

# Lexington-Bluegrass

Association of Realtors®

Mar-09

## Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings		1515		1516	0%
Month Inventory		9.7		11.5	19%
% of List Price		94.32		95.13	1%
<b><u>Residential</u></b>					
Sales	587	\$101,833,836	493	\$76,058,704	-16%
Avg Sales Price		\$172,600		\$153,654	-11%
Median Sales Price		\$140,000		\$135,000	-4%
Avg Days on Market		102		102	0%
<b><u>Townhouses/Condos</u></b>					
Sales	72	\$7,432,711	43	\$6,051,619	-40%
Avg Sales Price		\$100,442		\$131,557	31%
Median Sales Price		\$94,000		\$100,500	7%
Avg Days on Market		81		112	38%
<b>Total Activity</b>	<b>659</b>	<b>\$109,266,547</b>	<b>536</b>	<b>\$82,110,323</b>	<b>-19%</b>

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings		4,289		4,001	-7%
<b><u>Residential</u></b>					
Sales	1,632	\$274,511,218	1,179	\$182,743,960	-28%
Avg Sales Price		\$167,487		\$154,214	-8%
Median Sales Price		\$138,000		\$134,000	-3%
Avg Days on Market		101		95	-6%
<b><u>Townhouses/Condos</u></b>					
Sales	179	\$25,755,602	90	\$12,546,270	-50%
Avg Sales Price		\$138,471		\$132,066	-5%
Median Sales Price		\$116,000		\$106,000	-9%
Avg Days on Market		85		111	31%
<b>Total Activity</b>	<b>1,811</b>	<b>\$300,266,820</b>	<b>1,269</b>	<b>\$195,290,230</b>	<b>-30%</b>

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159									
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	677									
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	536									
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

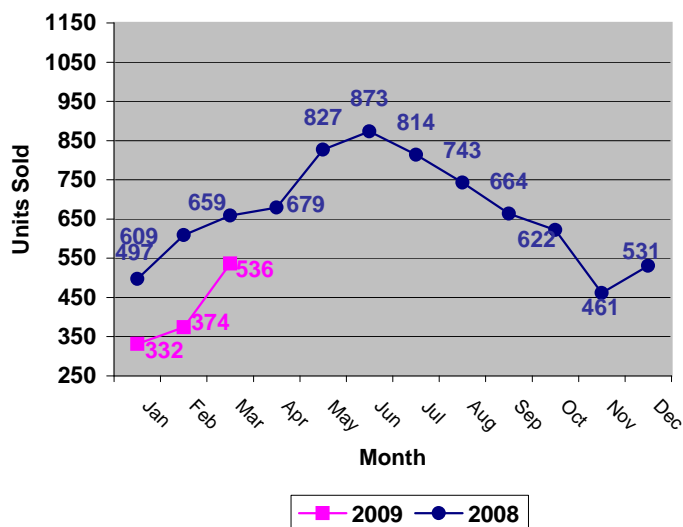
# Lexington-Bluegrass

Association of Realtors<sup>®</sup>

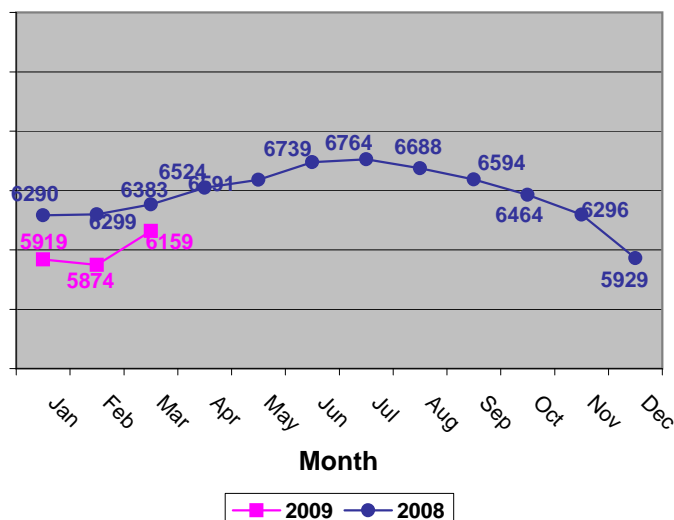
All Residential SALES and INVENTORY with PENDING

