

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Apr-08

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	1793				-4%
Month Inventory	8.2				17%
% of List Price	96.61				0%
<b><u>Residential</u></b>					
Sales	744	\$126,380,150	607	\$98,944,751	-18%
Avg Sales Price	\$169,410		\$162,738		-4%
Median Sales Price	\$143,178		\$141,300		-1%
Avg Days on Market	92		87		-5%
<b><u>Townhouses/Condos</u></b>					
Sales	67	\$9,535,494	72	\$9,761,061	7%
Avg Sales Price	\$140,228		\$133,713		-5%
Median Sales Price	\$120,000		\$114,900		-4%
Avg Days on Market	109		108		-1%
<b>Total Activity</b>	<b>811</b>	<b>\$135,915,644</b>	<b>679</b>	<b>\$108,705,812</b>	<b>-16%</b>

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings	6,727		5,984		-11%
<b><u>Residential</u></b>					
Sales	2,630	\$457,913,934	2,252	\$375,756,063	-14%
Avg Sales Price	\$173,321		\$166,485		-4%
Median Sales Price	\$145,000		\$139,000		-4%
Avg Days on Market	92		97		5%
<b><u>Townhouses/Condos</u></b>					
Sales	260	\$40,280,198	261	\$36,175,563	0%
Avg Sales Price	\$148,635		\$137,550		-7%
Median Sales Price	\$124,900		\$115,900		-7%
Avg Days on Market	96		93		-3%
<b>Total Activity</b>	<b>2,890</b>	<b>\$498,194,132</b>	<b>2,513</b>	<b>\$411,931,626</b>	<b>-13%</b>

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	6290	6299	6380	6523								
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 Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	713	743	804	860								
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	609	659	679								
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

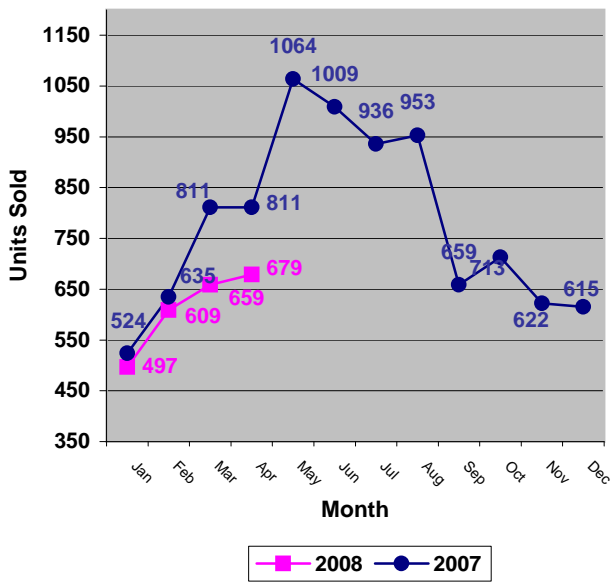
# Lexington-Bluegrass

Association of Realtors®

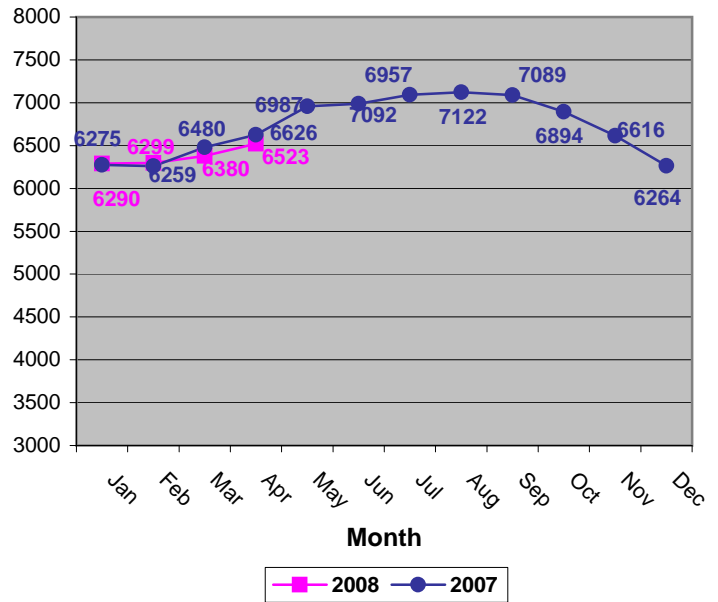
All Residential SALES and INVENTORY with PENDING

