

Lexington-Bluegrass

Association of Realtors[®]

Jan-10

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	1391		1339		-4%
Month Inventory	17.8		15.2		-15%
% of List Price	95.88		95.36		-1%
Residential					
Sales	309	\$48,949,540	357	\$57,519,663	16%
Avg Sales Price	\$158,413		\$160,669		1%
Median Sales Price	\$135,000		\$132,725		-2%
Avg Days on Market	86		131		52%
Townhouses/Condos					
Sales	23	\$3,267,796	27	\$4,187,856	17%
Avg Sales Price	\$136,158		\$144,409		6%
Median Sales Price	\$121,563		\$106,500		-12%
Avg Days on Market	110		150		36%
Total Activity	332	\$52,217,336	384	\$61,707,519	16%

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Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	5834											
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	555											
2008	472	551	677	809	894	807	772	761	759	718	528	437
2008	713	743	804	860	863	800	732	754	650	525	429	437

Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	384											
2009	332	374	536	544	662	861	852	731	711	764	682	599
2008	497	609	659	679	827	873	814	743	664	622	461	531

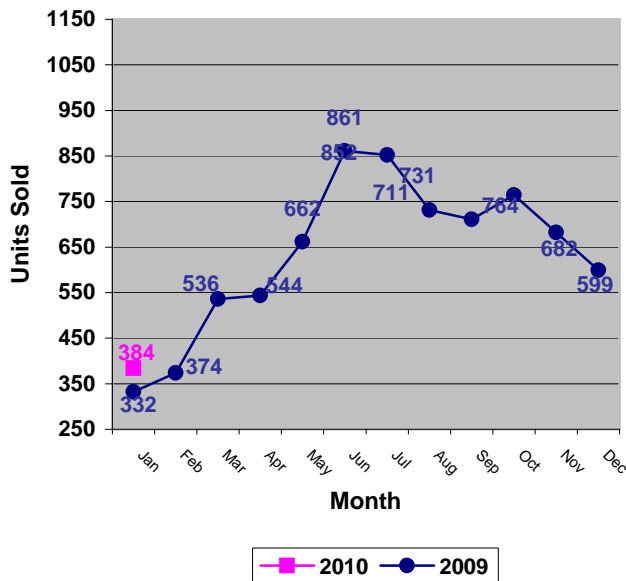


Lexington-Bluegrass Association of Realtors®

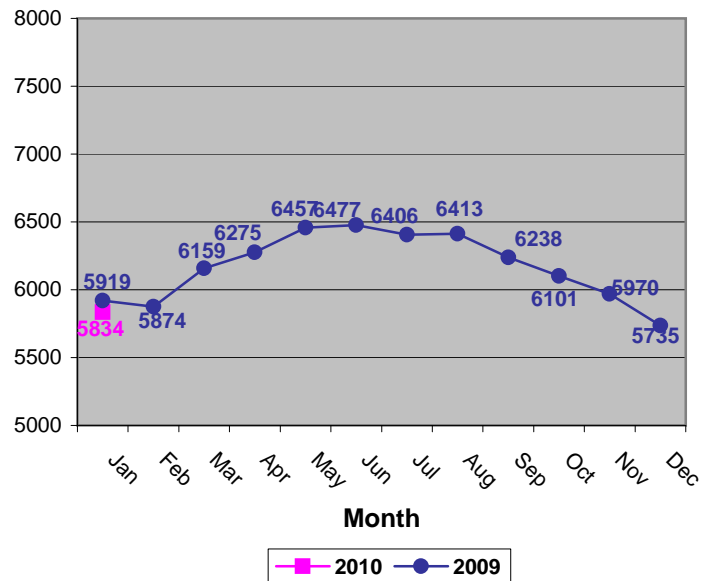
All Residential SALES and INVENTORY with PENDING

Jan-10			Sales				Current Inventory		Current Pending Inventory	Jan Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	12	22	6	40	177	4.4	59	47
50,000	-	99,999	15	57	3	75	914	12.2	167	122
100,000	-	119,999	7	27	4	38	505	13.3	116	71
120,000	-	139,999	5	45	6	56	763	13.6	170	86
140,000	-	159,999	2	26	7	35	546	15.6	95	44
160,000	-	179,999	2	20	8	30	474	15.8	80	40
180,000	-	199,999	1	10	10	21	372	17.7	66	24
200,000	-	249,999	3	15	18	36	559	15.5	119	58
250,000	-	299,999	2	3	15	20	460	23.0	71	25
300,000	-	499,999	0	5	19	24	639	26.6	54	22
500,000	-	749,999	0	0	7	7	220	31.4	22	9
750,000	-	999,999	0	0	2	2	99	49.5	9	5
1,000,000	-	1,249,999	0	0	0	0	28	28.0	2	1
1,250,000	-	1,499,999	0	0	0	0	23	23.0	1	1
1,500,000	-	1,999,999	0	0	0	0	25	25.0	0	0
2,000,000	-	OVER	0	0	0	0	30	30.0	1	0
Total			49	230	105	384	5834	15.2	1032	555
Median Price			\$86,500	\$124,250	\$225,000	\$131,600	\$160,168		\$140,000	
Average Price			\$99,207	\$125,596	\$261,541	\$159,401	\$237,660		\$184,455	

Sales 09 vs 10



Inventory 09 vs 10



Lexington-Bluegrass

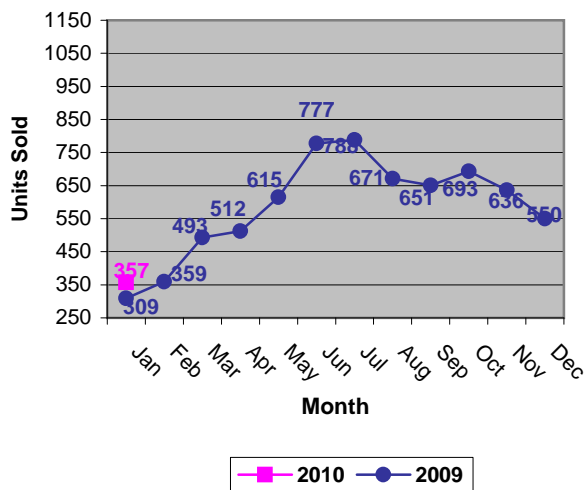
Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

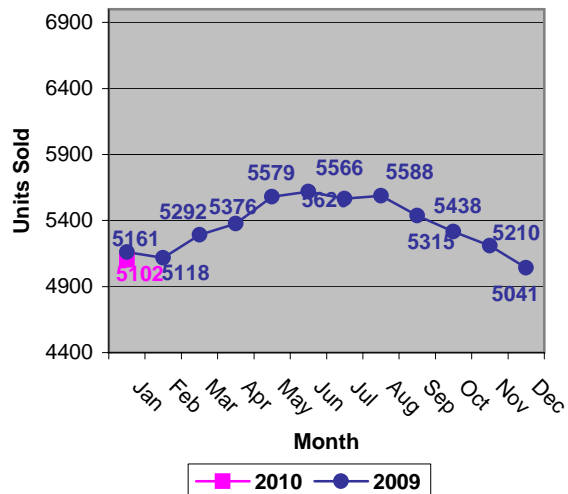
Jan-10

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	11	20	6	37	160	4.3	55
50,000 - 99,999	10	54	3	67	699	10.4	143
100,000 - 119,999	4	27	3	34	435	12.8	102
120,000 - 139,999	4	43	6	53	696	13.1	158
140,000 - 159,999	2	25	7	34	502	14.8	90
160,000 - 179,999	1	19	8	28	423	15.1	74
180,000 - 199,999	1	10	10	21	343	16.3	62
200,000 - 249,999	1	14	18	33	488	14.8	115
250,000 - 299,999	1	3	15	19	386	20.3	61
300,000 - 499,999	0	5	17	22	559	25.4	45
500,000 - 749,999	0	0	7	7	208	29.7	19
750,000 - 999,999	0	0	2	2	98	49.0	9
1,000,000 - 1,249,999	0	0	0	0	27	27.0	2
1,250,000 - 1,499,999	0	0	0	0	23	23.0	1
1,500,000 - 1,999,999	0	0	0	0	25	25.0	0
2,000,000 - OVER	0	0	0	0	30	30.0	1
Total	35	220	102	357	5102	14.3	937
Median Price	\$76,500	\$124,500	\$224,950	\$133,450	\$164,900		
Average Price	\$88,616	\$126,020	\$260,708	\$160,835	\$245,630		\$185,067

