

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Nov-08

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings	1170		957		-18%
Month Inventory	10.6		13.7		29%
% of List Price	95.87		95.77		0%

### Residential

Sales	565	\$93,495,827	425	\$67,542,594	-25%
Avg Sales Price		\$165,187		\$158,179	-4%
Median Sales Price		\$140,000		\$139,000	-1%
Avg Days on Market		94		86	-9%

### Townhouses/Condos

Sales	57	\$8,237,472	36	\$5,699,286	-37%
Avg Sales Price		\$139,618		\$154,035	10%
Median Sales Price		\$113,000		\$105,000	-7%
Avg Days on Market		86		76	-12%

<b>Total Activity</b>	622	\$101,733,299	461	\$73,241,880	-26%
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CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings	18,005		15,883		-12%

### Residential

Sales	8,242	\$1,464,891,105	7,050	\$1,214,194,612	-14%
Avg Sales Price		\$177,026		\$171,472	-3%
Median Sales Price		\$147,000		\$143,047	-3%
Avg Days on Market		86		88	2%

### Townhouses/Condos

Sales	846	\$132,392,924	758	\$115,892,868	-10%
Avg Sales Price		\$150,618		\$146,886	-2%
Median Sales Price		\$125,000		\$121,000	-3%
Avg Days on Market		92		97	5%

<b>Total Activity</b>	9,088	\$1,597,284,029	7,808	\$1,330,087,480	-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	6688	6594	6464	6296	
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	429	
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	461	
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

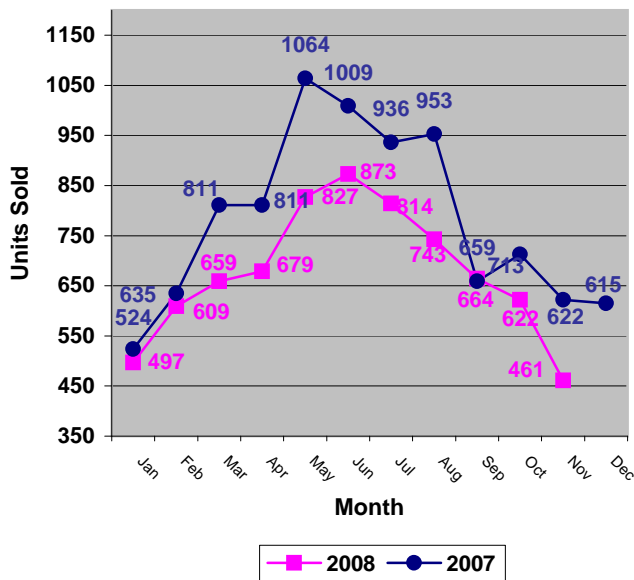
# Lexington-Bluegrass

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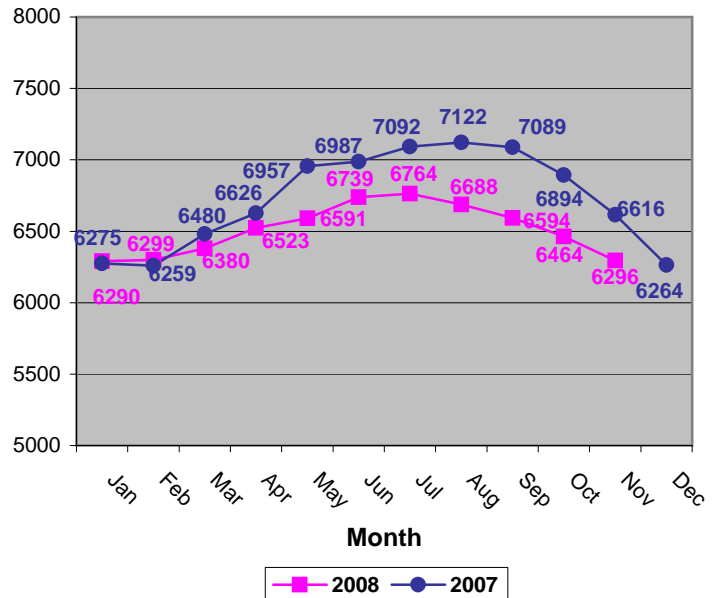
All Residential SALES and INVENTORY with PENDING

