

Lexington-Bluegrass

Association of Realtors®

Aug-08

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	1763		1442		-18%
Month Inventory	7.5		9.0		20%
% of List Price	97.22		96.15		-1%
<u>Residential</u>					
Sales	864	\$157,785,809	676	\$123,838,389	-22%
Avg Sales Price	\$182,622		\$182,115		0%
Median Sales Price	\$150,850		\$152,900		1%
Avg Days on Market	78		82		5%
<u>Townhouses/Condos</u>					
Sales	89	\$13,476,461	67	\$9,760,793	-25%
Avg Sales Price	\$148,093		\$135,567		-8%
Median Sales Price	\$124,000		\$112,300		-9%
Avg Days on Market	93		90		-3%
Total Activity	953	\$171,262,270	743	\$133,599,182	-22%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	13,881		12,240		-12%
<u>Residential</u>					
Sales	6,330	\$1,130,557,021	5,348	\$937,557,088	-16%
Avg Sales Price	\$177,872		\$174,559		-2%
Median Sales Price	\$147,673		\$145,000		-2%
Avg Days on Market	86		89		3%
<u>Townhouses/Condos</u>					
Sales	662	\$102,354,696	603	\$91,632,897	-9%
Avg Sales Price	\$148,988		\$146,378		-2%
Median Sales Price	\$123,750		\$122,575		-1%
Avg Days on Market	94		96		2%
Total Activity	6,992	\$1,232,911,717	5,951	\$1,029,189,985	-15%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	6290	6299	6380	6523	6591	6739	6764	6688				
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	863	800	732	754				
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	743				
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

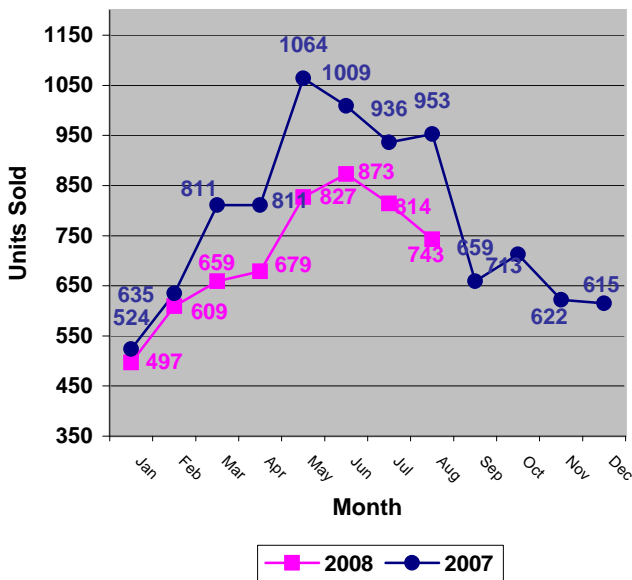
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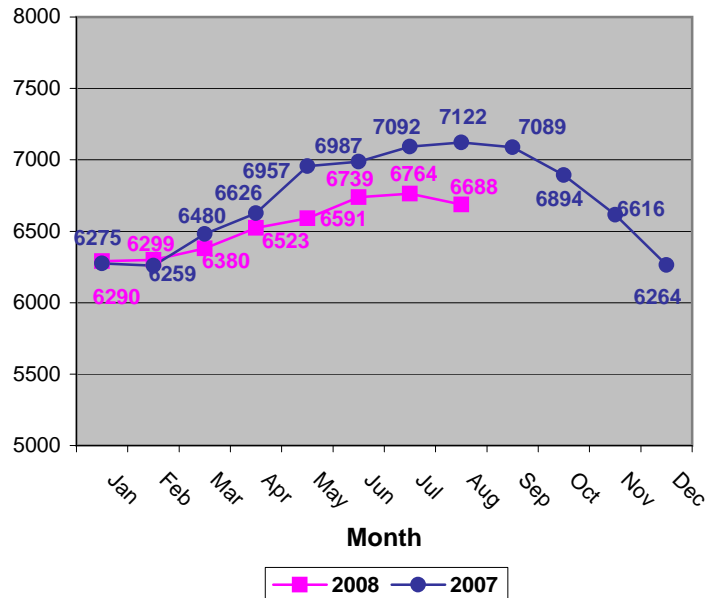
All Residential SALES and INVENTORY with PENDING