Mar-08			Sales				Current Inventory		Current Pending Inventory	March 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	2	50	174	3.5	46	50
50,000	-	99,999	35	70	4	109	890	8.2	153	109
100,000	-	119,999	11	48	7	66	493	7.5	118	76
120,000	-	139,999	6	48	15	69	770	11.2	186	111
140,000	-	159,999	4	54	13	71	581	8.2	131	81
160,000	-	179,999	3	28	17	48	509	10.6	108	61
180,000	-	199,999	0	10	14	24	409	17.0	88	38
200,000	-	249,999	3	10	26	39	608	15.6	139	62
250,000	-	299,999	1	8	21	30	523	17.4	78	30
300,000	-	499,999	1	3	15	19	770	40.5	80	45
500,000	-	749,999	1	0	6	7	242	34.6	27	13
750,000	-	999,999	0	0	2	2	102	51.0	4	1
1,000,000	-	1,249,999	0	0	2	2	24	12.0	1	0
1,250,000	-	1,499,999	0	0	0	0	18	18.0	0	0
1,500,000	-	1,999,999	0	0	0	0	18	18.0	1	0
2,000,000	-	OVER	0	0	0	0	28	28.0	0	0
<b>Total</b>			<b>89</b>	<b>303</b>	<b>144</b>	<b>536</b>	<b>6159</b>	<b>11.5</b>	<b>1160</b>	<b>677</b>
<b>Median Price</b>			<b>\$90,000</b>	<b>\$126,350</b>	<b>\$197,500</b>	<b>\$133,900</b>	<b>\$169,000</b>		<b>\$153,749</b>	
<b>Average Price</b>			<b>\$96,289</b>	<b>\$125,501</b>	<b>\$242,322</b>	<b>\$152,035</b>	<b>\$239,489</b>		<b>\$182,834</b>	

Sales 08 vs 09



Inventory 08 vs 09



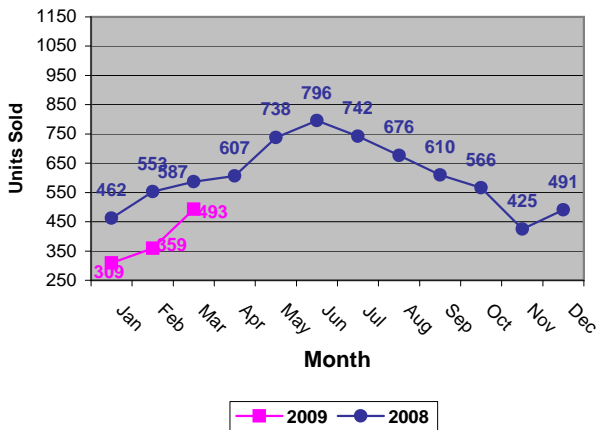
# Lexington-Bluegrass Association of Realtors®