Nov-08			Sales					Current Inventory		Current Pending Inventory	Nov Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units	
49,999	OR	UNDER	18	11	3	32	144	4.5	33	29	
50,000	-	99,999	27	54	9	90	896	10.0	137	75	
100,000	-	119,999	5	38	4	47	542	11.5	78	54	
120,000	-	139,999	5	56	9	70	791	11.3	124	61	
140,000	-	159,999	1	40	10	51	601	11.8	101	48	
160,000	-	179,999	2	36	10	48	550	11.5	91	39	
180,000	-	199,999	1	17	6	24	455	19.0	67	39	
200,000	-	249,999	1	14	18	33	613	18.6	115	26	
250,000	-	299,999	2	10	17	29	533	18.4	64	21	
300,000	-	499,999	1	6	24	31	742	23.9	55	27	
500,000	-	749,999	0	0	4	4	235	58.8	20	9	
750,000	-	999,999	0	0	2	2	113	56.5	5	1	
1,000,000	-	1,249,999	0	0	0	0	22	22.0	1	0	
1,250,000	-	1,499,999	0	0	0	0	19	19.0	0	0	
1,500,000	-	1,999,999	0	0	0	0	20	20.0	2	0	
2,000,000	-	OVER	0	0	0	0	20	20.0	1	0	
<b>Total</b>			<b>63</b>	<b>282</b>	<b>116</b>	<b>461</b>	<b>6296</b>	<b>13.7</b>	<b>894</b>	<b>429</b>	
<b>Median Price</b>			<b>\$77,400</b>	<b>\$133,048</b>	<b>\$219,702</b>	<b>\$137,985</b>	<b>\$168,900</b>		<b>\$155,000</b>		
<b>Average Price</b>			<b>\$87,454</b>	<b>\$138,791</b>	<b>\$243,439</b>	<b>\$158,107</b>	<b>\$234,214</b>		<b>\$186,504</b>		

**Sales 07 vs 08**



**Inventory 07 vs 08**



# Lexington-Bluegrass

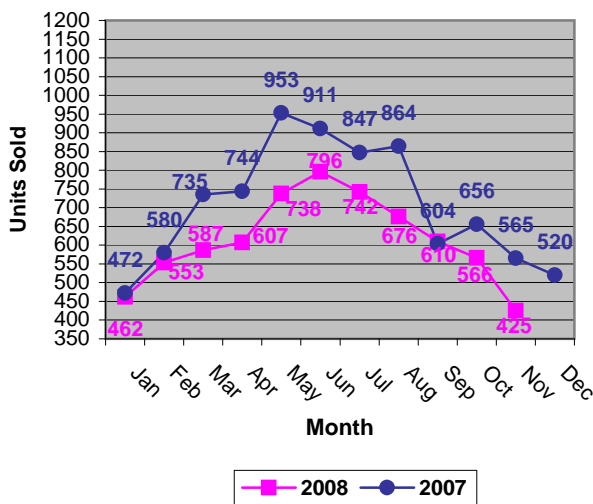
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## Single Family SALES and INVENTORY and PENDING