Aug-08							Current	Current	Current	Aug
			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	18	17	2	37	127	3.4	51	40
50,000	-	99,999	39	68	13	120	807	6.7	200	161
100,000	-	119,999	13	62	3	78	555	7.1	92	73
120,000	-	139,999	12	68	7	87	829	9.5	173	106
140,000	-	159,999	3	71	13	87	693	8.0	110	71
160,000	-	179,999	4	43	20	67	600	9.0	107	64
180,000	-	199,999	1	36	18	55	484	8.8	90	43
200,000	-	249,999	4	28	44	76	685	9.0	150	75
250,000	-	299,999	1	10	46	57	585	10.3	84	51
300,000	-	499,999	3	14	41	58	850	14.7	85	53
500,000	-	749,999	0	0	16	16	273	17.1	19	12
750,000	-	999,999	0	0	3	3	114	38.0	8	3
1,000,000	-	1,249,999	0	0	2	2	27	13.5	3	2
1,250,000	-	1,499,999	0	0	0	0	18	18.0	1	0
1,500,000	-	1,999,999	0	0	0	0	26	26.0	2	0
2,000,000	-	OVER	0	0	0	0	15	15.0	0	0
Total			98	417	228	743	6688	9.0	1175	754
Median Price			\$89,900	\$137,000	\$242,500	\$150,000	\$170,000		\$152,000	
Average Price			\$104,033	\$144,487	\$272,757	\$178,513	\$239,603		\$185,036	

Sales 07 vs 08



Inventory 07 vs 08



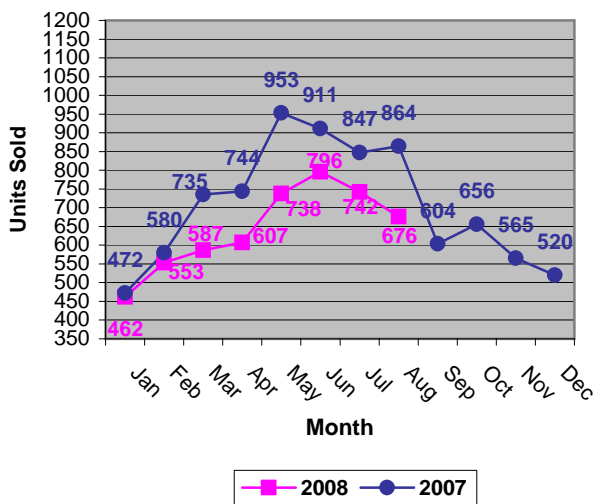
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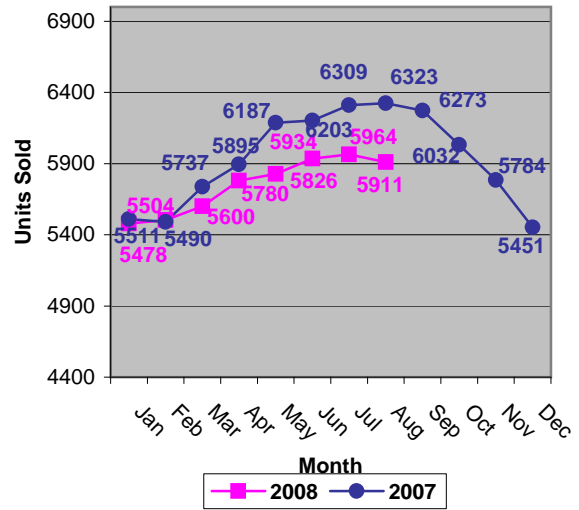
Single Family SALES and INVENTORY and PENDING Aug-08

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	17	17	2	36	119	3.3	49
50,000	-	99,999	16	63	13	92	670	7.3	147
100,000	-	119,999	10	58	3	71	451	6.4	75
120,000	-	139,999	4	65	7	76	744	9.8	157
140,000	-	159,999	1	71	13	85	637	7.5	104
160,000	-	179,999	1	41	20	62	523	8.4	93
180,000	-	199,999	0	35	18	53	450	8.5	86
200,000	-	249,999	3	25	44	72	625	8.7	130
250,000	-	299,999	1	7	46	54	468	8.7	59
300,000	-	499,999	2	13	40	55	767	13.9	68
500,000	-	749,999	0	0	15	15	262	17.5	14
750,000	-	999,999	0	0	3	3	110	36.7	8
1,000,000	-	1,249,999	0	0	2	2	27	13.5	3
1,250,000	-	1,499,999	0	0	0	0	18	18.0	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	2
2,000,000	-	OVER	0	0	0	0	15	15.0	0
Total			55	395	226	676	5911	8.7	996
Median Price			\$89,900	\$137,000	\$241,000	\$153,350	\$174,500		
Average Price			\$97,392	\$143,456	\$271,482	\$182,510	\$245,298		\$184,784

