-	199,999	0	1	1	2	7	3.5	1
200,000	-	249,999	0	0	0	0	14	14.0	0
250,000	-	299,999	0	0	0	0	13	13.0	1
300,000	-	499,999	0	0	0	0	14	14.0	0
500,000	-	749,999	0	0	0	0	6	6.0	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	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	4	3	7	111	15.9	16
Median Price			\$0	\$126,500	\$176,000	\$170,000	\$189,900		\$90,450
Average Price			\$0	\$128,625	\$180,333	\$150,786	\$241,471		\$96,650



Lexington-Bluegrass

Association of Realtors®

Apr-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	66		49		-26%
Month Inventory	12.9		12.0		-7%
% of List Price	96.03		95.22		
Residential					
Sales	27	\$3,814,332	26	\$3,122,900	-4%
Avg Sales Price		\$141,272		\$120,112	-15%
Median Sales Price		\$129,000		\$119,050	-8%
Avg Days on Market		134		139	4%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	245		205		-16%
Residential					
Sales	117	\$16,092,260	81	\$11,075,161	-31%
Avg Sales Price		\$137,541		\$136,730	-1%
Median Sales Price		\$125,000		\$116,500	-7%
Avg Days on Market		116		124	7%

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

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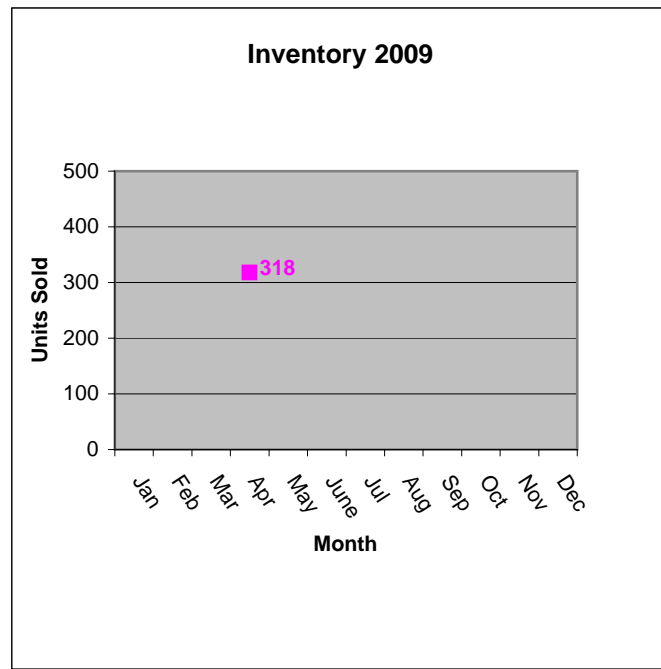
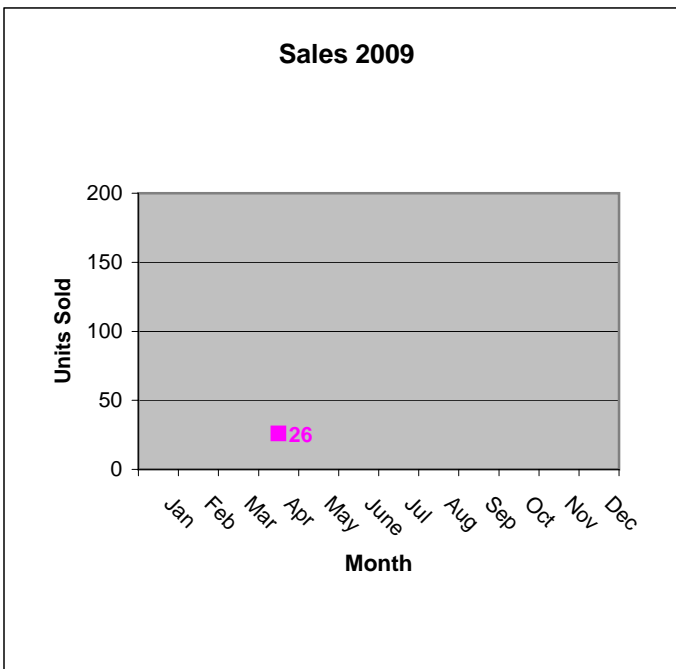
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Apr-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	1	2	1	4	9	2.3	6
50,000	-	99,999	2	5	0	7	75	10.7	11
100,000	-	119,999	0	2	0	2	32	16.0	8
120,000	-	139,999	0	5	0	5	50	10.0	7
140,000	-	159,999	0	0	0	0	26	26.0	3
160,000	-	179,999	0	3	0	3	21	7.0	3
180,000	-	199,999	0	1	0	1	18	18.0	1
200,000	-	249,999	0	0	2	2	26	13.0	3
250,000	-	299,999	0	0	2	2	27	13.5	2
300,000	-	499,999	0	0	0	0	25	25.0	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			3	18	5	26	318	12.2	45
Median Price			\$59,500	\$119,050	\$215,000	\$119,050	\$137,950		\$115,000
Average Price			\$66,667	\$106,374	\$201,635	\$120,112	\$181,186		\$122,562



