

Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings		957		1122	17%
Month Inventory		13.7		8.8	-36%
% of List Price		95.77		96.49	1%
Residential					
Sales	425	\$67,542,594	636	\$105,346,357	50%
Avg Sales Price		\$158,179		\$164,347	4%
Median Sales Price		\$139,000		\$138,000	-1%
Avg Days on Market		86		126	47%
Townhouses/Condos					
Sales	36	\$5,699,286	46	\$5,734,130	28%
Avg Sales Price		\$154,035		\$119,461	-22%
Median Sales Price		\$105,000		\$97,150	-7%
Avg Days on Market		76		152	100%
Total Activity	461	\$73,241,880	682	\$111,080,487	48%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings		15,883		15,607	-2%
Residential					
Sales	7,050	\$1,214,194,612	6,761	\$1,131,863,495	-4%
Avg Sales Price		\$171,472		\$166,133	-3%
Median Sales Price		\$143,047		\$140,061	-2%
Avg Days on Market		88		108	23%
Townhouses/Condos					
Sales	758	\$115,892,868	577	\$85,725,910	-24%
Avg Sales Price		\$146,886		\$136,506	-7%
Median Sales Price		\$121,000		\$115,500	-5%
Avg Days on Market		97		138	42%
Total Activity	7,808	\$1,330,087,480	7,338	\$1,217,589,405	-6%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	
2008	6290	6299	6380	6523	6591	6739	6764	6688	6594	6464	6296	5928
2007	6275	6259	6480	6626	6957	6987	7092	7122	7089	6894	6616	6263

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	472	551	677	809	894	807	772	761	759	718	528	
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	544	662	861	852	731	711	764	682	
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

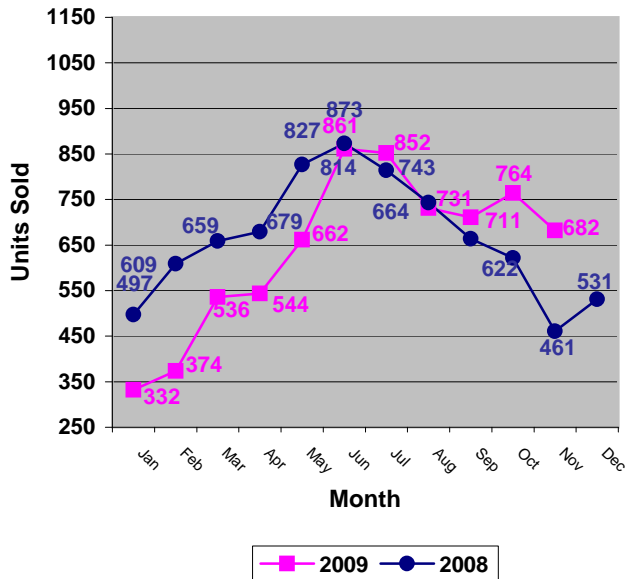
Lexington-Bluegrass

Association of Realtors®

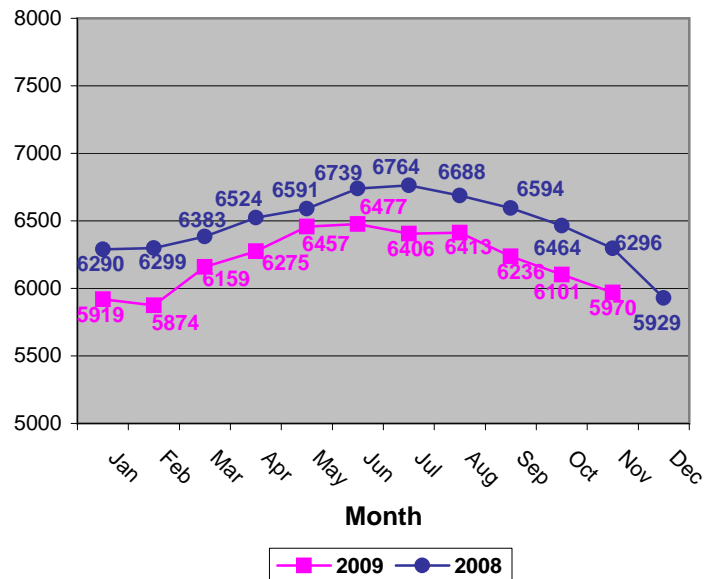
All Residential SALES and INVENTORY with PENDING

