

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

**May-08**

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	2022		1557		-23%
Month Inventory	6.5		8.0		23%
% of List Price	97.24		96.84		0%
<b><u>Residential</u></b>					
Sales	953	\$167,650,930	738	\$130,424,906	-23%
Avg Sales Price	\$174,818		\$175,775		1%
Median Sales Price	\$147,500		\$148,500		1%
Avg Days on Market	88		89		1%
<b><u>Townhouses/Condos</u></b>					
Sales	111	\$17,579,593	89	\$11,927,139	-20%
Avg Sales Price	\$152,865		\$129,643		-15%
Median Sales Price	\$119,000		\$105,500		-11%
Avg Days on Market	95		84		-12%
<b>Total Activity</b>	<b>1064</b>	<b>\$185,230,523</b>	<b>827</b>	<b>\$142,352,045</b>	<b>-22%</b>

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	8,749		7,541		-14%
<b><u>Residential</u></b>					
Sales	3,612	\$629,804,990	3,040	\$514,234,138	-16%
Avg Sales Price	\$173,548		\$168,546		-3%
Median Sales Price	\$145,500		\$141,000		-3%
Avg Days on Market	91		95		4%
<b><u>Townhouses/Condos</u></b>					
Sales	375	\$58,271,291	346	\$48,445,707	-8%
Avg Sales Price	\$149,031		\$135,323		-9%
Median Sales Price	\$120,000		\$114,900		-4%
Avg Days on Market	96		90		-6%
<b>Total Activity</b>	<b>3,987</b>	<b>\$688,076,281</b>	<b>3,386</b>	<b>\$562,679,845</b>	<b>-15%</b>

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	6290	6299	6380	6523	6591							
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	743	804	860	863							
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

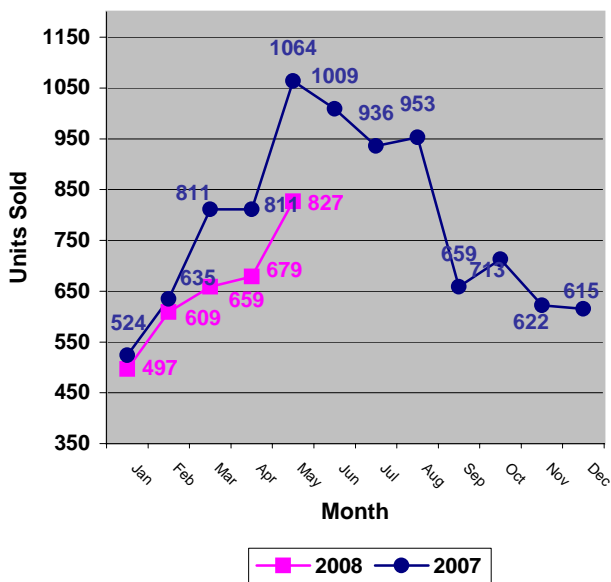
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	497	609	659	679	827							
2007	524	635	811	811	1064	1009	936	953	659	713	622	615
2006	597	623	850	897	1031	1097	972	1048	808	816	737	754

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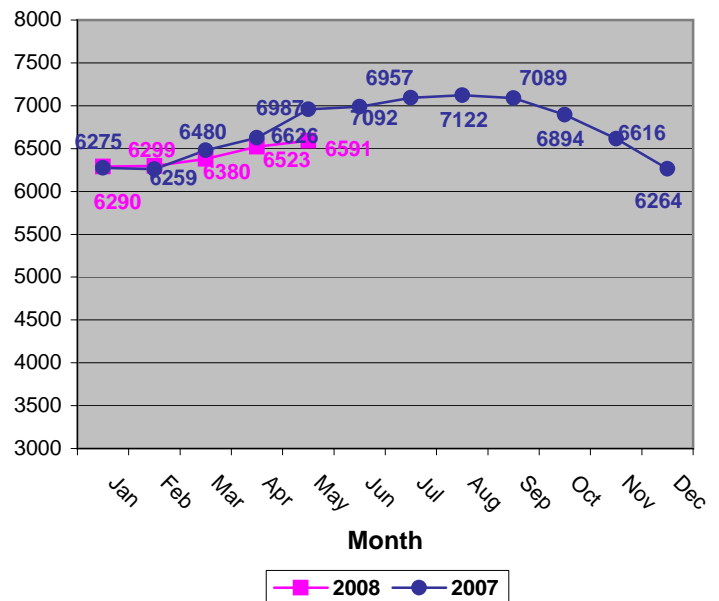
All Residential SALES and INVENTORY with PENDING