Lexington-Bluegrass

Association of Realtors[®]

Apr-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	783		776		-1%
Month Inventory	7.2		9.7		35%
% of List Price	97.02		96.77		
Residential					
Sales	345	\$61,059,595	258	\$49,141,740	-25%
Avg Sales Price		\$176,984		\$190,472	8%
Median Sales Price		\$150,000		\$155,000	3%
Avg Days on Market		82		93	13%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	2,711		2,724		0%
Residential					
Sales	1,190	\$219,090,686	835	\$150,477,618	-30%
Avg Sales Price		\$184,110		\$180,213	-2%
Median Sales Price		\$153,250		\$148,500	-3%
Avg Days on Market		84		89	6%

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

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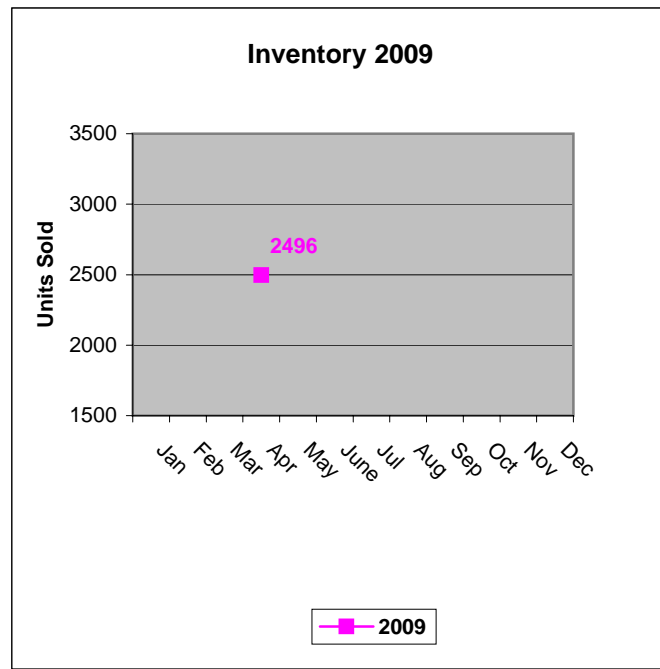
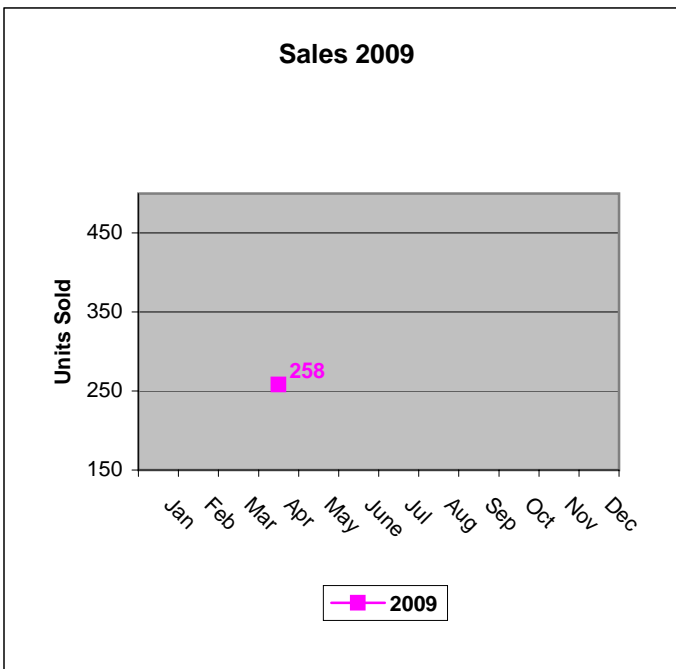
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Single Family SALES and INVENTORY and PENDING

Apr-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	0	1	3	4	42	10.5	8
50,000	-	99,999	10	11	1	22	260	11.8	70
100,000	-	119,999	9	14	2	25	190	7.6	83
120,000	-	139,999	6	39	6	51	294	5.8	138
140,000	-	159,999	1	28	7	36	256	7.1	113
160,000	-	179,999	0	23	3	26	200	7.7	89
180,000	-	199,999	1	4	8	13	140	10.8	61
200,000	-	249,999	4	12	19	35	260	7.4	113
250,000	-	299,999	0	4	10	14	255	18.2	58
300,000	-	499,999	0	2	21	23	369	16.0	60
500,000	-	749,999	0	0	8	8	118	14.8	27
750,000	-	999,999	0	0	1	1	47	47.0	4
1,000,000	-	1,249,999	0	0	0	0	16	16.0	0
1,250,000	-	1,499,999	0	0	0	0	17	17.0	0
1,500,000	-	1,999,999	0	0	0	0	14	14.0	0
2,000,000	-	OVER	0	0	0	0	18	18.0	0
Total			31	138	89	258	2496	9.7	824
Median Price			\$111,625	\$143,123	\$234,900	\$154,350	\$180,967		\$159,950
Average Price			\$120,867	\$150,267	\$273,275	\$189,589	\$276,073		\$195,430