## Single Family SALES and INVENTORY and PENDING

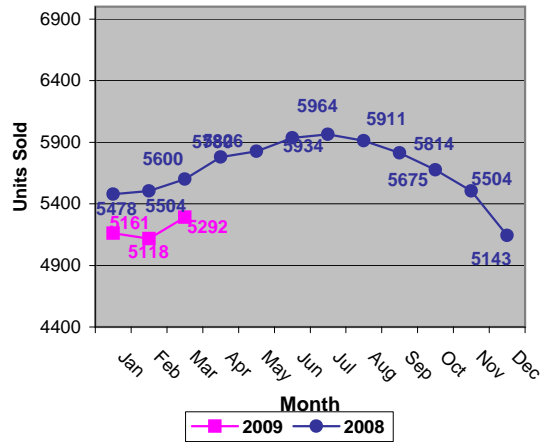
Mar-09

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	23	23	2	48	152	3.2	44
50,000	- 99,999	19	68	3	90	650	7.2	130
100,000	- 119,999	4	47	7	58	406	7.0	98
120,000	- 139,999	4	46	15	65	691	10.6	169
140,000	- 159,999	2	53	12	67	536	8.0	120
160,000	- 179,999	3	27	17	47	452	9.6	98
180,000	- 199,999	0	10	14	24	369	15.4	82
200,000	- 249,999	1	10	26	37	544	14.7	131
250,000	- 299,999	1	8	21	30	405	13.5	66
300,000	- 499,999	0	3	14	17	666	39.2	71
500,000	- 749,999	0	0	6	6	234	39.0	24
750,000	- 999,999	0	0	2	2	100	50.0	4
1,000,000	- 1,249,999	0	0	2	2	23	11.5	1
1,250,000	- 1,499,999	0	0	0	0	18	18.0	0
1,500,000	- 1,999,999	0	0	0	0	18	18.0	1
2,000,000	- OVER	0	0	0	0	28	28.0	0
<b>Total</b>		<b>57</b>	<b>295</b>	<b>141</b>	<b>493</b>	<b>5292</b>	<b>10.7</b>	<b>1039</b>
<b>Median Price</b>		<b>\$75,000</b>	<b>\$126,350</b>	<b>\$200,000</b>	<b>\$135,000</b>	<b>\$169,900</b>		
<b>Average Price</b>		<b>\$78,204</b>	<b>\$125,988</b>	<b>\$242,899</b>	<b>\$153,900</b>	<b>\$248,747</b>		<b>\$183,516</b>

**Sales 08 vs 09**



**Inventory 08 vs 09**



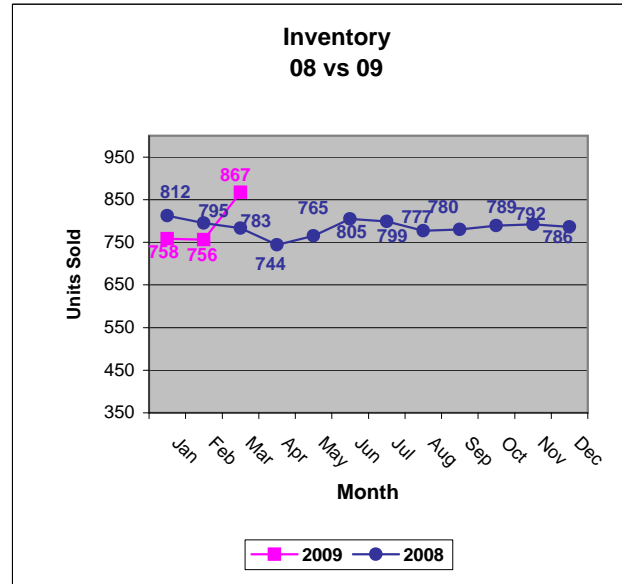
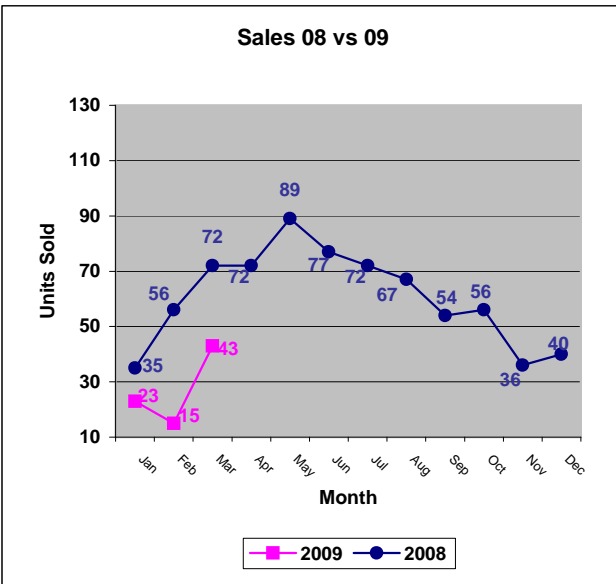
# Lexington-Bluegrass

