

Lexington-Bluegrass

Association of Realtors[®]

Jan-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	1448		1391		-4%
Month Inventory	12.7		17.8		40%
% of List Price	96.19		95.88		0%
<u>Residential</u>					
Sales	462	\$74,397,145	309	\$48,949,540	-33%
Avg Sales Price	\$159,994		\$158,413		-1%
Median Sales Price	\$135,000		\$135,000		0%
Avg Days on Market	95		86		-9%
<u>Townhouses/Condos</u>					
Sales	35	\$4,259,571	23	\$3,267,796	-34%
Avg Sales Price	\$112,094		\$136,158		21%
Median Sales Price	\$94,700		\$121,563		28%
Avg Days on Market	104		110		6%
Total Activity	497	\$78,656,716	332	\$52,217,336	-33%

**Note: Ice Storm 1/25/09

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919											
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928
2007	6275	6259	6480	6626	6957	6987	7092	7122	7089	6894	6616	6263

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472											
2008	713	743	804	860	863	800	732	754	650	525	429	437
2007	801	748	981	1091	1023	883	893	814	644	722	592	469

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	332											
2008	497	609	659	679	827	873	814	743	664	622	461	531
2007	524	635	811	811	1064	1009	936	953	659	713	622	615

Lexington-Bluegrass

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All Residential SALES and INVENTORY with PENDING

Jan-09								Current Pending Inventory	Jan Pending	
Price Range			Sales				Current Inventory	Months Inv.	Single Units	Single Units
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units			
49,999	OR	UNDER	10	13	2	25	181	7.2	38	35
50,000	-	99,999	17	45	5	67	821	12.3	148	100
100,000	-	119,999	4	33	5	42	512	12.2	92	63
120,000	-	139,999	3	32	7	42	735	17.5	137	69
140,000	-	159,999	3	25	6	34	555	16.3	91	52
160,000	-	179,999	0	13	16	29	507	17.5	83	35
180,000	-	199,999	0	12	6	18	412	22.9	69	28
200,000	-	249,999	1	7	24	32	581	18.2	112	34
250,000	-	299,999	0	5	14	19	511	26.9	52	22
300,000	-	499,999	1	1	14	16	713	44.6	49	25
500,000	-	749,999	0	0	7	7	220	31.4	15	5
750,000	-	999,999	0	0	1	1	96	96.0	6	3
1,000,000	-	1,249,999	0	0	0	0	20	20.0	1	1
1,250,000	-	1,499,999	0	0	0	0	16	16.0	2	0
1,500,000	-	1,999,999	0	0	0	0	18	18.0	1	0
2,000,000	-	OVER	0	0	0	0	21	21.0	0	0
Total			39	186	107	332	5919	17.8	896	472
Median Price			\$79,722	\$121,250	\$215,219	\$135,000	\$167,800		\$149,900	
Average Price			\$86,229	\$123,765	\$240,273	\$156,905	\$234,314		\$178,998	

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Single Family SALES and INVENTORY and PENDING

Jan-09

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	10	13	2	25	159	6.4	37
50,000	-	99,999	10	45	5	60	658	11.0	122
100,000	-	119,999	1	31	5	37	421	11.4	82
120,000	-	139,999	1	31	7	39	662	17.0	123
140,000	-	159,999	0	25	6	31	518	16.7	83
160,000	-	179,999	0	12	16	28	455	16.3	77
180,000	-	199,999	0	12	6	18	376	20.9	66
200,000	-	249,999	0	7	23	30	532	17.7	101
250,000	-	299,999	0	4	14	18	390	21.7	40
300,000	-	499,999	1	1	13	15	610	40.7	42
500,000	-	749,999	0	0	7	7	212	30.3	12
750,000	-	999,999	0	0	1	1	94	94.0	6
1,000,000	-	1,249,999	0	0	0	0	19	19.0	1
1,250,000	-	1,499,999	0	0	0	0	16	16.0	2
1,500,000	-	1,999,999	0	0	0	0	18	18.0	1
2,000,000	-	OVER	0	0	0	0	21	21.0	0
Total			23	181	105	309	5161	16.7	795
Median Price			\$51,000	\$120,500	\$213,527	\$135,000	\$169,000		
Average Price			\$67,698	\$122,863	\$239,564	\$158,413	\$240,393		\$178,624

