

# Lexington-Bluegrass

Association of Realtors®

Oct-08

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	1490		1336		-10%
Month Inventory	9.7		10.4		7%
% of List Price	96.34		95.66		-1%

### Residential

Sales	656	\$117,908,349	566	\$93,652,233	-14%
Avg Sales Price		\$179,465		\$163,728	-9%
Median Sales Price		\$148,500		\$136,013	-8%
Avg Days on Market		86		77	-10%

### Townhouses/Condos

Sales	57	\$9,560,659	56	\$7,606,847	-2%
Avg Sales Price		\$164,839		\$128,930	-22%
Median Sales Price		\$144,606		\$100,105	-31%
Avg Days on Market		81		92	14%

<b>Total Activity</b>	<b>713</b>	<b>\$127,469,008</b>	<b>622</b>	<b>\$101,259,080</b>	<b>-13%</b>
-----------------------	------------	----------------------	------------	----------------------	-------------

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	16,835		14,926		-11%

### Residential

Sales	7,661	\$1,368,635,093	6,600	\$1,142,532,673	-14%
Avg Sales Price		\$177,930		\$172,328	-3%
Median Sales Price		\$148,000		\$143,532	-3%
Avg Days on Market		85		88	4%

### Townhouses/Condos

Sales	786	\$123,726,452	718	\$109,137,022	-9%
Avg Sales Price		\$151,255		\$146,100	-3%
Median Sales Price		\$125,057		\$121,565	-3%
Avg Days on Market		93		97	4%

<b>Total Activity</b>	<b>8,447</b>	<b>\$1,492,361,545</b>	<b>7,318</b>	<b>\$1,251,669,695</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	6591	6739	6764	6688	6594	6464		
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	754	650	525		
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	664	622		
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

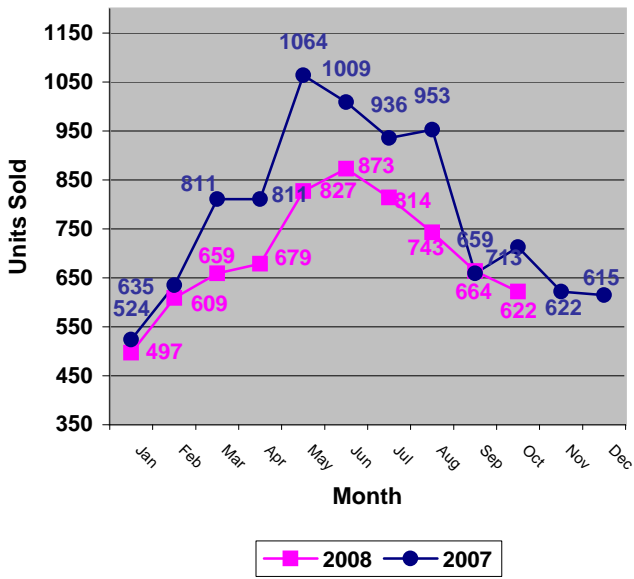
# Lexington-Bluegrass

Association of Realtors®

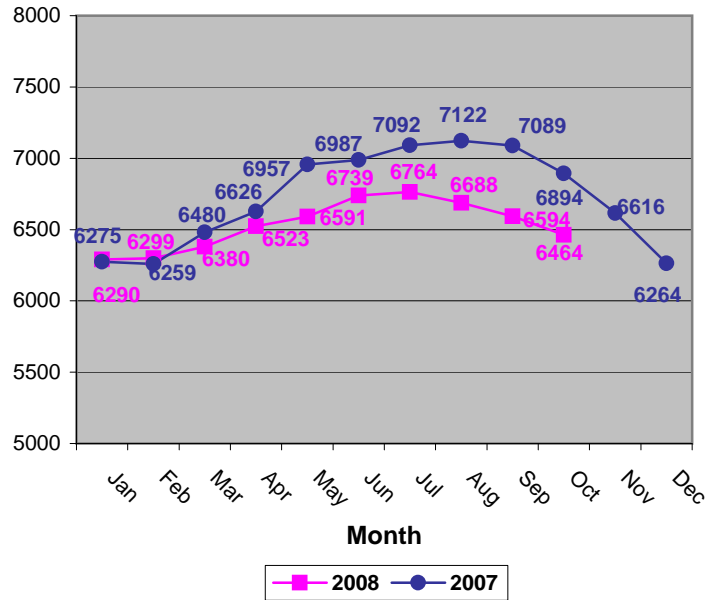
All Residential SALES and INVENTORY with PENDING

