

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Jul-08

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	1673		1629		-3%
Month Inventory	7.6		8.3		9%
% of List Price	97.08		96.49		-1%

### Residential

Sales	847	\$157,025,329	742	\$134,365,316	-12%
Avg Sales Price		\$184,519		\$180,356	-2%
Median Sales Price		\$149,900		\$149,900	0%
Avg Days on Market		74		81	9%

### Townhouses/Condos

Sales	89	\$13,606,649	72	\$12,358,172	-19%
Avg Sales Price		\$146,308		\$158,438	8%
Median Sales Price		\$130,000		\$133,750	3%
Avg Days on Market		86		87	1%

<b>Total Activity</b>	936	\$170,631,978	814	\$146,723,488	-13%
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CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	12,118		10,798		-11%

### Residential

Sales	5,428	\$968,342,615	4,646	\$803,040,596	-14%
Avg Sales Price		\$177,612		\$172,105	-3%
Median Sales Price		\$147,369		\$143,500	-3%
Avg Days on Market		87		90	3%

### Townhouses/Condos

Sales	569	\$88,598,410	530	\$80,389,421	-7%
Avg Sales Price		\$149,407		\$146,964	-2%
Median Sales Price		\$123,750		\$124,500	1%
Avg Days on Market		94		95	1%

<b>Total Activity</b>	5,997	\$1,056,941,025	5,176	\$883,430,017	-14%
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Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	6290	6299	6380	6523	6591	6739	6764					
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	800	732					
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	873	814					
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

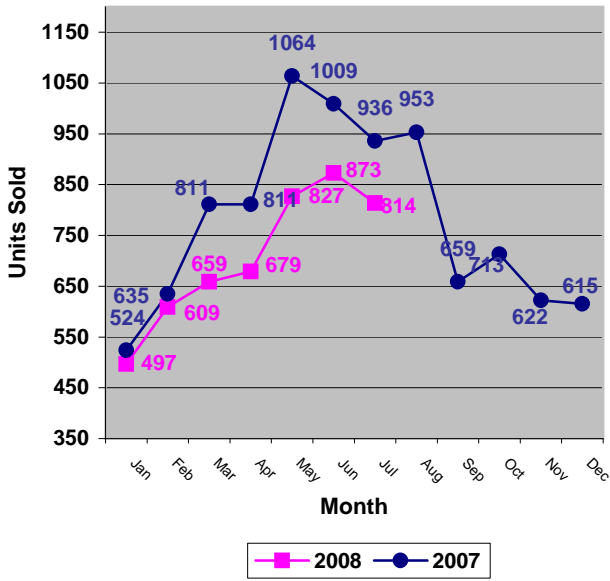
# Lexington-Bluegrass

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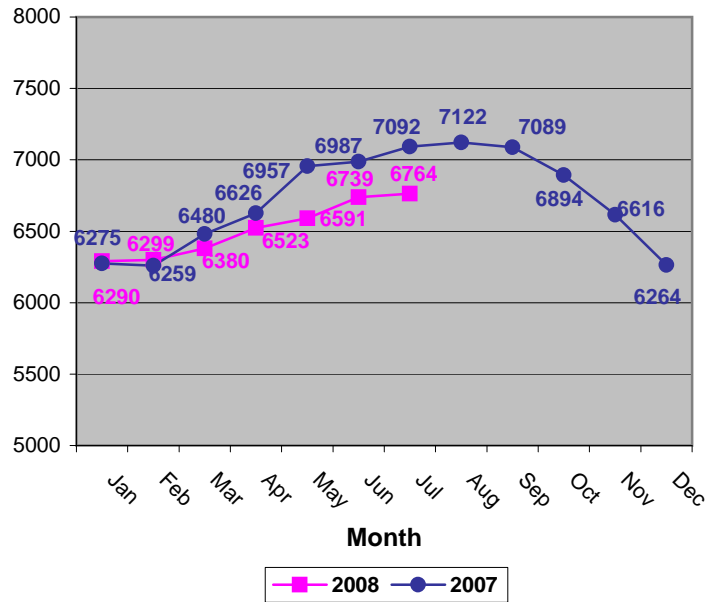
All Residential SALES and INVENTORY with PENDING