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Townhouse and Condo SALES and INVENTORY and PENDING

Jan-09

Price Range			Sales				Current Inventory		Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999	OR	UNDER	0	0	0	0	22	22.0	1
50,000	-	99,999	7	0	0	7	163	23.3	26
100,000	-	119,999	3	2	0	5	91	18.2	10
120,000	-	139,999	2	1	0	3	73	24.3	14
140,000	-	159,999	3	0	0	3	37	12.3	8
160,000	-	179,999	0	1	0	1	52	52.0	6
180,000	-	199,999	0	0	0	0	36	36.0	3
200,000	-	249,999	1	0	1	2	49	24.5	11
250,000	-	299,999	0	1	0	1	121	121.0	12
300,000	-	499,999	0	0	1	1	103	103.0	7
500,000	-	749,999	0	0	0	0	8	8.0	3
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	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	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			16	5	2	23	758	33.0	101
Median Price			\$44,000	\$29,900	\$41,250	\$35,000	\$70,000		\$59,900
Average Price			\$112,869	\$156,400	\$277,500	\$136,648	\$192,920		\$181,942

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New Construction SALES and INVENTORY and PENDING

Jan-09

Price Range			Sales				Current Inventory		Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999	OR	UNDER	0	0	0	0	0	0.0	0
50,000	-	99,999	1	1	0	2	7	3.5	1
100,000	-	119,999	0	1	0	1	37	37.0	14
120,000	-	139,999	2	10	0	12	133	11.1	43
140,000	-	159,999	0	9	0	9	126	14.0	43
160,000	-	179,999	0	4	6	10	125	12.5	32
180,000	-	199,999	0	6	2	8	101	12.6	34
200,000	-	249,999	1	4	10	15	165	11.0	73
250,000	-	299,999	0	2	5	7	146	20.9	30
300,000	-	499,999	1	0	3	4	179	44.8	24
500,000	-	749,999	0	0	1	1	41	41.0	5
750,000	-	999,999	0	0	1	1	20	20.0	4
1,000,000	-	1,249,999	0	0	0	0	6	6.0	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	3	3.0	1
2,000,000	-	OVER	0	0	0	0	3	3.0	0
Total			5	37	28	70	1096	15.7	304
Median Price			\$139,900	\$150,000	\$232,665	\$182,173	\$204,920		\$195,723
Average Price			\$174,448	\$164,269	\$262,956	\$204,471	\$267,968		\$221,548

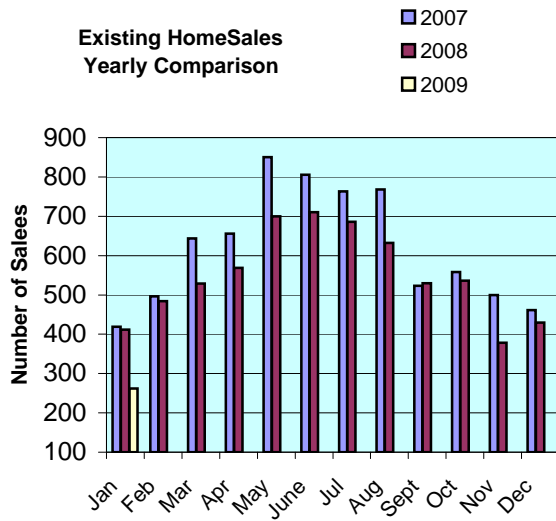
Existing Homes Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	
Mar	644	529	
Apr	656	569	
May	850	700	
June	806	710	
Jul	763	686	
Aug	768	632	
Sept	523	530	
Oct	558	536	
Nov	500	378	
Dec	461	430	