Association of Realtors®

## Townhouse and Condo SALES and INVENTORY and PENDING

Mar-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	1	0	2	22	11.0	2
50,000	-	99,999	16	2	1	19	240	12.6	23
100,000	-	119,999	7	1	0	8	87	10.9	20
120,000	-	139,999	2	2	0	4	79	19.8	17
140,000	-	159,999	2	1	1	4	45	11.3	11
160,000	-	179,999	0	1	0	1	57	57.0	10
180,000	-	199,999	0	0	0	0	40	40.0	6
200,000	-	249,999	2	0	0	2	64	32.0	8
250,000	-	299,999	0	0	0	0	118	118.0	12
300,000	-	499,999	1	0	1	2	104	52.0	9
500,000	-	749,999	1	0	0	1	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>32</b>	<b>8</b>	<b>3</b>	<b>43</b>	<b>867</b>	<b>20.2</b>	<b>121</b>
<b>Median Price</b>			<b>\$32,475</b>	<b>\$18,000</b>	<b>\$45,000</b>	<b>\$28,000</b>	<b>\$74,900</b>		<b>\$59,900</b>
<b>Average Price</b>			<b>\$128,503</b>	<b>\$107,550</b>	<b>\$215,209</b>	<b>\$130,654</b>	<b>\$182,978</b>		<b>\$176,981</b>

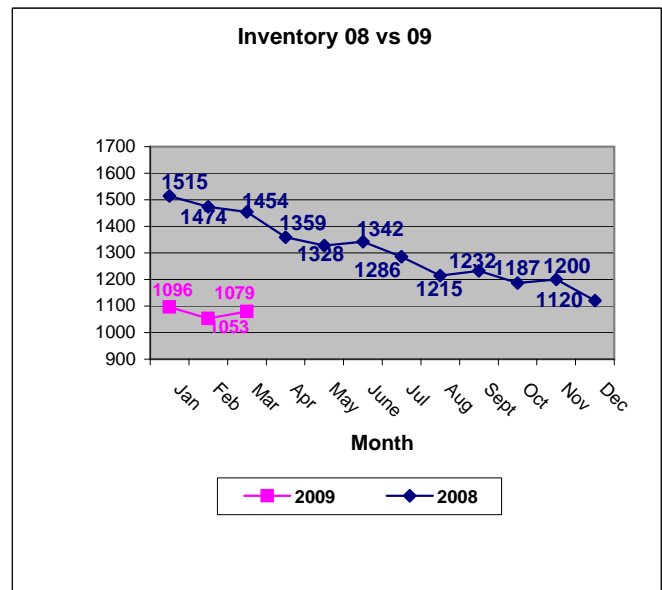
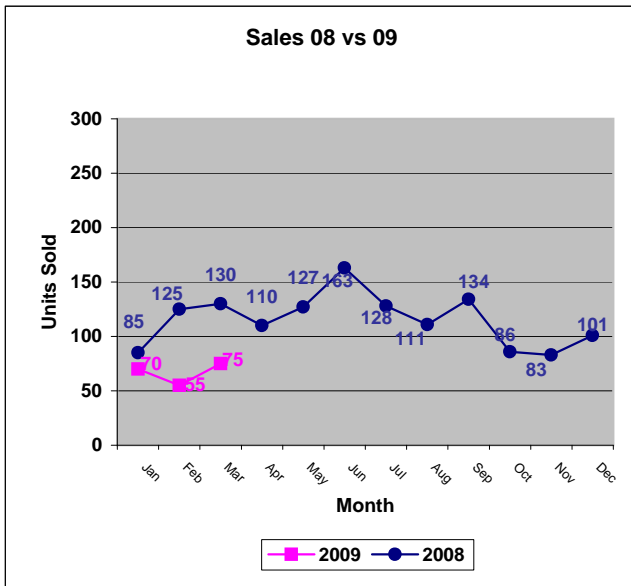


