

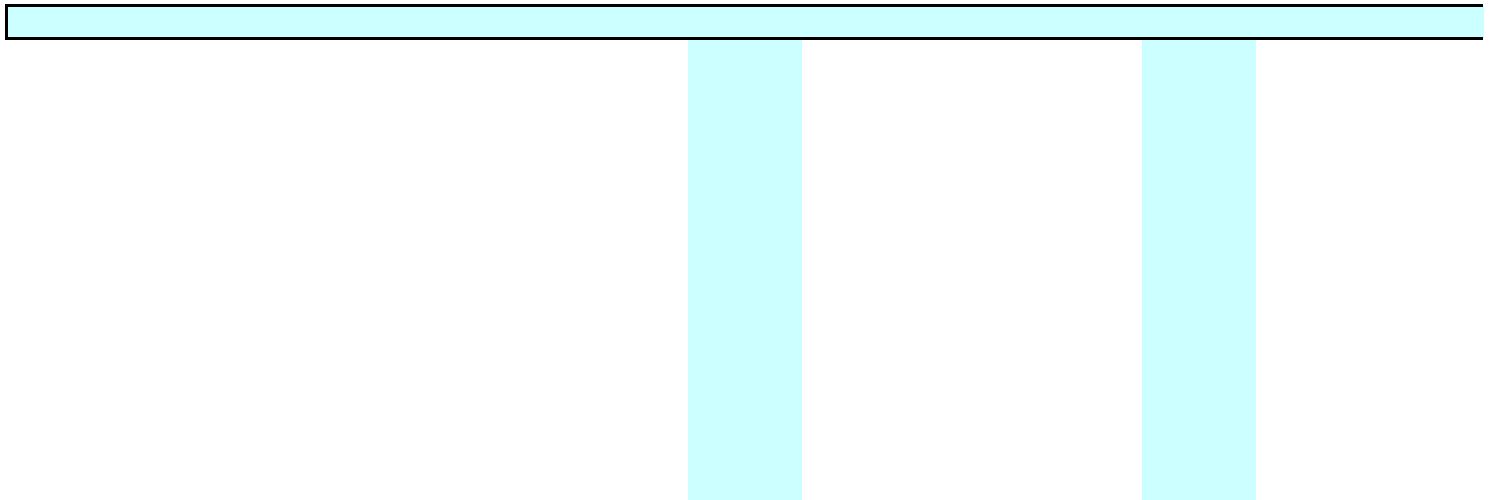
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jan-08

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	1770		1448		-18%
Month Inventory	12.0		12.7		6%
% of List Price	97.4		96.19		-1%
<b><u>Residential</u></b>					
Sales	472	\$84,486,950	462	\$74,397,145	-2%
Avg Sales Price	\$178,998		\$159,994		-11%
Median Sales Price	\$152,250		\$135,000		-11%
Avg Days on Market	92		95		3%
<b><u>Townhouses/Condos</u></b>					
Sales	52	\$7,805,951	35	\$4,259,571	-33%
Avg Sales Price	\$139,392		\$112,094		-20%
Median Sales Price	\$118,950		\$94,700		-20%
Avg Days on Market	94		104		11%
Total Activity	524	\$92,292,901	497	\$78,656,716	-5%



Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	6290											
2007	6275	6259	6480	6626	6957	6987	7092	7122	7089	6894	6616	6263
2006	4152	4396	4463	4631	4799	5079	5246	5423	5596	6530	6150	6026

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	713											
2007	801	748	981	1091	1023	883	893	814	644	722	592	469
2006	718	742	1089	1029	1090	1100	932	980	746	799	689	544

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	497											
2007	524	635	811	811	1064	1009	936	953	659	713	622	615
2006	597	623	850	897	1031	1097	972	1048	808	816	737	754

