

# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

Feb-09

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings		1306		1094	-16%
Month Inventory		10.4		15.7	51%
% of List Price		96.47		94.42	-2%
<b><u>Residential</u></b>					
Sales	553	\$92,600,859	359	\$53,989,505	-35%
Avg Sales Price		\$167,755		\$150,389	-10%
Median Sales Price		\$140,000		\$127,600	-9%
Avg Days on Market		105		95	-10%
<b><u>Townhouses/Condos</u></b>					
Sales	56	\$10,576,365	15	\$2,572,355	-73%
Avg Sales Price		\$182,351		\$128,618	-29%
Median Sales Price		\$161,400		\$105,250	-35%
Avg Days on Market		83		123	48%
<b>Total Activity</b>	<b>609</b>	<b>\$103,177,224</b>	<b>374</b>	<b>\$56,561,860</b>	<b>-39%</b>

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings		2,754		2,485	-10%
<b><u>Residential</u></b>					
Sales	1,034	\$170,049,104	668	\$103,202,545	-35%
Avg Sales Price		\$164,776		\$153,804	-7%
Median Sales Price		\$137,500		\$132,000	-4%
Avg Days on Market		100		91	-9%
<b><u>Townhouses/Condos</u></b>					
Sales	100	\$17,873,131	42	\$6,150,301	-58%
Avg Sales Price		\$163,974		\$136,673	-17%
Median Sales Price		\$132,500		\$117,000	-12%
Avg Days on Market		83		113	36%
<b>Total Activity</b>	<b>1,134</b>	<b>\$187,922,235</b>	<b>710</b>	<b>\$109,352,846</b>	<b>-37%</b>

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874										
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 Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472	551										
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	374										
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

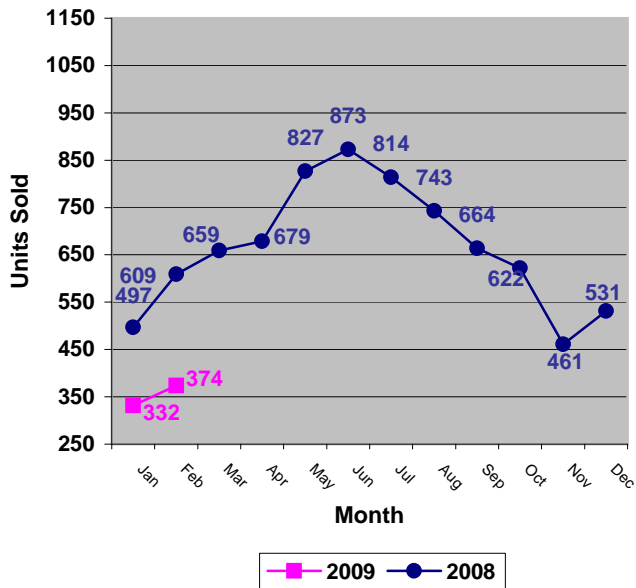
# Lexington-Bluegrass

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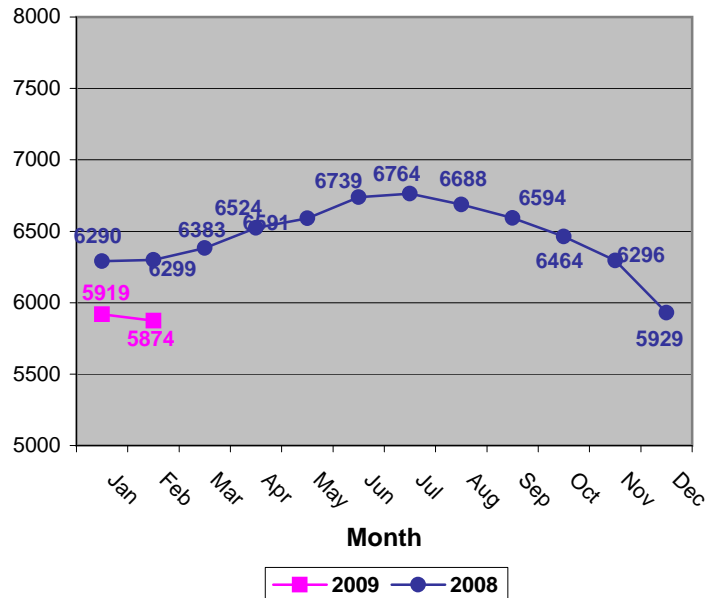
All Residential SALES and INVENTORY with PENDING