Sales 07 vs 08



Inventory 07 vs 08



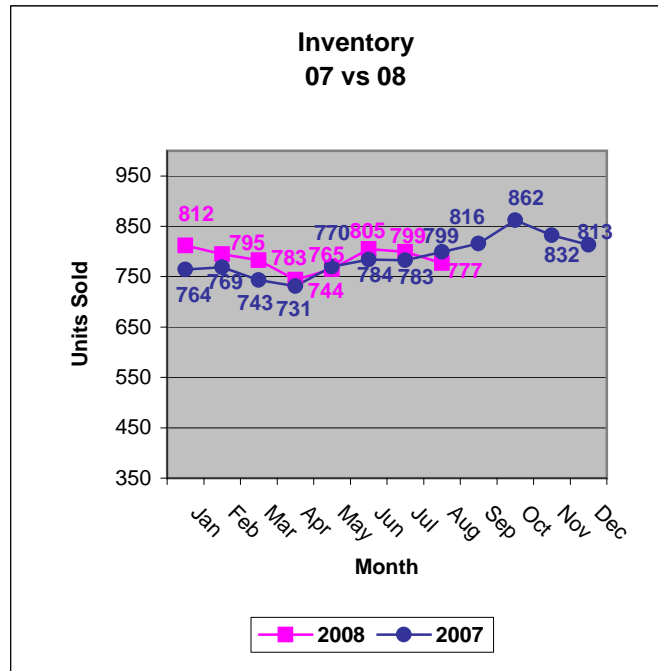
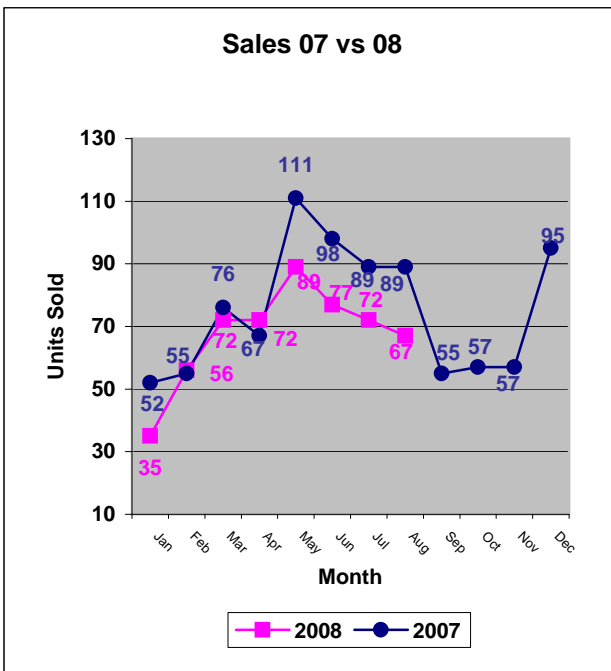
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Townhouse and Condo SALES and INVENTORY and PENDING

Aug-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	8	8.0	2
50,000	- 99,999	23	5	0	28	137	4.9	53
100,000	- 119,999	3	4	0	7	103	14.7	18
120,000	- 139,999	8	3	0	11	85	7.7	16
140,000	- 159,999	2	0	0	2	56	28.0	6
160,000	- 179,999	3	2	0	5	77	15.4	14
180,000	- 199,999	1	1	0	2	34	17.0	4
200,000	- 249,999	1	3	0	4	60	15.0	20
250,000	- 299,999	0	3	0	3	118	39.3	25
300,000	- 499,999	1	1	1	3	83	27.7	17
500,000	- 749,999	0	0	1	1	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
Total		43	22	2	67	777	11.6	180
Median Price		\$55,000	\$38,326	\$31,750	\$45,000	\$76,800		\$68,000
Average Price		\$112,527	\$163,010	\$416,856	\$138,188	\$196,377		\$186,064