Apr-08								Current	Current	Current	April
			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	20	20	0	40	134	3.4	52	54	
50,000	-	99,999	35	70	8	113	768	6.8	207	138	
100,000	-	119,999	17	59	4	80	493	6.2	131	92	
120,000	-	139,999	9	90	14	113	792	7.0	220	132	
140,000	-	159,999	8	73	12	93	652	7.0	166	105	
160,000	-	179,999	3	27	19	49	599	12.2	152	84	
180,000	-	199,999	3	17	23	43	483	11.2	127	64	
200,000	-	249,999	6	25	32	63	690	11.0	182	79	
250,000	-	299,999	1	7	28	36	577	16.0	100	39	
300,000	-	499,999	4	6	29	39	871	22.3	92	57	
500,000	-	749,999	0	0	7	7	282	40.3	31	10	
750,000	-	999,999	0	0	3	3	106	35.3	10	5	
1,000,000	-	1,249,999	0	0	0	0	25	25.0	2	0	
1,250,000	-	1,499,999	0	0	0	0	15	15.0	1	1	
1,500,000	-	1,999,999	0	0	0	0	21	21.0	1	0	
2,000,000	-	OVER	0	0	0	0	15	15.0	0	0	
<b>Total</b>			<b>106</b>	<b>394</b>	<b>179</b>	<b>679</b>	<b>6523</b>	<b>9.6</b>	<b>1474</b>	<b>860</b>	
<b>Median Price</b>			<b>\$98,750</b>	<b>\$130,711</b>	<b>\$209,572</b>	<b>\$138,496</b>	<b>\$175,000</b>		<b>\$157,500</b>		
<b>Average Price</b>			<b>\$111,821</b>	<b>\$134,300</b>	<b>\$244,197</b>	<b>\$159,762</b>	<b>\$239,762</b>		<b>\$184,880</b>		

**Sales 07 vs 08**



**Inventory 07 vs 08**



# Lexington-Bluegrass

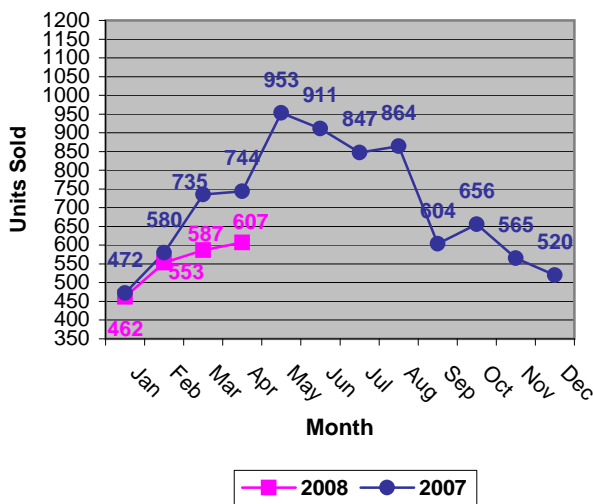
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