Feb-08								Current	Current	Current
			Sales				Inventory	Months	Pending	Pending
Price Range			0-2	3	4+	Total	Single	Inv.	Single	Single
			Bedrm	Bedrm	Bedrm	Units	Units		Units	Units
49,999	OR	UNDER	20	14	3	37	162	4.4	49	47
50,000	-	99,999	21	52	4	77	825	10.7	167	104
100,000	-	119,999	6	43	3	52	466	9.0	108	70
120,000	-	139,999	5	44	3	52	731	14.1	142	72
140,000	-	159,999	1	30	9	40	553	13.8	115	60
160,000	-	179,999	0	14	12	26	499	19.2	98	51
180,000	-	199,999	1	9	8	18	406	22.6	83	32
200,000	-	249,999	2	8	20	30	602	20.1	121	52
250,000	-	299,999	1	7	7	15	504	33.6	65	27
300,000	-	499,999	0	6	15	21	726	34.6	57	28
500,000	-	749,999	0	1	2	3	227	75.7	19	7
750,000	-	999,999	0	0	2	2	94	47.0	4	0
1,000,000	-	1,249,999	0	0	1	1	20	20.0	1	0
1,250,000	-	1,499,999	0	0	0	0	18	18.0	2	1
1,500,000	-	1,999,999	0	0	0	0	17	17.0	1	0
2,000,000	-	OVER	0	0	0	0	24	24.0	0	0
<b>Total</b>			<b>57</b>	<b>228</b>	<b>89</b>	<b>374</b>	<b>5874</b>	<b>15.7</b>	<b>1032</b>	<b>551</b>
<b>Median Price</b>			<b>\$65,100</b>	<b>\$121,700</b>	<b>\$202,871</b>	<b>\$127,250</b>	<b>\$169,500</b>		<b>\$149,900</b>	
<b>Average Price</b>			<b>\$76,955</b>	<b>\$130,620</b>	<b>\$244,047</b>	<b>\$149,433</b>	<b>\$238,076</b>		<b>\$178,133</b>	

**Sales 08 vs 09**



**Inventory 08 vs 09**



# Lexington-Bluegrass

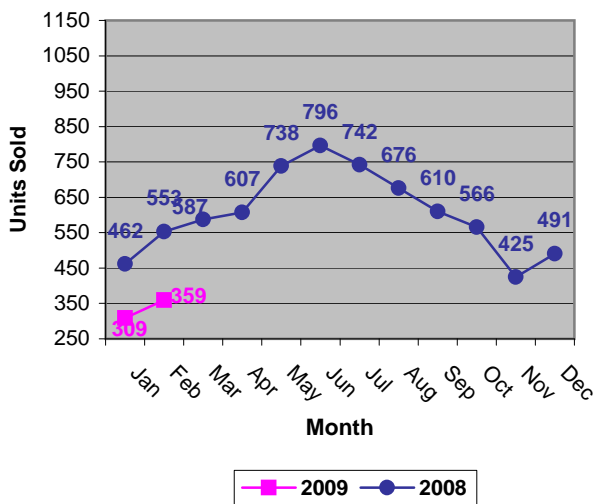
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## Single Family SALES and INVENTORY and PENDING