# Lexington-Bluegrass

Association of Realtors®

## All Residential SALES and INVENTORY with PENDING

Jan-08							Current Pending Inventory	Jan 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	34	19	3	56	130	2.3	65	76
50,000	-	99,999	24	56	4	84	761	9.1	159	120
100,000	-	119,999	5	50	7	62	518	8.4	87	77
120,000	-	139,999	1	63	10	74	778	10.5	173	113
140,000	-	159,999	2	26	16	44	643	14.6	125	77
160,000	-	179,999	1	25	10	36	589	16.4	110	53
180,000	-	199,999	2	18	14	34	446	13.1	86	51
200,000	-	249,999	1	13	26	40	678	17.0	138	72
250,000	-	299,999	0	10	17	27	531	19.7	103	27
300,000	-	499,999	1	8	22	31	775	25.0	84	36
500,000	-	749,999	0	2	5	7	259	37.0	20	10
750,000	-	999,999	0	0	2	2	108	54.0	7	1
1,000,000	-	1,249,999	0	0	0	0	19	19.0	1	0
1,250,000	-	1,499,999	0	0	0	0	19	19.0	0	0
1,500,000	-	1,999,999	0	0	0	0	22	22.0	2	0
2,000,000	-	OVER	0	0	0	0	14	14.0	1	0
<b>Total</b>			<b>71</b>	<b>290</b>	<b>136</b>	<b>497</b>	<b>6290</b>	<b>12.7</b>	<b>1161</b>	<b>713</b>
<b>Median Price</b>			<b>\$55,000</b>	<b>\$127,250</b>	<b>\$204,900</b>	<b>\$134,000</b>	<b>\$170,000</b>		<b>\$156,900</b>	
<b>Average Price</b>			<b>\$70,298</b>	<b>\$137,575</b>	<b>\$242,046</b>	<b>\$156,552</b>	<b>\$236,228</b>		<b>\$187,450</b>	

# Lexington-Bluegrass

Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

Jan-08

Price Range			Sales				Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	27	18	3	48	119	2.5	41
50,000	-	99,999	13	54	4	71	634	8.9	136
100,000	-	119,999	3	48	7	58	407	7.0	77
120,000	-	139,999	1	61	10	72	675	9.4	152
140,000	-	159,999	1	26	15	42	599	14.3	121
160,000	-	179,999	0	25	10	35	512	14.6	92
180,000	-	199,999	2	17	14	33	412	12.5	79
200,000	-	249,999	0	13	26	39	592	15.2	121
250,000	-	299,999	0	9	17	26	422	16.2	51
300,000	-	499,999	0	7	22	29	681	23.5	58
500,000	-	749,999	0	2	5	7	248	35.4	14
750,000	-	999,999	0	0	2	2	104	52.0	6
1,000,000	-	1,249,999	0	0	0	0	19	19.0	1
1,250,000	-	1,499,999	0	0	0	0	19	19.0	0
1,500,000	-	1,999,999	0	0	0	0	21	21.0	2
2,000,000	-	OVER	0	0	0	0	14	14.0	1
<b>Total</b>			<b>47</b>	<b>280</b>	<b>135</b>	<b>462</b>	<b>5478</b>	<b>11.9</b>	<b>952</b>
<b>Median Price</b>			<b>\$44,000</b>	<b>\$127,500</b>	<b>\$205,000</b>	<b>\$135,000</b>	<b>\$172,900</b>		
<b>Average Price</b>			<b>\$57,518</b>	<b>\$137,479</b>	<b>\$242,702</b>	<b>\$160,091</b>	<b>\$241,758</b>		<b>\$183,826</b>

# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Jan-08

Price Range			Sales				Current Inventory		Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999	OR	UNDER	7	1	0	8	11	1.4	24
50,000	-	99,999	11	2	0	13	127	9.8	23
100,000	-	119,999	2	2	0	4	111	27.8	10
120,000	-	139,999	0	2	0	2	103	51.5	21
140,000	-	159,999	1	0	1	2	44	22.0	4
160,000	-	179,999	1	0	0	1	77	77.0	18
180,000	-	199,999	0	1	0	1	34	34.0	7
200,000	-	249,999	1	0	0	1	86	86.0	17
250,000	-	299,999	0	1	0	1	109	109.0	52
300,000	-	499,999	1	1	0	2	94	47.0	26
500,000	-	749,999	0	0	0	0	11	11.0	6
750,000	-	999,999	0	0	0	0	4	4.0	1
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
<b>Total</b>			<b>24</b>	<b>10</b>	<b>1</b>	<b>35</b>	<b>812</b>	<b>23.2</b>	<b>209</b>
<b>Median Price</b>			<b>\$25,060</b>	<b>\$22,900</b>	<b>\$30,000</b>	<b>\$24,000</b>	<b>\$79,900</b>		<b>\$69,900</b>
<b>Average Price</b>			<b>\$95,326</b>	<b>\$140,278</b>	<b>\$153,500</b>	<b>\$109,831</b>	<b>\$198,921</b>		<b>\$203,960</b>