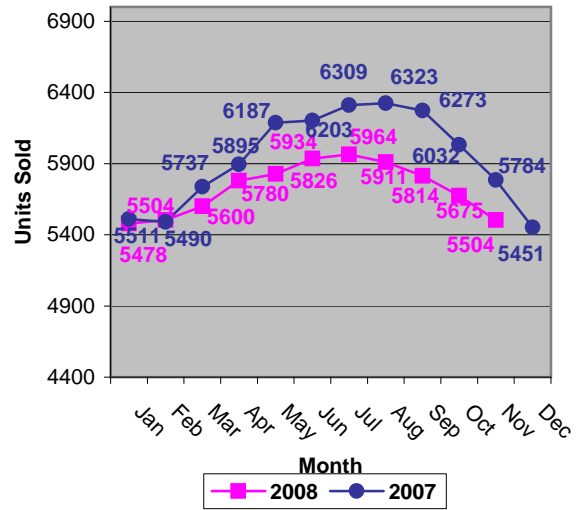
Nov-08

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	17	10	3	30	133	4.4	32
50,000 - 99,999	16	50	9	75	718	9.6	107
100,000 - 119,999	5	36	4	45	440	9.8	63
120,000 - 139,999	3	54	9	66	715	10.8	111
140,000 - 159,999	1	40	10	51	552	10.8	89
160,000 - 179,999	0	34	9	43	489	11.4	80
180,000 - 199,999	0	17	6	23	415	18.0	64
200,000 - 249,999	1	13	18	32	562	17.6	98
250,000 - 299,999	2	9	17	28	409	14.6	44
300,000 - 499,999	0	6	20	26	654	25.2	48
500,000 - 749,999	0	0	4	4	227	56.8	14
750,000 - 999,999	0	0	2	2	110	55.0	5
1,000,000 - 1,249,999	0	0	0	0	22	22.0	1
1,250,000 - 1,499,999	0	0	0	0	19	19.0	0
1,500,000 - 1,999,999	0	0	0	0	19	19.0	2
2,000,000 - OVER	0	0	0	0	20	20.0	1
<b>Total</b>	<b>45</b>	<b>269</b>	<b>111</b>	<b>425</b>	<b>5504</b>	<b>13.0</b>	<b>759</b>
<b>Median Price</b>	<b>\$62,000</b>	<b>\$134,000</b>	<b>\$219,000</b>	<b>\$139,000</b>	<b>\$169,900</b>		
<b>Average Price</b>	<b>\$75,302</b>	<b>\$139,410</b>	<b>\$237,728</b>	<b>\$158,300</b>	<b>\$240,606</b>		<b>\$185,784</b>

Sales 07 vs 08



Inventory 07 vs 08



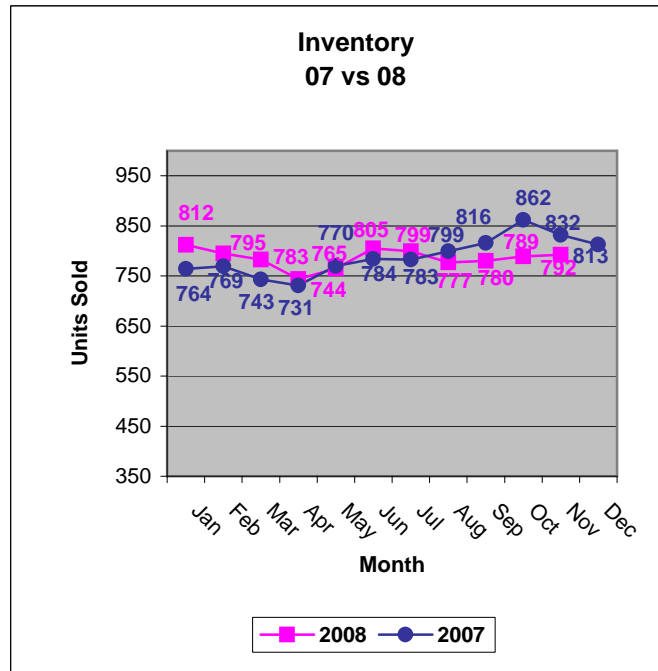
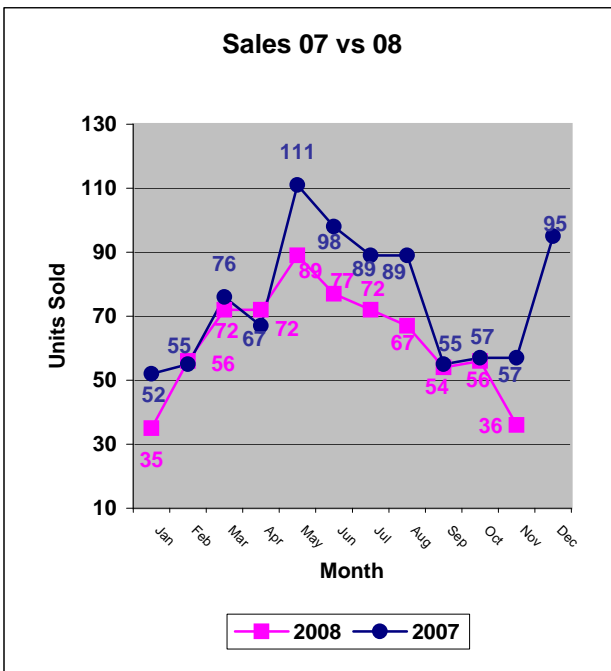
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## Townhouse and Condo SALES and INVENTORY and PENDING