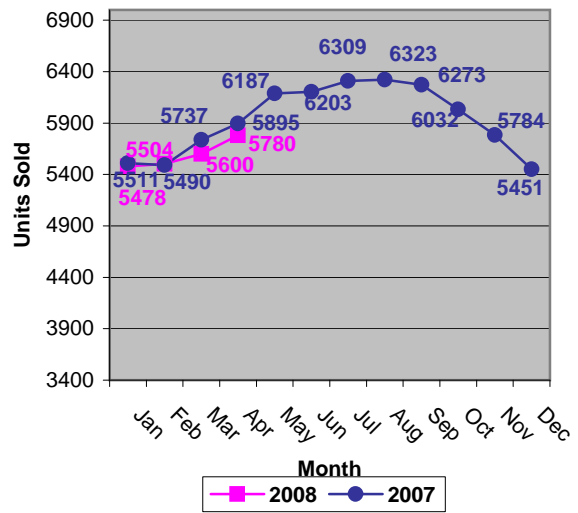
Apr-08

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	17	20	0	37	125	3.4	50
50,000	-	99,999	19	63	8	90	641	7.1	171
100,000	-	119,999	8	54	4	66	418	6.3	112
120,000	-	139,999	5	85	13	103	690	6.7	194
140,000	-	159,999	3	71	12	86	611	7.1	159
160,000	-	179,999	1	26	19	46	531	11.5	134
180,000	-	199,999	1	16	23	40	448	11.2	116
200,000	-	249,999	1	25	32	58	625	10.8	160
250,000	-	299,999	1	6	28	35	458	13.1	72
300,000	-	499,999	2	6	28	36	781	21.7	75
500,000	-	749,999	0	0	7	7	274	39.1	24
750,000	-	999,999	0	0	3	3	103	34.3	10
1,000,000	-	1,249,999	0	0	0	0	25	25.0	2
1,250,000	-	1,499,999	0	0	0	0	15	15.0	1
1,500,000	-	1,999,999	0	0	0	0	20	20.0	1
2,000,000	-	OVER	0	0	0	0	15	15.0	0
<b>Total</b>			<b>58</b>	<b>372</b>	<b>177</b>	<b>607</b>	<b>5780</b>	<b>9.5</b>	<b>1281</b>
<b>Median Price</b>			<b>\$87,900</b>	<b>\$131,950</b>	<b>\$209,572</b>	<b>\$141,500</b>	<b>\$177,505</b>		
<b>Average Price</b>			<b>\$95,791</b>	<b>\$134,818</b>	<b>\$243,674</b>	<b>\$162,831</b>	<b>\$244,853</b>		<b>\$183,236</b>

**Sales 07 vs 08**



**Inventory 07 vs 08**



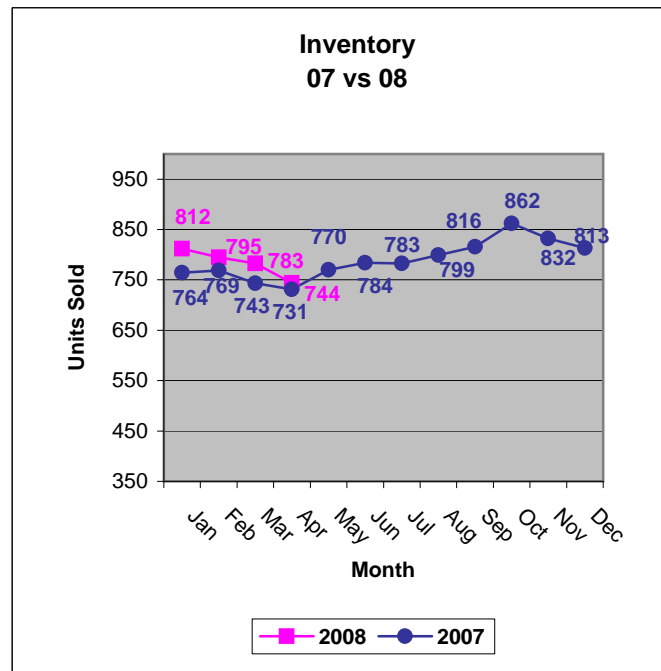
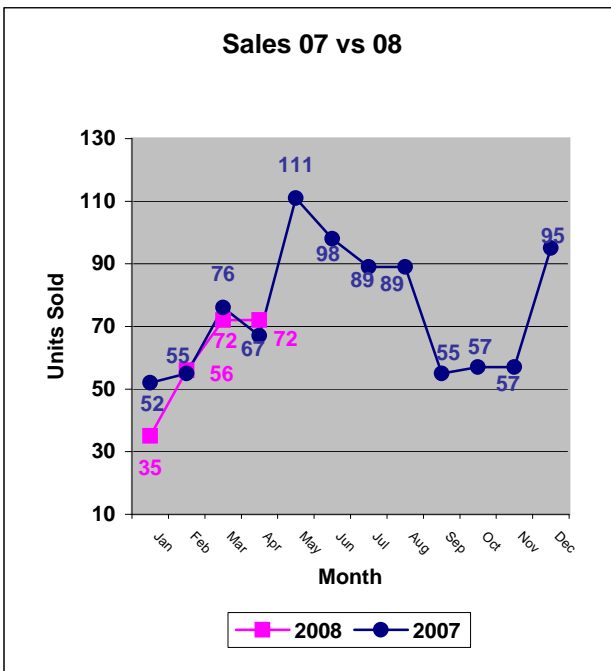
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Apr-08