# Lexington-Bluegrass Association of Realtors®

## New Construction SALES and INVENTORY and PENDING

Mar-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	1	1.0	0
50,000	-	99,999	0	0	0	0	5	5.0	2
100,000	-	119,999	0	5	0	5	30	6.0	14
120,000	-	139,999	1	7	0	8	149	18.6	46
140,000	-	159,999	2	15	1	18	119	6.6	50
160,000	-	179,999	1	5	3	9	122	13.6	35
180,000	-	199,999	0	2	5	7	104	14.9	43
200,000	-	249,999	0	6	8	14	169	12.1	76
250,000	-	299,999	0	1	5	6	139	23.2	40
300,000	-	499,999	0	1	4	5	162	32.4	28
500,000	-	749,999	0	0	2	2	38	19.0	8
750,000	-	999,999	0	0	1	1	26	26.0	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	3	3.0	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>4</b>	<b>42</b>	<b>29</b>	<b>75</b>	<b>1079</b>	<b>14.4</b>	<b>345</b>
<b>Median Price</b>			<b>\$141,125</b>	<b>\$153,900</b>	<b>\$225,984</b>	<b>\$176,552</b>	<b>\$203,000</b>		<b>\$195,670</b>
<b>Average Price</b>			<b>\$150,075</b>	<b>\$168,465</b>	<b>\$276,022</b>	<b>\$209,073</b>	<b>\$267,551</b>		<b>\$221,011</b>



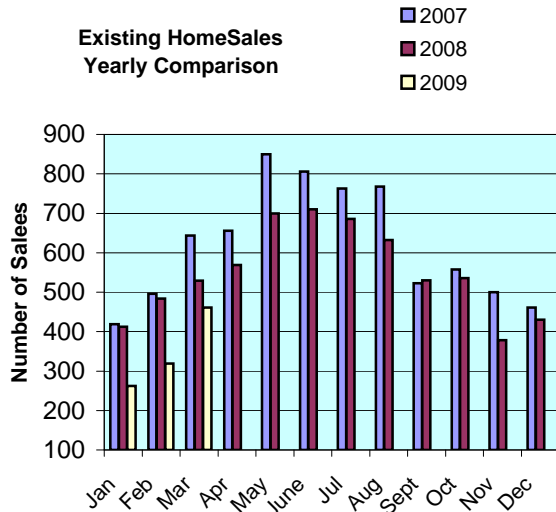
## Existing Homes Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
Mar	644	529	461
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	

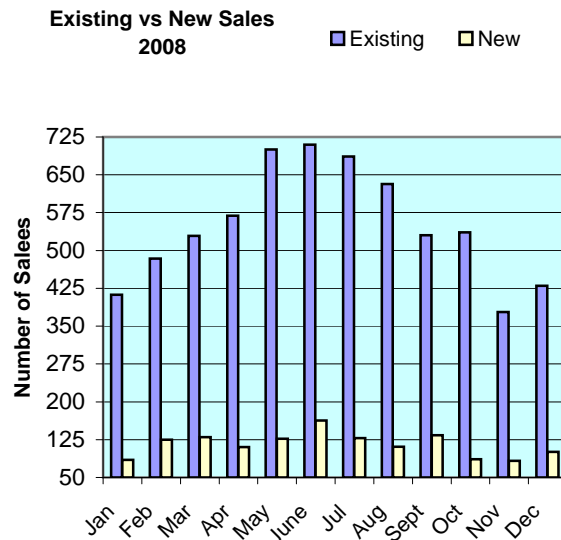
## New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	55
Mar	168	130	75
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	

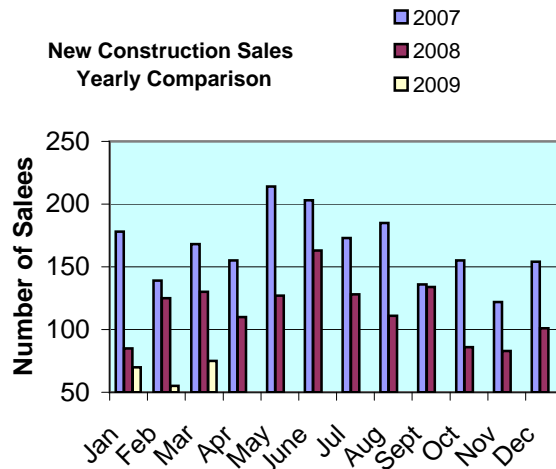
**Existing HomeSales  
Yearly Comparison**