Nov-09			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	25	19	2	46	178	3.9	56	48
50,000	-	99,999	32	69	6	107	954	8.9	147	97
100,000	-	119,999	10	73	4	87	519	6.0	102	67
120,000	-	139,999	9	103	9	121	756	6.2	160	70
140,000	-	159,999	9	60	15	84	558	6.6	102	48
160,000	-	179,999	1	41	14	56	473	8.4	90	43
180,000	-	199,999	0	22	9	31	383	12.4	76	34
200,000	-	249,999	5	25	34	64	580	9.1	113	49
250,000	-	299,999	1	9	22	32	475	14.8	72	23
300,000	-	499,999	0	12	29	41	650	15.9	71	37
500,000	-	749,999	0	0	10	10	228	22.8	19	9
750,000	-	999,999	0	0	1	1	105	105.0	6	1
1,000,000	-	1,249,999	0	0	1	1	31	31.0	1	0
1,250,000	-	1,499,999	0	0	1	1	25	25.0	2	1
1,500,000	-	1,999,999	0	0	0	0	24	24.0	0	0
2,000,000	-	OVER	0	0	0	0	31	31.0	1	1
Total			92	433	157	682	5970	8.8	1018	528
Median Price			\$81,000	\$131,590	\$226,000	\$136,150	\$161,200		\$150,000	
Average Price			\$89,699	\$138,408	\$267,134	\$161,471	\$238,544		\$187,871	

Sales 08 vs 09



Inventory 08 vs 09

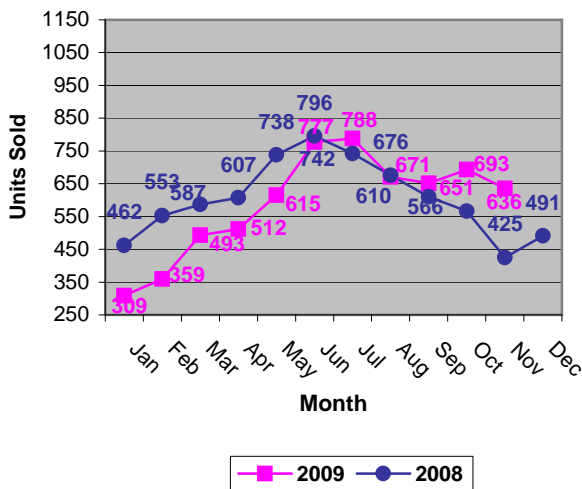


Lexington-Bluegrass Association of Realtors®

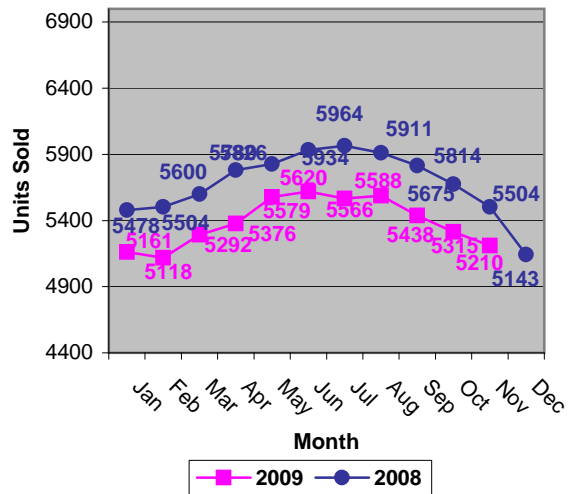
Single Family SALES and INVENTORY and PENDING
Nov-09