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	3	0	0	3	9	3.0	2
50,000	- 99,999	16	7	0	23	127	5.5	36
100,000	- 119,999	9	5	0	14	75	5.4	19
120,000	- 139,999	4	5	1	10	102	10.2	26
140,000	- 159,999	5	2	0	7	41	5.9	7
160,000	- 179,999	2	1	0	3	68	22.7	18
180,000	- 199,999	2	1	0	3	35	11.7	11
200,000	- 249,999	5	0	0	5	65	13.0	22
250,000	- 299,999	0	1	0	1	119	119.0	28
300,000	- 499,999	2	0	1	3	90	30.0	17
500,000	- 749,999	0	0	0	0	8	8.0	7
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	1	1.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
<b>Total</b>		<b>48</b>	<b>22</b>	<b>2</b>	<b>72</b>	<b>744</b>	<b>10.3</b>	<b>193</b>
<b>Median Price</b>		<b>\$61,000</b>	<b>\$40,000</b>	<b>\$60,500</b>	<b>\$47,500</b>	<b>\$76,158</b>		<b>\$63,900</b>
<b>Average Price</b>		<b>\$131,900</b>	<b>\$125,540</b>	<b>\$290,507</b>	<b>\$133,890</b>	<b>\$200,743</b>		<b>\$195,790</b>



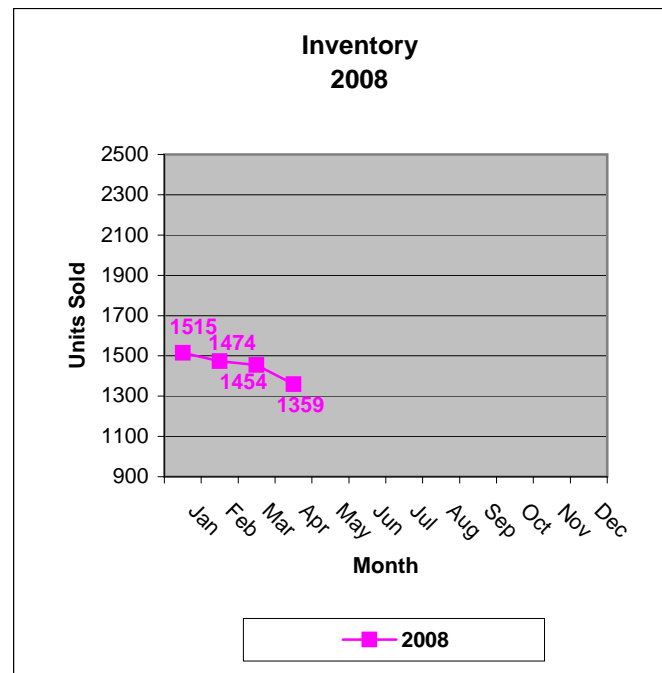
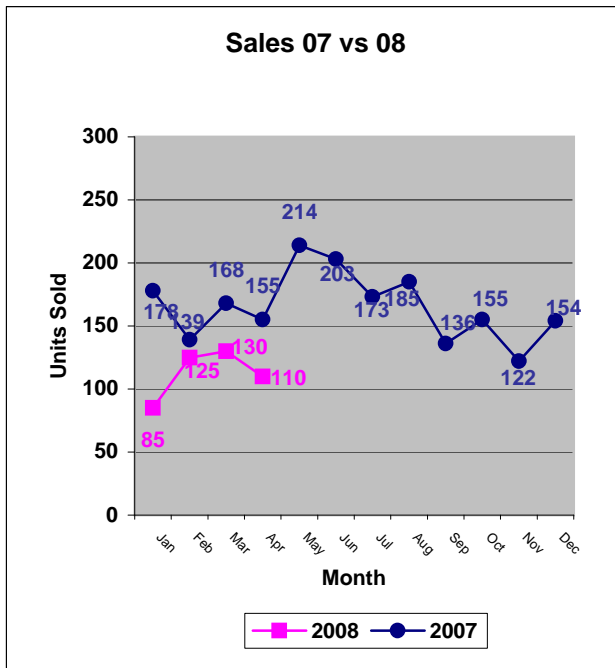
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Apr-08