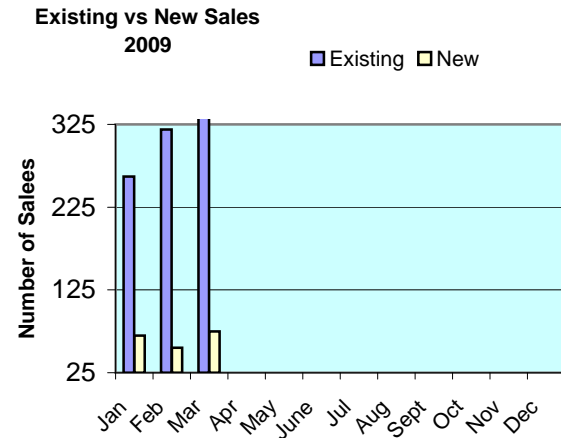
**Existing vs New Sales  
2008**



**New Construction Sales  
Yearly Comparison**



**Existing vs New Sales  
2009**



**Median Price by County**

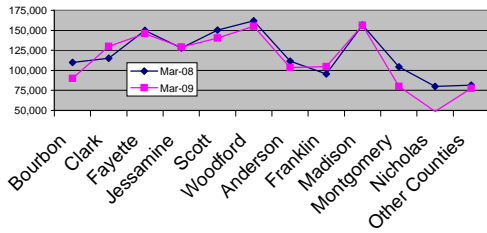
County	Mar-08		Mar-09	
	median sales price	Total	median sales price	Total
Bourbon	110,000	11	90,000	9
Clark	115,000	30	130,000	23
Fayette	150,000	317	146,000	251
Jessamine	128,000	45	129,250	26
Scott	150,179	40	140,250	50
Woodford	161,700	17	155,000	15
Anderson	111,600	26	103,500	16
Franklin	95,500	55	104,750	34
Madison	156,500	44	156,144	37
Montgomery	104,200	14	80,000	22
Nicholas	80,000	2	48,750	4
Other Counties	81,450	58	77,600	49
		<b>659</b>		<b>536</b>

County	Year to Date 3/31/08		Year to Date 3/31/09	
	median sales price	Total	median sales price	Total
Bourbon	98,000	43	105,000	27
Clark	123,000	88	114,000	55
Fayette	154,900	835	145,500	571
Jessamine	129,750	136	126,250	80
Scott	154,399	128	142,086	124
Woodford	170,000	57	173,000	33
Anderson	121,500	67	114,500	35
Franklin	112,000	111	117,000	77
Madison	142,900	127	148,450	90
Montgomery	89,150	38	76,500	41
Nicholas	105,000	7	52,750	6
Other Counties	71,625	174	66,450	130
		<b>1811</b>		<b>1269</b>

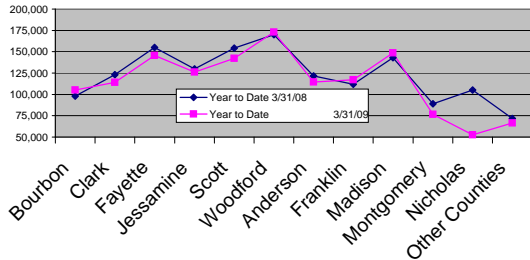


**Median Price by County**

**Mar 08 vs Mar 09 Median**



**Year to date 3/31/08 vs 3/31/09 Median**



# Lexington-Bluegrass

Association of Realtors®

Mar-09

## Statistical Report Residential, Condo, & Townhouses

### ANDERSON COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	34		47		38%
Month Inventory	8.0		11.6		45%
% of List Price	96.51		93.35		
<b>Residential</b>					
Sales	26	\$2,902,302	16	\$1,826,400	-38%
Avg Sales Price		\$111,550		\$114,150	2%
Median Sales Price		\$111,600		\$103,500	-7%
Avg Days on Market		126		164	30%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	108		98		-9%
<b>Residential</b>					
Sales	67	\$8,050,027	35	\$4,123,925	-48%
Avg Sales Price		\$120,150		\$117,826	-2%
Median Sales Price		\$121,500		\$114,500	-6%
Avg Days on Market		128		115	-10%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18	23									
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®