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	22	18	2	42	160	3.8	55
50,000 - 99,999	16	64	6	86	714	8.3	122
100,000 - 119,999	5	73	3	81	435	5.4	93
120,000 - 139,999	5	102	9	116	695	6.0	151
140,000 - 159,999	5	60	15	80	511	6.4	93
160,000 - 179,999	1	41	14	56	429	7.7	81
180,000 - 199,999	0	22	9	31	359	11.6	71
200,000 - 249,999	3	24	34	61	516	8.5	105
250,000 - 299,999	1	7	22	30	397	13.2	60
300,000 - 499,999	0	11	29	40	563	14.1	61
500,000 - 749,999	0	0	10	10	218	21.8	16
750,000 - 999,999	0	0	1	1	103	103.0	6
1,000,000 - 1,249,999	0	0	1	1	30	30.0	1
1,250,000 - 1,499,999	0	0	1	1	25	25.0	2
1,500,000 - 1,999,999	0	0	0	0	24	24.0	0
2,000,000 - OVER	0	0	0	0	31	31.0	1
Total	58	422	156	636	5210	8.2	918
Median Price	\$70,000	\$133,434	\$226,434	\$138,000	\$165,000		
Average Price	\$82,389	\$137,886	\$268,205	\$164,790	\$247,287		\$187,765

Sales 08 vs 09



Inventory 08 vs 09

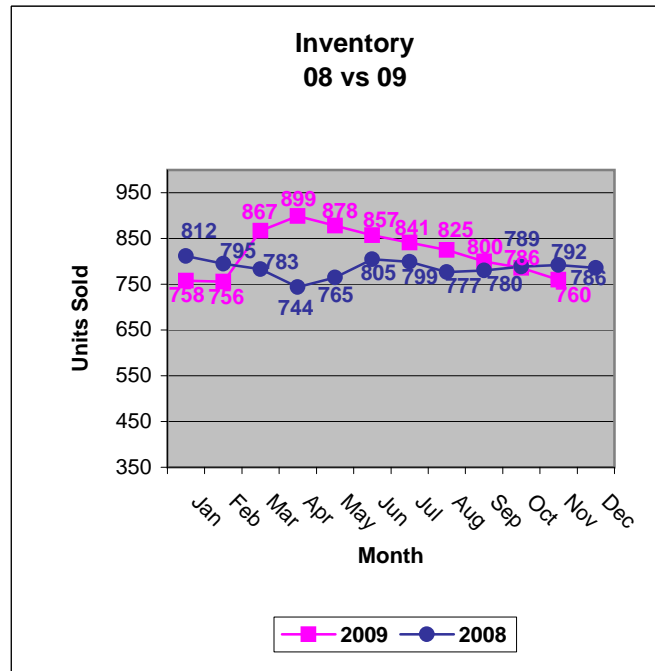
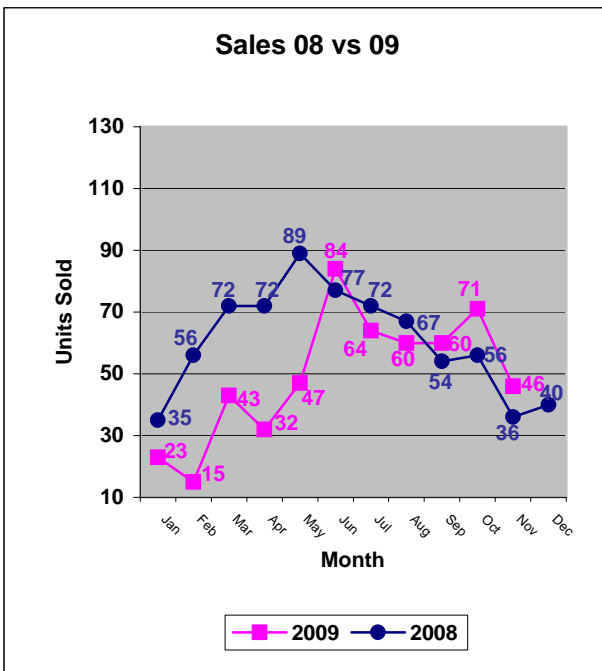