Oct-08			Sales				Current Inventory		Current Pending Inventory	Oct Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	24	24	1	49	140	2.9	38	40
50,000	-	99,999	43	77	12	132	895	6.8	157	114
100,000	-	119,999	9	36	10	55	547	9.9	75	55
120,000	-	139,999	5	89	12	106	806	7.6	129	84
140,000	-	159,999	3	44	8	55	618	11.2	106	58
160,000	-	179,999	3	30	7	40	577	14.4	101	47
180,000	-	199,999	1	21	13	35	471	13.5	68	25
200,000	-	249,999	4	28	29	61	622	10.2	129	40
250,000	-	299,999	1	9	21	31	548	17.7	71	32
300,000	-	499,999	0	11	36	47	787	16.7	62	22
500,000	-	749,999	1	1	5	7	256	36.6	17	5
750,000	-	999,999	0	1	3	4	112	28.0	7	3
1,000,000	-	1,249,999	0	0	0	0	24	24.0	1	0
1,250,000	-	1,499,999	0	0	0	0	20	20.0	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	19	19.0	1	0
<b>Total</b>			<b>94</b>	<b>371</b>	<b>157</b>	<b>622</b>	<b>6464</b>	<b>10.4</b>	<b>964</b>	<b>525</b>
<b>Median Price</b>			<b>\$75,000</b>	<b>\$130,698</b>	<b>\$215,500</b>	<b>\$134,122</b>	<b>\$169,900</b>		<b>\$156,707</b>	
<b>Average Price</b>			<b>\$90,026</b>	<b>\$139,534</b>	<b>\$250,203</b>	<b>\$159,986</b>	<b>\$236,885</b>		<b>\$186,186</b>	