Mar-09

## Statistical Report Residential, Condo, & Townhouses

### BOURBON COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	23		21		-9%
Month Inventory	9.2		11.2		22%
% of List Price	94.65		97.55		

#### **Residential**

Sales	11	\$1,294,300	9	\$963,300	-18%
Avg Sales Price		\$117,664		\$107,033	-9%
Median Sales Price		\$110,000		\$90,000	-18%
Avg Days on Market		91		38	-58%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	62		61		-2%

#### **Residential**

Sales	43	\$6,144,267	27	\$3,411,350	-37%
Avg Sales Price		\$142,890		\$126,346	-12%
Median Sales Price		\$98,000		\$105,000	7%
Avg Days on Market		87		111	28%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8									
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

Association of Realtors®

Mar-09

## Statistical Report Residential Condo, & Townhouses

### CLARK COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	66		63		-5%
Month Inventory	11.4		14.2		25%
% of List Price	95.8		90.71		
<b>Residential</b>					
Sales	30	\$4,005,082	23	\$3,996,643	-23%
Avg Sales Price		\$133,503		\$173,767	30%
Median Sales Price		\$115,000		\$130,000	13%
Avg Days on Market		118		127	8%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	178		154		-13%
<b>Residential</b>					
Sales	88	\$11,961,028	55	\$7,952,269	-38%
Avg Sales Price		\$135,921		\$144,587	6%
Median Sales Price		\$123,000		\$114,000	-7%
Avg Days on Market		108		117	8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35									
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

Association of Realtors®

Mar-09

## Statistical Report Residential Condo, & Townhouses

### FAYETTE COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	690		709		3%
Month Inventory	7.7		9.8		27%
% of List Price	96.56		96.51		
<b>Residential</b>					
Sales	317	\$60,744,354	251	\$44,792,003	-21%
Avg Sales Price		\$191,623		\$178,454	-7%
Median Sales Price		\$150,000		\$146,000	-3%
Avg Days on Market		89		88	-1%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	1,913		1,928		1%
<b>Residential</b>					
Sales	835	\$155,725,307	571	\$100,473,745	-32%
Avg Sales Price		\$186,497		\$175,961	-6%
Median Sales Price		\$154,900		\$145,500	-6%
Avg Days on Market		84		87	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282	306									
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

Association of Realtors®

Mar-09

## Statistical Report Residential, Condo, & Townhouses

### FRANKLIN COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	80		75		-6%
Month Inventory	6.3		10.6		67%
% of List Price	95.72		93.85		
<b>Residential</b>					
Sales	55	\$5,782,550	34	\$3,819,732	-38%
Avg Sales Price		\$105,137		\$112,345	7%
Median Sales Price		\$95,500		\$104,750	10%
Avg Days on Market		87		110	26%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	250		193		-23%
<b>Residential</b>					
Sales	111	\$12,906,264	77	\$9,162,096	-31%
Avg Sales Price		\$116,273		\$118,988	2%
Median Sales Price		\$112,000		\$117,000	4%
Avg Days on Market		109		101	-7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24	41									
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	March-08		March-09		% CHANGE
New Listings	111		151		36%
Month Inventory	10.1		19.8		96%
% of List Price	77.51		95.54		
<b>Residential</b>					
Sales	45	\$9,069,288	26	\$3,751,297	-42%
Avg Sales Price		\$201,540		\$144,281	-28%
Median Sales Price		\$128,000		\$129,250	1%
Avg Days on Market		121		62	-49%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	335		368		10%
<b>Residential</b>					
Sales	136	\$25,948,711	80	\$14,057,509	-41%
Avg Sales Price		\$190,799		\$175,719	-8%
Median Sales Price		\$129,750		\$126,250	-3%
Avg Days on Market		125		81	-35%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	32	45									
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	March-08		March-09		% CHANGE
New Listings	147		113		-23%
Month Inventory	15.5		15.6		0%
% of List Price	95.96		93.06		

#### Residential

Sales	44	\$7,672,246	37	\$6,084,661	-16%
Avg Sales Price		\$174,369		\$164,450	-6%
Median Sales Price		\$156,500		\$156,144	0%
Avg Days on Market		123		155	26%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	391		294		-25%