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Association of Realtors®

Apr-09

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	66		92		39%
Month Inventory	7.9		11.2		42%
% of List Price	97.09		95.30		
Residential					
Sales	44	\$6,014,048	35	\$4,756,575	-20%
Avg Sales Price		\$136,683		\$135,902	-1%
Median Sales Price		\$126,950		\$110,300	-13%
Avg Days on Market		105		169	61%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	317		286		-10%
Residential					
Sales	155	\$18,920,312	114	\$13,985,171	-26%
Avg Sales Price		\$122,067		\$122,677	0%
Median Sales Price		\$117,500		\$112,250	-4%
Avg Days on Market		108		121	12%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24	41	36								
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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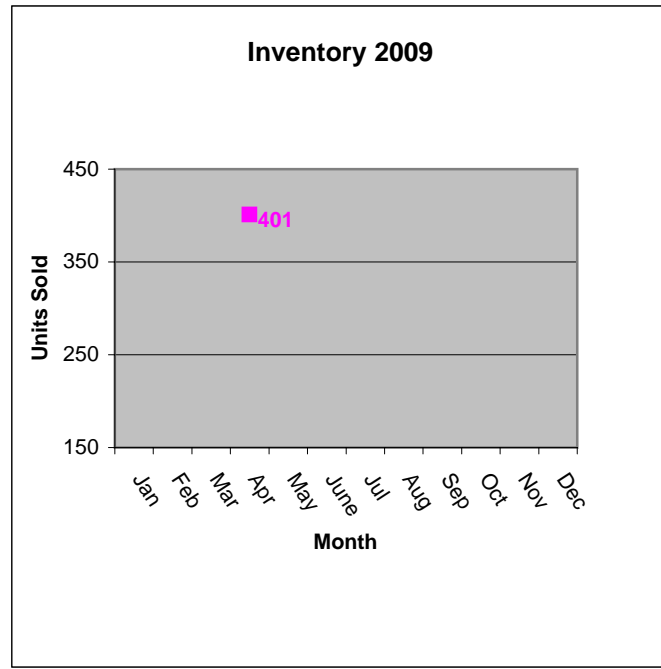
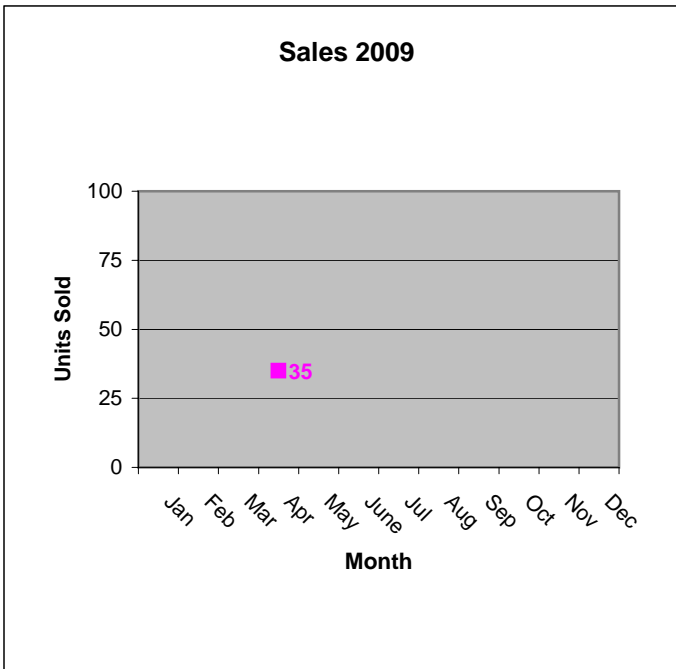
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Single Family SALES and INVENTORY and PENDING

Apr-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	1	2	0	3	26	8.7	4
50,000	-	99,999	2	4	0	6	68	11.3	10
100,000	-	119,999	0	9	1	10	48	4.8	6
120,000	-	139,999	2	1	0	3	61	20.3	10
140,000	-	159,999	0	2	0	2	35	17.5	6
160,000	-	179,999	0	1	0	1	29	29.0	1
180,000	-	199,999	0	3	1	4	33	8.3	5
200,000	-	249,999	0	1	3	4	37	9.3	3
250,000	-	299,999	0	0	0	0	22	22.0	0
300,000	-	499,999	0	0	2	2	34	17.0	4
500,000	-	749,999	0	0	0	0	6	6.0	2
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			5	23	7	35	401	11.5	51
Median Price			\$78,500	\$107,000	\$212,000	\$110,300	\$139,900		\$126,000
Average Price			\$85,840	\$118,755	\$228,000	\$135,902	\$173,051		\$160,030