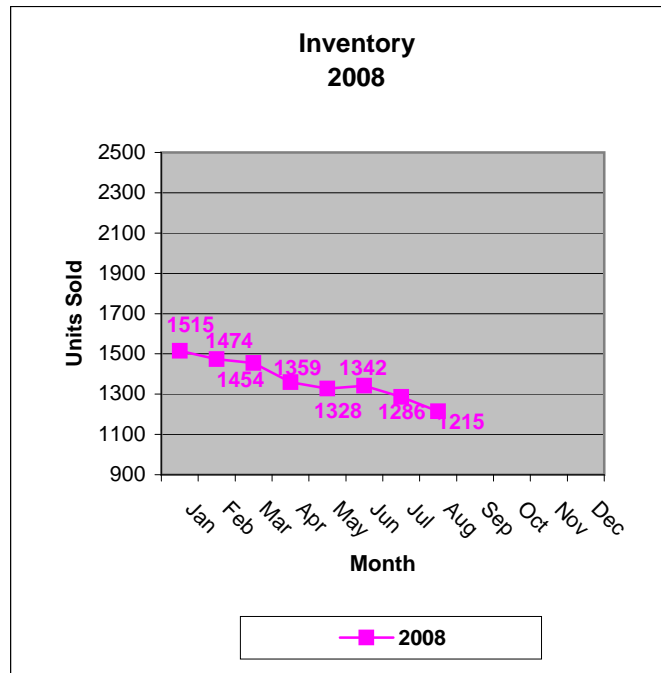
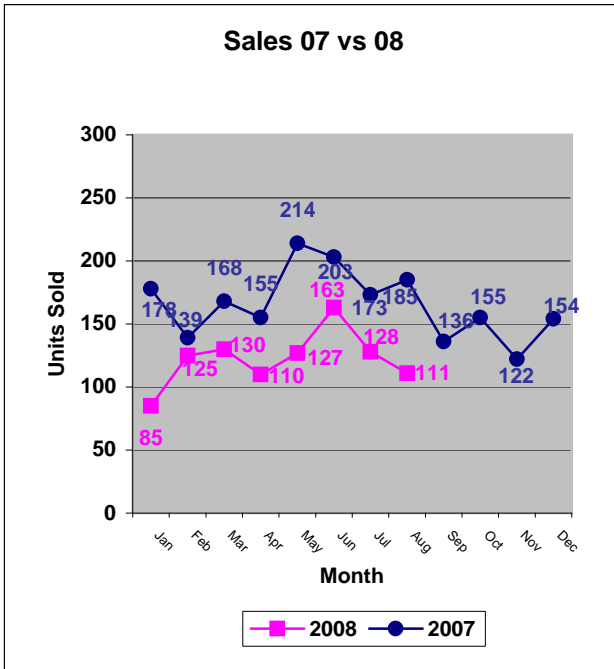
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New Construction SALES and INVENTORY and PENDING

Aug-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	0	2	0	2	8	4.0	2
100,000	- 119,999	0	8	0	8	30	3.8	16
120,000	- 139,999	2	12	0	14	129	9.2	52
140,000	- 159,999	0	12	0	12	151	12.6	47
160,000	- 179,999	3	12	4	19	164	8.6	46
180,000	- 199,999	0	11	4	15	114	7.6	51
200,000	- 249,999	1	7	11	19	185	9.7	103
250,000	- 299,999	0	1	10	11	152	13.8	49
300,000	- 499,999	0	2	5	7	186	26.6	39
500,000	- 749,999	0	0	2	2	46	23.0	9
750,000	- 999,999	0	0	1	1	29	29.0	4
1,000,000	- 1,249,999	0	0	1	1	12	12.0	1
1,250,000	- 1,499,999	0	0	0	0	2	2.0	0
1,500,000	- 1,999,999	0	0	0	0	4	4.0	1
2,000,000	- OVER	0	0	0	0	3	3.0	0
Total		6	67	38	111	1215	10.9	420
Median Price		\$175,060	\$158,900	\$245,109	\$182,470	\$202,580		\$199,900
Average Price		\$171,473	\$167,290	\$298,989	\$212,602	\$273,852		\$229,620