Lexington-Bluegrass

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Townhouse and Condo SALES and INVENTORY and PENDING
Nov-09

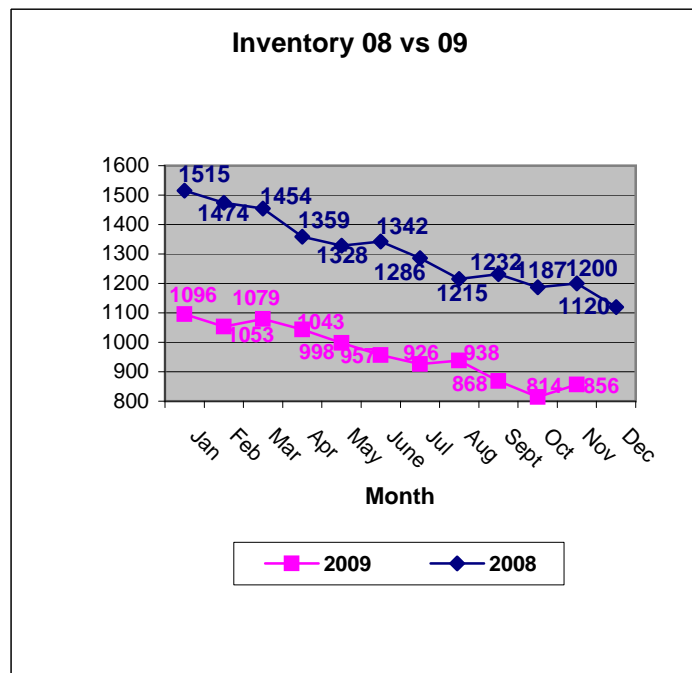
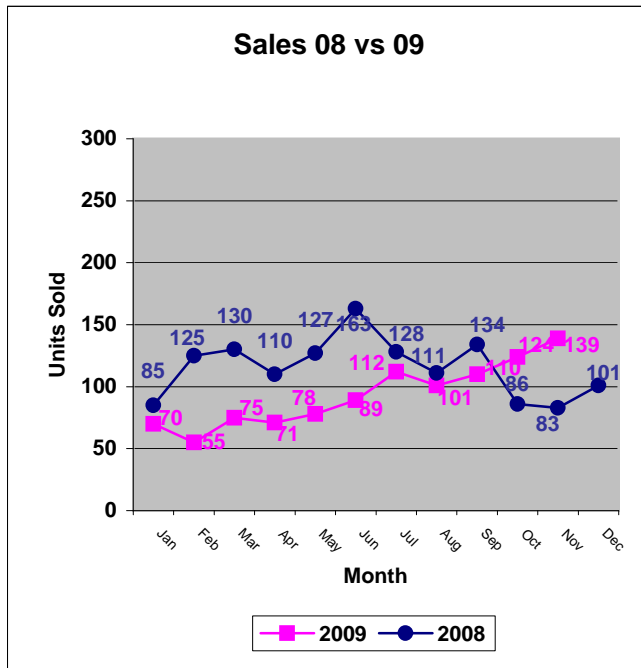
Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	3	1	0	4	18	4.5	1
50,000 - 99,999	16	5	0	21	240	11.4	25
100,000 - 119,999	5	0	1	6	84	14.0	9
120,000 - 139,999	4	1	0	5	61	12.2	9
140,000 - 159,999	4	0	0	4	47	11.8	9
160,000 - 179,999	0	0	0	0	44	44.0	9
180,000 - 199,999	0	0	0	0	24	24.0	5
200,000 - 249,999	2	1	0	3	64	21.3	8
250,000 - 299,999	0	2	0	2	78	39.0	12
300,000 - 499,999	0	1	0	1	87	87.0	10
500,000 - 749,999	0	0	0	0	10	10.0	3
750,000 - 999,999	0	0	0	0	2	2.0	0
1,000,000 - 1,249,999	0	0	0	0	1	1.0	0
1,250,000 - 1,499,999	0	0	0	0	0	0.0	0
1,500,000 - 1,999,999	0	0	0	0	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	34	11	1	46	760	16.5	100
Median Price	\$35,000	\$25,000	\$25,600	\$30,750	\$69,900		\$47,500
Average Price	\$102,170	\$158,441	\$100,000	\$115,579	\$178,608		\$188,840