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

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings		134		112	-16%
Month Inventory		9.6		13.3	38%
% of List Price		98.23		93.12	
<u>Residential</u>					
Sales	50	\$7,874,489	38	\$6,193,164	-24%
Avg Sales Price		\$157,490		\$162,978	3%
Median Sales Price		\$123,250		\$131,700	7%
Avg Days on Market		93		88	-5%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings		469		480	2%
<u>Residential</u>					
Sales	188	\$34,085,200	119	\$20,362,673	-37%
Avg Sales Price		\$181,304		\$171,115	-6%
Median Sales Price		\$128,750		\$128,500	0%
Avg Days on Market		116		84	-28%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	32	45	62								
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

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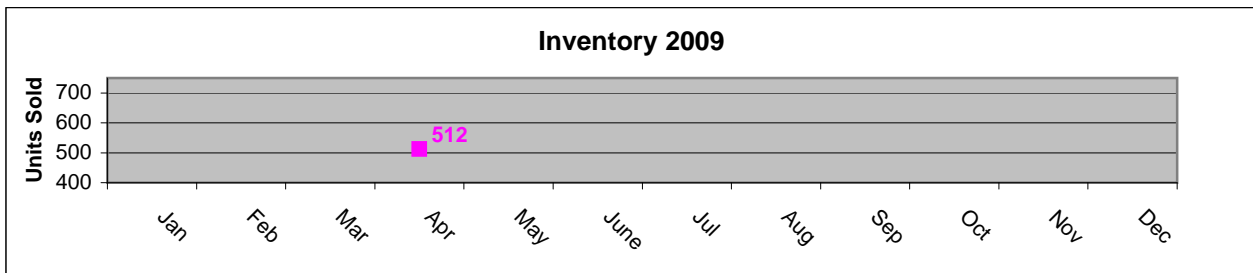
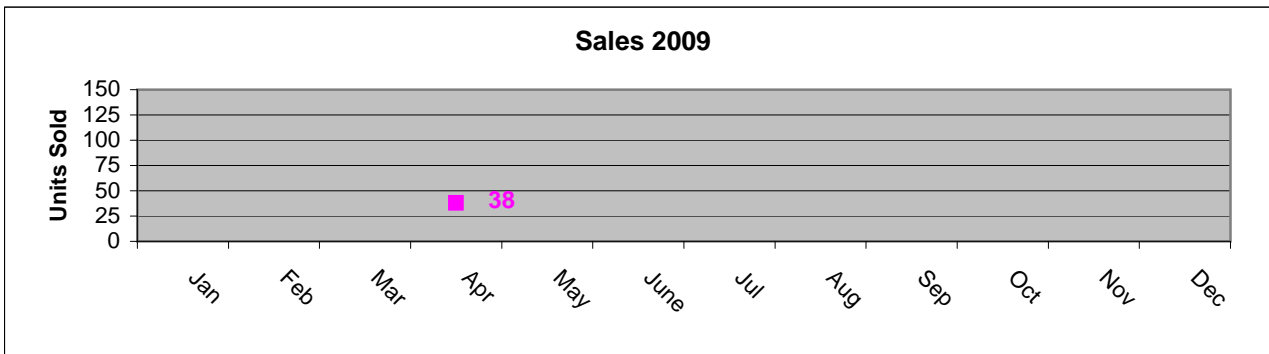
Association of Realtors™

Single Family SALES and INVENTORY and PENDING

Apr-09

JESSAMINE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	0	2	10	5.0	2
50,000	-	99,999	1	6	0	7	111	15.9	29
100,000	-	119,999	0	5	0	5	48	9.6	7
120,000	-	139,999	1	5	0	6	47	7.8	19
140,000	-	159,999	0	4	0	4	32	8.0	11
160,000	-	179,999	0	0	3	3	34	11.3	8
180,000	-	199,999	0	1	2	3	33	11.0	7
200,000	-	249,999	0	0	3	3	43	14.3	7
250,000	-	299,999	0	0	1	1	22	22.0	5
300,000	-	499,999	0	0	4	4	48	12.0	6
500,000	-	749,999	0	0	0	0	33	33.0	8
750,000	-	999,999	0	0	0	0	31	31.0	1
1,000,000	-	1,249,999	0	0	0	0	9	9.0	1
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	1
2,000,000	-	OVER	0	0	0	0	4	4.0	0
Total			3	22	13	38	512	13.5	112
Median Price			\$90,000	\$115,750	\$205,000	\$131,700	\$164,200		\$139,900
Average Price			\$82,667	\$116,291	\$260,520	\$162,978	\$304,477		\$217,566