Existing Homes Sales

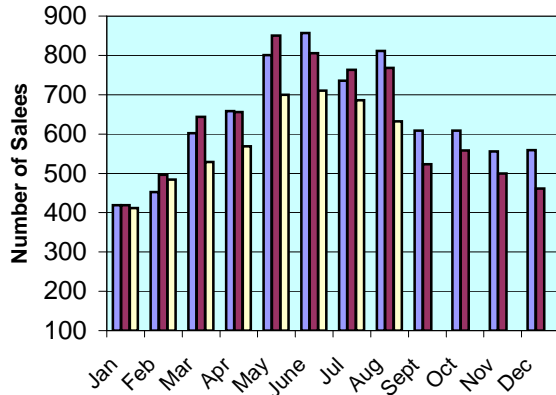
	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	419	419	412
Feb	452	496	484
Mar	602	644	529
Apr	658	656	569
May	801	850	700
June	857	806	710
Jul	736	763	686
Aug	811	768	632
Sept	609	523	
Oct	609	558	
Nov	556	500	
Dec	559	461	

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	111
Sept	199	136	
Oct	207	155	
Nov	181	122	
Dec	195	154	

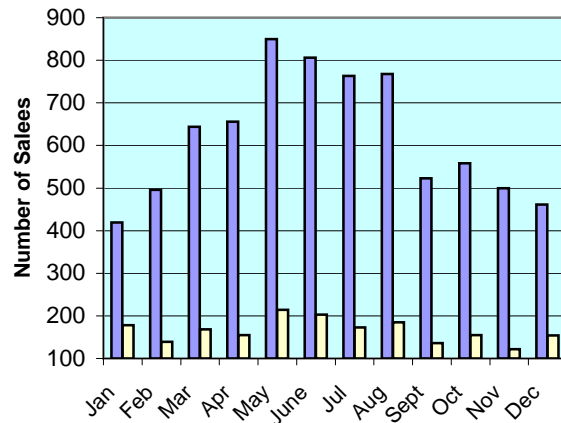
**Existing HomeSales
Yearly Comparison**

■ 2006
■ 2007
■ 2008



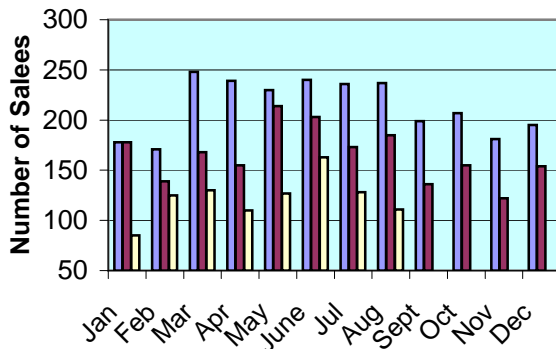
**Existing vs New Sales
2007**

■ Existing ■ New



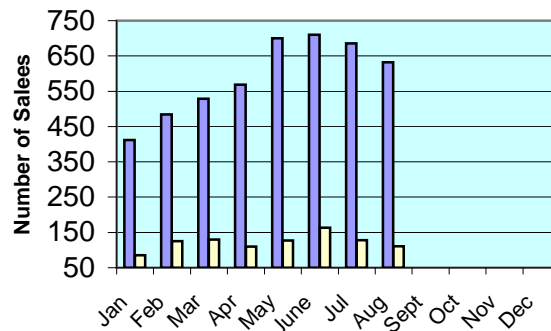
**New Construction Sales
Yearly Comparison**