Sales 09 vs 10



Inventory 09 vs 10



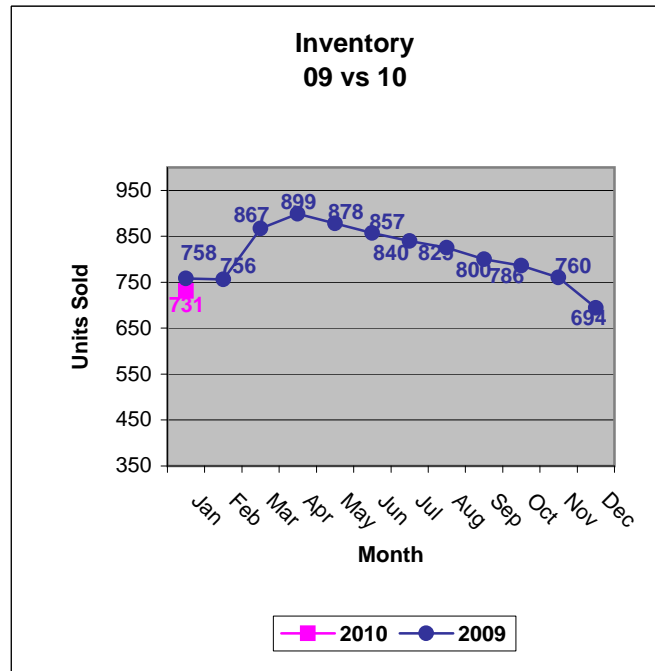
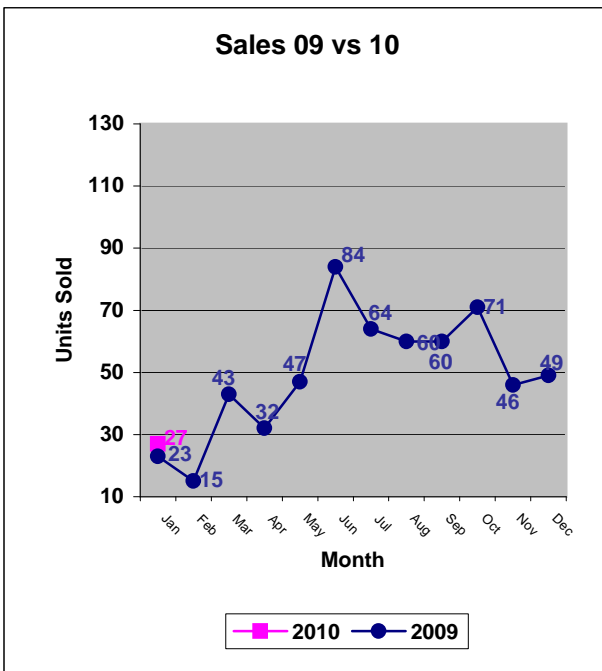
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

Jan-10

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	1	2	0	3	17	5.7	4
50,000 - 99,999	5	3	0	8	215	26.9	24
100,000 - 119,999	3	0	1	4	70	17.5	14
120,000 - 139,999	1	2	0	3	67	22.3	12
140,000 - 159,999	0	1	0	1	44	44.0	5
160,000 - 179,999	1	1	0	2	51	25.5	6
180,000 - 199,999	0	0	0	0	29	29.0	4
200,000 - 249,999	2	1	0	3	71	23.7	4
250,000 - 299,999	1	0	0	1	73	73.0	11
300,000 - 499,999	0	0	2	2	80	40.0	9
500,000 - 749,999	0	0	0	0	12	12.0	3
750,000 - 999,999	0	0	0	0	1	1.0	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	14	10	3	27	731	27.1	96
Median Price	\$32,000	\$20,750	\$18,500	\$22,950	\$69,900		\$45,850
Average Price	\$125,684	\$116,270	\$289,859	\$140,439	\$182,002		\$179,267

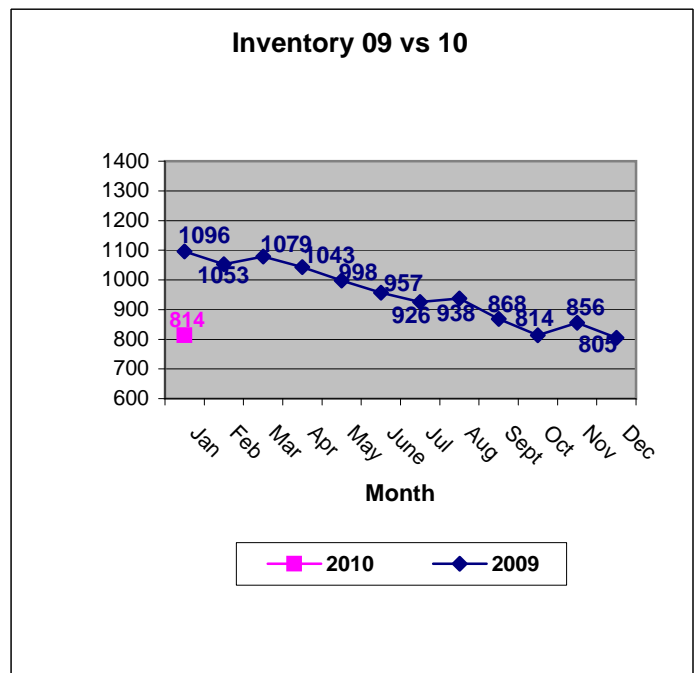
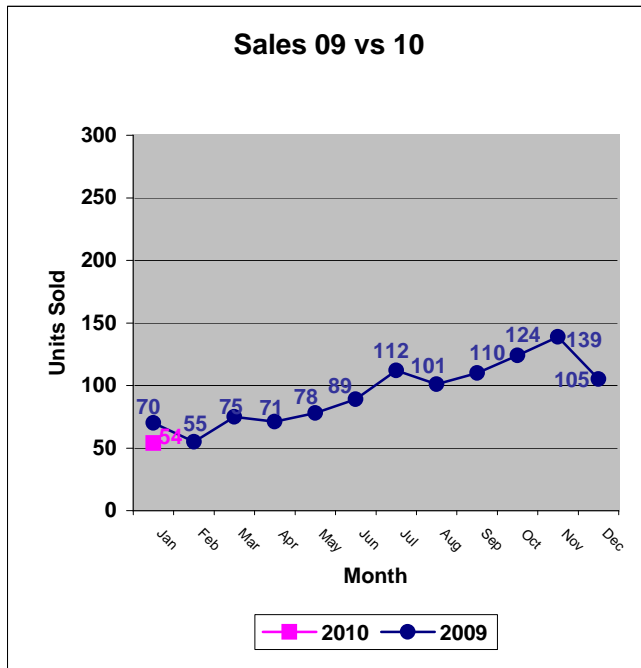


Lexington-Bluegrass Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Jan-10

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	17	17.0	2
100,000 - 119,999	0	1	0	1	46	46.0	16
120,000 - 139,999	0	9	0	9	122	13.6	29
140,000 - 159,999	1	6	0	7	90	12.9	29
160,000 - 179,999	0	3	1	4	75	18.8	31
180,000 - 199,999	0	6	3	9	75	8.3	31
200,000 - 249,999	1	4	8	13	137	10.5	65
250,000 - 299,999	1	0	3	4	93	23.3	31
300,000 - 499,999	0	0	5	5	109	21.8	26
500,000 - 749,999	0	0	2	2	24	12.0	7
750,000 - 999,999	0	0	0	0	12	12.0	3
1,000,000 - 1,249,999	0	0	0	0	4	4.0	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	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	3	29	22	54	814	15.1	270
Median Price	\$236,500	\$158,508	\$240,912	\$193,691	\$198,998		\$198,559
Average Price	\$230,133	\$163,506	\$302,687	\$223,911	\$256,297		\$225,479