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Association of Realtors[®]

Apr-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	123		139		13%
Month Inventory	15.2		14.4		-5%
% of List Price	95.92		95.35		
<u>Residential</u>					
Sales	45	\$7,405,009	41	\$6,862,277	-9%
Avg Sales Price		\$164,556		\$167,373	2%
Median Sales Price		\$142,487		\$137,000	-4%
Avg Days on Market		106		109	3%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	514		437		-15%
<u>Residential</u>					
Sales	172	\$28,805,267	133	\$21,593,709	-23%
Avg Sales Price		\$167,472		\$162,359	-3%
Median Sales Price		\$142,700		\$143,000	0%
Avg Days on Market		114		121	6%

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

Lexington-Bluegrass

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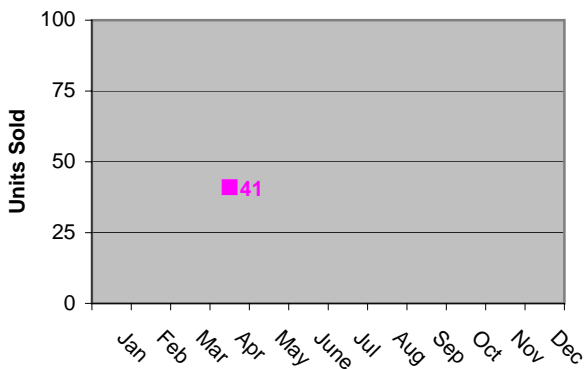
Single Family SALES and INVENTORY and PENDING

Apr-09

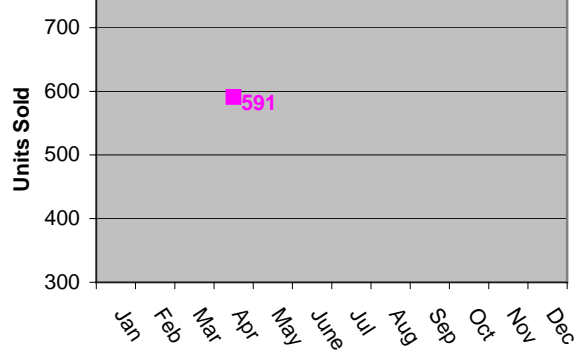
MADISON COUNTY

Price Range			Current			Sales Total Units	Inventory Single Units	Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm				
49,999	OR	UNDER	0	1	1	2	13	6.5	7
50,000	-	99,999	0	3	2	5	68	13.6	9
100,000	-	119,999	0	3	1	4	38	9.5	13
120,000	-	139,999	1	8	2	11	61	5.5	14
140,000	-	159,999	0	3	0	3	70	23.3	11
160,000	-	179,999	0	1	2	3	79	26.3	10
180,000	-	199,999	0	2	1	3	53	17.7	2
200,000	-	249,999	1	1	1	3	54	18.0	17
250,000	-	299,999	0	1	3	4	34	8.5	6
300,000	-	499,999	0	0	2	2	101	50.5	11
500,000	-	749,999	0	0	1	1	15	15.0	2
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	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			2	23	16	41	591	14.4	102
Median Price			\$174,950	\$132,000	\$185,384	\$137,000	\$172,000		\$152,950
Average Price			\$174,950	\$136,035	\$211,473	\$167,373	\$216,713		\$181,302

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Apr-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE	
New Listings	59				60	2%
Month Inventory	14.0				16.0	14%
% of List Price	94.87				91.91	
<u>Residential</u>						
Sales	20	\$2,204,550	16	\$1,855,900	-20%	
Avg Sales Price	\$110,228		\$115,994		5%	
Median Sales Price	\$88,550		\$97,250		10%	
Avg Days on Market	147				92	-37%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE	
New Listings	181				162	-10%
<u>Residential</u>						
Sales	58	\$6,056,153	57	\$5,631,697	-2%	
Avg Sales Price	\$104,416		\$98,802		-5%	
Median Sales Price	\$89,100		\$83,500		-6%	
Avg Days on Market	133				115	-14%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	16	14	17	14								
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