## Existing Homes Sales

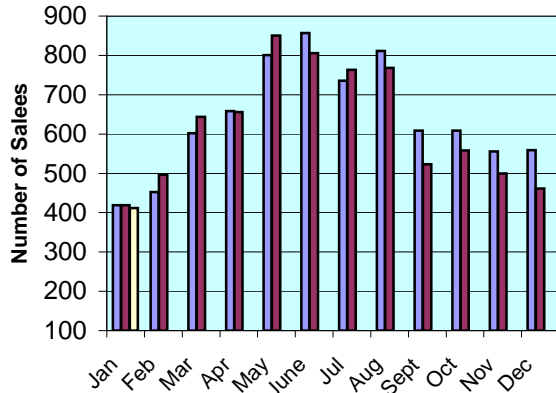
	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	419	419	412
Feb	452	496	
Mar	602	644	
Apr	658	656	
May	801	850	
June	857	806	
Jul	736	763	
Aug	811	768	
Sept	609	523	
Oct	609	558	
Nov	556	500	
Dec	559	461	

## New Construction Sales

	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	178	178	85
Feb	171	139	
Mar	248	168	
Apr	239	155	
May	230	214	
June	240	203	
Jul	236	173	
Aug	237	185	
Sept	199	136	
Oct	207	155	
Nov	181	122	
Dec	195	154	

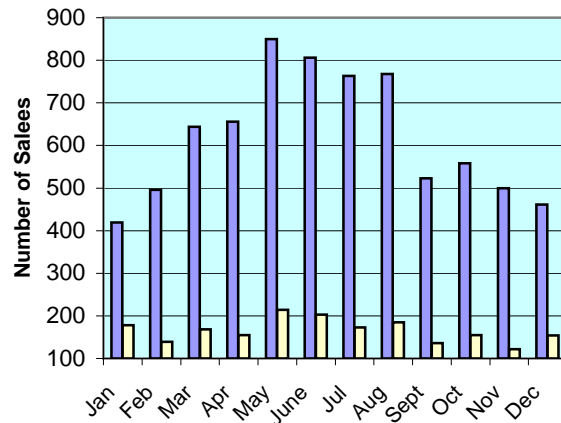
**Existing HomeSales**  
Yearly Comparison

■ 2006  
■ 2007  
■ 2008



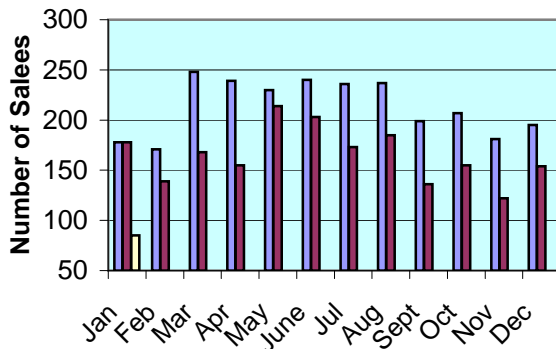
**Existing vs New Sales**  
2007

■ Existing ■ New



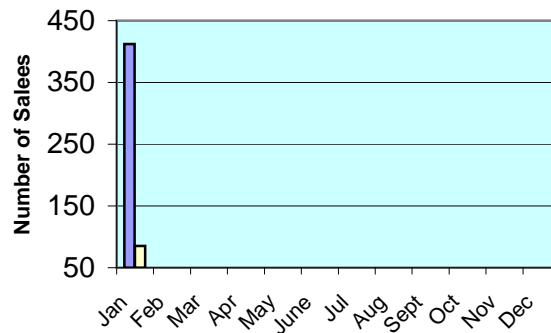
**New Construction Sales**  
Yearly Comparison