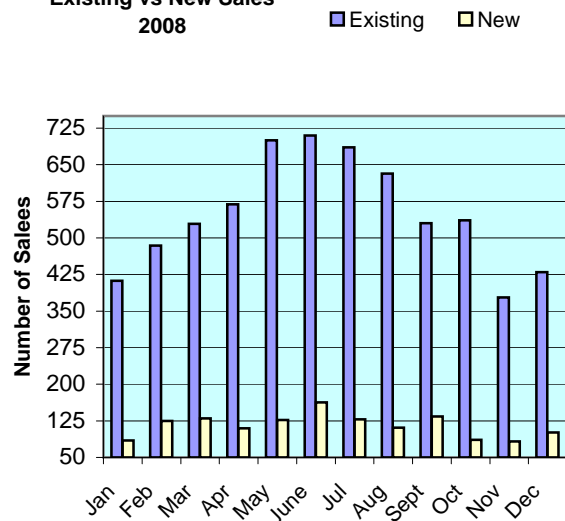
New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	
Mar	168	130	
Apr	155	110	
May	214	127	
June	203	163	
Jul	173	128	
Aug	185	111	
Sept	136	134	
Oct	155	86	
Nov	122	83	
Dec	154	101	

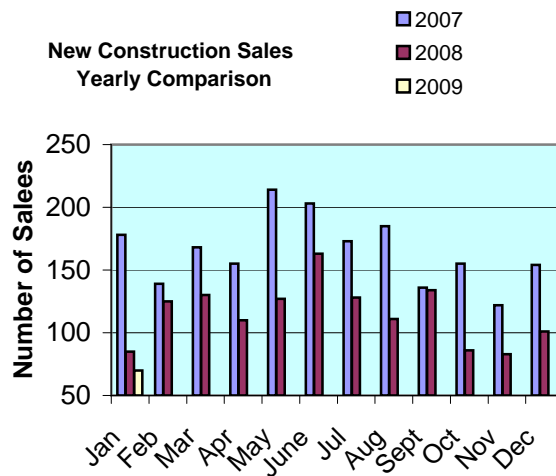
**Existing HomeSales
Yearly Comparison**