**Sales 07 vs 08**



**Inventory 07 vs 08**



# Lexington-Bluegrass

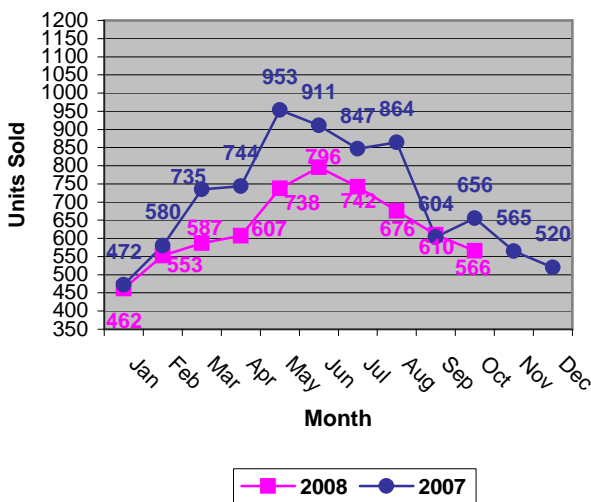
Association of Realtors<sup>®</sup>

## Single Family SALES and INVENTORY and PENDING

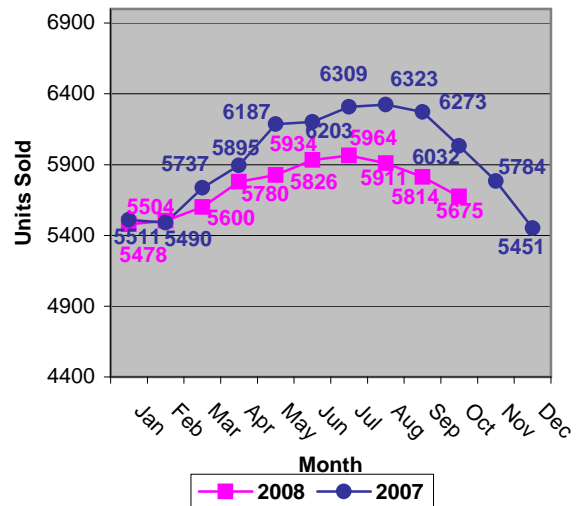
Oct-08

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	22	24	1	47	127	2.7	37
50,000	-	99,999	21	72	12	105	715	6.8	122
100,000	-	119,999	3	34	10	47	436	9.3	67
120,000	-	139,999	4	85	12	101	739	7.3	115
140,000	-	159,999	3	42	8	53	566	10.7	93
160,000	-	179,999	0	29	7	36	518	14.4	88
180,000	-	199,999	1	21	13	35	437	12.5	64
200,000	-	249,999	3	25	29	57	572	10.0	111
250,000	-	299,999	0	8	21	29	426	14.7	50
300,000	-	499,999	0	11	35	46	698	15.2	51
500,000	-	749,999	0	1	5	6	248	41.3	11
750,000	-	999,999	0	1	3	4	109	27.3	7
1,000,000	-	1,249,999	0	0	0	0	24	24.0	1
1,250,000	-	1,499,999	0	0	0	0	20	20.0	0
1,500,000	-	1,999,999	0	0	0	0	21	21.0	2
2,000,000	-	OVER	0	0	0	0	19	19.0	1
<b>Total</b>			<b>57</b>	<b>353</b>	<b>156</b>	<b>566</b>	<b>5675</b>	<b>10.0</b>	<b>820</b>
<b>Median Price</b>			<b>\$63,000</b>	<b>\$130,250</b>	<b>\$215,341</b>	<b>\$136,513</b>	<b>\$169,900</b>		
<b>Average Price</b>			<b>\$75,835</b>	<b>\$139,265</b>	<b>\$249,500</b>	<b>\$163,260</b>	<b>\$243,494</b>		<b>\$184,587</b>

**Sales 07 vs 08**



**Inventory 07 vs 08**



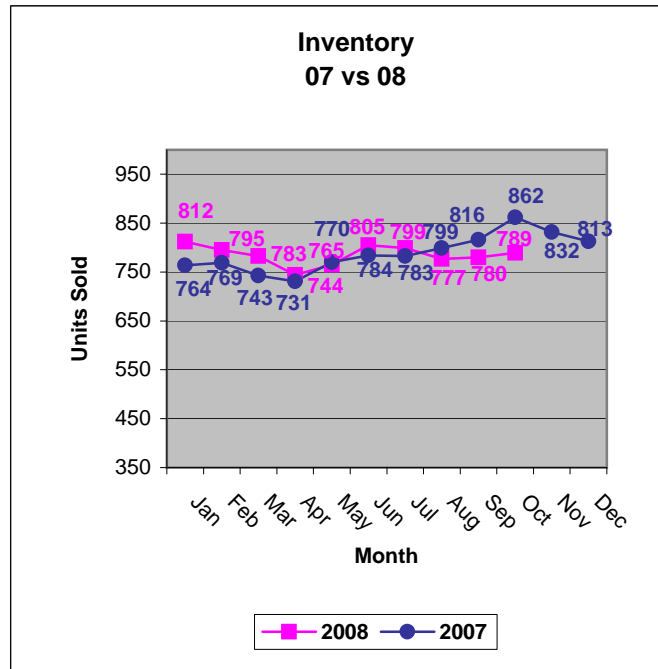
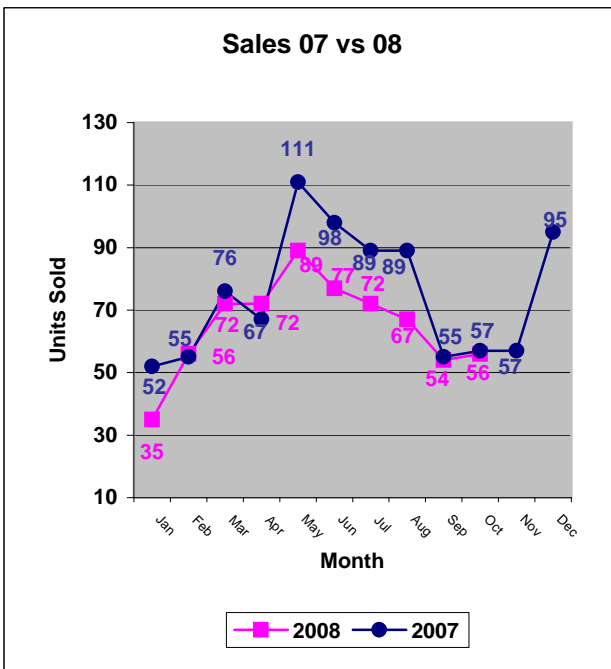
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Oct-08

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	2	0	0	2	13	6.5	1
50,000	- 99,999	22	5	0	27	180	6.7	35
100,000	- 119,999	6	2	0	8	111	13.9	8
120,000	- 139,999	1	4	0	5	67	13.4	14
140,000	- 159,999	0	2	0	2	52	26.0	13
160,000	- 179,999	3	1	0	4	59	14.8	13
180,000	- 199,999	0	0	0	0	34	34.0	4
200,000	- 249,999	1	3	0	4	50	12.5	18
250,000	- 299,999	1	1	0	2	122	61.0	21
300,000	- 499,999	0	0	1	1	89	89.0	11
500,000	- 749,999	1	0	0	1	8	8.0	6
750,000	- 999,999	0	0	0	0	3	3.0	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>37</b>	<b>18</b>	<b>1</b>	<b>56</b>	<b>789</b>	<b>14.1</b>	<b>144</b>
<b>Median Price</b>		<b>\$42,000</b>	<b>\$26,950</b>	<b>\$27,000</b>	<b>\$33,025</b>	<b>\$74,900</b>		<b>\$69,900</b>
<b>Average Price</b>		<b>\$111,887</b>	<b>\$144,801</b>	<b>\$359,825</b>	<b>\$126,894</b>	<b>\$189,350</b>		<b>\$195,292</b>