Nov-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	1	0	2	11	5.5	0
50,000	- 99,999	11	4	0	15	178	11.9	30
100,000	- 119,999	0	2	0	2	102	51.0	15
120,000	- 139,999	2	2	0	4	76	19.0	13
140,000	- 159,999	0	0	0	0	49	49.0	12
160,000	- 179,999	2	2	1	5	61	12.2	11
180,000	- 199,999	1	0	0	1	40	40.0	3
200,000	- 249,999	0	1	0	1	51	51.0	17
250,000	- 299,999	0	1	0	1	124	124.0	20
300,000	- 499,999	1	0	4	5	88	17.6	7
500,000	- 749,999	0	0	0	0	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>18</b>	<b>13</b>	<b>5</b>	<b>36</b>	<b>792</b>	<b>22.0</b>	<b>134</b>
<b>Median Price</b>		<b>\$29,950</b>	<b>\$40,000</b>	<b>\$34,000</b>	<b>\$34,250</b>	<b>\$74,500</b>		<b>\$69,900</b>
<b>Average Price</b>		<b>\$117,832</b>	<b>\$125,981</b>	<b>\$370,211</b>	<b>\$155,827</b>	<b>\$189,784</b>		<b>\$191,632</b>



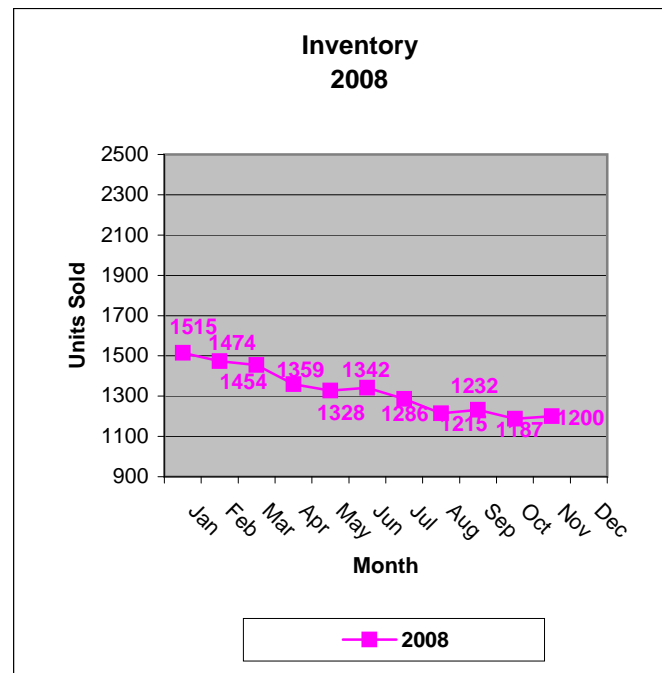
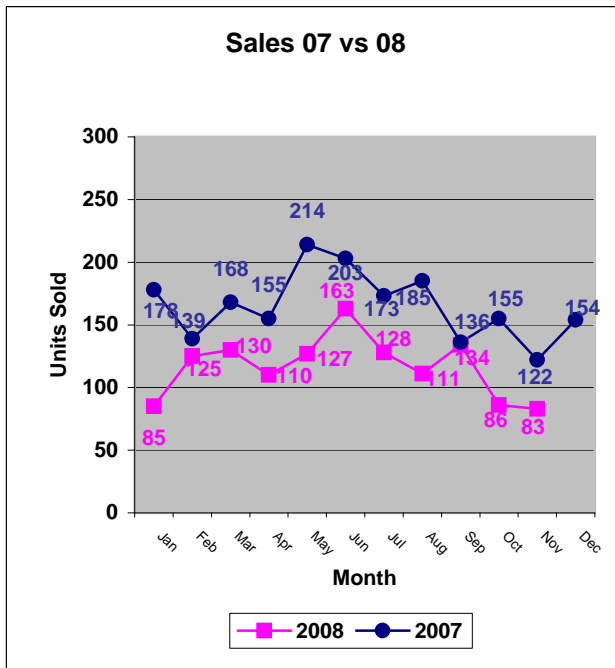
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## New Construction SALES and INVENTORY and PENDING