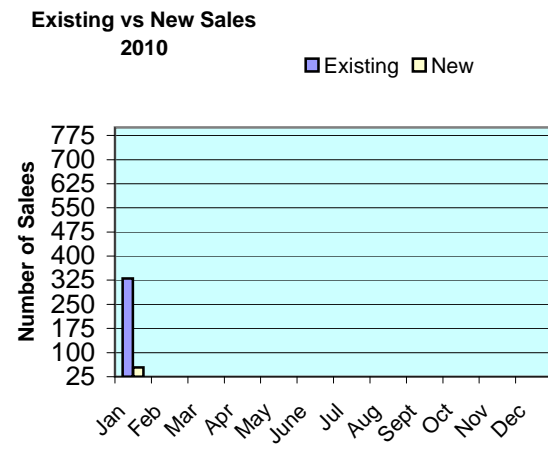
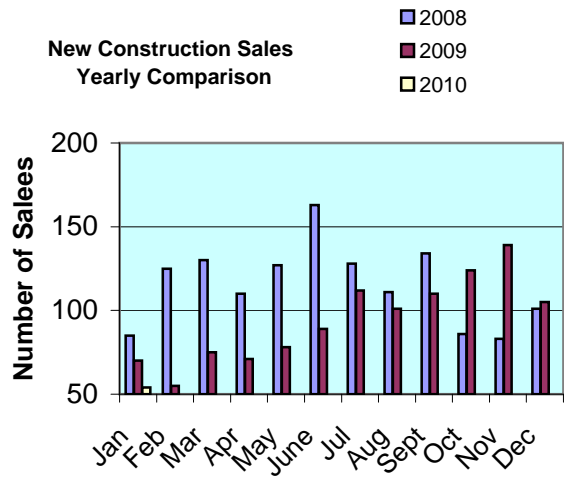
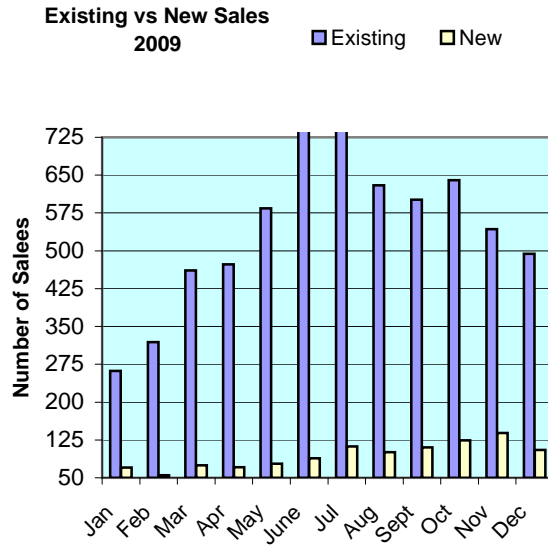
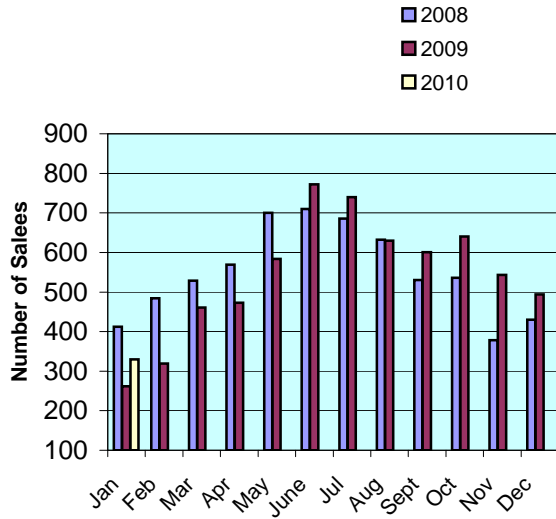


Existing Homes Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	412	262	330
Feb	484	319	
Mar	529	461	
Apr	569	473	
May	700	584	
June	710	772	
Jul	686	740	
Aug	632	630	
Sept	530	601	
Oct	536	640	
Nov	378	543	
Dec	430	494	

New Construction Sales

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan	85	70	54
Feb	125	55	
Mar	130	75	
Apr	110	71	
May	127	78	
June	163	89	
Jul	128	112	
Aug	111	101	
Sept	134	110	
Oct	86	124	
Nov	83	139	
Dec	101	105	



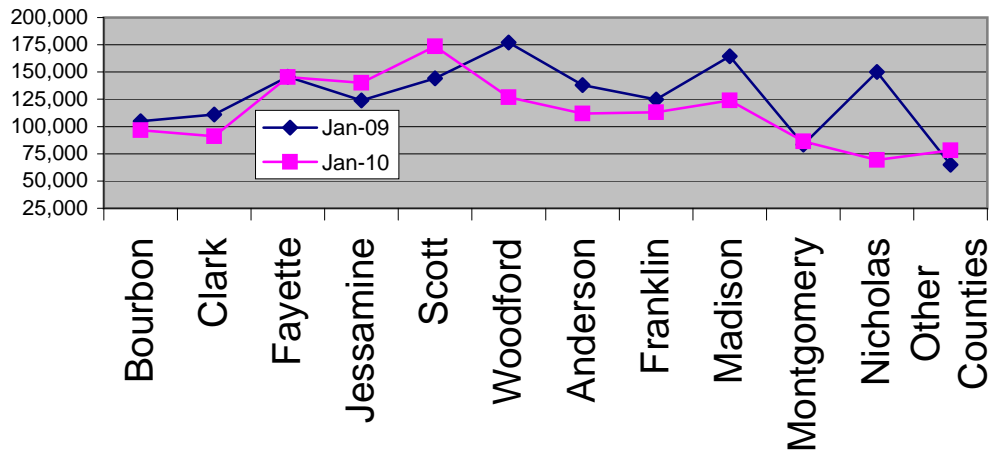
Median Price by County

<u>County</u>	Jan-09		Jan-10	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	105,000	7	96,500	11
Clark	111,000	14	91,000	12
Fayette	145,635	156	145,500	194
Jessamine	124,000	23	140,000	27
Scott	144,300	25	173,430	32
Woodford	177,200	8	127,000	11
Anderson	138,000	6	112,000	18
Franklin	124,900	21	112,950	22
Madison	164,450	24	124,000	23
Montgomery	83,500	3	86,250	10
Nicholas	150,000	1	69,200	2
Other Counties	65,000	<u>44</u>	78,250	<u>22</u>
		332		384



Median Price by County

Jan 09 vs Jan 10 Median



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	33		32		-3%
Month Inventory	31.7		10.1		-68%
% of List Price	94.85		95.38		
Residential					
Sales	6	\$799,525	18	\$1,838,950	200%
Avg Sales Price		\$133,254		\$102,164	-23%
Median Sales Price		\$138,000		\$112,000	-19%
Avg Days on Market		39		86	121%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18											
2009	15	18	23	34	27	22	17	23	17	20	23	10
2008	18	26	25	26	14	22	21	32	25	23	13	7



Lexington-Bluegrass

Association of Realtors®

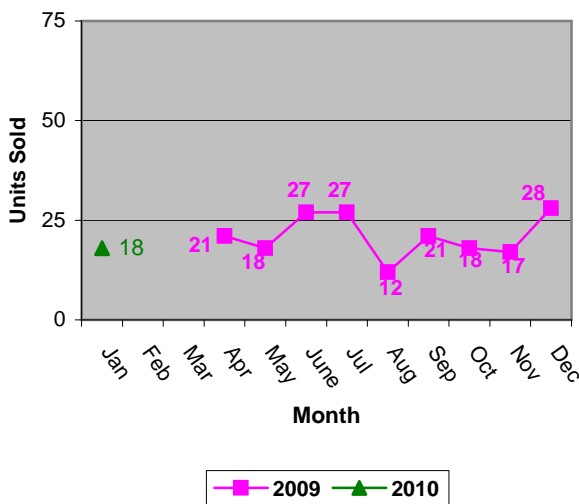
Single Family SALES and INVENTORY and PENDING

Jan-10

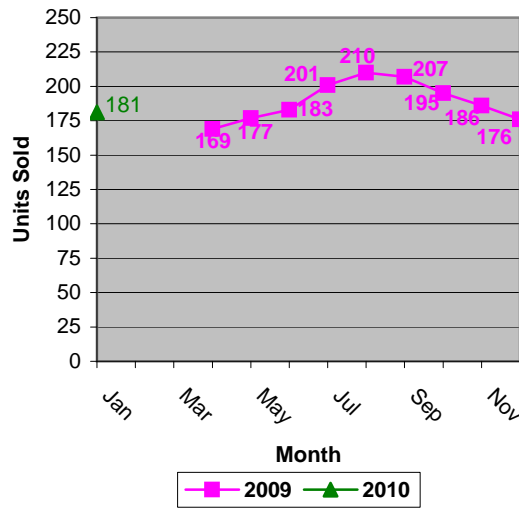
ANDERSON COUNTY

Price Range	Sales			Current Inventory			Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	3	0	0	3	6	2.0	2
50,000 - 99,999	0	4	0	4	28	7.0	6
100,000 - 119,999	1	3	0	4	18	4.5	2
120,000 - 139,999	0	4	0	4	26	6.5	4
140,000 - 159,999	0	0	0	0	22	22.0	2
160,000 - 179,999	0	1	1	2	17	8.5	1
180,000 - 199,999	0	0	1	1	11	11.0	2
200,000 - 249,999	0	0	0	0	17	17.0	1
250,000 - 299,999	0	0	0	0	15	15.0	0
300,000 - 499,999	0	0	0	0	17	17.0	0
500,000 - 749,999	0	0	0	0	4	4.0	0
750,000 - 999,999	0	0	0	0	0	0.0	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	4	12	2	18	181	10.1	20
Median Price	\$33,975	\$114,500	\$179,125	\$112,000	\$149,900		\$114,250
Average Price	\$48,113	\$107,354	\$179,125	\$102,164	\$185,182		\$117,357