Jul-08							Current Inventory		Current Pending Inventory	July Pending
					Sales					
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	21	19	3	43	129	3.0	56	30
50,000	-	99,999	40	87	6	133	811	6.1	177	129
100,000	-	119,999	18	54	6	78	507	6.5	100	74
120,000	-	139,999	11	95	10	116	825	7.1	158	96
140,000	-	159,999	10	56	15	81	697	8.6	127	73
160,000	-	179,999	5	45	29	79	631	8.0	118	80
180,000	-	199,999	6	22	24	52	508	9.8	94	49
200,000	-	249,999	4	35	47	86	714	8.3	153	69
250,000	-	299,999	1	12	40	53	613	11.6	94	43
300,000	-	499,999	1	17	51	69	856	12.4	99	73
500,000	-	749,999	0	2	19	21	272	13.0	20	13
750,000	-	999,999	0	0	3	3	112	37.3	9	1
1,000,000	-	1,249,999	0	0	0	0	27	27.0	4	2
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	30	30.0	1	0
2,000,000	-	OVER	0	0	0	0	15	15.0	1	0
<b>Total</b>			<b>117</b>	<b>444</b>	<b>253</b>	<b>814</b>	<b>6764</b>	<b>8.3</b>	<b>1212</b>	<b>732</b>
<b>Median Price</b>			<b>\$95,500</b>	<b>\$133,250</b>	<b>\$230,207</b>	<b>\$147,575</b>	<b>\$174,500</b>		<b>\$159,900</b>	
<b>Average Price</b>			<b>\$104,331</b>	<b>\$144,242</b>	<b>\$272,722</b>	<b>\$178,438</b>	<b>\$240,885</b>		<b>\$191,692</b>	

**Sales 07 vs 08**



**Inventory 07 vs 08**



# Lexington-Bluegrass

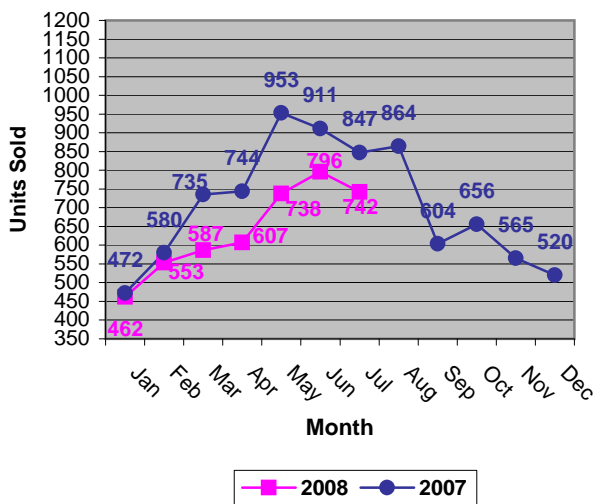
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## Single Family SALES and INVENTORY and PENDING