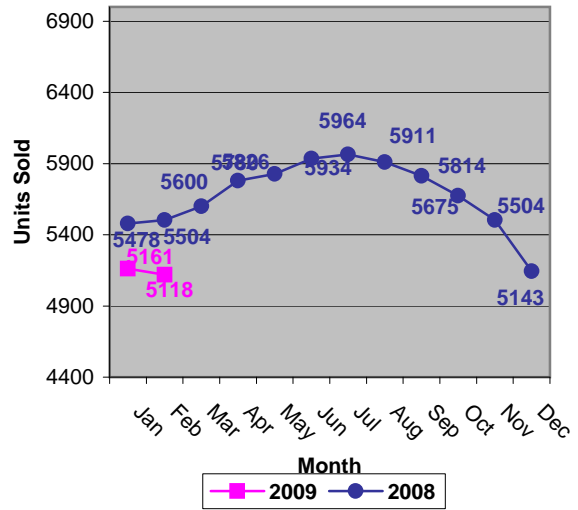
Feb-09

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	19	14	3	36	142	3.9	47
50,000	-	99,999	15	51	4	70	649	9.3	132
100,000	-	119,999	4	43	3	50	387	7.7	90
120,000	-	139,999	3	44	3	50	658	13.2	124
140,000	-	159,999	0	30	9	39	513	13.2	106
160,000	-	179,999	0	14	12	26	447	17.2	90
180,000	-	199,999	1	9	8	18	370	20.6	79
200,000	-	249,999	2	7	20	29	548	18.9	112
250,000	-	299,999	1	7	7	15	387	25.8	53
300,000	-	499,999	0	6	14	20	628	31.4	47
500,000	-	749,999	0	1	2	3	219	73.0	16
750,000	-	999,999	0	0	2	2	92	46.0	4
1,000,000	-	1,249,999	0	0	1	1	19	19.0	1
1,250,000	-	1,499,999	0	0	0	0	18	18.0	2
1,500,000	-	1,999,999	0	0	0	0	17	17.0	1
2,000,000	-	OVER	0	0	0	0	24	24.0	0
<b>Total</b>			<b>45</b>	<b>226</b>	<b>88</b>	<b>359</b>	<b>5118</b>	<b>14.3</b>	<b>904</b>
<b>Median Price</b>			<b>\$55,000</b>	<b>\$121,700</b>	<b>\$201,451</b>	<b>\$127,600</b>	<b>\$169,900</b>		
<b>Average Price</b>			<b>\$72,477</b>	<b>\$130,369</b>	<b>\$241,643</b>	<b>\$150,389</b>	<b>\$245,028</b>		<b>\$178,999</b>

**Sales 08 vs 09**



**Inventory 08 vs 09**



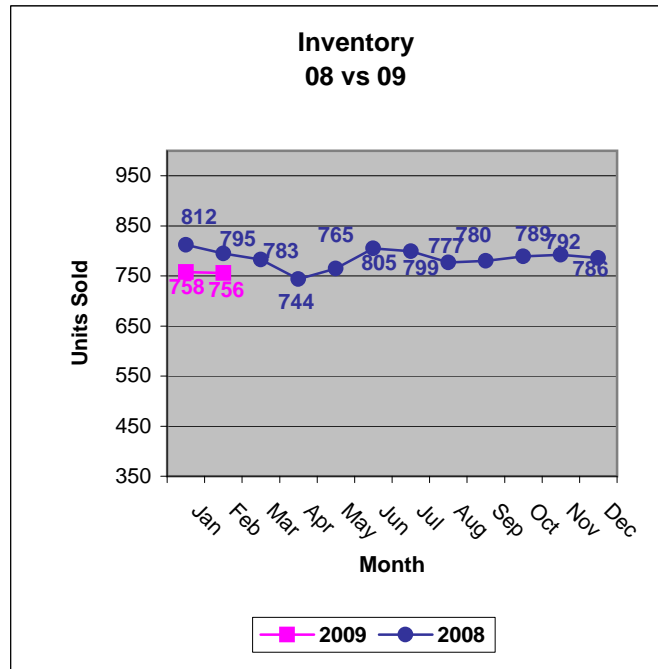
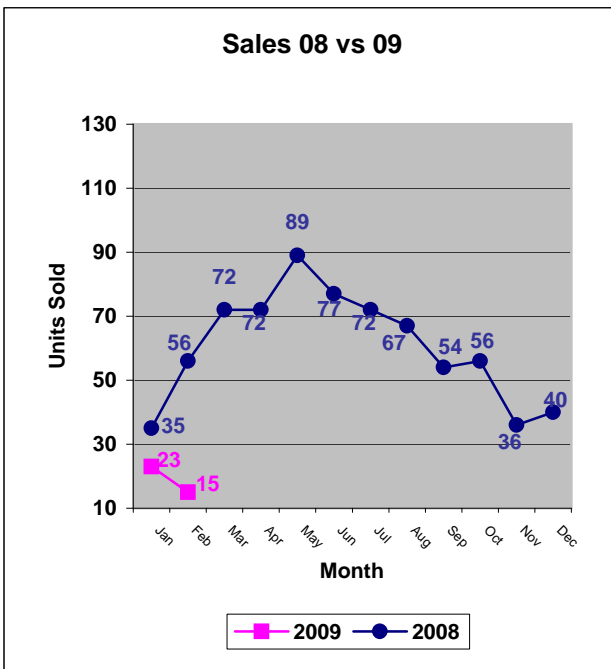
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## Townhouse and Condo SALES and INVENTORY and PENDING