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	18		25		39%
Month Inventory	13.4		9.9		-26%
% of List Price	93.21		86.39		
Residential					
Sales	7	\$873,150	11	\$1,222,501	57%
Avg Sales Price		\$124,736		\$111,136	-11%
Median Sales Price		\$105,000		\$96,500	-8%
Avg Days on Market		221		70	-68%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	9											
2009	12	9	8	10	13	15	8	11	15	16	14	15
2008	20	11	11	7	6	16	16	18	7	6	6	7



Lexington-Bluegrass

Association of Realtors®

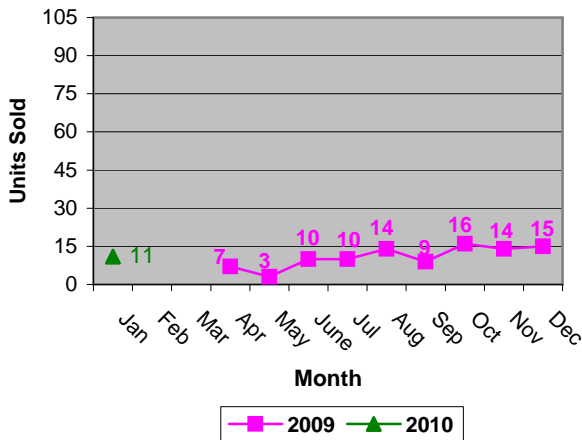
Single Family SALES and INVENTORY and PENDING

Jan-10

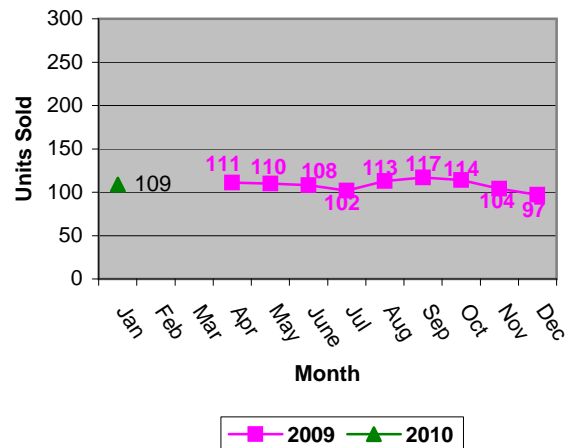
BOURBON COUNTY

Price Range	Sales			Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999 OR UNDER	0	3	0	3	5	1.7	4
50,000 - 99,999	0	2	1	3	25	8.3	7
100,000 - 119,999	0	1	0	1	13	13.0	5
120,000 - 139,999	0	1	0	1	13	13.0	4
140,000 - 159,999	0	1	0	1	11	11.0	0
160,000 - 179,999	0	1	0	1	5	5.0	1
180,000 - 199,999	0	0	0	0	2	2.0	1
200,000 - 249,999	0	0	0	0	6	6.0	2
250,000 - 299,999	0	0	1	1	8	8.0	1
300,000 - 499,999	0	0	0	0	9	9.0	1
500,000 - 749,999	0	0	0	0	6	6.0	0
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	1	1.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	0	9	2	11	109	9.9	26
Median Price	\$0	\$96,500	\$180,501	\$96,500	\$137,500		\$115,950
Average Price	\$0	\$85,722	\$180,501	\$111,136	\$262,764		\$129,627

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Jan-10

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	47		39		-17%
Month Inventory	22.7		26.8		18%
% of List Price	93.59		96.17		
Residential					
Sales	14	\$1,634,500	12	\$1,307,400	-14%
Avg Sales Price		\$116,750		\$108,950	-7%
Median Sales Price		\$111,000		\$91,000	-18%
Avg Days on Market		101		103	2%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	20											
2009	17	24	35	28	28	33	39	27	27	28	18	20
2008	34	29	25	29	38	23	29	23	35	20	15	23

Lexington-Bluegrass

Association of Realtors®

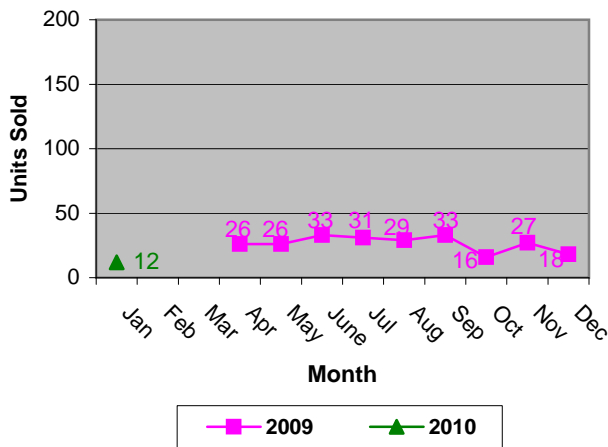
Single Family SALES and INVENTORY and PENDING

Jan-10

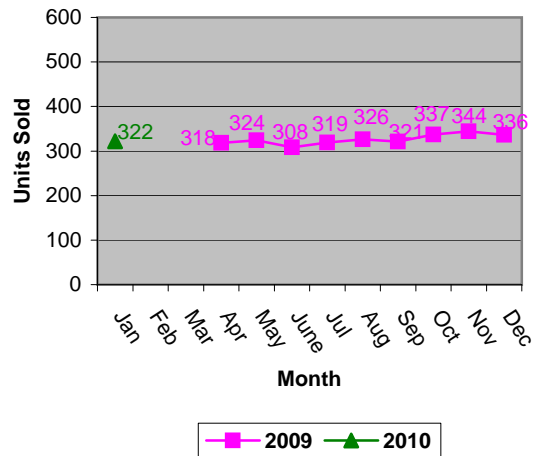
CLARK COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	2	0	2	7	3.5	5
50,000 - 99,999	1	4	0	5	93	18.6	9
100,000 - 119,999	0	2	0	2	36	18.0	5
120,000 - 139,999	0	1	0	1	51	51.0	14
140,000 - 159,999	0	0	0	0	32	32.0	2
160,000 - 179,999	0	0	0	0	19	19.0	4
180,000 - 199,999	0	0	0	0	16	16.0	0
200,000 - 249,999	0	1	0	1	28	28.0	1
250,000 - 299,999	0	0	1	1	16	16.0	4
300,000 - 499,999	0	0	0	0	20	20.0	1
500,000 - 749,999	0	0	0	0	2	2.0	1
750,000 - 999,999	0	0	0	0	2	2.0	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	1	10	1	12	322	26.8	46
Median Price	\$83,500	\$86,750	\$299,900	\$91,000	\$129,900		\$128,900
Average Price	\$83,500	\$92,400	\$299,900	\$108,950	\$159,976		\$142,030

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Jan-10

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	686		690		1%
Month Inventory	14.7		11.9		-19%
% of List Price	96.70		98.82		
Residential					
Sales	156	\$27,237,375	194	\$34,673,514	24%
Avg Sales Price		\$174,599		\$178,729	2%
Median Sales Price		\$145,635		\$145,500	0%
Avg Days on Market		82		81	-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	239											
2009	210	282	306	445	497	398	391	373	383	328	233	193
2008	321	348	391	448	453	412	372	373	274	248	195	175

Lexington-Bluegrass Association of Realtors®

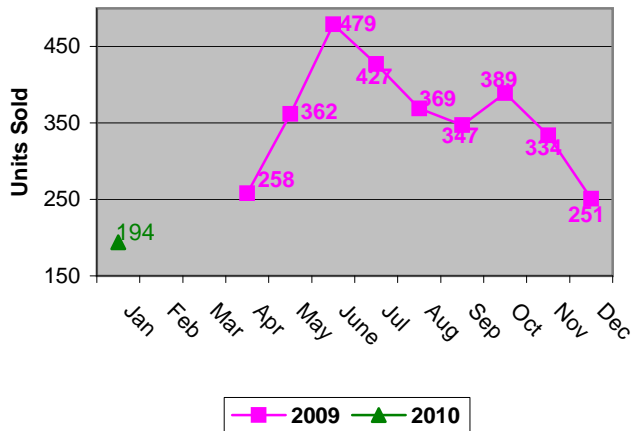
Single Family SALES and INVENTORY and PENDING