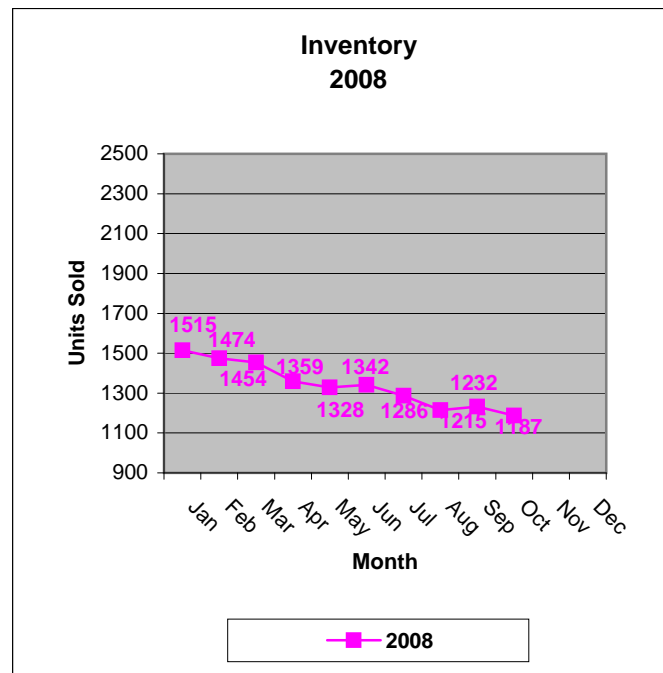
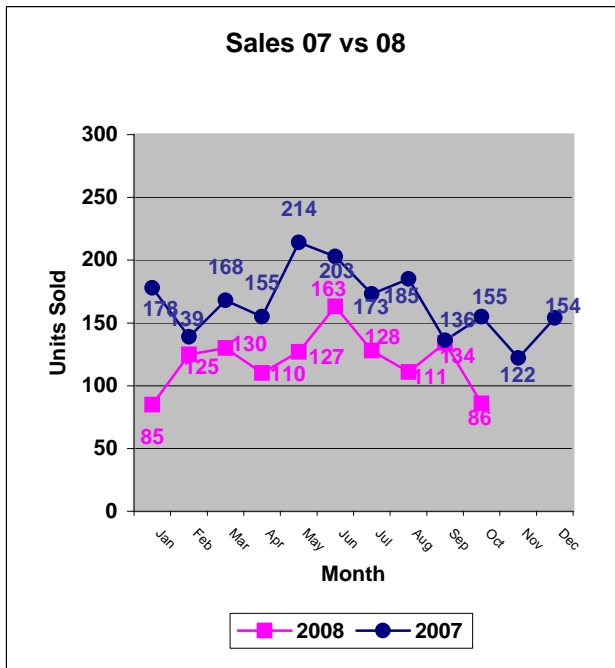
# Lexington-Bluegrass

Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Oct-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	7	3.5	3
100,000	- 119,999	0	1	0	1	48	48.0	12
120,000	- 139,999	1	17	0	18	121	6.7	40
140,000	- 159,999	0	9	0	9	145	16.1	42
160,000	- 179,999	3	8	1	12	144	12.0	41
180,000	- 199,999	0	4	1	5	129	25.8	36
200,000	- 249,999	0	7	11	18	169	9.4	99
250,000	- 299,999	1	2	6	9	153	17.0	40
300,000	- 499,999	0	1	6	7	179	25.6	25
500,000	- 749,999	0	1	2	3	45	15.0	9
750,000	- 999,999	0	0	2	2	25	12.5	4
1,000,000	- 1,249,999	0	0	0	0	9	9.0	0
1,250,000	- 1,499,999	0	0	0	0	4	4.0	0
1,500,000	- 1,999,999	0	0	0	0	5	5.0	1
2,000,000	- OVER	0	0	0	0	4	4.0	0
<b>Total</b>		<b>5</b>	<b>52</b>	<b>29</b>	<b>86</b>	<b>1187</b>	<b>13.8</b>	<b>352</b>
<b>Median Price</b>		<b>\$177,990</b>	<b>\$150,400</b>	<b>\$260,000</b>	<b>\$185,475</b>	<b>\$199,900</b>		<b>\$201,765</b>
<b>Average Price</b>		<b>\$180,162</b>	<b>\$171,934</b>	<b>\$321,975</b>	<b>\$223,008</b>	<b>\$272,161</b>		<b>\$226,232</b>