Lexington-Bluegrass Association of Realtors®

New Construction SALES and INVENTORY and PENDING
Nov-09

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	4	0	4	16	4.0	3
100,000 - 119,999	0	14	0	14	55	3.9	14
120,000 - 139,999	0	27	1	28	117	4.2	32
140,000 - 159,999	2	15	0	17	90	5.3	35
160,000 - 179,999	1	18	0	19	79	4.2	30
180,000 - 199,999	0	7	1	8	77	9.6	39
200,000 - 249,999	3	16	12	31	147	4.7	72
250,000 - 299,999	0	3	8	11	96	8.7	36
300,000 - 499,999	0	2	3	5	121	24.2	31
500,000 - 749,999	0	0	2	2	30	15.0	5
750,000 - 999,999	0	0	0	0	14	14.0	2
1,000,000 - 1,249,999	0	0	0	0	4	4.0	0
1,250,000 - 1,499,999	0	0	0	0	5	5.0	1
1,500,000 - 1,999,999	0	0	0	0	2	2.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	6	106	27	139	856	6.2	300
Median Price	\$189,656	\$145,011	\$246,722	\$166,470	\$199,900		\$199,900
Average Price	\$182,960	\$162,530	\$276,080	\$185,468	\$259,907		\$225,163



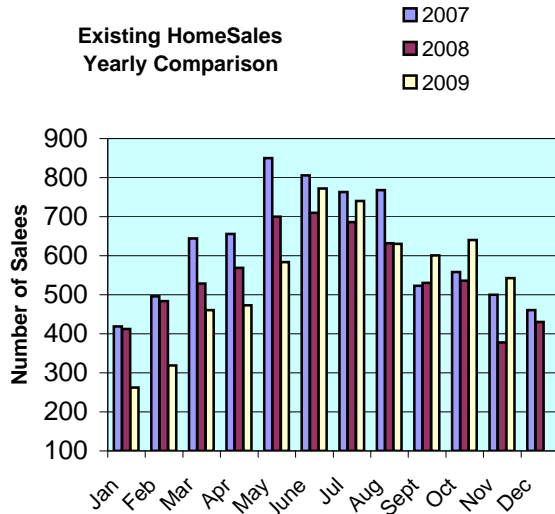
Existing Homes Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	419	412	262
Feb	496	484	319
Mar	644	529	461
Apr	656	569	473
May	850	700	584
June	806	710	772
Jul	763	686	740
Aug	768	632	630
Sept	523	530	601
Oct	558	536	640
Nov	500	378	543
Dec	461	430	

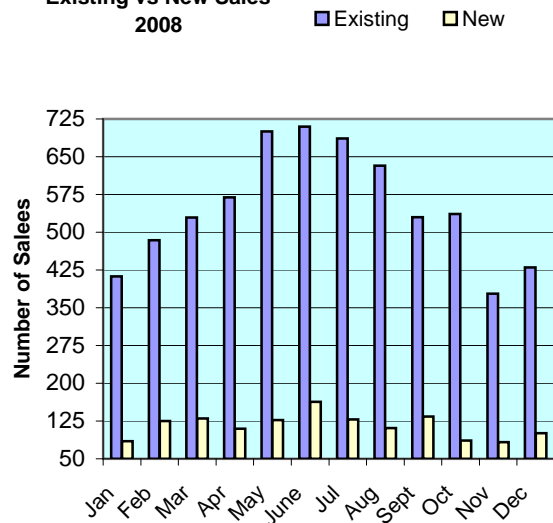
New Construction Sales

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Jan	178	85	70
Feb	139	125	55
Mar	168	130	75
Apr	155	110	71
May	214	127	78
June	203	163	89
Jul	173	128	112
Aug	185	111	101
Sept	136	134	110
Oct	155	86	124
Nov	122	83	139
Dec	154	101	