Nov-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	1	0	1	6	6.0	5
100,000	- 119,999	0	4	0	4	50	12.5	12
120,000	- 139,999	1	11	1	13	129	9.9	38
140,000	- 159,999	0	11	1	12	148	12.3	40
160,000	- 179,999	2	9	2	13	138	10.6	38
180,000	- 199,999	1	8	2	11	129	11.7	37
200,000	- 249,999	0	5	7	12	180	15.0	88
250,000	- 299,999	0	0	5	5	155	31.0	38
300,000	- 499,999	1	0	9	10	178	17.8	23
500,000	- 749,999	0	0	1	1	42	42.0	10
750,000	- 999,999	0	0	1	1	25	25.0	3
1,000,000	- 1,249,999	0	0	0	0	7	7.0	0
1,250,000	- 1,499,999	0	0	0	0	3	3.0	0
1,500,000	- 1,999,999	0	0	0	0	5	5.0	1
2,000,000	- OVER	0	0	0	0	5	5.0	0
<b>Total</b>		<b>5</b>	<b>49</b>	<b>29</b>	<b>83</b>	<b>1200</b>	<b>14.5</b>	<b>333</b>
<b>Median Price</b>		<b>\$178,170</b>	<b>\$157,500</b>	<b>\$265,898</b>	<b>\$178,000</b>	<b>\$199,950</b>		<b>\$199,900</b>
<b>Average Price</b>		<b>\$204,063</b>	<b>\$159,988</b>	<b>\$301,075</b>	<b>\$211,939</b>	<b>\$268,942</b>		<b>\$225,036</b>



## Existing Homes Sales

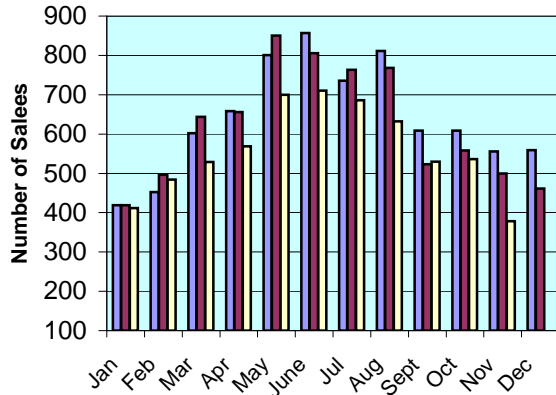
	<u>2006</u>	<u>2007</u>	<u>2008</u>
Jan	419	419	412
Feb	452	496	484
Mar	602	644	529
Apr	658	656	569
May	801	850	700
June	857	806	710
Jul	736	763	686
Aug	811	768	632
Sept	609	523	530
Oct	609	558	536
Nov	556	500	378
Dec	559	461	

## 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	83
Dec	195	154	

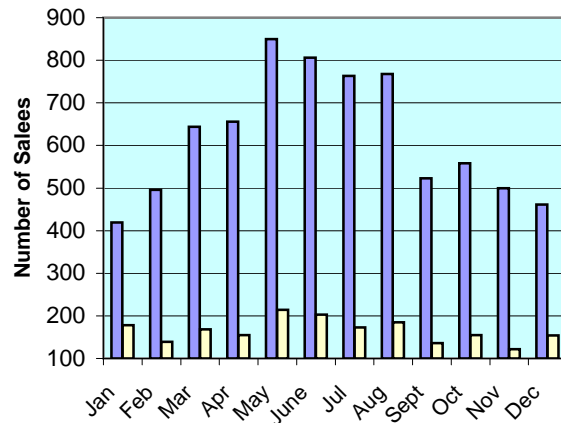
**Existing HomeSales  
Yearly Comparison**

■ 2006  
■ 2007  
■ 2008



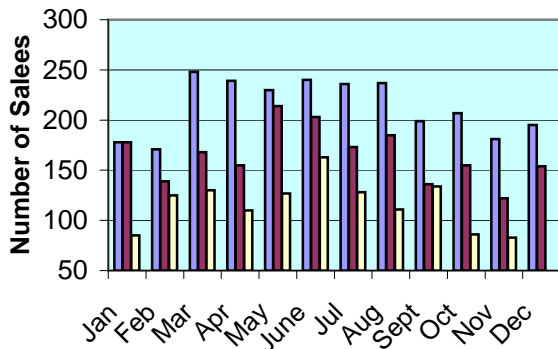
**Existing vs New Sales  
2007**

■ Existing ■ New



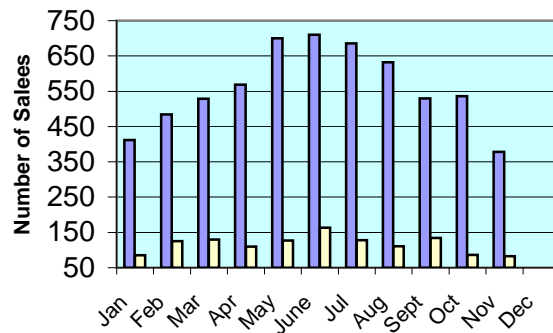
**New Construction Sales  
Yearly Comparison**