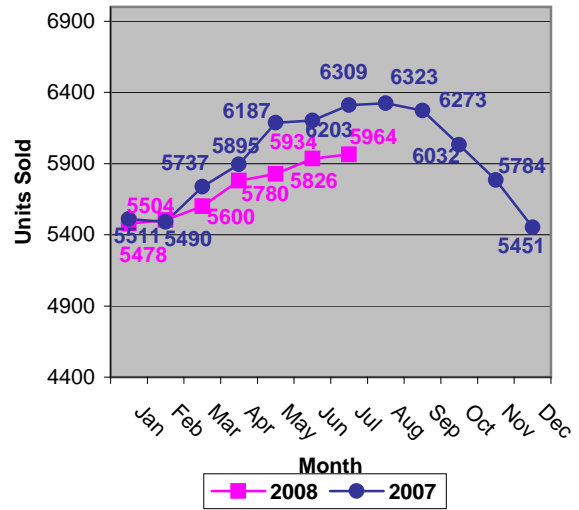
Jul-08

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	21	19	3	43	122	2.8	54
50,000	-	99,999	21	83	6	110	665	6.0	142
100,000	-	119,999	14	50	6	70	419	6.0	88
120,000	-	139,999	6	94	10	110	738	6.7	140
140,000	-	159,999	3	55	15	73	639	8.8	121
160,000	-	179,999	2	42	29	73	546	7.5	101
180,000	-	199,999	1	20	24	45	468	10.4	91
200,000	-	249,999	1	33	47	81	644	8.0	132
250,000	-	299,999	1	10	39	50	489	9.8	68
300,000	-	499,999	0	16	47	63	777	12.3	82
500,000	-	749,999	0	2	19	21	261	12.4	15
750,000	-	999,999	0	0	3	3	108	36.0	9
1,000,000	-	1,249,999	0	0	0	0	27	27.0	4
1,250,000	-	1,499,999	0	0	0	0	17	17.0	1
1,500,000	-	1,999,999	0	0	0	0	29	29.0	1
2,000,000	-	OVER	0	0	0	0	15	15.0	1
<b>Total</b>			<b>70</b>	<b>424</b>	<b>248</b>	<b>742</b>	<b>5964</b>	<b>8.0</b>	<b>1050</b>
<b>Median Price</b>			<b>\$85,000</b>	<b>\$132,500</b>	<b>\$227,288</b>	<b>\$149,400</b>	<b>\$175,000</b>		
<b>Average Price</b>			<b>\$87,786</b>	<b>\$142,988</b>	<b>\$270,252</b>	<b>\$180,316</b>	<b>\$246,772</b>		<b>\$190,306</b>

**Sales 07 vs 08**



**Inventory 07 vs 08**



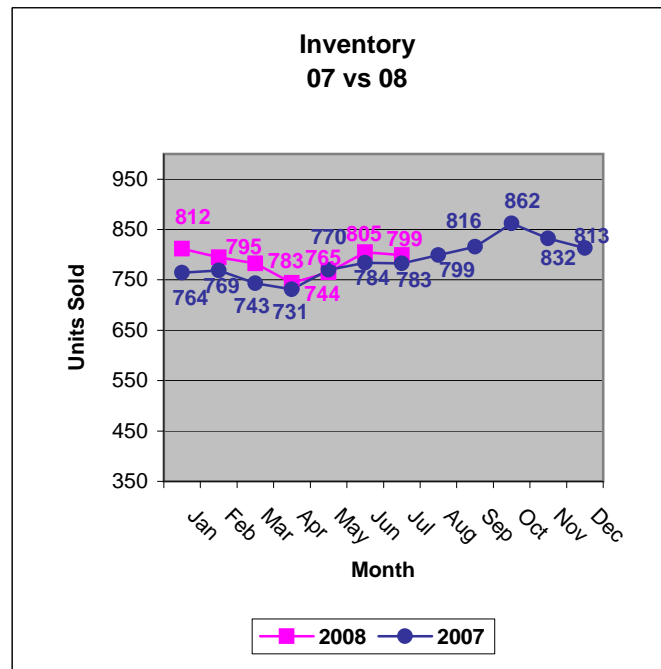
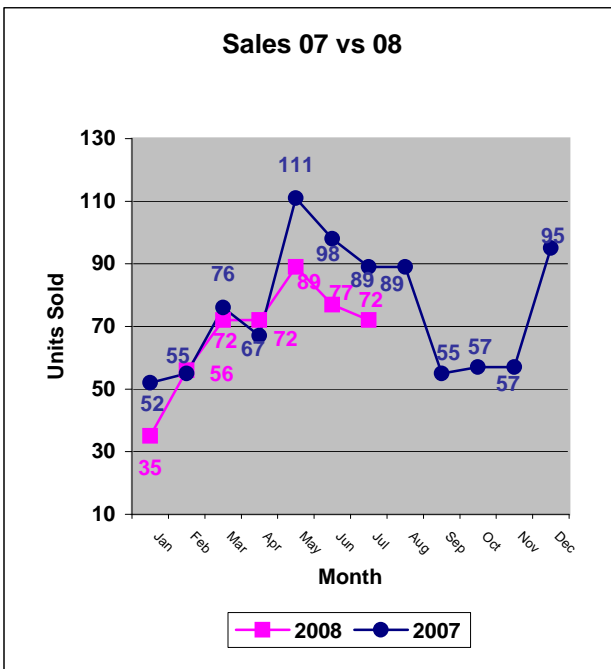
# Lexington-Bluegrass

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## Townhouse and Condo SALES and INVENTORY and PENDING