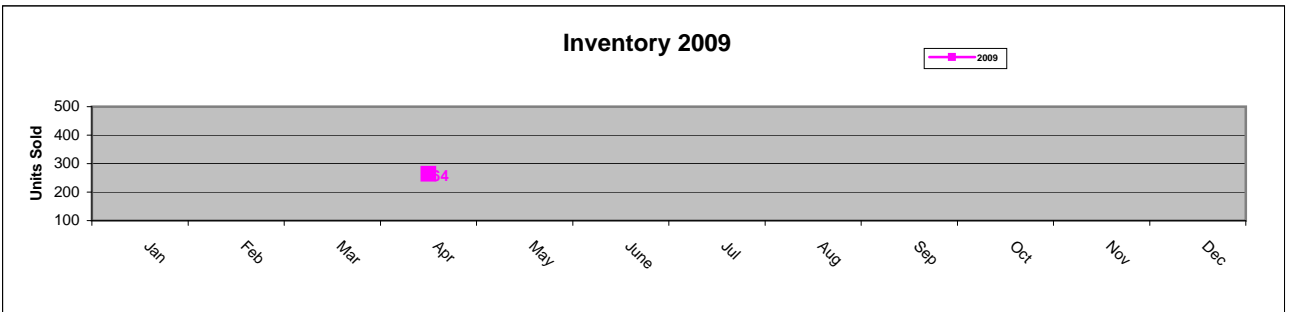
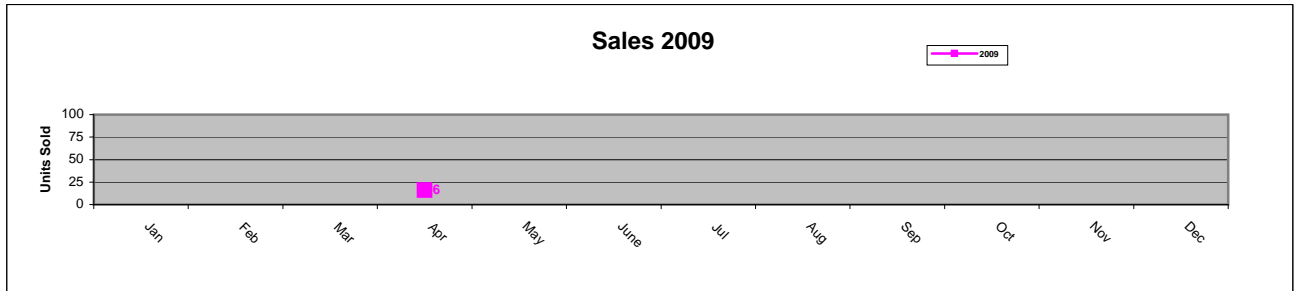


Single Family SALES and INVENTORY and PENDING

Apr-09

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	1	0	1	15	15.0	3
50,000	-	99,999	1	5	1	7	84	12.0	9
100,000	-	119,999	0	1	0	1	19	19.0	0
120,000	-	139,999	0	4	1	5	35	7.0	3
140,000	-	159,999	0	0	0	0	25	25.0	1
160,000	-	179,999	0	1	0	1	22	22.0	1
180,000	-	199,999	0	0	0	0	13	13.0	1
200,000	-	249,999	0	0	0	0	21	21.0	2
250,000	-	299,999	0	0	0	0	10	10.0	0
300,000	-	499,999	0	0	1	1	12	12.0	0
500,000	-	749,999	0	0	0	0	3	3.0	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	2	2.0	0
Total			1	12	3	16	264	16.5	20
Median Price			\$55,900	\$97,250	\$121,000	\$97,250	\$127,050		\$83,200
Average Price			\$55,900	\$102,567	\$189,733	\$115,994	\$179,313		\$107,683