Jan-10

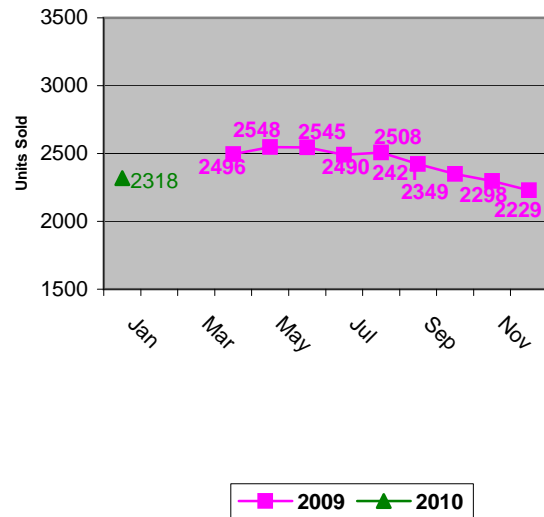
FAYETTE COUNTY

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	4	8	1	13	40	3.1	10
50,000 - 99,999	9	19	0	28	254	9.1	45
100,000 - 119,999	6	10	4	20	198	9.9	56
120,000 - 139,999	3	21	6	30	313	10.4	80
140,000 - 159,999	0	15	6	21	234	11.1	47
160,000 - 179,999	2	8	6	16	192	12.0	36
180,000 - 199,999	1	6	6	13	141	10.8	30
200,000 - 249,999	3	5	10	18	253	14.1	59
250,000 - 299,999	2	1	11	14	206	14.7	42
300,000 - 499,999	0	4	11	15	276	18.4	39
500,000 - 749,999	0	0	4	4	109	27.3	12
750,000 - 999,999	0	0	2	2	37	18.5	4
1,000,000 - 1,249,999	0	0	0	0	16	16.0	2
1,250,000 - 1,499,999	0	0	0	0	15	15.0	1
1,500,000 - 1,999,999	0	0	0	0	14	14.0	0
2,000,000 - OVER	0	0	0	0	20	20.0	1
Total	30	97	67	194	2318	11.9	464
Median Price	\$104,050	\$130,300	\$219,922	\$145,500	\$169,992		\$159,900
Average Price	\$116,926	\$134,380	\$270,611	\$178,729	\$270,071		\$218,641

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Jan-10

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	January-09		January-10		% CHANGE
New Listings	67		74		10%
Month Inventory	17.1		16.0		-6%
% of List Price	94.52		93.15		
Residential					
Sales	21	\$2,874,301	22	\$2,593,700	5%
Avg Sales Price		\$136,871		\$117,895	-14%
Median Sales Price		\$124,900		\$112,950	-10%
Avg Days on Market		130		81	-38%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	40											
2009	32	24	41	36	43	43	54	43	44	52	30	21
2008	70	51	54	37	43	35	36	35	47	34	33	24

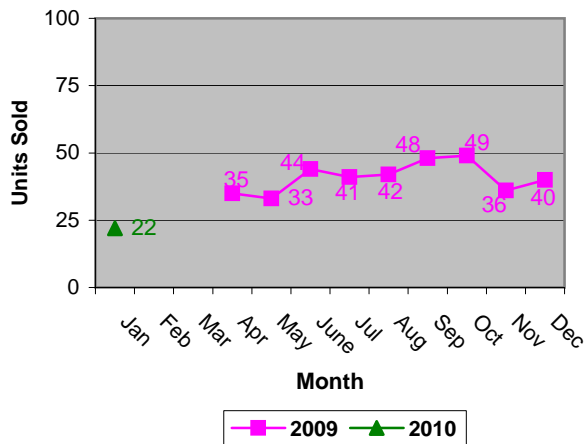
Lexington-Bluegrass

Association of Realtors[®]

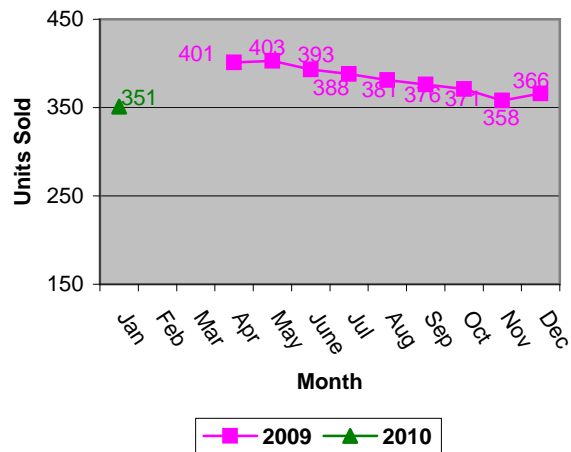
Single Family SALES and INVENTORY and PENDING Jan-10 Franklin County

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	1	0	2	3	23	7.7	5
50,000 - 99,999	2	4	0	6	73	12.2	16
100,000 - 119,999	0	3	0	3	37	12.3	5
120,000 - 139,999	0	6	0	6	55	9.2	10
140,000 - 159,999	0	0	0	0	28	28.0	3
160,000 - 179,999	0	1	0	1	29	29.0	4
180,000 - 199,999	0	0	0	0	17	17.0	0
200,000 - 249,999	0	2	0	2	37	18.5	8
250,000 - 299,999	0	0	0	0	16	16.0	0
300,000 - 499,999	0	0	1	1	31	31.0	1
500,000 - 749,999	0	0	0	0	3	3.0	1
750,000 - 999,999	0	0	0	0	1	1.0	1
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	0	0.0	0
2,000,000 - OVER	0	0	0	0	1	1.0	0
Total	3	16	3	22	351	16.0	54
Median Price	\$62,000	\$122,450	\$44,000	\$112,950	\$135,000		\$121,450
Average Price	\$57,700	\$126,756	\$130,833	\$117,895	\$171,742		\$147,701

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE		
New Listings	129	94	-27%		
Month Inventory	19.2	15.2	-21%		
% of List Price	97.56	94.81			
Residential					
Sales	23	\$4,671,015	27	\$5,270,680	17%
Avg Sales Price		\$203,088		\$195,210	-4%
Median Sales Price		\$124,000		\$140,000	13%
Avg Days on Market		59		69	17%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	52											
2009	32	32	45	62	56	63	45	46	50	51	43	32
2008	56	62	55	62	61	58	68	60	55	32	23	49

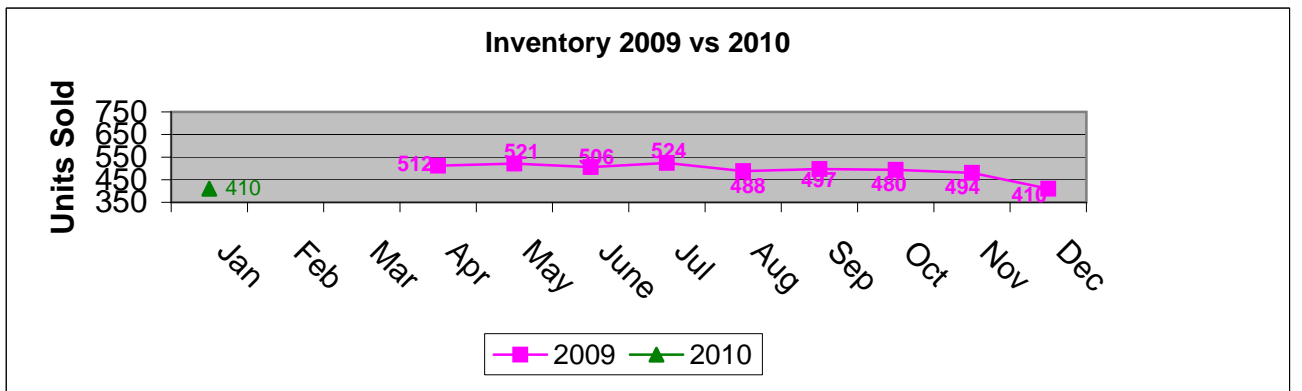
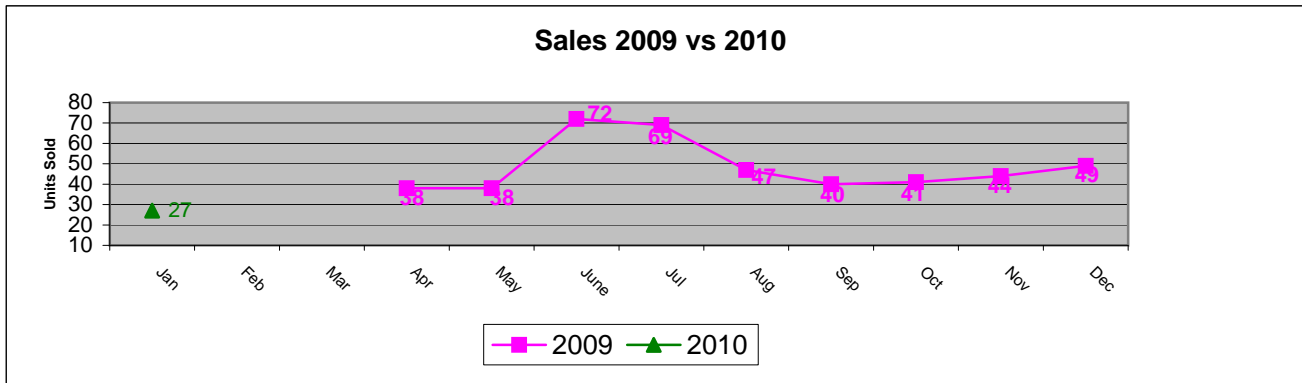
Lexington-Bluegrass