May-08								Current Pending Inventory	May 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	13	15	3	31	123	4.0	69	55
50,000	-	99,999	55	70	11	136	777	5.7	205	129
100,000	-	119,999	16	73	4	93	506	5.4	127	90
120,000	-	139,999	15	96	14	125	793	6.3	226	148
140,000	-	159,999	3	95	14	112	654	5.8	162	95
160,000	-	179,999	5	47	16	68	610	9.0	159	86
180,000	-	199,999	8	32	28	68	495	7.3	113	54
200,000	-	249,999	5	31	37	73	701	9.6	177	82
250,000	-	299,999	1	15	32	48	576	12.0	112	43
300,000	-	499,999	0	10	42	52	875	16.8	109	65
500,000	-	749,999	0	2	13	15	281	18.7	29	11
750,000	-	999,999	0	0	5	5	115	23.0	9	4
1,000,000	-	1,249,999	0	0	1	1	28	28.0	3	1
1,250,000	-	1,499,999	0	0	0	0	17	17.0	1	0
1,500,000	-	1,999,999	0	0	0	0	26	26.0	1	0
2,000,000	-	OVER	0	0	0	0	14	14.0	0	0
<b>Total</b>			<b>121</b>	<b>486</b>	<b>220</b>	<b>827</b>	<b>6591</b>	<b>8.0</b>	<b>1502</b>	<b>863</b>
<b>Median Price</b>			<b>\$92,500</b>	<b>\$137,613</b>	<b>\$225,500</b>	<b>\$144,500</b>	<b>\$175,000</b>	<b>\$155,000</b>		
<b>Average Price</b>			<b>\$101,267</b>	<b>\$145,458</b>	<b>\$266,934</b>	<b>\$171,308</b>	<b>\$241,691</b>	<b>\$185,293</b>		

**Sales 07 vs 08**



**Inventory 07 vs 08**



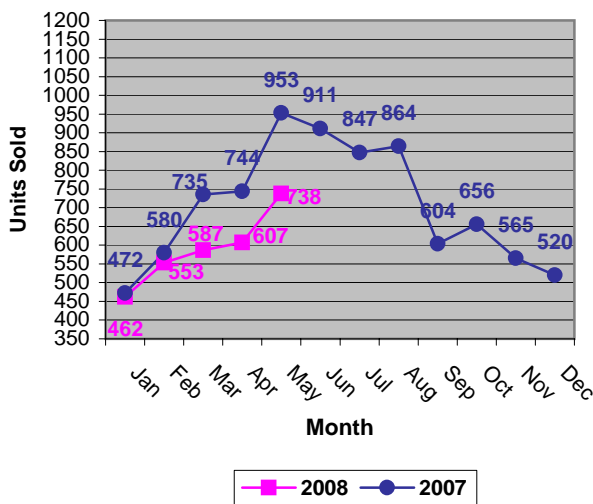
# Lexington-Bluegrass

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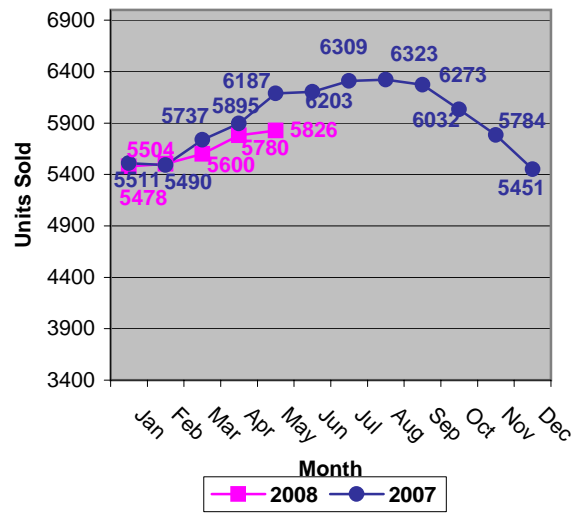
## Single Family SALES and INVENTORY and PENDING May-08