Feb-09

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	20	20.0	2
50,000	- 99,999	6	1	0	7	176	25.1	35
100,000	- 119,999	2	0	0	2	78	39.0	19
120,000	- 139,999	2	0	0	2	73	36.5	18
140,000	- 159,999	1	0	0	1	40	40.0	9
160,000	- 179,999	0	0	0	0	52	52.0	8
180,000	- 199,999	0	0	0	0	36	36.0	4
200,000	- 249,999	0	1	0	1	55	55.0	9
250,000	- 299,999	0	0	0	0	117	117.0	12
300,000	- 499,999	0	0	1	1	98	98.0	10
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
<b>Total</b>		<b>12</b>	<b>2</b>	<b>1</b>	<b>15</b>	<b>756</b>	<b>50.4</b>	<b>129</b>
<b>Median Price</b>		<b>\$20,000</b>	<b>\$28,700</b>	<b>\$9,500</b>	<b>\$20,000</b>	<b>\$72,700</b>		<b>\$59,900</b>
<b>Average Price</b>		<b>\$93,750</b>	<b>\$158,950</b>	<b>\$455,584</b>	<b>\$126,566</b>	<b>\$191,166</b>		<b>\$171,486</b>



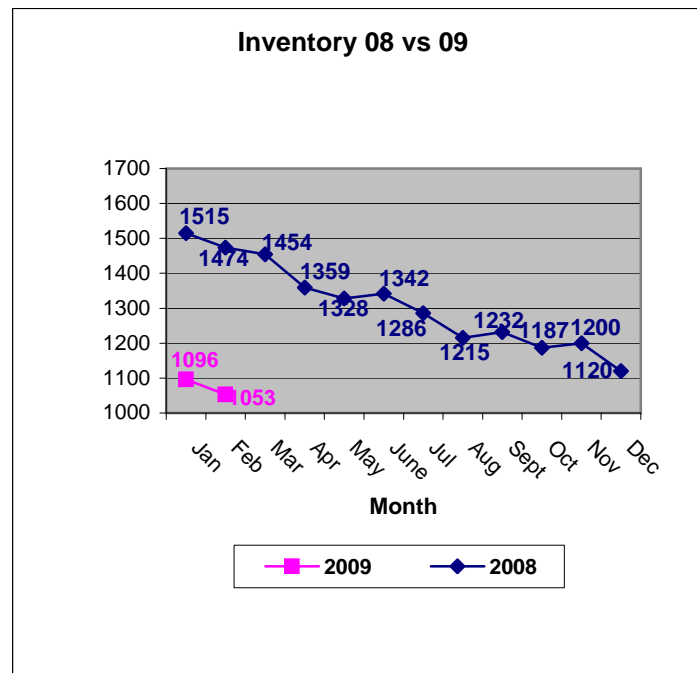
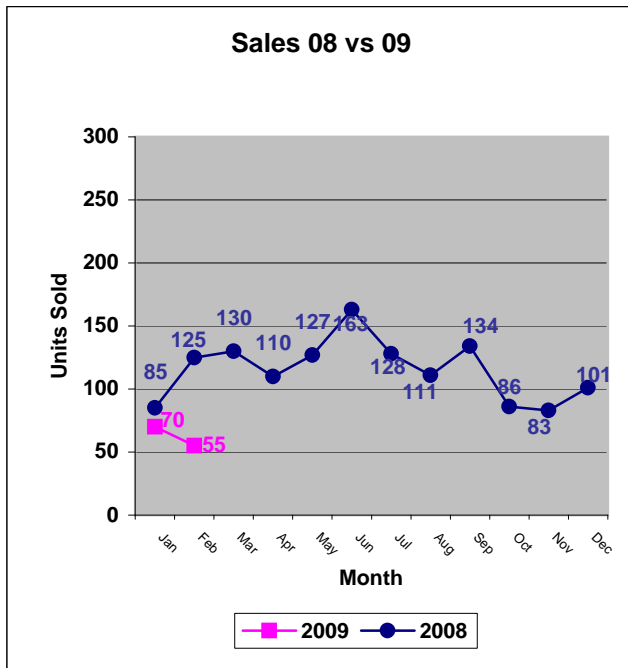
# Lexington-Bluegrass

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## New Construction SALES and INVENTORY and PENDING

Feb-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	0	0	0	6	6.0	2
100,000	- 119,999	2	4	0	6	30	5.0	12
120,000	- 139,999	0	9	0	9	131	14.6	42
140,000	- 159,999	0	10	0	10	115	11.5	52
160,000	- 179,999	0	3	2	5	117	23.4	35
180,000	- 199,999	0	0	2	2	101	50.5	41
200,000	- 249,999	0	4	10	14	165	11.8	76
250,000	- 299,999	0	0	1	1	143	143.0	35
300,000	- 499,999	0	0	7	7	168	24.0	25
500,000	- 749,999	0	0	0	0	40	40.0	7
750,000	- 999,999	0	0	1	1	21	21.0	2
1,000,000	- 1,249,999	0	0	0	0	5	5.0	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	4	4.0	1
2,000,000	- OVER	0	0	0	0	3	3.0	0
<b>Total</b>		<b>2</b>	<b>30</b>	<b>23</b>	<b>55</b>	<b>1053</b>	<b>19.1</b>	<b>330</b>
<b>Median Price</b>		<b>\$117,436</b>	<b>\$144,201</b>	<b>\$220,000</b>	<b>\$173,895</b>	<b>\$206,829</b>		<b>\$193,174</b>
<b>Average Price</b>		<b>\$117,436</b>	<b>\$154,694</b>	<b>\$292,461</b>	<b>\$207,137</b>	<b>\$270,827</b>		<b>\$219,499</b>