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	0	0.0	0
50,000	- 99,999	0	0	0	0	9	9.0	4
100,000	- 119,999	2	6	0	8	41	5.1	19
120,000	- 139,999	2	17	0	19	147	7.7	64
140,000	- 159,999	0	18	1	19	158	8.3	62
160,000	- 179,999	1	8	4	13	175	13.5	69
180,000	- 199,999	2	3	6	11	156	14.2	66
200,000	- 249,999	2	11	6	19	182	9.6	112
250,000	- 299,999	0	1	6	7	170	24.3	69
300,000	- 499,999	4	0	6	10	220	22.0	36
500,000	- 749,999	0	0	2	2	56	28.0	12
750,000	- 999,999	0	0	1	1	24	24.0	4
1,000,000	- 1,249,999	0	0	0	0	13	13.0	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	3	3.0	1
2,000,000	- OVER	0	0	0	0	3	3.0	0
<b>Total</b>		<b>14</b>	<b>64</b>	<b>32</b>	<b>110</b>	<b>1359</b>	<b>12.4</b>	<b>518</b>
<b>Median Price</b>		<b>\$191,285</b>	<b>\$149,700</b>	<b>\$238,401</b>	<b>\$172,655</b>	<b>\$199,900</b>		<b>\$194,850</b>
<b>Average Price</b>		<b>\$213,156</b>	<b>\$161,328</b>	<b>\$283,305</b>	<b>\$203,408</b>	<b>\$270,278</b>		<b>\$220,485</b>



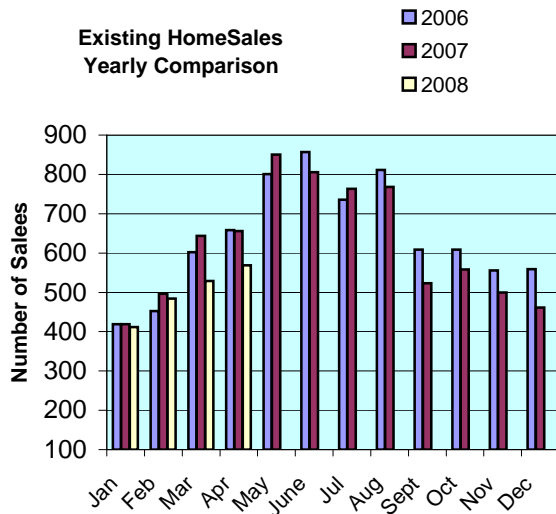
## Existing Homes Sales

	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	419	419	412
Feb	452	496	484
Mar	602	644	529
Apr	658	656	569
May	801	850	
June	857	806	
Jul	736	763	
Aug	811	768	
Sept	609	523	
Oct	609	558	
Nov	556	500	
Dec	559	461	

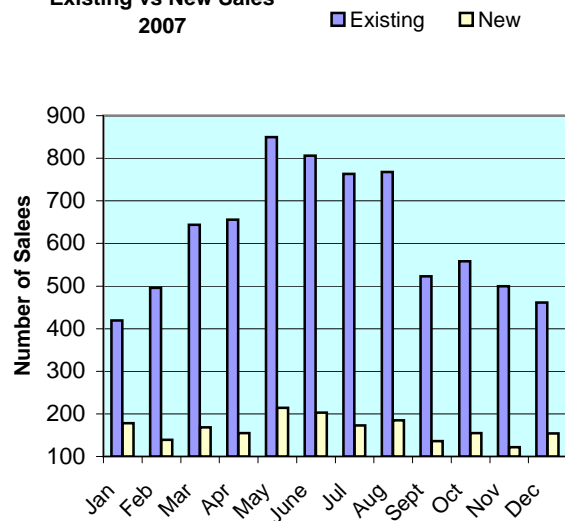
## New Construction Sales

	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	178	178	85
Feb	171	139	125
Mar	248	168	130
Apr	239	155	110
May	230	214	
June	240	203	
Jul	236	173	
Aug	237	185	
Sept	199	136	
Oct	207	155	
Nov	181	122	
Dec	195	154	

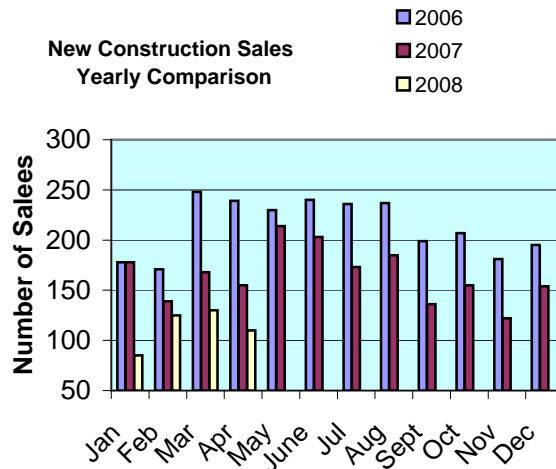
**Existing HomeSales  
Yearly Comparison**