Lexington-Bluegrass

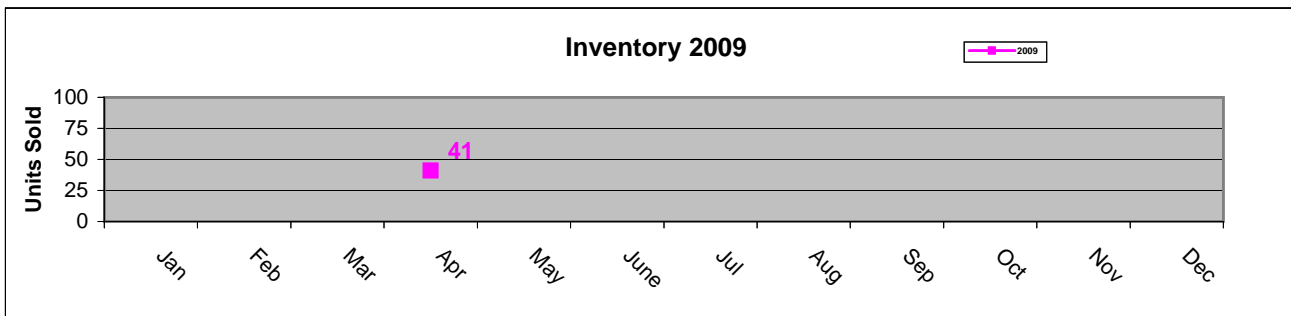
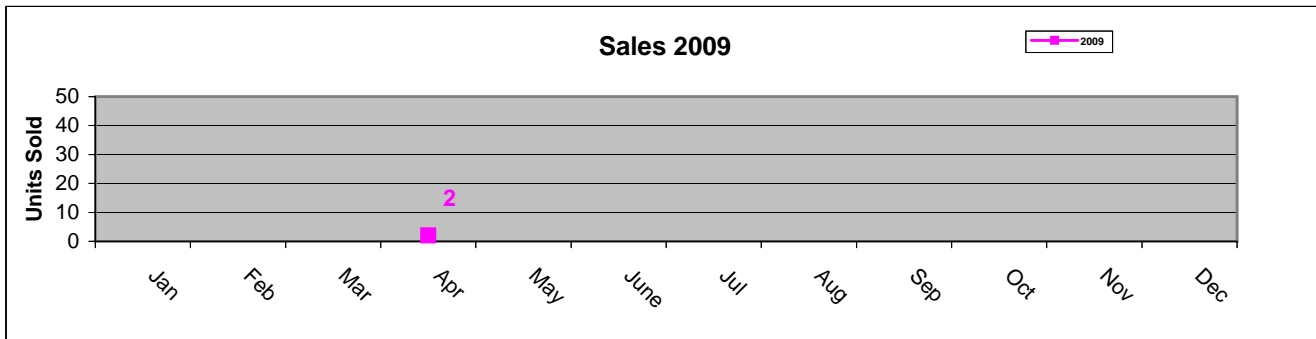
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Apr-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	1	0	1	5	5.0	1
50,000	-	99,999	1	0	0	1	17	17.0	1
100,000	-	119,999	0	0	0	0	1	1.0	1
120,000	-	139,999	0	0	0	0	4	4.0	0
140,000	-	159,999	0	0	0	0	2	2.0	0
160,000	-	179,999	0	0	0	0	5	5.0	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	3	3.0	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			1	1	0	2	41	20.5	3
Median Price			\$55,900	\$27,801	\$0	\$41,851	\$96,000		\$78,500
Average Price			\$55,900	\$27,801	\$0	\$41,851	\$119,098		\$73,633



Lexington-Bluegrass

Association of Realtors™

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

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	159		120		-25%
Month Inventory	12.2		12.6		3%
% of List Price	94.77		95.07		
<u>Residential</u>					
Sales	49	\$8,658,880	44	\$7,734,084	-10%
Avg Sales Price		\$176,712		\$175,775	-1%
Median Sales Price		\$145,000		\$142,000	-2%
Avg Days on Market		84		116	38%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	570		501		-12%
<u>Residential</u>					
Sales	177	\$31,284,570	171	\$28,104,633	-3%
Avg Sales Price		\$176,749		\$164,355	-7%
Median Sales Price		\$150,000		\$142,272	-5%
Avg Days on Market		93		97	4%

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

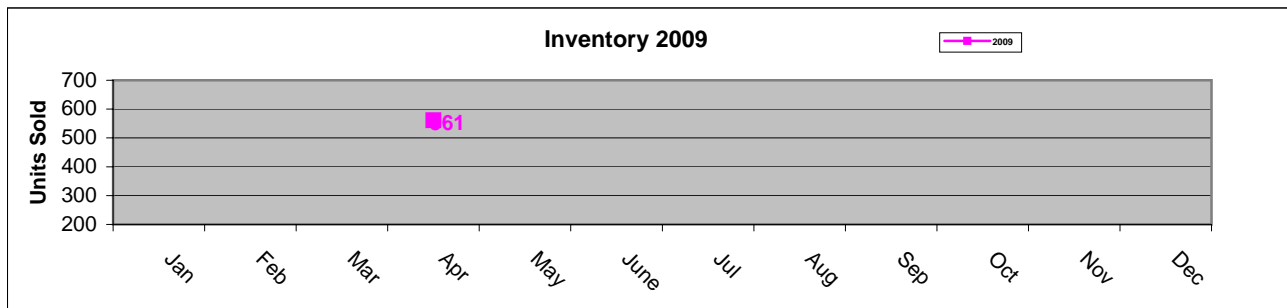
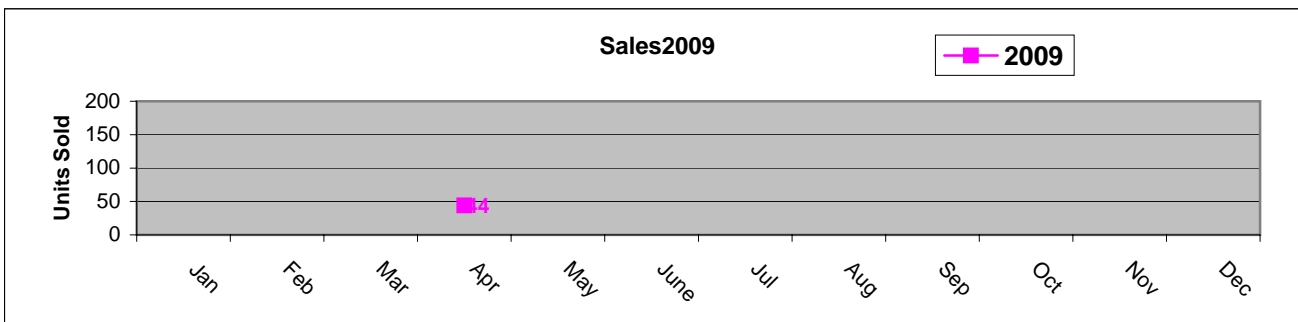
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Apr-09