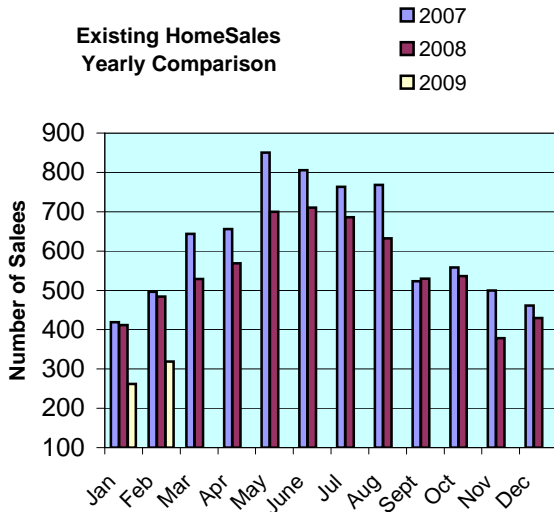
## Existing Homes Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
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	

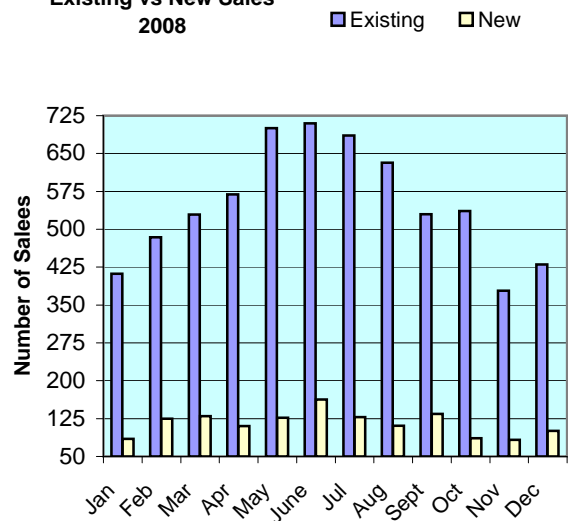
## New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	55
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	

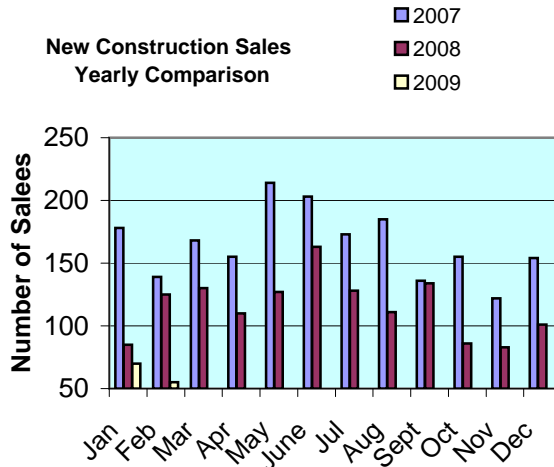
**Existing HomeSales  
Yearly Comparison**



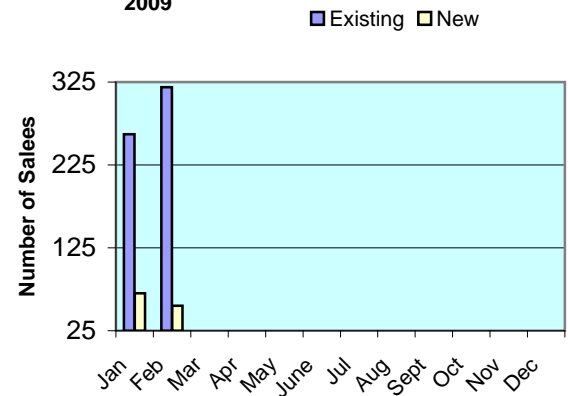
**Existing vs New Sales  
2008**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2009**