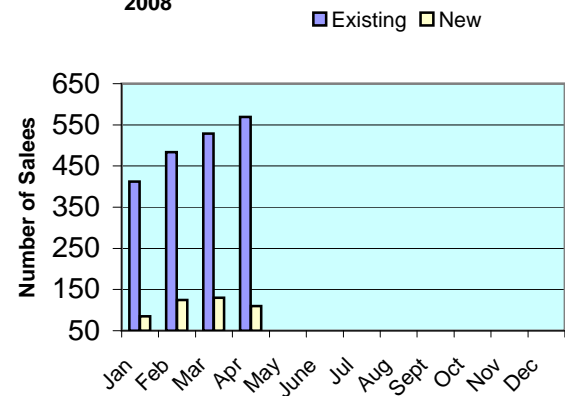
**Existing vs New Sales  
2007**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2008**



**Median Price by County**

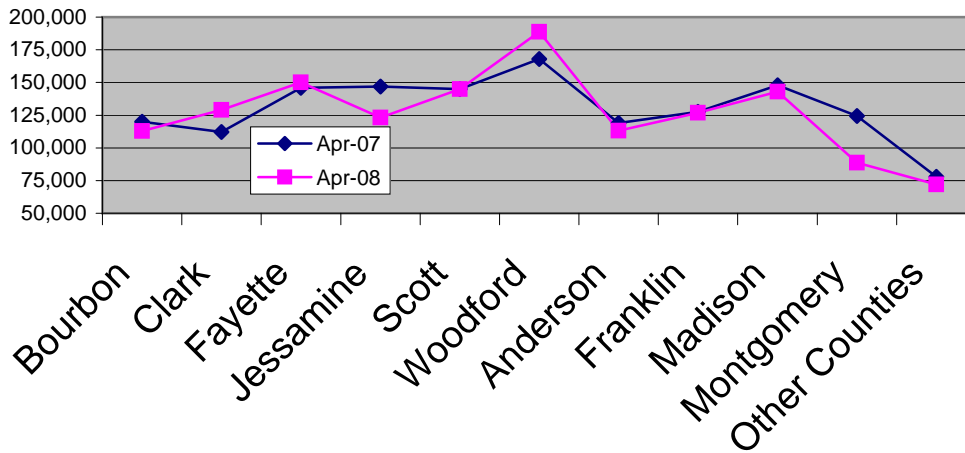
<u>County</u>	<b>Apr-07</b>		<b>Apr-08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	120,000	11	113,000	8
Clark	112,200	42	129,000	27
Fayette	146,000	410	150,000	345
Jessamine	147,000	49	123,250	50
Scott	145,000	67	145,000	49
Woodford	168,000	25	188,805	14
Anderson	119,000	23	113,250	16
Franklin	127,500	35	126,950	44
Madison	148,000	59	143,000	43
Montgomery	124,500	20	88,550	20
Other Counties	78,000	70	72,000	63
		<b>811</b>		<b>679</b>

<u>County</u>	<b>Year to Date 4/30/07</b>		<b>Year to Date 4/30/08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	112,900	51	98,767	51
Clark	127,312	133	125,000	117
Fayette	153,700	1434	153,250	1190
Jessamine	139,450	190	128,750	188
Scott	148,000	241	150,000	177
Woodford	179,900	87	170,000	71
Anderson	131,500	77	120,000	83
Franklin	122,875	134	117,500	155
Madison	154,250	206	142,950	170
Montgomery	123,000	67	89,100	58
Other Counties	89,450	270	72,200	253
		<b>2890</b>		<b>2513</b>