Association of Realtors®

Jan-10

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range	Current Sales			Current Inventory			Pending		
	0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.			
49,999	OR	UNDER	0	0	0	11	2		
50,000	-	99,999	0	8	8	87	17		
100,000	-	119,999	0	2	2	21	18		
120,000	-	139,999	0	3	3	46	12		
140,000	-	159,999	1	4	5	33	4		
160,000	-	179,999	0	0	0	24	6		
180,000	-	199,999	0	1	2	33	5		
200,000	-	249,999	0	0	3	33	3		
250,000	-	299,999	0	0	0	11	3		
300,000	-	499,999	0	0	1	37	1		
500,000	-	749,999	0	0	3	24	5		
750,000	-	999,999	0	0	0	31	3		
1,000,000	-	1,249,999	0	0	0	8	1		
1,250,000	-	1,499,999	0	0	0	4	0		
1,500,000	-	1,999,999	0	0	0	3	0		
2,000,000	-	OVER	0	0	0	4	0		
Total			1	18	8	27	410	15.2	80
Median Price			\$154,000	\$113,750	\$342,000	\$140,000	\$169,700		\$125,450
Average Price			\$154,000	\$111,556	\$388,585	\$195,210	\$322,497		\$203,340



Lexington-Bluegrass

Association of Realtors[®]

Jan-10

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	96	92	-4%
Month Inventory	24.5	21.2	-13%
% of List Price	95.44	94.20	

Residential

Sales	24	\$4,195,900	23	\$3,051,200	-4%
Avg Sales Price		\$174,829		\$132,661	-24%
Median Sales Price		\$164,450		\$124,000	-25%
Avg Days on Market		101		116	15%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	36											
2009	31	30	61	50	45	53	69	64	64	58	31	36
2008	35	36	62	43	45	50	36	47	52	30	26	53

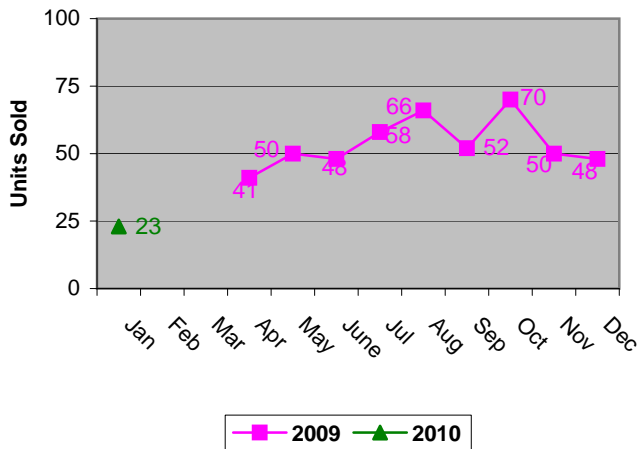
Lexington-Bluegrass

Association of Realtors®

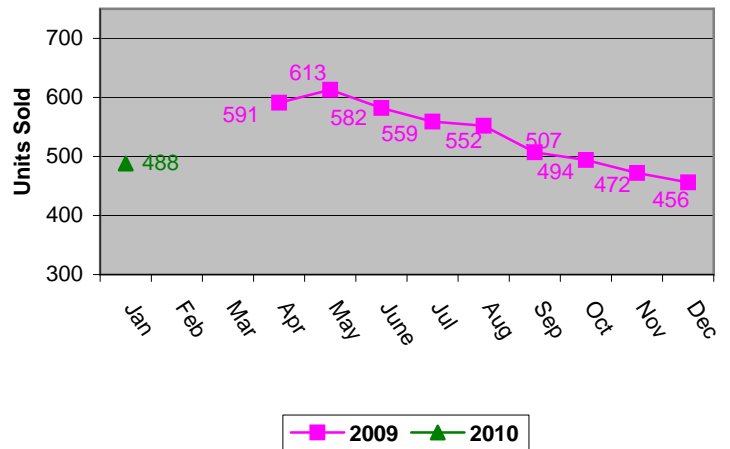
Single Family SALES and INVENTORY and PENDING Jan-10 MADISON COUNTY

Price Range			Sales			Current Inventory		
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.
49,999	OR	UNDER	2	1	1	4	5	1.3
50,000	-	99,999	0	4	1	5	56	11.2
100,000	-	119,999	0	2	0	2	26	13.0
120,000	-	139,999	0	2	0	2	66	33.0
140,000	-	159,999	0	0	0	0	51	51.0
160,000	-	179,999	0	4	0	4	50	12.5
180,000	-	199,999	0	0	1	1	48	48.0
200,000	-	249,999	0	4	0	4	50	12.5
250,000	-	299,999	0	0	0	0	36	36.0
300,000	-	499,999	0	0	1	1	75	75.0
500,000	-	749,999	0	0	0	0	15	15.0
750,000	-	999,999	0	0	0	0	6	6.0
1,000,000	-	1,249,999	0	0	0	0	1	1.0
1,250,000	-	1,499,999	0	0	0	0	1	1.0
1,500,000	-	1,999,999	0	0	0	0	1	1.0
2,000,000	-	OVER	0	0	0	0	1	1.0
Total			2	17	4	23	488	21.2
Median Price			\$31,450	\$126,000	\$125,500	\$124,000	\$179,200	
Average Price			\$31,450	\$140,729	\$148,975	\$132,661	\$224,291	

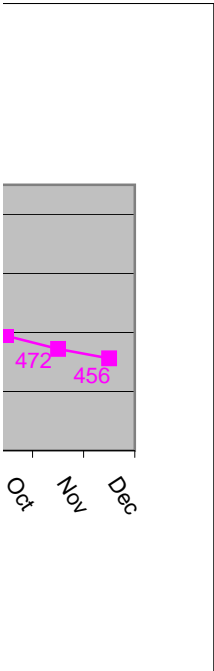
Sales 2009 vs 2010



Inventory 2009 vs 2010



Pending
2
17
9
14
8
3
5
13
5
4
1
0
0
0
0
0
81
\$138,900
\$163,731



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	31	45	45%
Month Inventory	75.7	23.7	-69%
% of List Price	94.41	82.27	

Residential

Sales	3	\$268,500	10	\$1,405,700	233%
Avg Sales Price		\$89,500		\$140,570	57%
Median Sales Price		\$83,500		\$86,250	3%
Avg Days on Market		70		84	20%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	11											
2009	16	14	17	14	26	23	15	24	13	29	18	13
2008	16	17	20	28	23	22	22	15	22	14	13	13

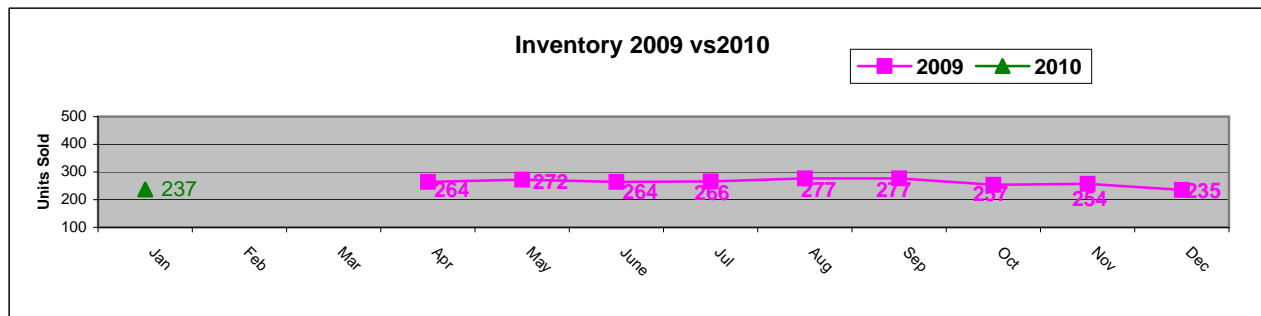
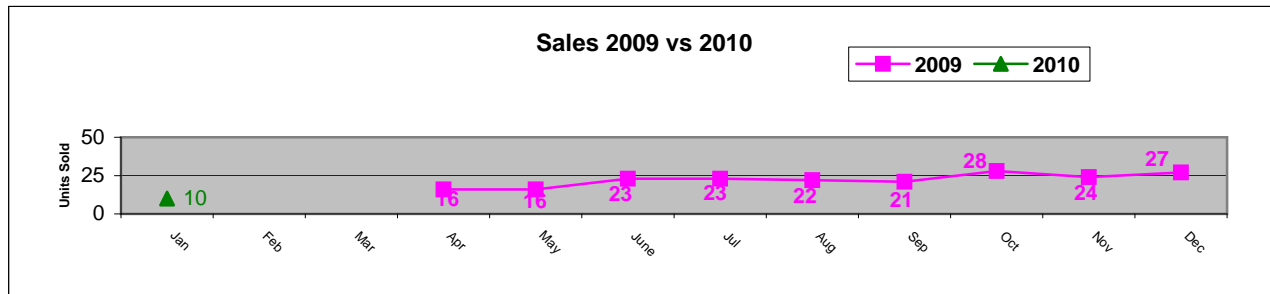
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-10