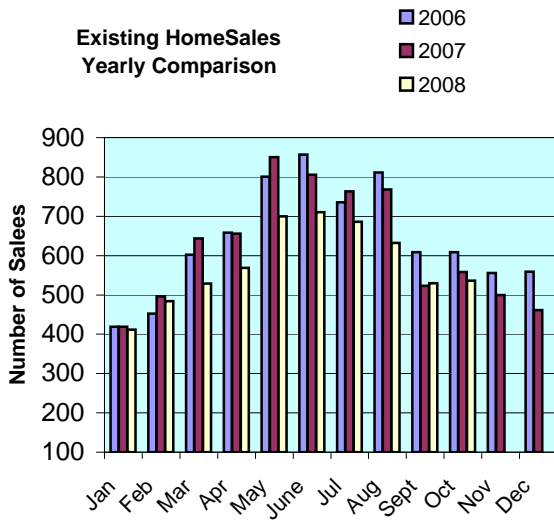
## Existing Homes Sales

	<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	632
Sept	609	523	530
Oct	609	558	536
Nov	556	500	
Dec	559	461	

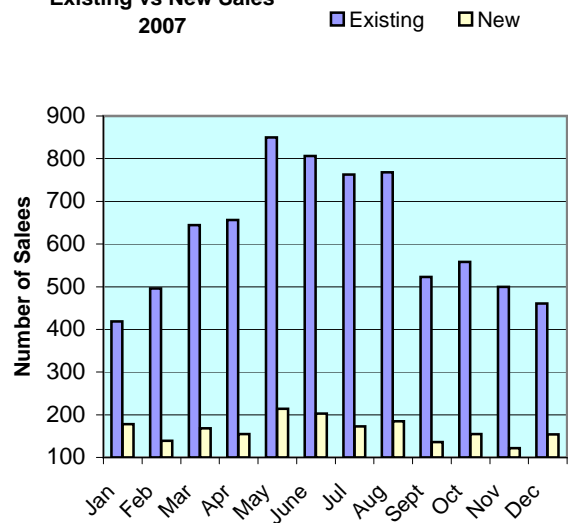
## New Construction Sales

	<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	134
Oct	207	155	86
Nov	181	122	
Dec	195	154	

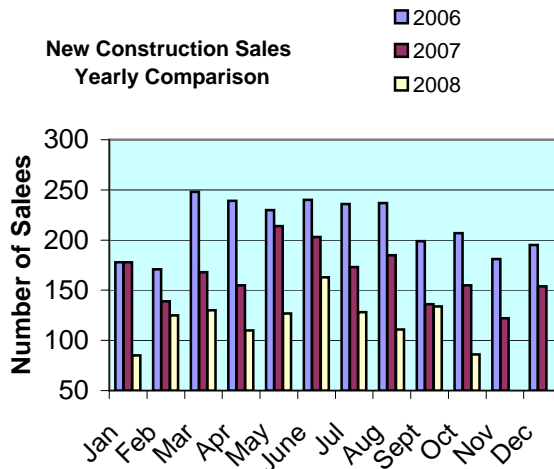
**Existing HomeSales  
Yearly Comparison**



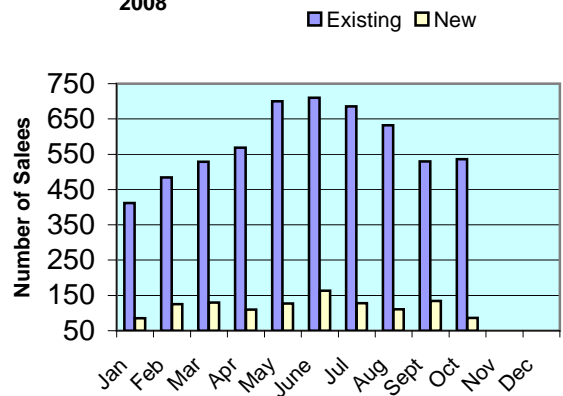
**Existing vs New Sales  
2007**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2008**