**Median Price by County**

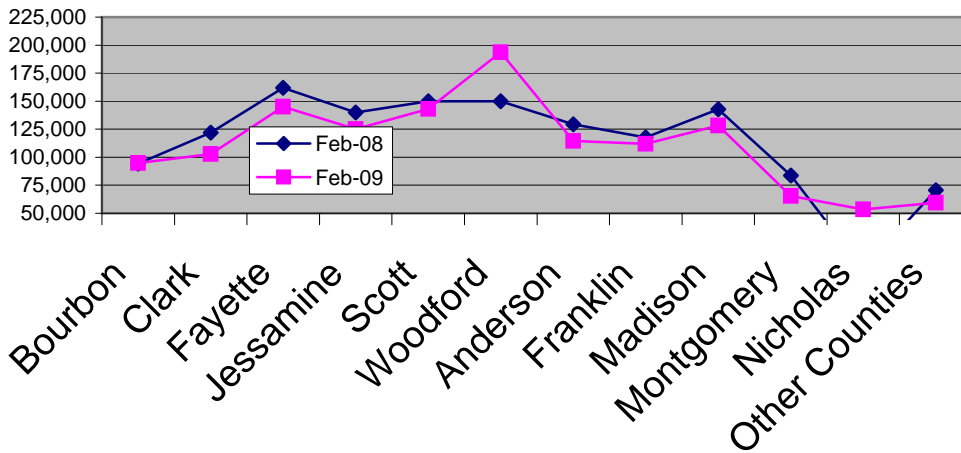
<u>County</u>	<b>Feb-08</b>		<b>Feb-09</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	94,384	14	94,950	10
Clark	122,000	30	102,800	17
Fayette	162,000	281	145,000	155
Jessamine	139,900	45	125,000	27
Scott	150,000	45	143,000	43
Woodford	150,000	25	193,600	9
Anderson	129,500	31	114,500	13
Franklin	117,525	29	112,000	21
Madison	142,900	44	128,333	27
Montgomery	83,750	10	65,500	16
Nicholas	0	0	53,500	1
Other Counties	70,500	55	59,500	35
		<b>609</b>		<b>374</b>

<u>County</u>	<b>Year to Date 2/28/08</b>		<b>Year to Date 2/28/09</b>	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	96,250	32	105,000	17
Clark	130,000	57	110,000	31
Fayette	156,250	514	145,135	314
Jessamine	134,900	87	124,500	50
Scott	159,000	85	143,000	69
Woodford	172,000	40	181,399	17
Anderson	124,000	41	122,000	19
Franklin	119,988	55	118,186	42
Madison	137,000	83	131,500	52
Montgomery	87,450	24	74,000	19
Nicholas	120,625	4	101,750	2
Other Counties	70,675	112	62,000	78
		<b>1134</b>		<b>710</b>