Jul-08

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	7	7.0	2
50,000	- 99,999	19	4	0	23	146	6.3	35
100,000	- 119,999	4	4	0	8	88	11.0	12
120,000	- 139,999	5	1	0	6	87	14.5	18
140,000	- 159,999	7	1	0	8	58	7.3	6
160,000	- 179,999	3	3	0	6	85	14.2	17
180,000	- 199,999	5	2	0	7	40	5.7	3
200,000	- 249,999	3	2	0	5	70	14.0	21
250,000	- 299,999	0	2	1	3	123	41.0	27
300,000	- 499,999	1	1	4	6	79	13.2	17
500,000	- 749,999	0	0	0	0	11	11.0	5
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>47</b>	<b>20</b>	<b>5</b>	<b>72</b>	<b>799</b>	<b>11.1</b>	<b>163</b>
<b>Median Price</b>		<b>\$57,000</b>	<b>\$38,750</b>	<b>\$37,500</b>	<b>\$44,500</b>	<b>\$77,750</b>		<b>\$62,000</b>
<b>Average Price</b>		<b>\$128,974</b>	<b>\$170,819</b>	<b>\$395,253</b>	<b>\$159,089</b>	<b>\$196,902</b>		<b>\$201,101</b>

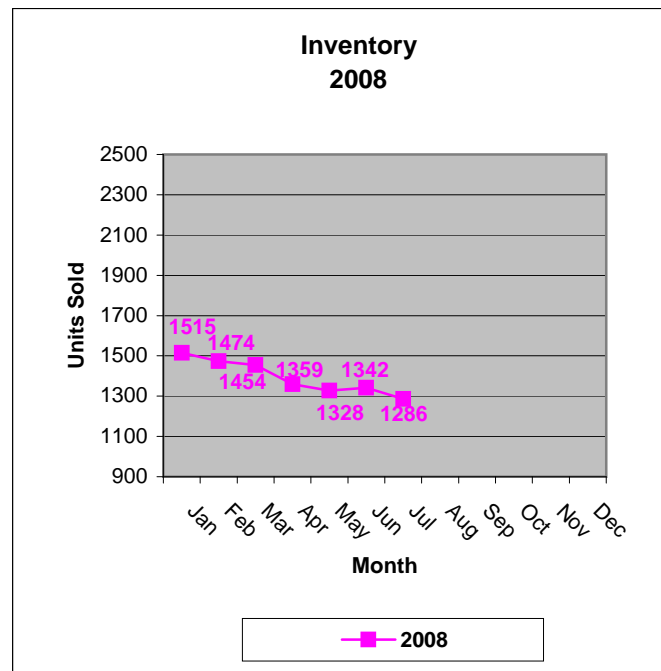
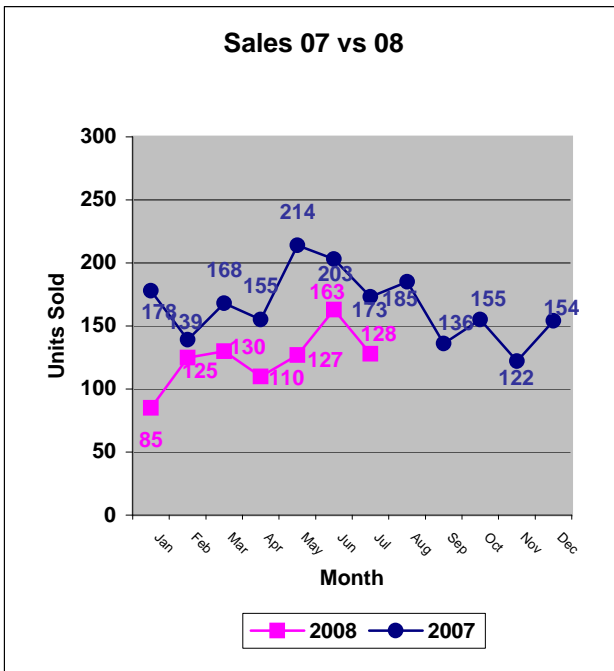


# Lexington-Bluegrass

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**New Construction SALES and INVENTORY and PENDING**  
Jul-08