#### Residential

Sales	127	\$21,400,258	90	\$14,425,432	-29%
Avg Sales Price		\$168,506		\$160,283	-5%
Median Sales Price		\$142,900		\$148,450	4%
Avg Days on Market		116		129	11%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61									
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	March-08		March-09		% CHANGE
New Listings	43		38		-12%
Month Inventory	20.1		10.8		-46%
% of List Price	96.54		90.67		
<b>Residential</b>					
Sales	14	\$1,383,103	22	\$2,263,197	57%
Avg Sales Price		\$98,793		\$102,873	4%
Median Sales Price		\$104,200		\$80,000	-23%
Avg Days on Market		139		154	11%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	121		102		-16%
<b>Residential</b>					
Sales	38	\$3,851,603	41	\$3,775,797	8%
Avg Sales Price		\$101,358		\$92,093	-9%
Median Sales Price		\$89,150		\$76,500	-14%
Avg Days on Market		126		124	-2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	16	14	17									
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	March-08		March-09		% CHANGE
New Listings	7		8		14%
Month Inventory	19.5		9.8		-50%
% of List Price	91.48		90.95		
<b>Residential</b>					
Sales	2	\$160,000	4	\$185,000	100%
Avg Sales Price		\$80,000		\$46,250	-42%
Median Sales Price		\$80,000		\$48,750	-39%
Avg Days on Market		113		41	-64%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	22		19		-14%
<b>Residential</b>					
Sales	7	\$664,750	2	\$203,500	-71%
Avg Sales Price		\$94,964		\$101,750	7%
Median Sales Price		\$105,000		\$101,750	-3%
Avg Days on Market		151		90	-40%

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

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



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## Statistical Report Residential, Condo, & Townhouses

### SCOTT COUNTY

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	140		127		-9%
Month Inventory	14.6		10.7		-27%
% of List Price	96.72		97.32		

#### Residential

Sales	40	\$6,738,623	50	\$6,988,495	25%
Avg Sales Price		\$168,466		\$139,770	-17%
Median Sales Price		\$150,179		\$140,250	-7%
Avg Days on Market		102		98	-4%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	409		378		-8%

#### Residential

Sales	128	\$22,509,590	124	\$19,861,549	-3%
Avg Sales Price		\$175,856		\$160,174	-9%
Median Sales Price		\$154,399		\$142,086	-8%
Avg Days on Market		97		90	-7%

#### Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78									
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	March-08		March-09		% CHANGE
New Listings	46		49		7%
Month Inventory	11.7		13.9		19%
% of List Price	96.23		96.60		
<b>Residential</b>					
Sales	17	\$3,088,000	15	\$2,540,170	-12%
Avg Sales Price		\$181,647		\$169,345	-7%
Median Sales Price		\$161,700		\$155,000	-4%
Avg Days on Market		96		144	50%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	143		135		-6%
<b>Residential</b>					
Sales	57	\$12,299,239	33	\$5,883,832	-42%
Avg Sales Price		\$215,776		\$178,298	-17%
Median Sales Price		\$170,000		\$173,000	2%
Avg Days on Market		103		103	0%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20	15									
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

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## Statistical Report Residential, Condo, & Townhouses

### OTHER COUNTIES

MONTHLY SUMMARY	March-08		March-09		% CHANGE
New Listings	142		119		-16%
Month Inventory	10.4		12.0		15%
% of List Price	95.00		91.76		
<b>Residential</b>					
Sales	60	\$6,042,199	52	\$4,805,300	-13%
Avg Sales Price		\$100,703		\$92,410	-8%
Median Sales Price		\$81,450		\$77,600	-5%
Avg Days on Market		106		106	0%

CUMMULATIVE SUMMARY	Jan 08 - Mar 08		Jan 09 - Mar 09		% CHANGE
New Listings	424		320		-25%
<b>Residential</b>					
Sales	178	\$17,402,288	134	\$11,041,330	-25%
Avg Sales Price		\$97,776		\$82,398	-16%
Median Sales Price		\$71,625		\$66,450	-7%
Avg Days on Market		108		99	-8%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50	47									
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