■ 2006  
■ 2007  
■ 2008



**Existing vs New Sales  
2008**

■ Existing ■ New



**Median Price by County**

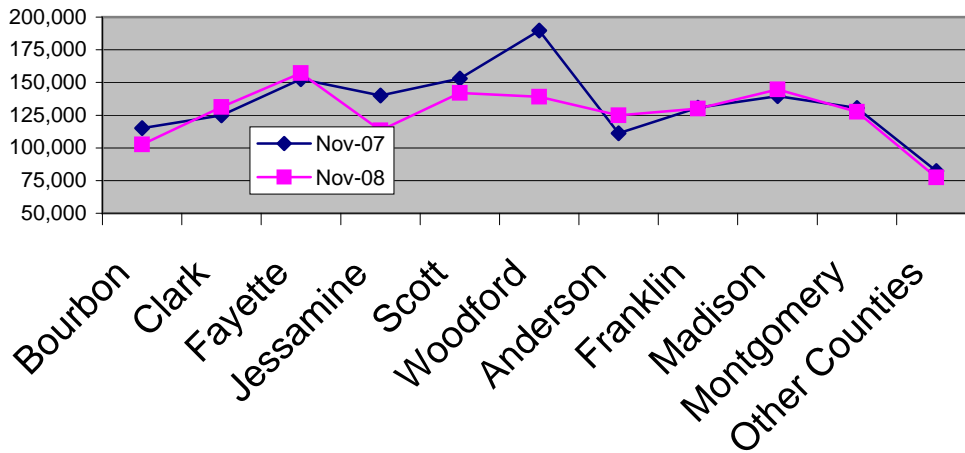
<u>County</u>	<b>Nov-07</b>		<b>Nov-08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	115,000	7	102,500	4
Clark	125,000	30	131,140	17
Fayette	152,539	310	157,140	213
Jessamine	140,000	35	113,400	28
Scott	153,000	37	142,000	42
Woodford	189,692	21	139,000	10
Anderson	111,250	20	124,800	20
Franklin	130,750	40	129,950	28
Madison	139,500	41	144,800	27
Montgomery	130,550	14	127,500	13
Other Counties	82,200	<u>67</u>	77,300	<u>59</u>
		<b>622</b>		<b>461</b>

<u>County</u>	<b>Year to Date 11/30/07</b>		<b>Year to Date 11/30/08</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	110,000	153	92,250	126
Clark	127,606	392	122,000	319
Fayette	158,000	4553	157,465	3786
Jessamine	137,500	563	135,000	575
Scott	153,050	741	151,000	617
Woodford	184,000	271	170,000	223
Anderson	121,950	238	120,000	238
Franklin	128,500	471	121,775	413
Madison	151,250	641	149,000	524
Montgomery	117,900	225	112,900	213
Other Counties	89,000	<u>840</u>	80,000	<u>774</u>
		<b>9088</b>		<b>7808</b>