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	9	12	3	24	118	4.9	66
50,000	-	99,999	28	65	11	104	640	6.2	174
100,000	-	119,999	7	71	4	82	426	5.2	106
120,000	-	139,999	9	92	14	115	688	6.0	203
140,000	-	159,999	0	94	14	108	610	5.6	154
160,000	-	179,999	0	44	16	60	544	9.1	120
180,000	-	199,999	2	32	28	62	459	7.4	106
200,000	-	249,999	3	29	37	69	636	9.2	153
250,000	-	299,999	0	12	32	44	458	10.4	85
300,000	-	499,999	0	9	41	50	781	15.6	91
500,000	-	749,999	0	1	13	14	271	19.4	22
750,000	-	999,999	0	0	5	5	111	22.2	9
1,000,000	-	1,249,999	0	0	1	1	28	28.0	3
1,250,000	-	1,499,999	0	0	0	0	17	17.0	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	1
2,000,000	-	OVER	0	0	0	0	14	14.0	0
<b>Total</b>			<b>58</b>	<b>461</b>	<b>219</b>	<b>738</b>	<b>5826</b>	<b>7.9</b>	<b>1294</b>
<b>Median Price</b>			<b>\$84,500</b>	<b>\$137,725</b>	<b>\$225,000</b>	<b>\$149,124</b>	<b>\$177,900</b>		
<b>Average Price</b>			<b>\$91,139</b>	<b>\$144,291</b>	<b>\$265,874</b>	<b>\$176,193</b>	<b>\$247,027</b>		<b>\$183,475</b>

**Sales 07 vs 08**



**Inventory 07 vs 08**



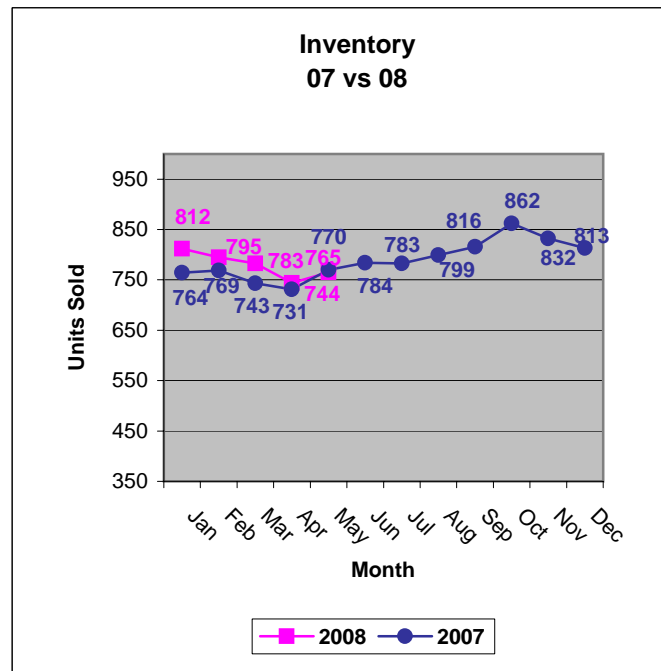
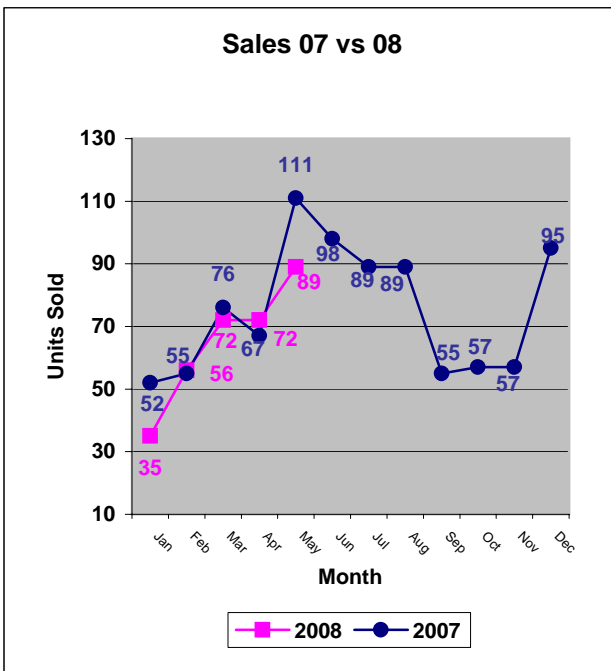
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## Townhouse and Condo SALES and INVENTORY and PENDING

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	4	3	0	7	5	0.7	3
50,000	- 99,999	27	5	0	32	137	4.3	31
100,000	- 119,999	9	2	0	11	80	7.3	20
120,000	- 139,999	6	4	0	10	105	10.5	23
140,000	- 159,999	3	1	0	4	44	11.0	8
160,000	- 179,999	5	3	0	8	66	8.3	39
180,000	- 199,999	6	0	0	6	36	6.0	7
200,000	- 249,999	2	2	0	4	65	16.3	24
250,000	- 299,999	1	3	0	4	118	29.5	27
300,000	- 499,999	0	1	1	2	94	47.0	18
500,000	- 749,999	0	1	0	1	10	10.0	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>63</b>	<b>25</b>	<b>1</b>	<b>89</b>	<b>765</b>	<b>8.6</b>	<b>207</b>
<b>Median Price</b>		<b>\$68,500</b>	<b>\$41,000</b>	<b>\$37,500</b>	<b>\$50,500</b>	<b>\$77,500</b>		<b>\$59,900</b>
<b>Average Price</b>		<b>\$110,591</b>	<b>\$166,980</b>	<b>\$499,134</b>	<b>\$130,796</b>	<b>\$201,043</b>		<b>\$196,975</b>