MONTGOMERY COUNTY

Price Range	Bedrooms			Sales Total Units	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm		Single Units	Months Inv.	
49,999 OR UNDER	1	0	0	1	21	21.0	3
50,000 - 99,999	1	4	0	5	59	11.8	11
100,000 - 119,999	0	0	0	0	29	29.0	0
120,000 - 139,999	0	1	0	1	37	37.0	1
140,000 - 159,999	0	1	0	1	15	15.0	2
160,000 - 179,999	0	0	0	0	17	17.0	0
180,000 - 199,999	0	0	0	0	15	15.0	1
200,000 - 249,999	0	0	0	0	14	14.0	1
250,000 - 299,999	0	0	0	0	16	16.0	1
300,000 - 499,999	0	0	2	2	10	5.0	0
500,000 - 749,999	0	0	0	0	1	1.0	0
750,000 - 999,999	0	0	0	0	1	1.0	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	1	1.0	0
Total	2	6	2	10	237	23.7	20
Median Price	\$42,250	\$86,250	\$357,000	\$86,250	\$126,500		\$84,900
Average Price	\$42,250	\$101,200	\$357,000	\$140,570	\$162,200		\$108,470



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses

NICHOLAS COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	7	10	43%
Month Inventory	37.0	22.0	-41%
% of List Price	94.34	89.35	
Residential			
Sales	1	2	100%
Avg Sales Price	\$150,000	\$69,200	-54%
Median Sales Price	\$150,000	\$69,200	-54%
Avg Days on Market	41	117	185%

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*Data contained in Other Counties-Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	4											
2009	1	5	1	2	5	2	3	6	4	6	3	0
2008	*	*	*	*	*	*	*	*	*	*	*	*

Lexington-Bluegrass

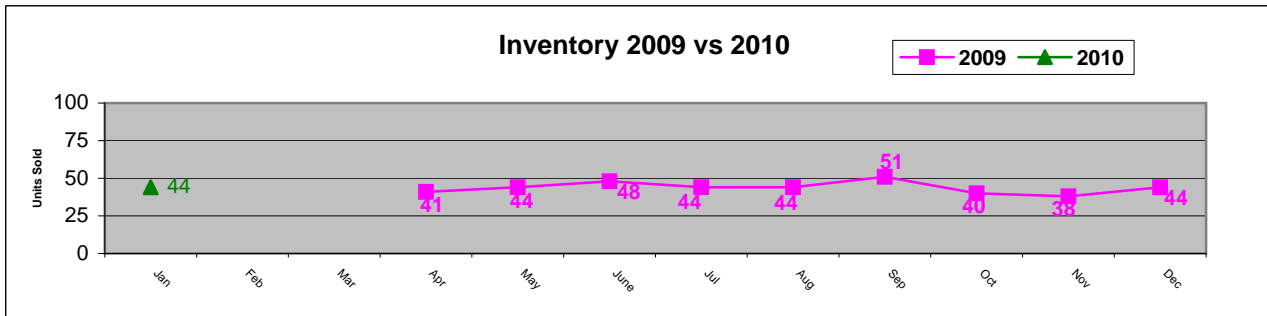
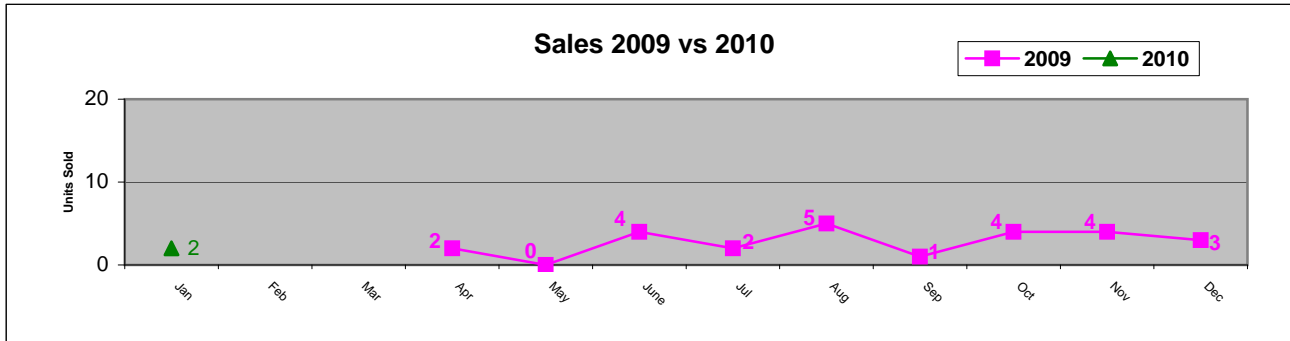
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Jan-10

NICHOLAS COUNTY

Price Range	Sales			Current Inventory			Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	1	0	1	8	8.0	1
50,000 - 99,999	1	0	0	1	17	17.0	0
100,000 - 119,999	0	0	0	0	4	4.0	0
120,000 - 139,999	0	0	0	0	4	4.0	2
140,000 - 159,999	0	0	0	0	4	4.0	0
160,000 - 179,999	0	0	0	0	5	5.0	0
180,000 - 199,999	0	0	0	0	0	0.0	1
200,000 - 249,999	0	0	0	0	1	1.0	1
250,000 - 299,999	0	0	0	0	1	1.0	0
300,000 - 499,999	0	0	0	0	0	0.0	0
500,000 - 749,999	0	0	0	0	0	0.0	0
750,000 - 999,999	0	0	0	0	0	0.0	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	1	1	0	2	44	22.0	5
Median Price	\$93,500	\$44,900	\$0	\$69,200	\$85,000		
Average Price	\$93,500	\$44,900	\$0	\$69,200	\$102,986		\$140,260



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	124	83	-33%
Month Inventory	21.0	15.1	-28%
% of List Price	95.10	94.76	

Residential

Sales	25	\$4,455,286	32	\$6,020,090	28%
Avg Sales Price		\$178,211		\$188,128	6%
Median Sales Price		\$144,300		\$173,430	20%
Avg Days on Market		104		115	11%

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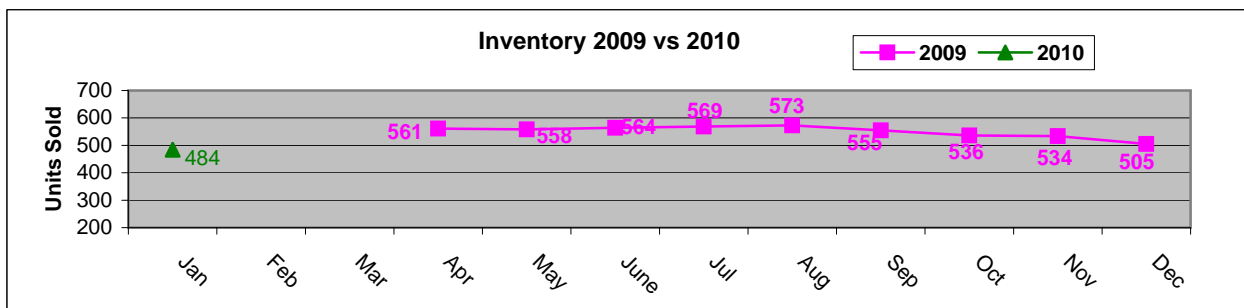
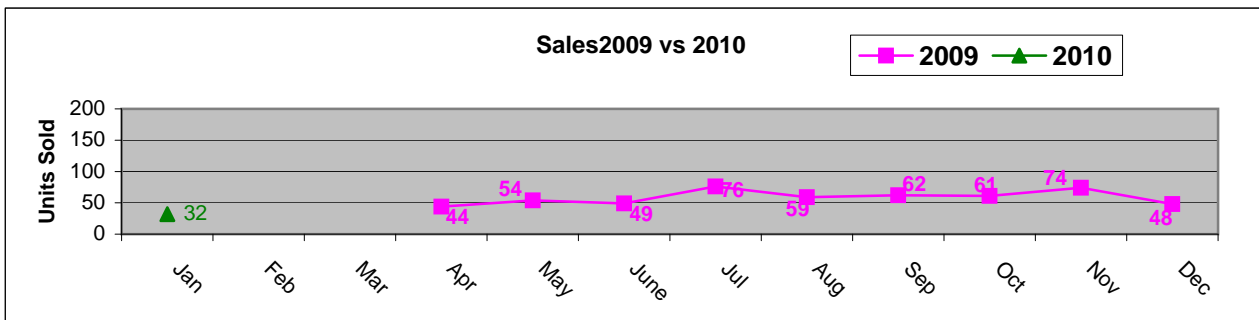
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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	58											
2009	53	51	78	58	67	80	60	65	68	66	44	44
2008	40	76	69	76	78	72	48	57	42	44	34	35