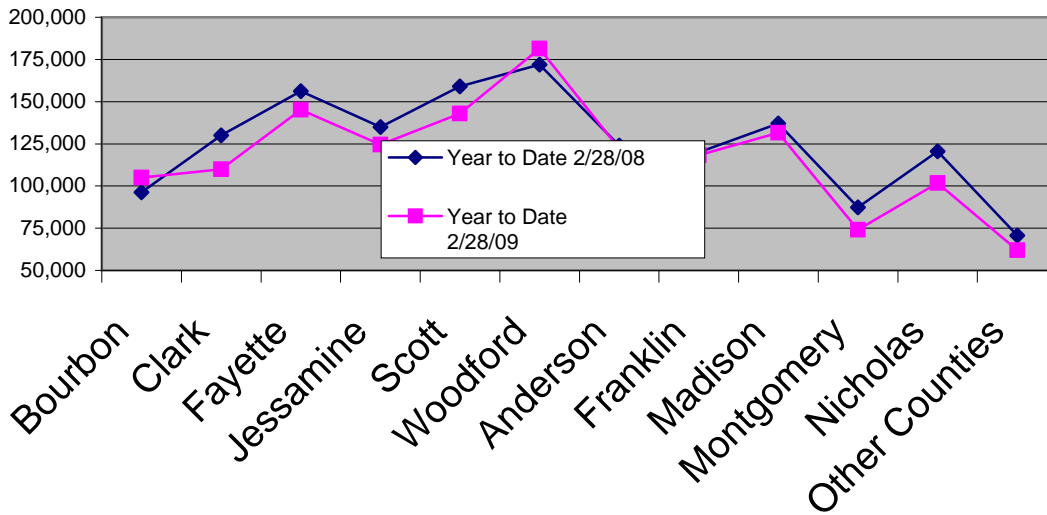


### Median Price by County

#### Feb 08 vs Feb 09 Median



#### Year to date 2/28/08 vs 2/28/09 Median





# Lexington-Bluegrass

Association of Realtors®

Feb-09

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings		32		18	-44%
Month Inventory		6.8		13.7	101%
% of List Price		94.95		91.69	
<b>Residential</b>					
Sales	31	\$4,237,860	13	\$1,498,000	-58%
Avg Sales Price		\$136,705		\$115,231	-16%
Median Sales Price		\$129,500		\$114,500	-12%
Avg Days on Market		140		90	-36%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings		74		51	-31%
<b>Residential</b>					
Sales	41	\$5,149,725	19	\$2,297,525	-54%
Avg Sales Price		\$125,603		\$120,922	-4%
Median Sales Price		\$124,000		\$122,000	-2%
Avg Days on Market		129		74	-43%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18										
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

# Lexington-Bluegrass

Association of Realtors®

Feb-09

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	15		21		40%
Month Inventory	6.9		9.8		42%
% of List Price	95.24		91.73		

#### **Residential**

Sales	14	\$2,048,067	10	\$1,436,900	-29%
Avg Sales Price		\$146,291		\$143,690	-2%
Median Sales Price		\$94,384		\$94,950	1%
Avg Days on Market		95		110	16%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	39		40		3%

#### **Residential**

Sales	32	\$4,849,967	17	\$2,310,505	-47%
Avg Sales Price		\$151,561		\$135,885	-10%
Median Sales Price		\$96,250		\$105,000	9%
Avg Days on Market		85		156	84%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9										
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

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Feb-09

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	56		41		-27%
Month Inventory	11.0		18.4		67%
% of List Price	90.91		93.52		
<b>Residential</b>					
Sales	30	\$3,762,700	17	\$2,234,126	-43%
Avg Sales Price	\$125,423		\$131,419		5%
Median Sales Price	\$122,000		\$102,800		-16%
Avg Days on Market	120		112		-7%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	112		88		-21%
<b>Residential</b>					
Sales	57	\$7,711,196	31	\$3,868,626	-46%
Avg Sales Price	\$135,284		\$124,794		-8%
Median Sales Price	\$130,000		\$110,000		-15%
Avg Days on Market	96		107		11%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24										
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

# Lexington-Bluegrass

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Feb-09

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	566		518		-8%
Month Inventory	8.6		14.9		73%
% of List Price	97.89		94.94		
<b><u>Residential</u></b>					
Sales	282	\$53,052,043	155	\$27,008,104	-45%
Avg Sales Price	\$188,128		\$174,246		-7%
Median Sales Price	\$161,500		\$145,000		-10%
Avg Days on Market	80		92		15%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	1,214		1,212		0%
<b><u>Residential</u></b>					
Sales	515	\$94,388,193	314	\$54,754,129	-39%
Avg Sales Price	\$183,278		\$174,376		-5%
Median Sales Price	\$156,000		\$145,135		-7%
Avg Days on Market	82		88		7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282										
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

# Lexington-Bluegrass

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Feb-09

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	50		49		-2%
Month Inventory	12.0		16.3		36%
% of List Price	95.98		96.04		

**Residential**

Sales	29	\$3,653,038	21	\$2,308,063	-28%
Avg Sales Price		\$125,967		\$109,908	-13%
Median Sales Price		\$117,525		\$112,000	-5%
Avg Days on Market		112		55	-51%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	170		116		-32%

**Residential**

Sales	55	\$7,055,714	42	\$5,182,364	-24%
Avg Sales Price		\$128,286		\$123,390	-4%
Median Sales Price		\$119,988		\$118,186	-2%
Avg Days on Market		133		92	-31%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24										
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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## Statistical Report Residential, Condo, & Townhouses

### JESSAMINE COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings		116		86	-26%
Month Inventory		10.0		16.3	63%
% of List Price		94.65		94.14	
<b>Residential</b>					
Sales	46	\$8,404,300	27	\$4,480,002	-41%
Avg Sales Price		\$182,702		\$165,926	-9%
Median Sales Price		\$138,850		\$125,000	-10%
Avg Days on Market		157		114	-27%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings		224		215	-4%
<b>Residential</b>					
Sales	88	\$15,595,061	50	\$9,151,017	-43%
Avg Sales Price		\$177,217		\$183,020	3%
Median Sales Price		\$134,950		\$124,500	-8%
Avg Days on Market		129		89	-31%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	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

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## Statistical Report Residential, Condo, & Townhouses