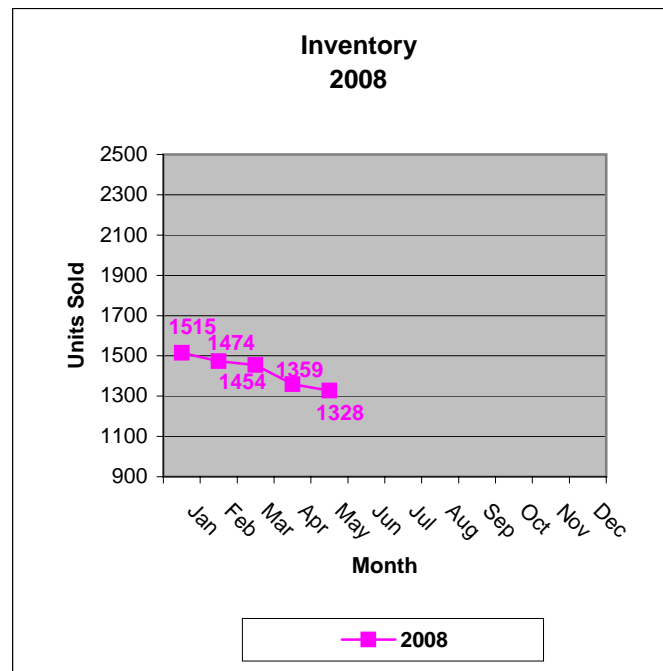
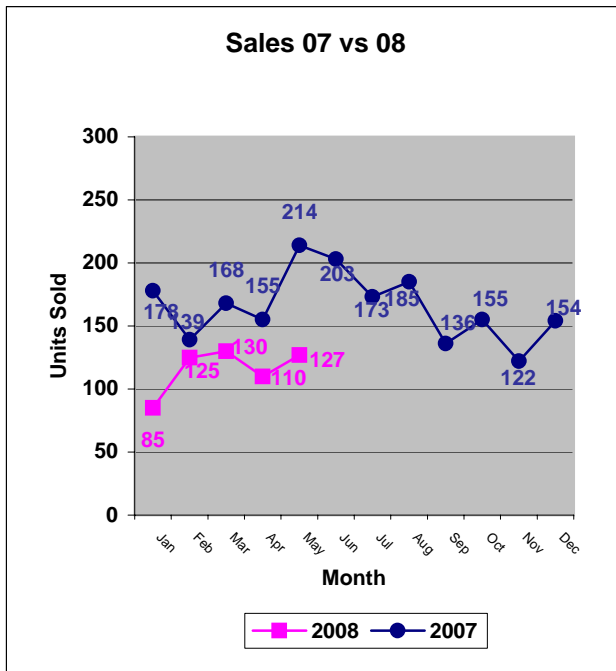
# Lexington-Bluegrass

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## 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	1	0	1	0	0.0	0
50,000	- 99,999	1	1	0	2	10	5.0	1
100,000	- 119,999	2	3	0	5	39	7.8	17
120,000	- 139,999	3	17	0	20	146	7.3	54
140,000	- 159,999	0	19	0	19	148	7.8	59
160,000	- 179,999	5	10	3	18	177	9.8	75
180,000	- 199,999	3	10	6	19	148	7.8	60
200,000	- 249,999	1	7	7	15	186	12.4	106
250,000	- 299,999	0	5	6	11	159	14.5	68
300,000	- 499,999	0	1	8	9	208	23.1	38
500,000	- 749,999	0	0	4	4	55	13.8	11
750,000	- 999,999	0	0	3	3	29	9.7	3
1,000,000	- 1,249,999	0	0	1	1	15	15.0	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>15</b>	<b>74</b>	<b>38</b>	<b>127</b>	<b>1328</b>	<b>10.5</b>	<b>493</b>
<b>Median Price</b>		<b>\$175,100</b>	<b>\$153,950</b>	<b>\$264,602</b>	<b>\$177,654</b>	<b>\$273,496</b>		<b>\$221,406</b>
<b>Average Price</b>		<b>\$157,871</b>	<b>\$167,470</b>	<b>\$366,947</b>	<b>\$226,022</b>	<b>\$199,900</b>		<b>\$194,125</b>