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	0	1	3	2	0.7	3
50,000	-	99,999	1	4	1	6	29	4.8	11
100,000	-	119,999	1	3	2	6	38	6.3	11
120,000	-	139,999	0	5	0	5	86	17.2	33
140,000	-	159,999	0	3	1	4	63	15.8	19
160,000	-	179,999	0	0	2	2	47	23.5	16
180,000	-	199,999	0	1	2	3	43	14.3	18
200,000	-	249,999	0	1	4	5	72	14.4	14
250,000	-	299,999	0	1	3	4	68	17.0	7
300,000	-	499,999	0	0	5	5	88	17.6	5
500,000	-	749,999	0	0	1	1	17	17.0	0
750,000	-	999,999	0	0	0	0	4	4.0	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	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			4	18	22	44	561	12.8	137
Median Price			\$51,600	\$122,250	\$212,500	\$142,000	\$189,900		\$149,900
Average Price			\$57,025	\$136,459	\$229,533	\$175,775	\$242,252		\$165,268



Lexington-Bluegrass

Association of Realtors[®]

Apr-09 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	April-08		April-09		% CHANGE
New Listings	54		57		6%
Month Inventory	14.4		23.4		63%
% of List Price	96.58		96.90		
<u>Residential</u>					
Sales	14	\$2,593,360	9	\$1,401,174	-36%
Avg Sales Price		\$185,240		\$155,686	-16%
Median Sales Price		\$188,805		\$143,000	-24%
Avg Days on Market		67		64	-4%

CUMMULATIVE SUMMARY	Jan 08 - Apr 08		Jan 09 - Apr 09		% CHANGE
New Listings	198		193		-3%
<u>Residential</u>					
Sales	71	\$14,892,599	42	\$7,285,006	-41%
Avg Sales Price		\$209,755		\$173,453	-17%
Median Sales Price		\$170,000		\$171,250	1%
Avg Days on Market		96		95	-1%

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

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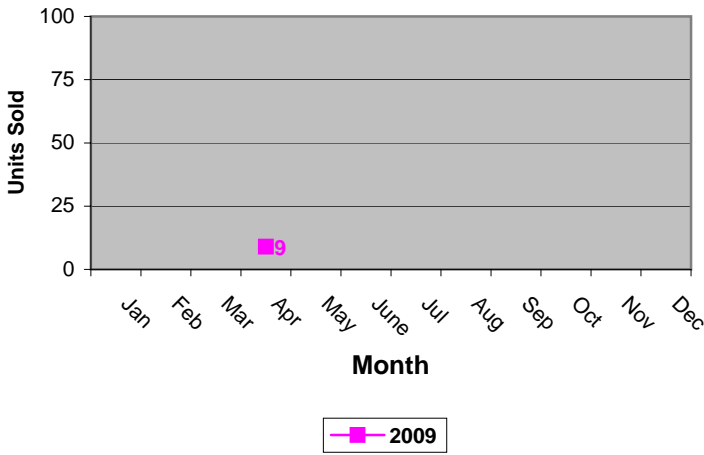
Single Family SALES and INVENTORY and PENDING

Apr-09

WOODFORD COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	0	0	1	2	2.0	1
50,000	-	99,999	1	1	0	2	4	2.0	4
100,000	-	119,999	0	0	0	0	18	18.0	1
120,000	-	139,999	0	1	0	1	18	18.0	9
140,000	-	159,999	0	2	0	2	12	6.0	2
160,000	-	179,999	0	0	0	0	16	16.0	7
180,000	-	199,999	0	2	0	2	8	4.0	10
200,000	-	249,999	0	0	0	0	25	25.0	8
250,000	-	299,999	0	0	0	0	41	41.0	5
300,000	-	499,999	0	1	0	1	39	39.0	6
500,000	-	749,999	0	0	0	0	15	15.0	0
750,000	-	999,999	0	0	0	0	6	6.0	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			2	7	0	9	211	23.4	53
Median Price			\$41,050	\$150,000	\$0	\$146,500	\$255,000		\$188,775
Average Price			\$41,050	\$188,439	\$0	\$162,617	\$321,172		\$199,225

Sales 2009



Inventory 2009