### MADISON COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	113		81		-28%
Month Inventory	15.0		21.9		46%
% of List Price	98.16		93.79		
<b>Residential</b>					
Sales	44	\$8,079,168	27	\$3,922,371	-39%
Avg Sales Price		\$183,617		\$145,273	-21%
Median Sales Price		\$142,900		\$128,333	-10%
Avg Days on Market		111		126	14%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	241		181		-25%
<b>Residential</b>					
Sales	83	\$13,728,012	52	\$8,178,271	-37%
Avg Sales Price		\$165,398		\$157,274	-5%
Median Sales Price		\$137,000		\$131,500	-4%
Avg Days on Market		113		113	0%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30										
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

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## Statistical Report Residential, Condo, & Townhouses

### MONTGOMERY COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	30		32		7%
Month Inventory	26.9		13.7		-49%
% of List Price	94.97		91.54		
<b>Residential</b>					
Sales	10	\$903,800	16	\$1,244,100	60%
Avg Sales Price		\$90,380		\$77,756	-14%
Median Sales Price		\$83,750		\$65,500	-22%
Avg Days on Market		140		93	-34%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	76		74		-3%
<b>Residential</b>					
Sales	24	\$2,468,500	19	\$1,512,600	-21%
Avg Sales Price		\$102,854		\$79,611	-23%
Median Sales Price		\$87,450		\$74,000	-15%
Avg Days on Market		118		89	-25%

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



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## Statistical Report Residential, Condo, & Townhouses

### NICHOLAS COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	7		3		-57%
Month Inventory	35.0		35.0		0%
% of List Price	100.00		94.02		
<b><u>Residential</u></b>					
Sales	1	\$68,000	1	\$53,500	0%
Avg Sales Price		\$68,000		\$53,500	-21%
Median Sales Price		\$68,000		\$53,500	-21%
Avg Days on Market		101		138	37%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	15		11		-27%
<b><u>Residential</u></b>					
Sales	5	\$504,750	2	\$203,500	-60%
Avg Sales Price		\$100,950		\$101,750	1%
Median Sales Price		\$113,000		\$101,750	-10%
Avg Days on Market		175		90	-49%

\*Data contained in Other Counties-Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	1	5										
2008	*	*	*	*	*	*	*	*	*	*	*	*
2007	*	*	*	*	*	*	*	*	*	*	*	*

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## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	128		119		-7%
Month Inventory	12.5		12.8		2%
% of List Price	97.40		99.13		

#### **Residential**

Sales	45	\$7,656,012	43	\$7,463,415	-4%
Avg Sales Price		\$170,134		\$173,568	2%
Median Sales Price		\$150,000		\$143,000	-5%
Avg Days on Market		115		82	-29%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	263		245		-7%

#### **Residential**

Sales	85	\$15,434,967	69	\$12,056,201	-19%
Avg Sales Price		\$181,588		\$174,728	-4%
Median Sales Price		\$159,000		\$143,000	-10%
Avg Days on Market		98		89	-9%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51										
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

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## Statistical Report Residential, Condo, & Townhouses

### WOODFORD COUNTY

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	47		30		-36%
Month Inventory	7.5		19.9		165%
% of List Price	92.12		92.54		
<b>Residential</b>					
Sales	25	\$5,054,800	10	\$1,998,523	-60%
Avg Sales Price		\$202,192		\$199,852	-1%
Median Sales Price		\$150,000		\$186,800	25%
Avg Days on Market		104		133	28%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	97		86		-11%
<b>Residential</b>					
Sales	40	\$9,211,239	18	\$3,343,662	-55%
Avg Sales Price		\$230,281		\$185,759	-19%
Median Sales Price		\$172,000		\$180,700	5%
Avg Days on Market		106		69	-35%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20										
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

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## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	February-08		February-09		% CHANGE
New Listings	148		102		-31%
Month Inventory	12.8		16.9		32%
% of List Price	92.81		88.93		
<b>Residential</b>					
Sales	55	\$6,323,588	37	\$2,531,785	-33%
Avg Sales Price		\$114,974		\$68,427	-40%
Median Sales Price		\$70,500		\$60,000	-15%
Avg Days on Market		123		1111	803%

CUMMULATIVE SUMMARY	Jan 08 - Feb 08		Jan 09 - Feb 09		% CHANGE
New Listings	277		201		-27%
<b>Residential</b>					
Sales	112	\$11,040,588	80	\$5,987,030	-29%
Avg Sales Price		\$98,577		\$74,838	-24%
Median Sales Price		\$70,200		\$63,500	-10%
Avg Days on Market		110		95	-14%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50										
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