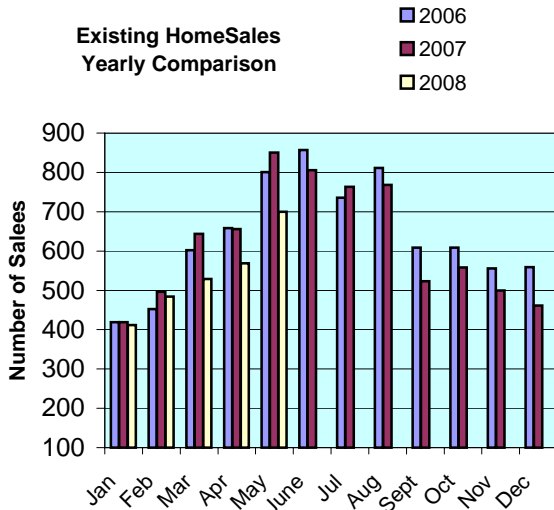
## Existing Homes Sales

	<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	700
June	857	806	
Jul	736	763	
Aug	811	768	
Sept	609	523	
Oct	609	558	
Nov	556	500	
Dec	559	461	

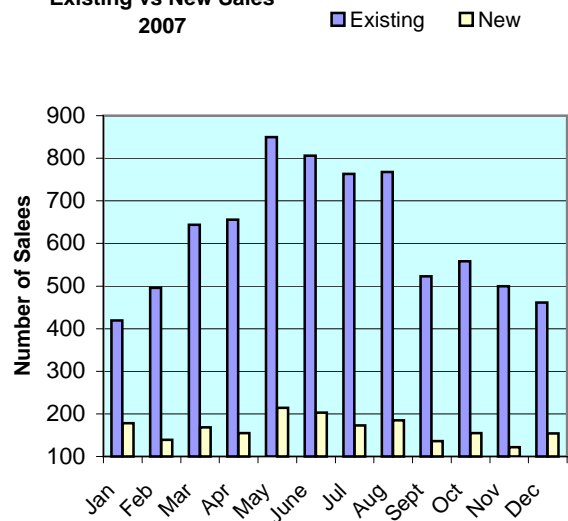
## New Construction Sales

	<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	127
June	240	203	
Jul	236	173	
Aug	237	185	
Sept	199	136	
Oct	207	155	
Nov	181	122	
Dec	195	154	

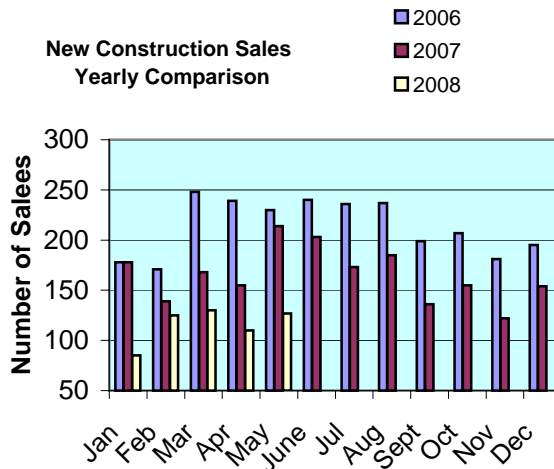
**Existing HomeSales  
Yearly Comparison**



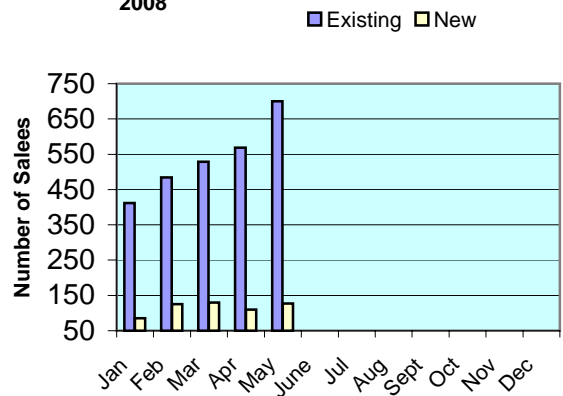
**Existing vs New Sales  
2007**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2008**