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	0	0	0	0	0	0.0	0
50,000	- 99,999	1	0	0	1	9	9.0	1
100,000	- 119,999	2	3	0	5	33	6.6	19
120,000	- 139,999	1	17	1	19	130	6.8	52
140,000	- 159,999	1	16	1	18	158	8.8	49
160,000	- 179,999	1	10	2	13	187	14.4	49
180,000	- 199,999	4	7	3	14	127	9.1	56
200,000	- 249,999	1	9	13	23	188	8.2	104
250,000	- 299,999	0	3	12	15	164	10.9	50
300,000	- 499,999	1	2	11	14	193	13.8	31
500,000	- 749,999	0	1	5	6	47	7.8	7
750,000	- 999,999	0	0	0	0	30	30.0	6
1,000,000	- 1,249,999	0	0	0	0	13	13.0	1
1,250,000	- 1,499,999	0	0	0	0	1	1.0	0
1,500,000	- 1,999,999	0	0	0	0	4	4.0	1
2,000,000	- OVER	0	0	0	0	2	2.0	1
<b>Total</b>		<b>12</b>	<b>68</b>	<b>48</b>	<b>128</b>	<b>1286</b>	<b>10.0</b>	<b>427</b>
<b>Median Price</b>		<b>\$173,563</b>	<b>\$158,350</b>	<b>\$256,228</b>	<b>\$190,016</b>	<b>\$199,900</b>		<b>\$196,105</b>
<b>Average Price</b>		<b>\$171,341</b>	<b>\$176,239</b>	<b>\$303,135</b>	<b>\$223,366</b>	<b>\$270,555</b>		<b>\$230,824</b>



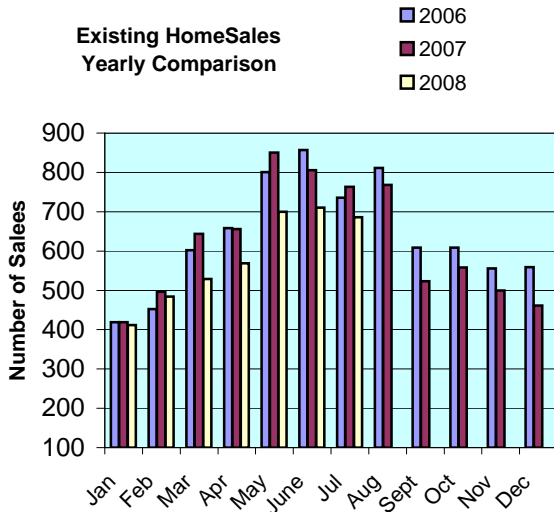
## Existing Homes Sales

	<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	710
Jul	736	763	686
Aug	811	768	
Sept	609	523	
Oct	609	558	
Nov	556	500	
Dec	559	461	

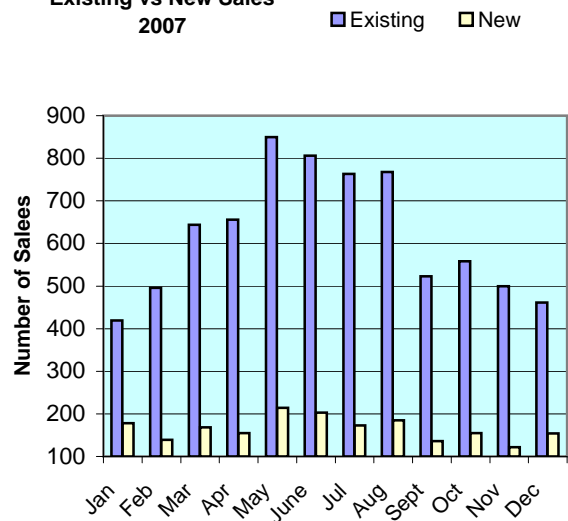
## New Construction Sales

	<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	163
Jul	236	173	128
Aug	237	185	
Sept	199	136	
Oct	207	155	
Nov	181	122	
Dec	195	154	

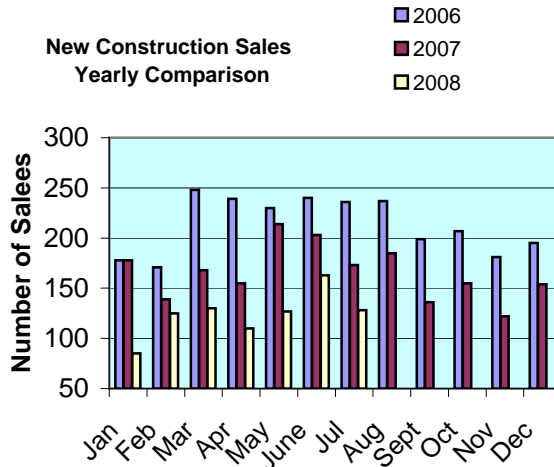
**Existing HomeSales  
Yearly Comparison**