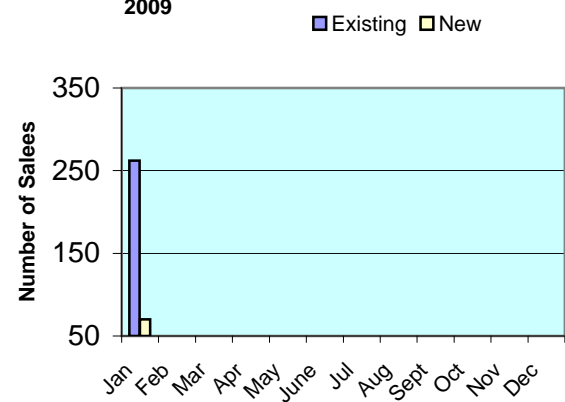
**Existing vs New Sales
2008**



**New Construction Sales
Yearly Comparison**



**Existing vs New Sales
2009**



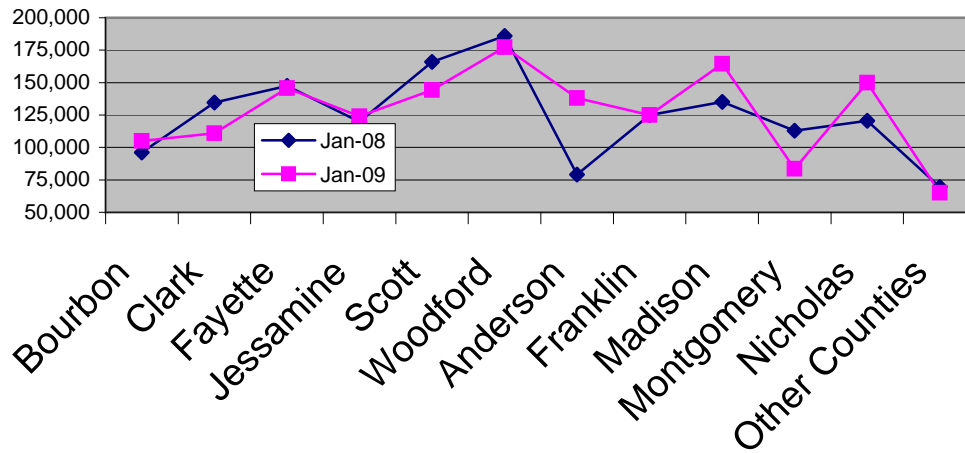
Median Price by County

<u>County</u>	Jan-08		Jan-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	96,250	16	105,000	7
Clark	134,500	27	111,000	14
Fayette	147,500	217	145,635	156
Jessamine	119,900	41	124,000	23
Scott	166,000	39	144,300	25
Woodford	185,900	15	177,200	8
Anderson	79,000	9	138,000	6
Franklin	125,000	26	124,900	21
Madison	135,000	37	164,450	24
Montgomery	113,000	13	83,500	3
Nicholas	120,625	4	150,000	1
Other Counties	69,450	<u>53</u>	65,000	<u>44</u>
		497		332



Median Price by County

Jan 08 vs Jan 09 Median



Lexington-Bluegrass

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Jan-09

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	41		33		-20%
Month Inventory	23.7		31.7		34%
% of List Price	95.20		94.85		

Residential

Sales	9	\$803,865	6	\$799,525	-33%
Avg Sales Price		\$89,318		\$133,254	49%
Median Sales Price		\$79,000		\$138,000	75%
Avg Days on Market		97		39	-60%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15											
2008	18	26	25	26	14	22	21	32	25	23	13	7
2007	21	18	33	25	25	24	22	27	18	20	18	14

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Jan-09

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	22		18		-18%
Month Inventory	6.2		13.4		116%
% of List Price	97.20		93.21		

Residential

Sales	16	\$2,625,000	7	\$873,150	-56%
Avg Sales Price		\$164,063		\$124,736	-24%
Median Sales Price		\$96,250		\$105,000	9%
Avg Days on Market		73		221	203%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12											
2008	20	11	11	7	6	16	16	18	7	6	6	7
2007	16	16	18	13	18	13	10	26	11	13	10	14

Lexington-Bluegrass

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Jan-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	55		47		-15%
Month Inventory	11.8		22.7		92%
% of List Price	96.36		93.59		
<u>Residential</u>					
Sales	27	\$3,948,496	14	\$1,634,500	-48%
Avg Sales Price		\$146,241		\$116,750	-20%
Median Sales Price		\$134,500		\$111,000	-17%
Avg Days on Market		71		101	42%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17											
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	25	41	52	32	40	33	25	34	25	18

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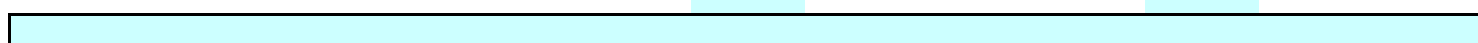
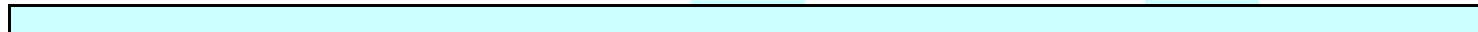
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Jan-09

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	626		686		10%
Month Inventory	11.0		14.7		34%
% of List Price	96.63		96.70		
<u>Residential</u>					
Sales	218	\$38,072,255	156	\$27,237,375	-28%
Avg Sales Price		\$174,643		\$174,599	0%
Median Sales Price		\$148,700		\$145,635	-2%
Avg Days on Market		87		82	-6%



Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210											
2008	321	348	391	448	453	412	372	373	274	248	195	175
2007	425	401	505	571	534	453	439	374	326	352	277	192

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Jan-09

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	120		67		-44%
Month Inventory	14.1		17.1		21%
% of List Price	93.19		94.52		

Residential

Sales	26	\$3,402,676	21	\$2,874,301	-19%
Avg Sales Price		\$130,872		\$136,871	5%
Median Sales Price		\$125,000		\$124,900	0%
Avg Days on Market		156		130	-17%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32											
2008	70	51	54	37	43	35	36	35	47	34	33	24
2007	39	29	49	50	60	46	29	40	31	41	43	23