### Median Price by County

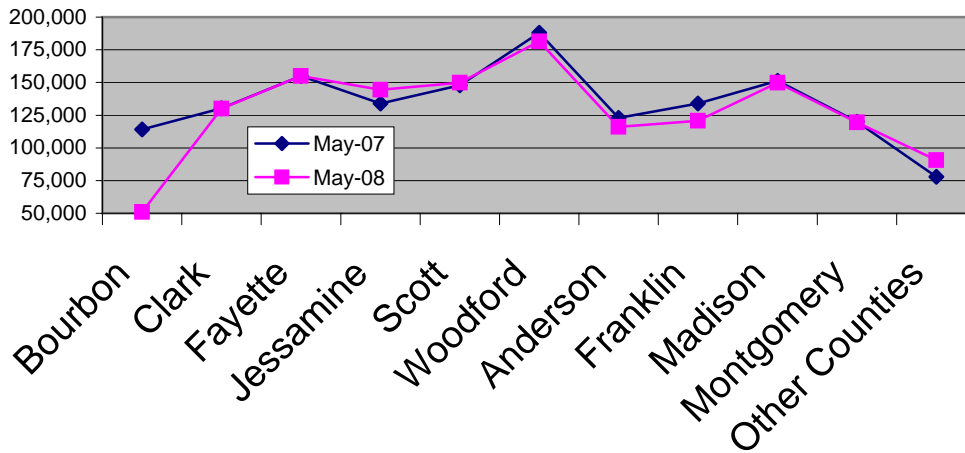
<u>County</u>	<b>May-07</b>		<b>May-08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	114,125	16	51,000	7
Clark	130,251	35	130,000	36
Fayette	155,000	561	155,000	447
Jessamine	134,000	68	144,500	54
Scott	148,000	83	149,950	70
Woodford	188,000	28	181,500	24
Anderson	122,825	30	116,000	15
Franklin	134,000	61	120,750	36
Madison	151,250	75	149,950	57
Montgomery	120,000	21	119,500	19
Other Counties	78,000	<u>86</u>	90,600	<u>62</u>
		<b>1064</b>		<b>827</b>

<u>County</u>	<b>Year to Date 5/31/07</b>		<b>Year to Date 5/31/08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	112,900	69	98,000	59
Clark	127,906	168	125,000	155
Fayette	154,000	2010	154,000	1647
Jessamine	136,500	263	131,250	245
Scott	148,000	325	150,000	260
Woodford	184,000	115	171,000	96
Anderson	125,500	108	119,000	100
Franklin	124,500	196	117,525	193
Madison	153,250	282	143,375	233
Montgomery	122,750	88	94,000	77
Other Counties	90,100	<u>363</u>	75,000	<u>321</u>
		<b>3987</b>		<b>3386</b>