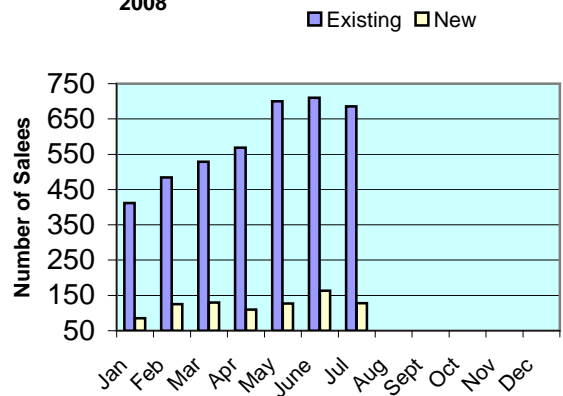
**Existing vs New Sales  
2007**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2008**



### Median Price by County

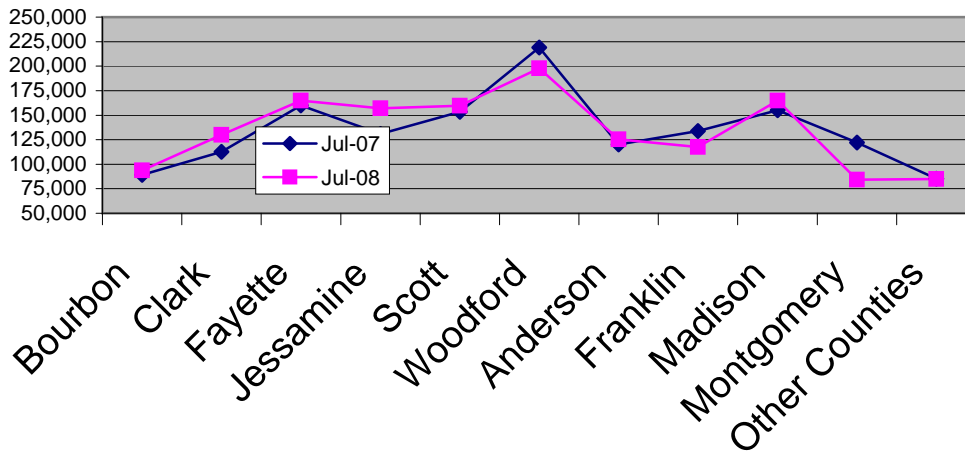
<u>County</u>	Jul-07		Jul-08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	89,000	9	93,750	12
Clark	112,500	32	130,000	27
Fayette	160,000	496	164,900	412
Jessamine	131,000	56	157,000	63
Scott	153,380	89	159,592	62
Woodford	218,900	25	197,750	24
Anderson	120,000	19	125,500	22
Franklin	133,900	57	117,500	36
Madison	155,000	59	165,000	47
Montgomery	122,000	21	84,100	33
Other Counties	85,250	<u>74</u>	85,000	<u>76</u>
		<b>937</b>		<b>814</b>

<u>County</u>	Year to Date 7/31/07		Year to Date 7/31/08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	108,000	95	98,000	83
Clark	127,000	249	123,000	216
Fayette	156,000	3065	156,000	2551
Jessamine	136,900	379	137,500	377
Scott	151,170	504	150,000	409
Woodford	186,000	166	174,639	147
Anderson	123,250	152	120,000	143
Franklin	130,000	303	120,000	275
Madison	153,750	418	148,750	348
Montgomery	118,500	141	94,500	134
Other Counties	89,250	<u>526</u>	80,000	<u>493</u>
		<b>5998</b>		<b>5176</b>