Lexington-Bluegrass

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Jan-09

Statistical Report Residential, Condo, & Townhouses

JESSAMINE COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	107		129		21%
Month Inventory	10.9		19.2		76%
% of List Price	97.37		97.56		

Residential

Sales	42	\$7,190,761	23	\$4,671,015	-45%
Avg Sales Price		\$171,209		\$203,088	19%
Median Sales Price		\$122,450		\$124,000	1%
Avg Days on Market		98		59	-40%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32											
2008	56	62	55	62	61	58	68	60	55	32	23	49
2007	60	46	70	71	60	53	66	52	43	33	43	32

Lexington-Bluegrass

Association of Realtors®

Jan-09

Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	124		96		-23%
Month Inventory	17.7		24.5		38%
% of List Price	95.96		95.44		

Residential

Sales	37	\$5,071,344	24	\$4,195,900	-35%
Avg Sales Price		\$137,063		\$174,829	28%
Median Sales Price		\$135,000		\$164,450	22%
Avg Days on Market		117		101	-14%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31											
2008	35	36	62	43	45	50	36	47	52	30	26	53
2007	66	50	67	76	62	59	58	45	44	47	39	40

Lexington-Bluegrass

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Jan-09

Statistical Report Residential, Condo, & Townhouses

MONTGOMERY COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	47		31		-34%
Month Inventory	20.8		75.7		264%
% of List Price	96.56		94.41		

Residential

Sales	13	\$1,498,200	3	\$268,500	-77%
Avg Sales Price		\$115,246		\$89,500	-22%
Median Sales Price		\$113,000		\$83,500	-26%
Avg Days on Market		105		70	-33%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	16											
2008	16	17	20	28	23	22	22	15	22	14	13	4
2007	17	18	27	27	20	30	24	20	19	20	15	13

Lexington-Bluegrass

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Statistical Report Residential, Condo, & Townhouses

NICHOLAS COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	8		7		-13%
Month Inventory	9.3		37.0		300%
% of List Price	98.95		94.34		
<u>Residential</u>					
Sales	4	\$436,750	1	\$150,000	-75%
Avg Sales Price		\$109,188		\$150,000	37%
Median Sales Price		\$120,625		\$150,000	24%
Avg Days on Market		183		41	-78%

*Data contained in Other Counties-Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	1											
2008	*	*	*	*	*	*	*	*	*	*	*	*
2007	*	*	*	*	*	*	*	*	*	*	*	*

Lexington-Bluegrass

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Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	126		124		-2%
Month Inventory	14.7		21.0		43%
% of List Price	97.37		95.10		

Residential

Sales	39	\$7,638,455	25	\$4,455,286	-36%
Avg Sales Price		\$195,858		\$178,211	-9%
Median Sales Price		\$166,000		\$144,300	-13%
Avg Days on Market		80		104	30%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53											
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	64	82	99	97	97	74	72	55	58	45	45

Lexington-Bluegrass

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Jan-09

Statistical Report Residential, Condo, & Townhouses

WOODFORD COUNTY

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	50		55		10%
Month Inventory	11.5		24.5		113%
% of List Price	96.26		99.80		
Residential					
Sales	15	\$4,156,439	8	\$1,345,139	-47%
Avg Sales Price		\$277,096		\$168,142	-39%
Median Sales Price		\$185,900		\$177,200	-5%
Avg Days on Market		111		53	-52%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9											
2008	24	19	27	27	24	18	30	25	17	18	16	8
2007	26	25	27	30	20	21	27	31	15	22	14	15

Lexington-Bluegrass

Association of Realtors®

Jan-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	January-08		January-09		% CHANGE
New Listings	132		98		-26%
Month Inventory	12.4		14.4		16%
% of List Price	93.40		92.14		

Residential

Sales	58	\$4,711,750	44	\$3,587,745	-24%
Avg Sales Price		\$81,237		\$81,540	0%
Median Sales Price		\$69,450		\$65,000	-6%
Avg Days on Market		104		81	-22%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44											
2008	73	67	72	80	79	71	57	72	78	56	56	59
2007	87	76	69	99	80	80	82	88	57	85	68	60