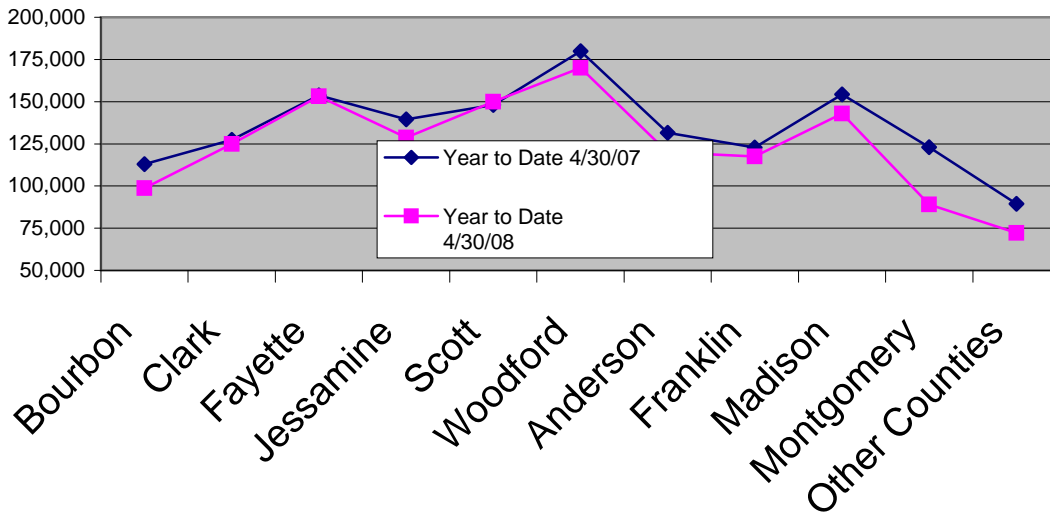


## Median Price by County

### Apr 07 vs Apr 08 Median



### Year to date 4/30/07 vs 4/30/08 Median





# Lexington-Bluegrass

Association of Realtors®

**Apr-08**

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

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		46		67	46%
Month Inventory		9.8		13.6	39%
% of List Price		97.87		97.20	
<b>Residential</b>					
Sales	23	\$2,907,268	16	\$2,109,300	-30%
Avg Sales Price		\$126,403		\$131,831	4%
Median Sales Price		\$119,000		\$113,250	-5%
Avg Days on Market		117		107	-9%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		206		175	-15%
<b>Residential</b>					
Sales	77	\$11,126,219	83	\$10,159,327	8%
Avg Sales Price		\$144,496		\$122,402	-15%
Median Sales Price		\$131,500		\$120,000	-9%
Avg Days on Market		145		124	-14%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	18	26	25	26								
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®

**Apr-08**

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	25		19		-24%
Month Inventory	9.8		13.3		35%
% of List Price	93.59		91.99		
<b>Residential</b>					
Sales	11	\$2,092,900	8	\$1,130,000	-27%
Avg Sales Price		\$190,264		\$141,250	-26%
Median Sales Price		\$120,000		\$113,000	-6%
Avg Days on Market		84		59	-30%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings	111		81		-27%
<b>Residential</b>					
Sales	51	\$6,910,866	51	\$7,274,267	0%
Avg Sales Price		\$135,507		\$142,633	5%
Median Sales Price		\$112,900		\$98,767	-13%
Avg Days on Market		94		82	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	20	11	11	7								
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®

Apr-08

## Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		73		66	-10%
Month Inventory		8.1		12.9	59%
% of List Price		95.56		96.03	
<b>Residential</b>					
Sales	42	\$5,824,000	27	\$3,814,332	-36%
Avg Sales Price		\$138,667		\$141,272	2%
Median Sales Price		\$112,200		\$129,000	15%
Avg Days on Market		122		134	10%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		248		245	-1%
<b>Residential</b>					
Sales	133	\$18,476,008	117	\$16,092,260	-12%
Avg Sales Price		\$138,917		\$137,541	-1%
Median Sales Price		\$127,312		\$125,000	-2%
Avg Days on Market		115		116	1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	34	29	25	29								
2007	31	39	25	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®

**Apr-08**

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		849		783	-8%
Month Inventory		6.3		7.2	14%
% of List Price		96.88		97.02	
<b><u>Residential</u></b>					
Sales	412	\$77,568,180	345	\$61,059,595	-16%
Avg Sales Price		\$188,272		\$176,984	-6%
Median Sales Price		\$146,000		\$150,000	3%
Avg Days on Market		78		82	5%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		3,260		2,711	-17%
<b><u>Residential</u></b>					
Sales	1,436	\$271,420,640	1,190	\$219,090,686	-17%
Avg Sales Price		\$189,012		\$184,110	-3%
Median Sales Price		\$153,700		\$153,250	0%
Avg Days on Market		77		84	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	321	348	391	448								
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®

**Apr-08**

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	92		66		-28%
Month Inventory	10.6		7.9		-26%
% of List Price	94.51		97.09		
<b>Residential</b>					
Sales	35	\$5,001,800	44	\$6,014,048	26%
Avg Sales Price		\$142,909		\$136,683	-4%
Median Sales Price		\$127,500		\$126,950	0%
Avg Days on Market		155		105	-32%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		330		317	-4%
<b>Residential</b>					
Sales	134	\$17,900,245	155	\$18,920,312	16%
Avg Sales Price		\$133,584		\$122,067	-9%
Median Sales Price		\$122,875		\$117,500	-4%
Avg Days on Market		111		108	-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	70	51	54	37								
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®