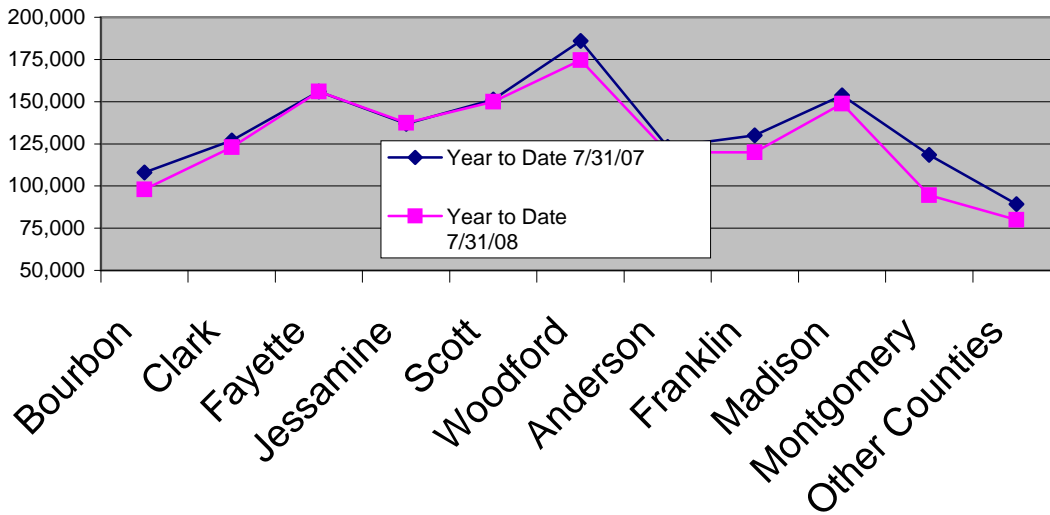


## Median Price by County

### July 07 vs July 08 Median



### Year to date 7/31/07 vs 7/31/08 Median





# Lexington-Bluegrass

Association of Realtors®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	53		48		-9%
Month Inventory	12.3		11.1		-10%
% of List Price	96.61		97.18		
<b>Residential</b>					
Sales	20	\$2,540,550	22	\$3,340,500	10%
Avg Sales Price		\$127,028		\$151,841	20%
Median Sales Price		\$121,750		\$125,500	3%
Avg Days on Market		74		143	93%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	348		320		-8%
<b>Residential</b>					
Sales	153	\$20,988,351	143	\$18,187,377	-7%
Avg Sales Price		\$137,179		\$127,184	-7%
Median Sales Price		\$123,500		\$120,000	-3%
Avg Days on Market		127		127	0%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	18	26	25	26	14	22	21					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	24		27		13%
Month Inventory	13.3		10.3		-23%
% of List Price	93.95		94.62		

#### **Residential**

Sales	9	\$1,188,750	12	\$1,440,800	33%
Avg Sales Price		\$132,083		\$120,067	-9%
Median Sales Price		\$89,000		\$93,750	5%
Avg Days on Market		103		90	-13%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	187		167		-11%

#### **Residential**

Sales	95	\$12,420,166	83	\$11,003,197	-13%
Avg Sales Price		\$130,739		\$132,569	1%
Median Sales Price		\$108,000		\$98,000	-9%
Avg Days on Market		101		95	-6%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	20	11	11	7	6	16	16					
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®

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## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	75		64		-15%
Month Inventory	10.2		13.4		31%
% of List Price	96.27		94.91		
<b>Residential</b>					
Sales	32	\$4,076,297	27	\$3,991,095	-16%
Avg Sales Price		\$127,384		\$147,818	16%
Median Sales Price		\$112,500		\$130,000	16%
Avg Days on Market		121		135	12%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	480		455		-5%
<b>Residential</b>					
Sales	249	\$34,551,822	216	\$29,638,592	-13%
Avg Sales Price		\$138,762		\$137,216	-1%
Median Sales Price		\$127,000		\$123,000	-3%
Avg Days on Market		127		120	-6%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	34	29	25	29	38	23	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

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Jul-08

## Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	742		765		3%
Month Inventory	5.3		6.5		22%
% of List Price	97.77		97.52		
<b>Residential</b>					
Sales	496	\$97,055,012	413	\$81,930,063	-17%
Avg Sales Price		\$195,675		\$198,378	1%
Median Sales Price		\$160,000		\$164,900	3%
Avg Days on Market		60		70	17%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	5,721		5,125		-10%
<b>Residential</b>					
Sales	3,065	\$590,384,073	2,552	\$480,517,452	-17%
Avg Sales Price		\$192,622		\$188,291	-2%
Median Sales Price		\$156,000		\$156,250	0%
Avg Days on Market		71		76	7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	321	348	391	448	453	412	372					
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

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Jul-08

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	July-07	July-08	% CHANGE
New Listings	96	79	-18%
Month Inventory	7.2	10.2	42%
% of List Price	96.70	97.18	

#### **Residential**

Sales	57	\$8,192,961	36	\$4,619,189	-37%
Avg Sales Price		\$143,736		\$128,311	-11%
Median Sales Price		\$133,900		\$117,500	-12%
Avg Days on Market		111		95	-14%

CUMMULATIVE SUMMARY	Jan 07 - July 07	Jan 08 - July 08	% CHANGE
New Listings	631	552	-13%

#### **Residential**

Sales	303	\$42,876,017	275	\$35,743,916	-9%
Avg Sales Price		\$141,505		\$129,978	-8%
Median Sales Price		\$130,000		\$120,000	-8%
Avg Days on Market		107		108	1%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	70	51	54	37	43	35	36					
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