■ 2006
■ 2007
■ 2008



**Existing vs New Sales
2008**

■ Existing ■ New



Median Price by County

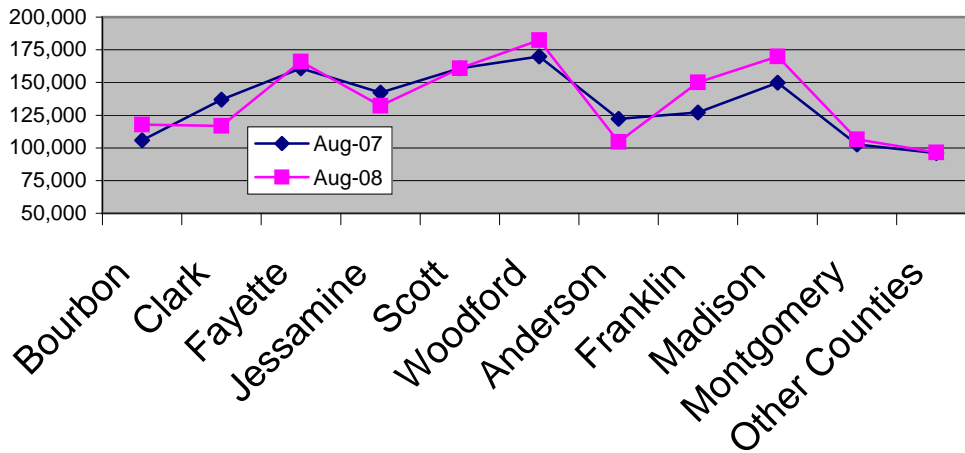
<u>County</u>	Aug-07		Aug-08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	105,775	16	117,900	13
Clark	136,900	41	116,900	29
Fayette	160,900	463	166,000	368
Jessamine	142,325	58	132,250	58
Scott	160,771	70	160,750	62
Woodford	169,995	36	182,500	26
Anderson	122,200	31	104,500	19
Franklin	127,000	45	150,000	33
Madison	149,900	77	169,900	45
Montgomery	102,715	21	106,500	20
Other Counties	96,000	95	96,500	70
		953		743

<u>County</u>	Year to Date 8/31/07		Year to Date 8/31/08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	108,000	112	98,384	96
Clark	129,500	291	121,900	246
Fayette	157,000	3534	157,900	2940
Jessamine	137,000	441	136,700	436
Scott	152,655	579	151,500	475
Woodford	184,250	204	175,000	173
Anderson	123,250	184	117,000	162
Franklin	129,000	350	122,088	310
Madison	153,500	498	150,063	394
Montgomery	118,200	164	94,500	155
Other Counties	89,000	635	82,900	564
		6992		5951

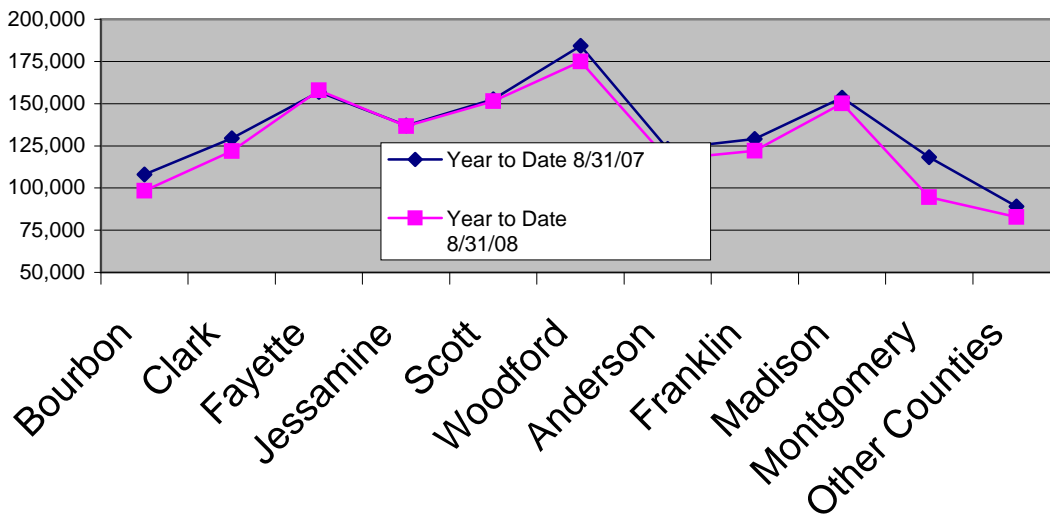


Median Price by County

Aug 07 vs Aug 08 Median



Year to date 8/31/07 vs 8/31/08 Median



Lexington-Bluegrass

Association of Realtors™

Aug-08

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	127	FmHA	9	LA-Fixed	0	Owner Finance	2
CONV	391	FLB	0	L/A-Variable	0	VA	26
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	1
FHA	167	L/A Escalated	0	SBA	0	Other	20