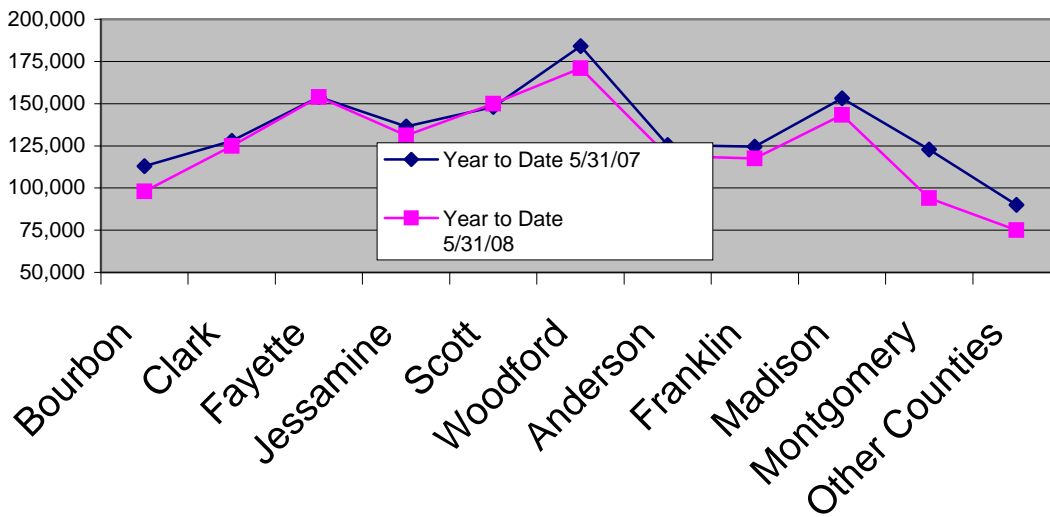


## Median Price by County

### May 07 vs May 08 Median



### Year to date 5/31/07 vs 5/31/08 Median





# Lexington-Bluegrass

Association of Realtors®

**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	45		52		16%
Month Inventory	8.1		15.5		91%
% of List Price	94.85		97.43		
<b>Residential</b>					
Sales	30	\$4,069,825	15	\$1,960,000	-50%
Avg Sales Price		\$135,661		\$130,667	-4%
Median Sales Price		\$122,825		\$116,000	-6%
Avg Days on Market		152		131	-14%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	253		227		-10%
<b>Residential</b>					
Sales	108	\$15,289,044	100	\$12,317,677	-7%
Avg Sales Price		\$141,465		\$123,177	-13%
Median Sales Price		\$125,500		\$119,000	-5%
Avg Days on Market		147		123	-16%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	18	26	25	26	14							
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

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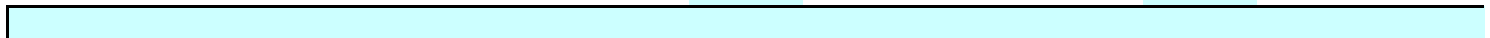
**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	25		25		0%
Month Inventory	7.3		17.6		141%
% of List Price	96.47		93.39		
<b>Residential</b>					
Sales	16	\$2,207,350	7	\$579,830	-56%
Avg Sales Price		\$137,959		\$82,833	-40%
Median Sales Price		\$114,125		\$51,000	-55%
Avg Days on Market		101		126	25%



CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	136		106		-22%
<b>Residential</b>					
Sales	69	\$9,319,216	59	\$8,073,097	-14%
Avg Sales Price		\$135,061		\$136,832	1%
Median Sales Price		\$112,900		\$98,000	-13%
Avg Days on Market		96		88	-8%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	20	11	11	7	6							
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®

May-08

## Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	88		76		-14%
Month Inventory	9.2		9.8		7%
% of List Price	98.33		93.60		
<b>Residential</b>					
Sales	35	\$4,920,582	36	\$5,223,122	3%
Avg Sales Price		\$140,588		\$145,087	3%
Median Sales Price		\$130,251		\$130,000	0%
Avg Days on Market		165		113	-32%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	338		323		-4%
<b>Residential</b>					
Sales	168	\$23,396,590	155	\$21,486,187	-8%
Avg Sales Price		\$139,265		\$138,621	0%
Median Sales Price		\$127,906		\$125,000	-2%
Avg Days on Market		125		114	-9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	34	29	25	29	38							
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®

**May-08**

## Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	886		751		-15%
Month Inventory	5.0		5.5		10%
% of List Price	98.41		97.67		
<b><u>Residential</u></b>					
Sales	561	\$104,818,134	453	\$82,103,031	-19%
Avg Sales Price		\$186,842		\$181,243	-3%
Median Sales Price		\$155,000		\$156,000	1%
Avg Days on Market		68		69	1%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	4,161		3,500		-16%
<b><u>Residential</u></b>					
Sales	2,010	\$378,909,518	1,657	\$303,960,743	-18%
Avg Sales Price		\$188,512		\$183,440	-3%
Median Sales Price		\$154,000		\$154,900	1%
Avg Days on Market		74		80	8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	321	348	391	448	453							
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

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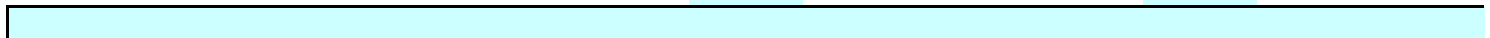
**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	119		78		-34%
Month Inventory	6.5		9.8		51%
% of List Price	97.22		95.94		
<b>Residential</b>					
Sales	61	\$8,824,513	36	\$4,976,200	-41%
Avg Sales Price		\$144,664		\$138,228	-4%
Median Sales Price		\$134,000		\$120,750	-10%
Avg Days on Market		107		104	-3%



CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	454		395		-13%
<b>Residential</b>					
Sales	196	\$26,756,758	193	\$24,009,612	-2%
Avg Sales Price		\$136,514		\$124,402	-9%
Median Sales Price		\$124,500		\$117,525	-6%
Avg Days on Market		109		106	-3%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	70	51	54	37	43							
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

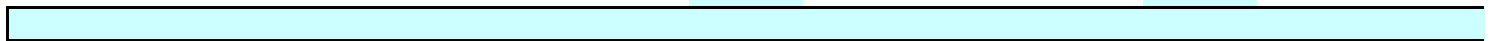
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**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	142		110		-23%
Month Inventory	7.4		9.0		22%
% of List Price	97.18		97.85		
<b>Residential</b>					
Sales	68	\$11,780,167	54	\$11,540,910	-21%
Avg Sales Price		\$173,238		\$213,721	23%
Median Sales Price		\$134,000		\$144,500	8%
Avg Days on Market		104		107	3%



CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	605		584		-3%
<b>Residential</b>					
Sales	263	\$47,935,631	245	\$46,834,110	-7%
Avg Sales Price		\$182,265		\$191,160	5%
Median Sales Price		\$136,500		\$131,250	-4%
Avg Days on Market		105		115	10%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	56	62	55	62	61							
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

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**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	179		115		-36%
Month Inventory	9.3		12.0		29%
% of List Price	96.12		95.91		
<b>Residential</b>					
Sales	75	\$12,545,509	57	\$9,886,647	-24%
Avg Sales Price	\$167,273		\$173,450		4%
Median Sales Price	\$151,250		\$149,950		-1%
Avg Days on Market	119		120		1%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	745		632		-15%
<b>Residential</b>					
Sales	282	\$49,109,949	233	\$39,258,414	-17%
Avg Sales Price	\$174,149		\$168,491		-3%
Median Sales Price	\$153,250		\$143,375		-6%
Avg Days on Market	119		115		-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	35	36	62	43	45							
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

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**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	51		38		-25%
Month Inventory	13.2		15.0		14%
% of List Price	96.17		96.35		
<b>Residential</b>					
Sales	21	\$2,509,077	19	\$2,362,850	-10%
Avg Sales Price		\$119,480		\$124,361	4%
Median Sales Price		\$120,000		\$119,500	0%
Avg Days on Market		110		170	55%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	267		220		-18%
<b>Residential</b>					
Sales	88	\$10,738,287	77	\$8,419,003	-13%
Avg Sales Price		\$122,026		\$109,338	-10%
Median Sales Price		\$122,750		\$94,000	-23%
Avg Days on Market		106		142	34%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	16	17	20	28	23							
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



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**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	206		120		-42%
Month Inventory	8.0		8.7		9%
% of List Price	98.82		97.81		
<b><u>Residential</u></b>					
Sales	83	\$15,121,444	70	\$13,058,018	-16%
Avg Sales Price		\$182,186		\$186,543	2%
Median Sales Price		\$148,000		\$149,950	1%
Avg Days on Market		76		109	43%



CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	845		697		-18%
<b><u>Residential</u></b>					
Sales	325	\$56,149,200	260	\$46,382,417	-20%
Avg Sales Price		\$172,767		\$178,394	3%
Median Sales Price		\$148,000		\$150,000	1%
Avg Days on Market		83		97	17%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	40	76	69	76	78							
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

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**May-08**

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

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	65		43		-34%
Month Inventory	7.3		8.3		14%
% of List Price	95.33		97.63		
<b><u>Residential</u></b>					
Sales	28	\$6,188,025	24	\$4,872,503	-14%
Avg Sales Price		\$221,001		\$203,021	-8%
Median Sales Price		\$188,000		\$181,500	-3%
Avg Days on Market		136		52	-62%

CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	271		242		-11%
<b><u>Residential</u></b>					
Sales	115	\$24,298,711	96	\$19,925,002	-17%
Avg Sales Price		\$211,293		\$207,552	-2%
Median Sales Price		\$184,000		\$171,000	-7%
Avg Days on Market		109		85	-22%

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

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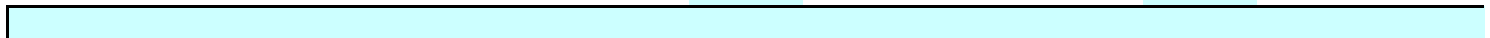
**May-08**

## Statistical Report Residential, Condo, & Townhouses OTHER COUNTIES

MONTHLY SUMMARY	May-07		May-08		% CHANGE
New Listings	225		151		-33%
Month Inventory	9.7		12.5		29%
% of List Price	92.04		92.91		
<b>Residential</b>					
Sales	89	\$11,270,475	74	\$7,133,950	-17%
Avg Sales Price	\$126,635		\$115,064		-9%
Median Sales Price	\$112,000		\$90,600		-19%
Avg Days on Market	99		122		23%



CUMMULATIVE SUMMARY	Jan 07 - May 07		Jan 08 - May 08		% CHANGE
New Listings	915		790		-14%
<b>Residential</b>					
Sales	363	\$40,774,368	321	\$32,485,444	-12%
Avg Sales Price	\$112,326		\$101,201		-10%
Median Sales Price	\$90,100		\$75,000		-17%
Avg Days on Market	113		108		-4%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	73	67	72	80	79							
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