### Median Price by County

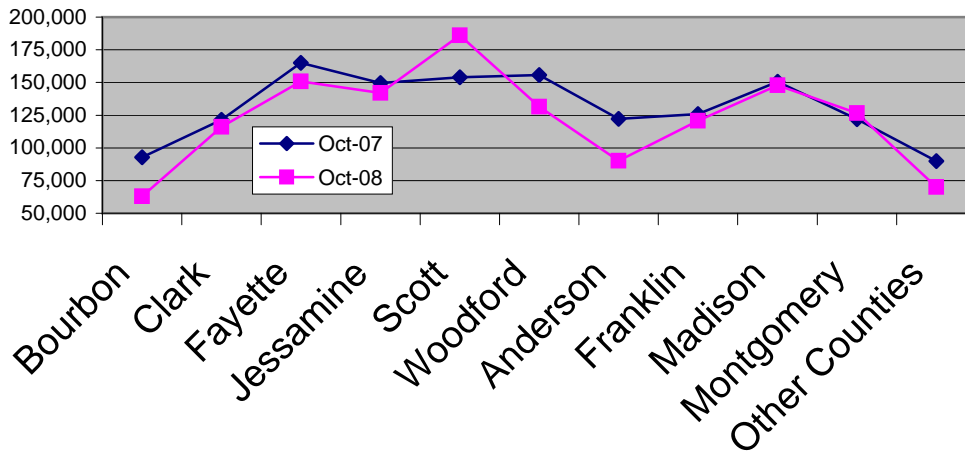
<u>County</u>	Oct-07		Oct-08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	92,856	15	63,000	11
Clark	121,500	32	115,950	30
Fayette	165,000	349	150,900	287
Jessamine	149,700	42	142,000	47
Scott	154,000	51	186,050	37
Woodford	155,825	22	131,500	17
Anderson	122,150	18	90,150	20
Franklin	125,850	33	120,775	35
Madison	150,555	50	148,000	45
Montgomery	122,000	27	126,500	21
Other Counties	89,900	<u>74</u>	70,000	<u>72</u>
		<b>713</b>		<b>622</b>

<u>County</u>	Year to Date 10/31/07		Year to Date 10/31/08	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	110,000	145	90,000	122
Clark	128,200	362	121,900	301
Fayette	158,500	4238	157,245	3560
Jessamine	137,750	526	136,000	541
Scott	153,050	703	153,000	574
Woodford	183,992	248	172,000	213
Anderson	122,750	218	118,500	218
Franklin	128,250	430	121,670	384
Madison	152,500	597	149,000	495
Montgomery	116,500	211	110,250	200
Other Counties	89,900	<u>769</u>	80,000	<u>710</u>
		<b>8447</b>		<b>7318</b>

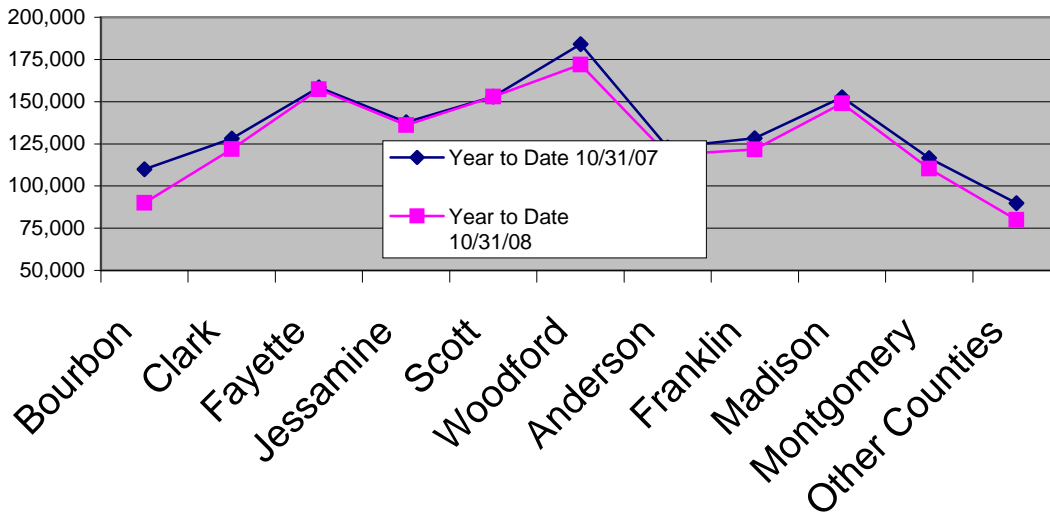


## Median Price by County

### Oct 07 vs Oct 08 Median



### Year to date 10/31/07 vs 10/31/08 Median





# Lexington-Bluegrass

Association of Realtors™

Oct-08

## Statistical Report Residential Condo, & Townhouses

### Financing of Sales

CASH	106	FmHA	5	LA-Fixed	0	Owner Finance	0
CONV	316	FLB	0	L/A-Variable	0	VA	18
EXCH	0	FNMA	0	L/A + 2nd	0	Wrap Around	0
FHA	156	L/A Escalated	0	SBA	0	Other	21

### Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jessamine	Madison	Montgomery	Scott	Woodford	Others	TOTAL
Out of County Buyer	50	6	6	10	3	13	14	9	15	8	21	155
Out of State Buyer	24	3	2	2	0	5	8	2	6	4	5	61
Seller Leaving County	64	2	1	10	2	12	10	3	8	3	14	129
Seller leaving State	44	1	0	4	0	5	6	0	4	1	6	71
New Construction	49	2	0	3	4	5	4	2	13	4	0	86
First Time Buyer	75	3	5	8	4	14	6	3	13	6	13	150
Listing FSBO	10	0	0	1	0	0	2	0	1	0	1	15
YDT Listing FISBO	151	7	4	8	6	20	12	8	19	9	18	262

# Lexington-Bluegrass

Association of Realtors®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	40		52		30%
Month Inventory	13.7		11.2		-19%
% of List Price	95.60		94.35		
<b>Residential</b>					
Sales	18	\$2,271,288	20	\$2,457,360	11%
Avg Sales Price		\$126,183		\$122,868	-3%
Median Sales Price		\$122,150		\$90,150	-26%
Avg Days on Market		93		87	-6%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	501		450		-10%
<b>Residential</b>					
Sales	218	\$30,559,096	218	\$27,435,209	0%
Avg Sales Price		\$140,179		\$125,850	-10%
Median Sales Price		\$122,750		\$118,500	-3%
Avg Days on Market		121		116	-4%

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	25	23		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	18		18		0%
Month Inventory	7.0		10.5		51%
% of List Price	94.53		91.12		
<b>Residential</b>					
Sales	15	\$1,966,056	11	\$936,900	-27%
Avg Sales Price		\$131,070		\$85,173	-35%
Median Sales Price		\$92,856		\$63,000	-32%
Avg Days on Market		120		45	-63%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	252		235		-7%
<b>Residential</b>					
Sales	145	\$19,303,246	122	\$16,349,097	-16%
Avg Sales Price		\$133,126		\$134,009	1%
Median Sales Price		\$110,000		\$90,000	-18%
Avg Days on Market		99		97	-2%

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	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®

Oct-08

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	73		70		-4%
Month Inventory	9.8		11.5		17%
% of List Price	94.60		94.55		
<b>Residential</b>					
Sales	32	\$4,290,626	30	\$3,827,800	-6%
Avg Sales Price	\$134,082		\$127,593		-5%
Median Sales Price	\$121,500		\$115,950		-5%
Avg Days on Market	92		84		-9%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	675		657		-3%
<b>Residential</b>					
Sales	362	\$50,993,989	301	\$40,403,488	-17%
Avg Sales Price	\$140,867		\$134,241		-5%
Median Sales Price	\$128,200		\$121,900		-5%
Avg Days on Market	118		119		1%

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	35	20		
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®

Oct-08

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	665		601		-10%
Month Inventory	7.4		8.7		18%
% of List Price	97.30		96.69		
<b>Residential</b>					
Sales	350	\$72,595,304	289	\$51,737,362	-17%
Avg Sales Price		\$207,415		\$179,022	-14%
Median Sales Price		\$165,450		\$151,000	-9%
Avg Days on Market		71		73	3%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	7,876		6,979		-11%
<b>Residential</b>					
Sales	4,239	\$821,039,722	3,562	\$673,454,908	-16%
Avg Sales Price		\$193,687		\$189,067	-2%
Median Sales Price		\$158,500		\$157,360	-1%
Avg Days on Market		70		74	6%

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	274	248		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	79		67		-15%
Month Inventory	13.6		10.1		-26%
% of List Price	96.12		94.78		
<b>Residential</b>					
Sales	33	\$4,735,837	35	\$4,514,200	6%
Avg Sales Price		\$143,510		\$128,977	-10%
Median Sales Price		\$125,850		\$120,775	-4%
Avg Days on Market		88		99	13%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	928		799		-14%
<b>Residential</b>					
Sales	430	\$61,702,067	384	\$51,342,286	-11%
Avg Sales Price		\$143,493		\$133,704	-7%
Median Sales Price		\$128,250		\$121,670	-5%
Avg Days on Market		102		106	4%