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Jul-08

## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	126		138		10%
Month Inventory	9.2		7.7		-17%
% of List Price	97.82		95.21		

#### Residential

Sales	56	\$11,140,177	63	\$13,786,790	13%
Avg Sales Price		\$198,932		\$218,838	10%
Median Sales Price		\$131,000		\$157,000	20%
Avg Days on Market		77		64	-17%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	882		838		-5%

#### Residential

Sales	379	\$72,414,344	377	\$74,726,003	-1%
Avg Sales Price		\$191,067		\$198,212	4%
Median Sales Price		\$136,900		\$137,500	0%
Avg Days on Market		99		102	3%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	56	62	55	62	61	58	68					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### MADISON COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	140		139		-1%
Month Inventory	12.1		14.2		17%
% of List Price	95.84		95.28		

#### **Residential**

Sales	59	\$11,014,293	47	\$9,030,895	-20%
Avg Sales Price		\$186,683		\$192,147	3%
Median Sales Price		\$155,000		\$165,000	6%
Avg Days on Market		101		128	27%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	1,061		889		-16%

#### **Residential**

Sales	418	\$74,019,332	348	\$60,030,550	-17%
Avg Sales Price		\$177,080		\$172,502	-3%
Median Sales Price		\$153,750		\$148,750	-3%
Avg Days on Market		116		115	-1%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	35	36	62	43	45	50	36					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### MONTGOMERY COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	51		46		-10%
Month Inventory	14.0		8.6		-39%
% of List Price	92.47		95.46		

#### **Residential**

Sales	21	\$2,487,517	33	\$3,234,003	57%
Avg Sales Price		\$118,453		\$98,000	-17%
Median Sales Price		\$122,000		\$84,100	-31%
Avg Days on Market		124		75	-40%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	373		320		-14%

#### **Residential**

Sales	141	\$17,052,074	134	\$14,571,476	-5%
Avg Sales Price		\$120,937		\$108,742	-10%
Median Sales Price		\$118,500		\$94,500	-20%
Avg Days on Market		106		118	11%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	16	17	20	28	23	22	22					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	139		121		-13%
Month Inventory	7.2		9.4		31%
% of List Price	97.82		98.11		

**Residential**

Sales	89	\$16,333,513	62	\$11,528,325	-30%
Avg Sales Price		\$183,523		\$185,941	1%
Median Sales Price		\$153,380		\$159,592	4%
Avg Days on Market		73		74	1%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	1,130		944		-16%

**Residential**

Sales	504	\$89,599,906	409	\$72,904,261	-19%
Avg Sales Price		\$177,778		\$178,250	0%
Median Sales Price		\$151,170		\$150,000	-1%
Avg Days on Market		85		90	6%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	40	76	69	76	78	72	48					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	41		52		27%
Month Inventory	8.2		8.5		4%
% of List Price	95.02		96.54		
<b>Residential</b>					
Sales	25	\$7,931,743	24	\$5,290,671	-4%
Avg Sales Price		\$317,270		\$220,445	-31%
Median Sales Price		\$218,900		\$197,750	-10%
Avg Days on Market		71		78	10%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	363		342		-6%
<b>Residential</b>					
Sales	166	\$36,931,751	147	\$30,874,187	-11%
Avg Sales Price		\$222,480		\$210,028	-6%
Median Sales Price		\$186,000		\$174,639	-6%
Avg Days on Market		99		77	-22%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	24	19	27	27	24	18	30					
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®

Jul-08

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	July-07		July-08		% CHANGE
New Listings	190		153		-19%
Month Inventory	11.5		10.2		-12%
% of List Price	92.67		94.17		

#### **Residential**

Sales	77	\$8,360,365	77	\$8,268,032	0%
Avg Sales Price		\$108,576		\$107,377	-1%
Median Sales Price		\$85,000		\$85,000	0%
Avg Days on Market		93		88	-5%

CUMMULATIVE SUMMARY	Jan 07 - July 07		Jan 08 - July 08		% CHANGE
New Listings	1,320		1112		-16%

#### **Residential**

Sales	529	\$58,969,033	493	\$51,224,895	-7%
Avg Sales Price		\$111,473		\$103,904	-7%
Median Sales Price		\$89,000		\$80,000	-10%
Avg Days on Market		110		105	-5%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	73	67	72	80	79	71	57					
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