■ 2006  
■ 2007  
■ 2008



**Existing vs New Sales**  
2007

■ Existing ■ New



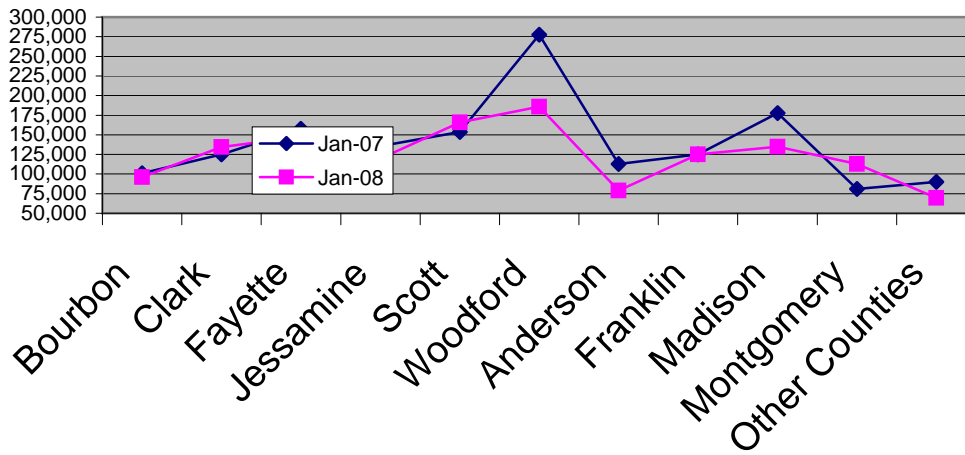
**Median Price by County**

<u>County</u>	Jan-07		Jan-08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	100,900	11	96,250	16
Clark	125,000	21	134,500	27
Fayette	157,537	263	147,500	217
Jessamine	135,500	36	119,900	41
Scott	153,771	38	166,000	39
Woodford	277,500	14	185,900	15
Anderson	113,000	12	79,000	9
Franklin	125,000	25	125,000	26
Madison	177,500	50	135,000	37
Montgomery	81,000	7	113,000	13
Other Counties	90,000	47	69,450	57
		<b>524</b>		<b>497</b>



## Median Price by County

### Jan 07 vs Jan 08 Median



# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	50		41		-18%
Month Inventory	17.8		23.7		33%
% of List Price	95.86		95.20		

**Residential**

Sales	12	\$1,478,800	9	\$803,865	-25%
Avg Sales Price		\$123,233		\$89,318	-28%
Median Sales Price		\$113,000		\$79,000	-30%
Avg Days on Market		114		97	-15%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	28											
2007	21	18	33	25	25	24	22	27	18	20	18	14
2006	21	28	28	30	31	23	32	35	25	22	14	21



# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	29		22		-24%
Month Inventory	8.3		6.2		-25%
% of List Price	95.72		97.20		

#### Residential

Sales	12	\$1,413,051	16	\$2,625,000	33%
Avg Sales Price		\$117,754		\$164,063	39%
Median Sales Price		\$97,976		\$96,250	-2%
Avg Days on Market		98		73	-26%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	20											
2007	16	16	18	13	18	13	10	26	11	13	10	14
2006	12	10	28	17	17	20	17	14	19	13	16	11

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	60		55		-8%
Month Inventory	14.5		11.8		-19%
% of List Price	95.68		96.36		
<b><u>Residential</u></b>					
Sales	22	\$2,785,198	27	\$3,948,496	23%
Avg Sales Price		\$126,600		\$146,241	16%
Median Sales Price		\$120,000		\$134,500	12%
Avg Days on Market		104		71	-32%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	34											
2007	31	39	41	41	52	32	40	33	25	34	25	18
2006	33	29	52	55	52	50	47	66	36	33	24	20