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jessamine	Madison	Montgomery	Scott	Woodford	Others	TOTAL
Out of County Buyer	90	8	4	11	3	26	8	6	30	14	30	230
Out of State Buyer	42	2	0	6	2	7	5	2	15	7	7	95
Seller Leaving County	101	4	4	3	1	13	5	2	12	12	13	170
Seller leaving State	64	3	2	3	0	4	2	2	6	3	4	93
New Construction	52	0	3	5	2	8	9	4	20	3	5	111
First Time Buyer	88	5	4	15	4	15	4	5	14	1	11	166
Listing FSBO	23	1	1	2	0	0	0	1	3	1	2	34
YDT Listing FISBO	124	7	4	6	6	16	9	7	16	8	15	218

Lexington-Bluegrass

Association of Realtors®

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Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings		55		45	-18%
Month Inventory		8.7		12.7	46%
% of List Price		97.92		96.42	
Residential					
Sales	31	\$4,868,630	19	\$2,140,400	-39%
Avg Sales Price		\$157,053		\$112,653	-28%
Median Sales Price		\$122,200		\$104,500	-14%
Avg Days on Market		98		96	-2%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings		411		366	-11%
Residential					
Sales	184	\$25,856,981	162	\$20,327,777	-12%
Avg Sales Price		\$140,527		\$125,480	-11%
Median Sales Price		\$123,250		\$117,000	-5%
Avg Days on Market		122		124	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	18	26	25	26	14	22	21	32				
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

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Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	17		29		71%
Month Inventory	6.6		10.2		54%
% of List Price	95.90		95.94		

Residential

Sales	16	\$2,106,944	13	\$1,789,900	-19%
Avg Sales Price		\$131,684		\$137,685	5%
Median Sales Price		\$105,775		\$117,900	11%
Avg Days on Market		108		100	-7%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	205		197		-4%

Residential

Sales	112	\$14,646,110	96	\$12,793,097	-14%
Avg Sales Price		\$130,769		\$133,261	2%
Median Sales Price		\$108,000		\$98,384	-9%
Avg Days on Market		101		96	-5%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	20	11	11	7	6	16	16	18				
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	August-07		August-08		% CHANGE
New Listings	67		69		3%
Month Inventory	8.4		12.3		46%
% of List Price	96.27		96.13		
Residential					
Sales	41	\$6,372,594	29	\$3,203,017	-29%
Avg Sales Price		\$155,429		\$110,449	-29%
Median Sales Price		\$136,900		\$116,900	-15%
Avg Days on Market		96		116	21%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	548		526		-4%
Residential					
Sales	291	\$40,974,416	246	\$32,930,609	-15%
Avg Sales Price		\$140,806		\$133,864	-5%
Median Sales Price		\$129,500		\$121,900	-6%
Avg Days on Market		123		121	-2%

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

Aug-08

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	756		607		-20%
Month Inventory	5.9		7.0		19%
% of List Price	97.78		96.65		
<u>Residential</u>					
Sales	463	\$90,434,267	368	\$74,531,866	-21%
Avg Sales Price		\$195,322		\$202,532	4%
Median Sales Price		\$160,900		\$166,000	3%
Avg Days on Market		64		62	-3%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	6,497		5,748		-12%
<u>Residential</u>					
Sales	3,534	\$681,491,036	2,940	\$564,931,540	-17%
Avg Sales Price		\$192,838		\$192,154	0%
Median Sales Price		\$157,000		\$157,900	1%
Avg Days on Market		70		75	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	373				
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®

Aug-08

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings		95		95	0%
Month Inventory		9.4		11.5	22%
% of List Price		96.97		93.90	
Residential					
Sales	45	\$6,755,550	33	\$5,312,800	-27%
Avg Sales Price		\$150,123		\$160,994	7%
Median Sales Price		\$127,000		\$150,000	18%
Avg Days on Market		114		106	-7%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings		730		647	-11%
Residential					
Sales	350	\$49,795,992	310	\$41,236,321	-11%
Avg Sales Price		\$142,274		\$133,020	-7%
Median Sales Price		\$129,000		\$122,088	-5%
Avg Days on Market		108		107	-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	35				
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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Statistical Report Residential, Condo, & Townhouses