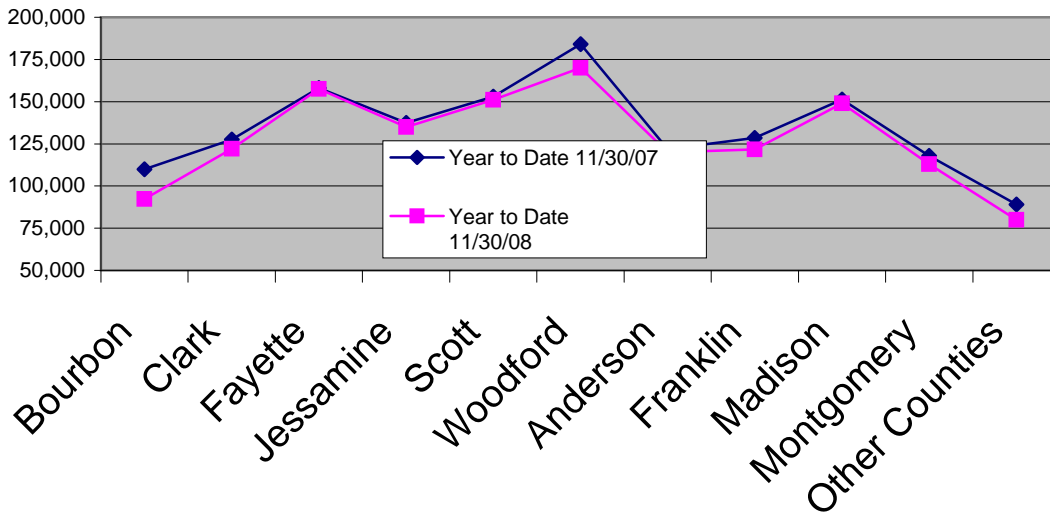


## Median Price by County

### Nov 07 vs Nov 08 Median



### Year to date 11/30/07 vs 11/30/08 Median





# Lexington-Bluegrass

Association of Realtors®

**Nov-08**

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		46		33	-28%
Month Inventory		12.1		10.8	-11%
% of List Price		97.34		96.20	
<b>Residential</b>					
Sales	20	\$2,481,300	20	\$2,626,601	0%
Avg Sales Price		\$124,065		\$131,330	6%
Median Sales Price		\$111,250		\$124,800	12%
Avg Days on Market		137		125	-9%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		546		483	-12%
<b>Residential</b>					
Sales	238	\$33,040,396	238	\$30,061,810	0%
Avg Sales Price		\$138,825		\$126,310	-9%
Median Sales Price		\$121,950		\$120,000	-2%
Avg Days on Market		123		117	-5%

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	13	
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®

Nov-08

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings	27		16		-41%
Month Inventory	15.0		27.5		83%
% of List Price	105.57		93.22		
<b>Residential</b>					
Sales	7	\$1,008,500	4	\$543,500	-43%
Avg Sales Price		\$144,071		\$135,875	-6%
Median Sales Price		\$115,000		\$102,500	-11%
Avg Days on Market		125		73	-42%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings	281		251		-11%
<b>Residential</b>					
Sales	153	\$20,426,646	126	\$16,892,597	-18%
Avg Sales Price		\$133,507		\$134,068	0%
Median Sales Price		\$110,000		\$92,250	-16%
Avg Days on Market		100		97	-3%

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	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

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Nov-08

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings	57		46		-19%
Month Inventory	10.6		19.7		86%
% of List Price	95.56		96.62		
<b>Residential</b>					
Sales	30	\$3,984,767	17	\$2,898,645	-43%
Avg Sales Price	\$132,826		\$170,509		28%
Median Sales Price	\$125,000		\$131,140		5%
Avg Days on Market	119		127		7%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings	736		705		-4%
<b>Residential</b>					
Sales	392	\$54,978,756	319	\$43,455,108	-19%
Avg Sales Price	\$140,252		\$136,233		-3%
Median Sales Price	\$127,606		\$122,000		-4%
Avg Days on Market	118		120		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	35	20	15	
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

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## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		528		440	-17%
Month Inventory		8.0		11.6	45%
% of List Price		96.28		97.21	
<b>Residential</b>					
Sales	311	\$56,510,961	213	\$38,645,418	-32%
Avg Sales Price		\$181,707		\$181,434	0%
Median Sales Price		\$153,000		\$157,140	3%
Avg Days on Market		77		72	-6%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		8,419		7,436	-12%
<b>Residential</b>					
Sales	4,554	\$878,114,478	3,786	\$714,117,706	-17%
Avg Sales Price		\$192,823		\$188,621	-2%
Median Sales Price		\$158,000		\$157,465	0%
Avg Days on Market		71		74	4%

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	195	
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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Association of Realtors®

Nov-08

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		49		50	2%
Month Inventory		10.5		12.7	21%
% of List Price		95.70		94.25	
<b>Residential</b>					
Sales	40	\$5,716,652	28	\$4,362,250	-30%
Avg Sales Price		\$142,916		\$155,795	9%
Median Sales Price		\$130,750		\$129,950	-1%
Avg Days on Market		103		92	-11%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		979		849	-13%
<b>Residential</b>					
Sales	471	\$67,498,719	413	\$55,817,536	-12%
Avg Sales Price		\$143,309		\$135,151	-6%
Median Sales Price		\$128,500		\$121,775	-5%
Avg Days on Market		102		105	3%

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	33	
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®