**Apr-08**

## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		123		134	9%
Month Inventory		9.7		9.6	-1%
% of List Price		98.51		98.23	
<b>Residential</b>					
Sales	49	\$8,756,513	50	\$7,874,489	2%
Avg Sales Price		\$178,704		\$157,490	-12%
Median Sales Price		\$147,000		\$123,250	-16%
Avg Days on Market		81		93	15%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		462		469	2%
<b>Residential</b>					
Sales	190	\$35,594,964	188	\$34,085,200	-1%
Avg Sales Price		\$187,342		\$181,304	-3%
Median Sales Price		\$139,450		\$128,750	-8%
Avg Days on Market		105		116	10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	56	62	55	62								
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®

**Apr-08**

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

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		140		123	-12%
Month Inventory		10.6		15.2	43%
% of List Price		95.94		95.92	
<b>Residential</b>					
Sales	59	\$8,823,988	45	\$7,405,009	-24%
Avg Sales Price		\$149,559		\$164,556	10%
Median Sales Price		\$148,000		\$142,487	-4%
Avg Days on Market		106		106	0%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		559		514	-8%
<b>Residential</b>					
Sales	206	\$36,486,940	172	\$28,805,267	-17%
Avg Sales Price		\$177,121		\$167,472	-5%
Median Sales Price		\$154,250		\$142,700	-7%
Avg Days on Market		119		114	-4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	35	36	62	43								
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®

**Apr-08**

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

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings		44		59	34%
Month Inventory		13.7		14.0	2%
% of List Price		96.68		94.87	
<b>Residential</b>					
Sales	20	\$2,557,250	20	\$2,204,550	0%
Avg Sales Price		\$127,863		\$110,228	-14%
Median Sales Price		\$124,500		\$88,550	-29%
Avg Days on Market		108		147	36%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		213		181	-15%
<b>Residential</b>					
Sales	67	\$8,229,210	58	\$6,056,153	-13%
Avg Sales Price		\$122,824		\$104,416	-15%
Median Sales Price		\$123,000		\$89,100	-28%
Avg Days on Market		104		133	28%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	16	17	20	28								
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®

**Apr-08**

## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	174		159		-9%
Month Inventory	9.1		12.2		34%
% of List Price	97.76		94.77		
<b>Residential</b>					
Sales	67	\$11,321,015	49	\$8,658,880	-27%
Avg Sales Price		\$168,970		\$176,712	5%
Median Sales Price		\$145,000		\$145,000	0%
Avg Days on Market		101		84	-17%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings	633		570		-10%
<b>Residential</b>					
Sales	241	\$40,978,756	177	\$31,284,570	-27%
Avg Sales Price		\$170,036		\$176,749	4%
Median Sales Price		\$148,000		\$150,000	1%
Avg Days on Market		85		93	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	40	76	69	76								
2007	76	65	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®

**Apr-08**

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

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	59		54		-8%
Month Inventory	7.2		14.4		99%
% of List Price	96.78		96.58		
<b>Residential</b>					
Sales	25	\$4,616,150	14	\$2,593,360	-44%
Avg Sales Price		\$184,646		\$185,240	0%
Median Sales Price		\$168,000		\$188,805	12%
Avg Days on Market		96		67	-30%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings	206		198		-4%
<b>Residential</b>					
Sales	87	\$18,110,686	71	\$14,892,599	-18%
Avg Sales Price		\$208,169		\$209,755	1%
Median Sales Price		\$179,900		\$170,000	-6%
Avg Days on Market		100		96	-4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	24	19	27	27								
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®

**Apr-08**

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	April-07		April-08		% CHANGE
New Listings	182		193		6%
Month Inventory	11.2		10.8		-4%
% of List Price	92.93		93.87		
<b>Residential</b>					
Sales	71	\$6,467,400	74	\$7,187,206	4%
Avg Sales Price		\$91,090		\$97,124	7%
Median Sales Price		\$78,000		\$72,000	-8%
Avg Days on Market		114		97	-15%

CUMMULATIVE SUMMARY	Jan 07 - Apr 07		Jan 08 - Apr 08		% CHANGE
New Listings		677		630	-7%
<b>Residential</b>					
Sales	271	\$29,377,893	256	\$25,097,344	-6%
Avg Sales Price		\$108,406		\$98,037	-10%
Median Sales Price		\$89,000		\$72,100	-19%
Avg Days on Market		118		106	-10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	73	67	72	80								
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