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	873		626		-28%
Month Inventory	8.0		11.0		37%
% of List Price	98.50		96.63		
<b><u>Residential</u></b>					
Sales	299	\$55,033,784	218	\$38,072,255	-27%
Avg Sales Price		\$184,059		\$174,643	-5%
Median Sales Price		\$156,000		\$148,700	-5%
Avg Days on Market		79		87	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	321											
2007	425	401	505	571	534	453	439	374	326	352	277	192
2006	378	377	642	548	549	583	448	499	361	381	354	254

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	107		120		12%
Month Inventory	13.1		14.1		8%
% of List Price	95.37		93.19		

**Residential**

Sales	28	\$3,605,560	26	\$3,402,676	-7%
Avg Sales Price		\$128,770		\$130,872	2%
Median Sales Price		\$117,500		\$125,000	6%
Avg Days on Market		89		156	75%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	70											
2007	39	29	49	50	60	46	29	40	31	41	43	23
2006	48	44	46	51	64	60	53	52	44	55	44	21

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	121		107		-12%
Month Inventory	11.1		10.9		-2%
% of List Price	97.88		97.37		

#### **Residential**

Sales	41	\$7,341,441	42	\$7,190,761	2%
Avg Sales Price		\$179,060		\$171,209	-4%
Median Sales Price		\$137,000		\$122,450	-11%
Avg Days on Market		95		98	3%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	56											
2007	60	46	70	71	60	53	66	52	43	33	43	32
2006	50	49	72	73	89	70	83	61	54	66	48	39

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	146		124		-15%
Month Inventory	12.4		17.7		43%
% of List Price	97.43		95.96		
<b><u>Residential</u></b>					
Sales	53	\$10,644,199	37	\$5,071,344	-30%
Avg Sales Price		\$200,834		\$137,063	-32%
Median Sales Price		\$177,000		\$135,000	-24%
Avg Days on Market		121		117	-3%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	35											
2007	66	50	67	76	62	59	58	45	44	47	39	40
2006	32	49	77	50	77	87	53	66	55	65	56	36

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	68		47		-31%
Month Inventory	33.9		20.8		-38%
% of List Price	94.72		96.56		

**Residential**

Sales	8	\$619,500	13	\$1,498,200	63%
Avg Sales Price		\$77,438		\$115,246	49%
Median Sales Price		\$83,250		\$113,000	36%
Avg Days on Market		134		105	-22%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	16											
2007	17	18	27	27	20	30	24	20	19	20	15	13
2006	19	29	24	24	28	23	16	38	22	25	19	10

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	178		126		-29%
Month Inventory	12.0		14.7		23%
% of List Price	97.92		97.37		

#### Residential

Sales	48	\$8,799,837	39	\$7,638,455	-19%
Avg Sales Price		\$183,330		\$195,858	7%
Median Sales Price		\$155,075		\$166,000	7%
Avg Days on Market		80		80	0%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	40											
2007	76	64	82	99	97	97	74	72	55	58	45	45
2006	81	74	96	74	95	97	77	94	91	63	65	66



# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	51		50		-2%
Month Inventory	10.1		11.5		13%
% of List Price	95.56		96.26		
<b>Residential</b>					
Sales	17	\$4,619,678	15	\$4,156,439	-12%
Avg Sales Price		\$271,746		\$277,096	2%
Median Sales Price		\$265,000		\$185,900	-30%
Avg Days on Market		114		111	-3%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	24											
2007	26	25	27	30	20	21	27	31	15	22	14	15
2006	22	16	32	31	26	38	22	23	19	13	17	26

# Lexington-Bluegrass

Association of Realtors®

Jan-08

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	January-07		January-08		% CHANGE
New Listings	199		132		-34%
Month Inventory	12.4		12.4		0%
% of List Price	93.24		93.40		

#### Residential

Sales	58	\$6,366,560	58	\$4,711,750	0%
Avg Sales Price		\$109,768		\$81,237	-26%
Median Sales Price		\$90,000		\$69,450	-23%
Avg Days on Market		113		104	-8%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	73											
2007	87	76	69	99	80	80	82	88	57	85	68	60
2006	42	51	74	89	94	82	90	82	54	75	65	57