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## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		89		70	-21%
Month Inventory		14.3		16.5	15%
% of List Price		94.21		94.63	
<b>Residential</b>					
Sales	35	\$7,230,529	28	\$3,681,583	-20%
Avg Sales Price		\$206,587		\$131,485	-36%
Median Sales Price		\$140,000		\$113,400	-19%
Avg Days on Market		116		87	-25%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		1,341		1,229	-8%
<b>Residential</b>					
Sales	563	\$109,237,027	575	\$110,105,822	2%
Avg Sales Price		\$194,027		\$191,488	-1%
Median Sales Price		\$137,500		\$135,000	-2%
Avg Days on Market		97		94	-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	60	55	32	23	
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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## Statistical Report Residential, Condo, & Townhouses

### MADISON COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		89		73	-18%
Month Inventory		16.5		24.9	51%
% of List Price		95.98		95.22	

#### **Residential**

Sales	41	\$5,970,199	27	\$4,628,098	-34%
Avg Sales Price		\$145,615		\$171,411	18%
Median Sales Price		\$139,500		\$144,800	4%
Avg Days on Market		121		98	-19%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		1,547		1,340	-13%

#### **Residential**

Sales	641	\$110,994,409	524	\$91,232,843	-18%
Avg Sales Price		\$173,158		\$174,108	1%
Median Sales Price		\$151,250		\$149,000	-1%
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	26	
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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## Statistical Report Residential, Condo, & Townhouses

### MONTGOMERY COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		21		24	14%
Month Inventory		20.4		13.0	-36%
% of List Price		96.49		96.58	
<b>Residential</b>					
Sales	14	\$1,843,100	13	\$1,507,563	-7%
Avg Sales Price		\$131,650		\$115,966	-12%
Median Sales Price		\$130,550		\$127,500	-2%
Avg Days on Market		97		128	32%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		567		450	-21%
<b>Residential</b>					
Sales	225	\$26,676,947	213	\$24,260,846	-5%
Avg Sales Price		\$118,564		\$113,901	-4%
Median Sales Price		\$117,900		\$112,900	-4%
Avg Days on Market		108		134	24%

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	13	
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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## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		120		72	-40%
Month Inventory		17.4		13.5	-22%
% of List Price		99.10		99.42	
<b>Residential</b>					
Sales	37	\$5,612,190	42	\$7,056,322	14%
Avg Sales Price		\$151,681		\$168,008	11%
Median Sales Price		\$153,000		\$142,000	-7%
Avg Days on Market		81		70	-14%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		1,709		1,412	-17%
<b>Residential</b>					
Sales	741	\$134,945,509	617	\$111,916,630	-17%
Avg Sales Price		\$182,113		\$181,388	0%
Median Sales Price		\$153,050		\$151,000	-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	42	44	34	
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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## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings		26		22	-15%
Month Inventory		8.5		17.4	105%
% of List Price		95.82		94.21	
<b>Residential</b>					
Sales	21	\$4,737,333	10	\$1,600,000	-52%
Avg Sales Price		\$225,587		\$160,000	-29%
Median Sales Price		\$189,692		\$139,000	-27%
Avg Days on Market		110		97	-12%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings		505		490	-3%
<b>Residential</b>					
Sales	271	\$59,417,221	223	\$45,106,908	-18%
Avg Sales Price		\$219,252		\$202,273	-8%
Median Sales Price		\$184,000		\$170,000	-8%
Avg Days on Market		96		82	-15%

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	16	
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

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**Nov-08**

## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	November-07		November-08		% CHANGE
New Listings	125		111		-11%
Month Inventory	11.2		12.0		7%
% of List Price	93.16		90.27		
<b>Residential</b>					
Sales	69	\$6,740,800	59	\$5,337,400	-14%
Avg Sales Price	\$97,693		\$90,464		-7%
Median Sales Price	\$82,200		\$77,300		-6%
Avg Days on Market	104		96		-8%

CUMMULATIVE SUMMARY	Jan 07 - Nov 07		Jan 08 - Nov 08		% CHANGE
New Listings	1,983		1,677		-15%
<b>Residential</b>					
Sales	842	\$92,126,047	775	\$78,620,223	-8%
Avg Sales Price	\$109,413		\$101,445		-7%
Median Sales Price	\$89,000		\$80,000		-10%
Avg Days on Market	104		103		-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	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