JESSAMINE COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	139		106		-24%
Month Inventory	8.9		8.1		-10%
% of List Price	95.75		95.77		
Residential					
Sales	58	\$11,832,379	58	\$10,229,267	0%
Avg Sales Price		\$204,007		\$176,367	-14%
Median Sales Price		\$142,325		\$132,250	-7%
Avg Days on Market		77		76	-1%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	1,021		946		-7%
Residential					
Sales	441	\$84,617,668	436	\$85,098,270	-1%
Avg Sales Price		\$191,877		\$195,180	2%
Median Sales Price		\$137,000		\$136,700	0%
Avg Days on Market		96		98	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	56	62	55	62	61	58	68	60				
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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MADISON COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	150		141		-6%
Month Inventory	8.8		15.3		74%
% of List Price	96.99		96.92		

Residential

Sales	80	\$13,111,538	45	\$8,424,121	-44%
Avg Sales Price		\$163,894		\$187,203	14%
Median Sales Price		\$148,000		\$169,900	15%
Avg Days on Market		88		94	7%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	1,217		1032		-15%

Residential

Sales	501	\$87,708,791	394	\$68,629,671	-21%
Avg Sales Price		\$175,067		\$174,187	-1%
Median Sales Price		\$152,925		\$150,063	-2%
Avg Days on Market		111		112	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	47				
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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MONTGOMERY COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	65		34		-48%
Month Inventory	14.2		13.0		-9%
% of List Price	96.65		93.76		
Residential					
Sales	22	\$2,320,600	20	\$2,243,507	-9%
Avg Sales Price		\$105,482		\$112,175	6%
Median Sales Price		\$103,108		\$106,500	3%
Avg Days on Market		120		114	-5%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	438		354		-19%
Residential					
Sales	165	\$19,561,674	155	\$16,832,483	-6%
Avg Sales Price		\$118,556		\$108,597	-8%
Median Sales Price		\$117,900		\$94,500	-20%
Avg Days on Market		107		117	9%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	16	17	20	28	23	22	22	15				
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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SCOTT COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	177		122		-31%
Month Inventory	8.8		9.6		9%
% of List Price	98.42		98.37		
Residential					
Sales	73	\$15,252,346	62	\$11,236,909	-15%
Avg Sales Price		\$208,936		\$181,240	-13%
Median Sales Price		\$161,541		\$160,750	0%
Avg Days on Market		79		87	10%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	1,310		1073		-18%
Residential					
Sales	583	\$106,207,432	475	\$84,826,129	-19%
Avg Sales Price		\$182,174		\$178,581	-2%
Median Sales Price		\$152,900		\$151,500	-1%
Avg Days on Market		84		90	7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	40	76	69	76	78	72	48	57				
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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WOODFORD COUNTY

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings		45		52	16%
Month Inventory		5.7		7.6	33%
% of List Price		98.55		95.26	
Residential					
Sales	36	\$8,114,133	26	\$5,548,555	-28%
Avg Sales Price		\$225,393		\$213,406	-5%
Median Sales Price		\$169,995		\$182,500	7%
Avg Days on Market		71		104	46%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings		409		394	-4%
Residential					
Sales	204	\$45,305,784	173	\$36,422,742	-15%
Avg Sales Price		\$222,087		\$210,536	-5%
Median Sales Price		\$184,250		\$175,000	-5%
Avg Days on Market		93		81	-13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2008	24	19	27	27	24	18	30	25				
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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OTHER COUNTIES

MONTHLY SUMMARY	August-07		August-08		% CHANGE
New Listings	203		143		-30%
Month Inventory	9.4		10.9		16%
% of List Price	92.94		94.01		
Residential					
Sales	96	\$10,963,750	71	\$8,116,240	-26%
Avg Sales Price	\$114,206		\$114,313		0%
Median Sales Price	\$95,750		\$96,500		1%
Avg Days on Market	105		119		13%

CUMMULATIVE SUMMARY	Jan 07 - Aug 07		Jan 08 - Aug 08		% CHANGE
New Listings	1,548		1260		-19%
Residential					
Sales	636	\$70,461,583	565	\$59,369,135	-11%
Avg Sales Price	\$110,789		\$105,078		-5%
Median Sales Price	\$89,000		\$82,900		-7%
Avg Days on Market	108		107		-1%

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