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	47	34		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings		109		102	-6%
Month Inventory		12.2		10.1	-17%
% of List Price		95.80		94.26	
<b>Residential</b>					
Sales	42	\$8,537,630	47	\$9,198,500	12%
Avg Sales Price		\$203,277		\$195,713	-4%
Median Sales Price		\$149,700		\$142,000	-5%
Avg Days on Market		97		80	-18%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings		1,250		1,158	-7%
<b>Residential</b>					
Sales	526	\$101,785,498	541	\$105,334,059	3%
Avg Sales Price		\$193,509		\$194,703	1%
Median Sales Price		\$137,750		\$136,000	-1%
Avg Days on Market		96		95	-1%

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	55	32		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### MADISON COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings		127		117	-8%
Month Inventory		13.7		15.4	12%
% of List Price		96.64		95.54	
<b>Residential</b>					
Sales	50	\$8,057,652	45	\$7,917,409	-10%
Avg Sales Price		\$161,153		\$175,942	9%
Median Sales Price		\$150,555		\$148,000	-2%
Avg Days on Market		120		91	-24%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings		1,455		1,265	-13%
<b>Residential</b>					
Sales	597	\$104,607,710	495	\$85,994,245	-17%
Avg Sales Price		\$175,222		\$173,726	-1%
Median Sales Price		\$152,500		\$149,000	-2%
Avg Days on Market		112		109	-3%

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	52	30		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### MONTGOMERY COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	52		37		-29%
Month Inventory	11.8		11.2		-5%
% of List Price	94.22		93.87		
<b>Residential</b>					
Sales	27	\$3,318,074	21	\$2,774,900	-22%
Avg Sales Price		\$122,892		\$132,138	8%
Median Sales Price		\$122,000		\$126,500	4%
Avg Days on Market		139		127	-9%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	544		424		-22%
<b>Residential</b>					
Sales	211	\$24,833,847	200	\$22,753,283	-5%
Avg Sales Price		\$117,696		\$113,766	-3%
Median Sales Price		\$116,500		\$110,250	-5%
Avg Days on Market		108		135	25%

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	22	14		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings		136		115	-15%
Month Inventory		12.8		16.1	26%
% of List Price		94.52		98.61	
<b>Residential</b>					
Sales	52	\$9,568,612	37	\$7,530,285	-29%
Avg Sales Price		\$184,012		\$203,521	11%
Median Sales Price		\$154,000		\$186,050	21%
Avg Days on Market		90		61	-32%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings		1,586		1,338	-16%
<b>Residential</b>					
Sales	704	\$129,333,319	574	\$104,721,658	-18%
Avg Sales Price		\$183,712		\$182,442	-1%
Median Sales Price		\$153,215		\$153,000	0%
Avg Days on Market		84		91	8%

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	42	44		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	36		29		-19%
Month Inventory	7.9		11.2		42%
% of List Price	95.26		96.54		
<b>Residential</b>					
Sales	23	\$4,419,286	17	\$2,840,499	-26%
Avg Sales Price		\$192,143		\$167,088	-13%
Median Sales Price		\$155,000		\$131,500	-15%
Avg Days on Market		106		50	-53%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	479		468		-2%
<b>Residential</b>					
Sales	249	\$54,308,988	213	\$43,506,908	-14%
Avg Sales Price		\$218,108		\$204,258	-6%
Median Sales Price		\$183,984		\$172,000	-7%
Avg Days on Market		94		81	-14%

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	17	18		
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®

Oct-08

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	October-07		October-08		% CHANGE
New Listings	157		134		-15%
Month Inventory	11.2		9.9		-12%
% of List Price	93.50		91.86		

#### **Residential**

Sales	76	\$8,333,743	73	\$6,547,410	-4%
Avg Sales Price		\$109,655		\$89,691	-18%
Median Sales Price		\$89,900		\$70,000	-22%
Avg Days on Market		82		81	-1%

CUMMULATIVE SUMMARY	Jan 07 - Oct 07		Jan 08 - Oct 08		% CHANGE
New Listings	1,853		1,557		-16%

#### **Residential**

Sales	771	\$85,303,147	711	\$72,820,923	-8%
Avg Sales Price		\$110,640		\$102,420	-7%
Median Sales Price		\$89,900		\$80,000	-11%
Avg Days on Market		105		104	-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	78	56		
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