Single Family SALES and INVENTORY and PENDING
Jan-10
SCOTT COUNTY

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	0	1	0	1	6	6.0	4
50,000	-	99,999	0	2	0	2	42	21.0	6
100,000	-	119,999	0	2	0	2	42	21.0	9
120,000	-	139,999	0	3	0	3	70	23.3	21
140,000	-	159,999	0	4	1	5	44	8.8	15
160,000	-	179,999	0	3	1	4	43	10.8	17
180,000	-	199,999	0	2	1	3	36	12.0	9
200,000	-	249,999	0	2	4	6	54	9.0	20
250,000	-	299,999	0	2	2	4	56	14.0	12
300,000	-	499,999	0	0	2	2	66	33.0	5
500,000	-	749,999	0	0	0	0	22	22.0	1
750,000	-	999,999	0	0	0	0	2	2.0	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	1	1.0	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			0	21	11	32	484	15.1	119
Median Price			\$0	\$146,000	\$227,500	\$173,430	\$179,900		\$165,900
Average Price			\$0	\$152,819	\$255,536	\$188,128	\$222,764		\$180,833



Lexington-Bluegrass

Association of Realtors®

Jan-10

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	55	25	-55%
Month Inventory	24.5	16.4	-33%
% of List Price	99.80	99.21	
Residential			
Sales	8	11	38%
Avg Sales Price	\$1,345,139	\$1,555,934	-16%
Median Sales Price	\$168,142	\$141,449	-28%
Avg Days on Market	\$177,200	\$127,000	38%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	18											
2009	9	20	15	15	25	23	20	20	25	18	17	12
2008	24	19	27	27	24	18	30	25	17	18	16	8

Lexington-Bluegrass Association of Realtors®

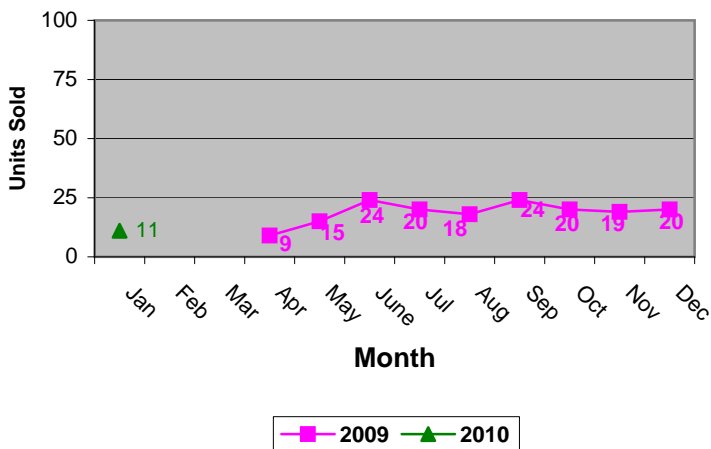
Single Family SALES and INVENTORY and PENDING

Jan-10

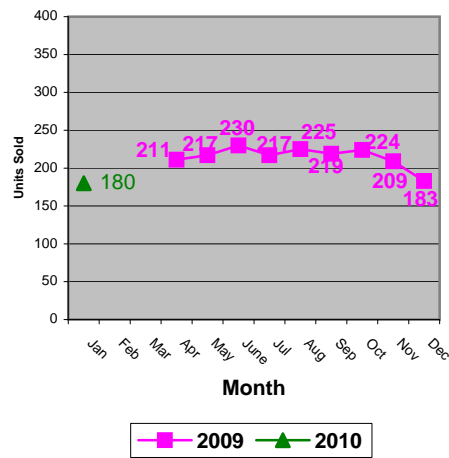
WOODFORD COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	1	0	1	1	1.0	0
50,000 - 99,999	0	1	0	1	7	7.0	4
100,000 - 119,999	0	2	0	2	16	8.0	4
120,000 - 139,999	1	1	0	2	14	7.0	3
140,000 - 159,999	1	0	0	1	19	19.0	2
160,000 - 179,999	0	2	0	2	12	6.0	8
180,000 - 199,999	0	0	0	0	12	12.0	6
200,000 - 249,999	0	1	1	2	17	8.5	4
250,000 - 299,999	0	0	0	0	32	32.0	3
300,000 - 499,999	0	0	0	0	31	31.0	2
500,000 - 749,999	0	0	0	0	13	13.0	0
750,000 - 999,999	0	0	0	0	4	4.0	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	1	1.0	0
Total	2	8	1	11	180	16.4	36
Median Price	\$136,950	\$121,750	\$241,200	\$127,000	\$237,450		\$178,700
Average Price	\$136,950	\$130,104	\$241,200	\$141,449	\$283,512		\$180,066

Sales 2009 vs 2010



Inventory 2009 vs 2010



Jan-10

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	January-09	January-10	% CHANGE
New Listings	98	132	35%
Month Inventory	14.4	30.2	110%
% of List Price	92.14	95.30	

Residential

Sales	44	\$3,587,745	24	\$2,230,550	-45%
Avg Sales Price		\$81,540		\$92,940	14%
Median Sales Price		\$65,000		\$78,250	20%
Avg Days on Market		81		93	15%

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Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2010	50											
2009	44	50	47	57	60	50	56	63	55	46	54	40
2008	73	67	72	80	79	71	57	72	78	56	56	59

Lexington-Bluegrass

Association of Realtors®

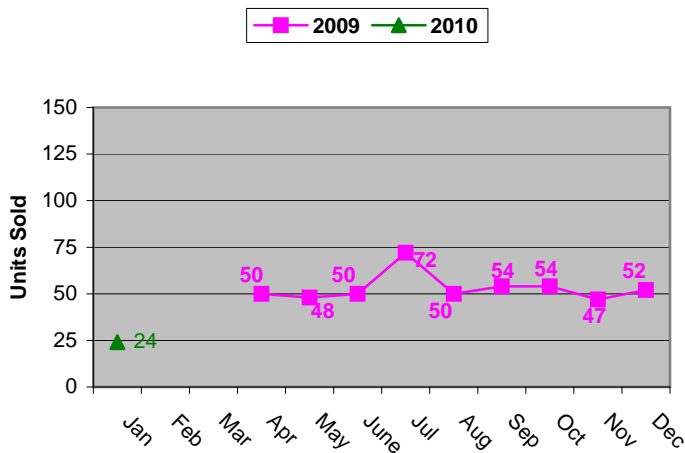
Single Family SALES and INVENTORY and PENDING

Jan-10

OTHER COUNTIES

Price Range				Current		Total Units	Single Units	Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Sales	Inventory				
49,999 OR UNDER	1	5	3	9	43	9	43	4.8	21
50,000 - 99,999	1	6	1	8	176	8	176	22.0	29
100,000 - 119,999	0	0	0	0	62	0	62	62.0	2
120,000 - 139,999	1	2	0	3	74	3	74	24.7	5
140,000 - 159,999	0	1	0	1	60	1	60	60.0	10
160,000 - 179,999	0	0	0	0	59	0	59	59.0	2
180,000 - 199,999	0	1	0	1	42	1	42	42.0	5
200,000 - 249,999	0	0	0	0	57	0	57	57.0	5
250,000 - 299,999	0	0	0	0	43	0	43	43.0	3
300,000 - 499,999	0	1	1	2	66	2	66	33.0	2
500,000 - 749,999	0	0	0	0	21	0	21	21.0	1
750,000 - 999,999	0	0	0	0	13	0	13	13.0	0
1,000,000 - 1,249,999	0	0	0	0	1	0	1	1.0	0
1,250,000 - 1,499,999	0	0	0	0	2	0	2	2.0	0
1,500,000 - 1,999,999	0	0	0	0	4	0	4	4.0	0
2,000,000 OVER	0	0	0	0	1	0	1	1.0	0
Total	3	16	5	24	724	24	724	30.2	85
Median Price	\$76,500	\$83,750	\$31,000	\$78,250	\$145,000				\$82,900
Average Price	\$78,500	\$95,781	\$92,510	\$92,940	\$202,136				\$117,722

Sales 2009 vs 2010



Inventory 2009 vs 2010