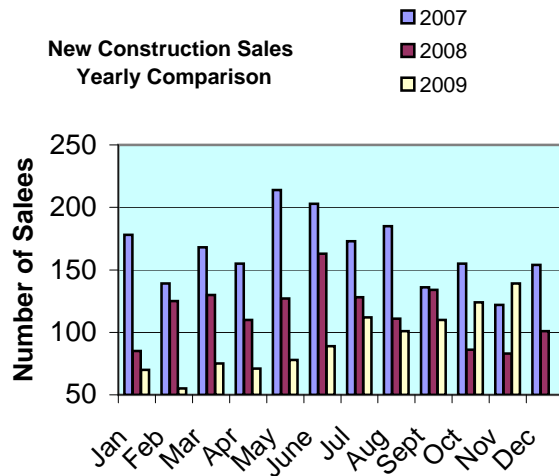
Existing HomeSales
Yearly Comparison



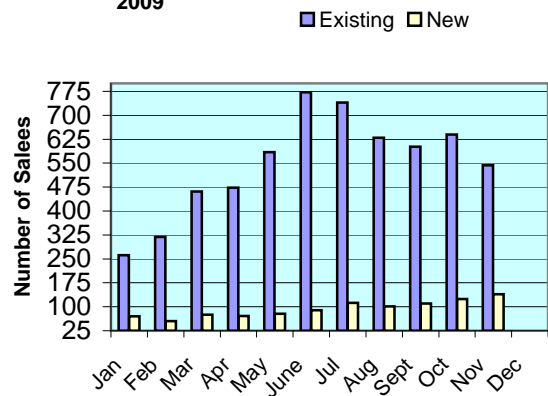
Existing vs New Sales
2008



New Construction Sales
Yearly Comparison



Existing vs New Sales
2009



Median Price by County

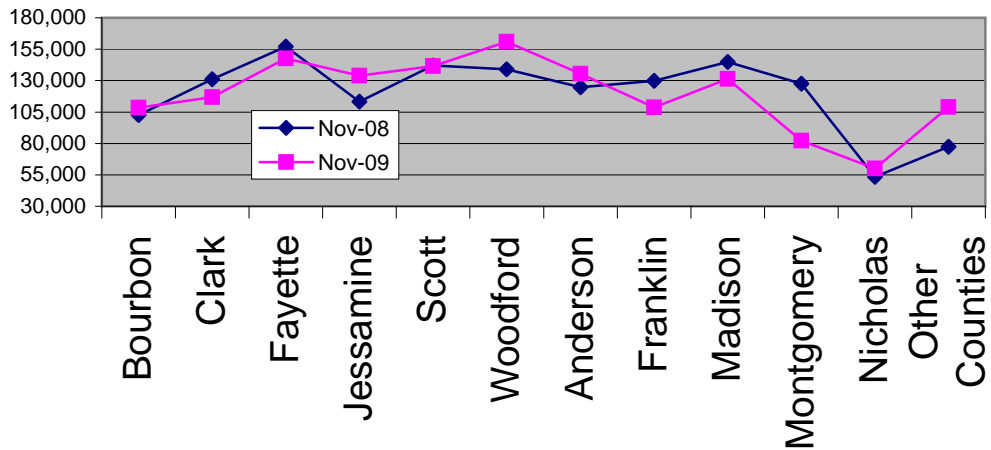
<u>County</u>	Nov-08		Nov-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	102,500	4	108,500	14
Clark	131,140	17	116,900	27
Fayette	157,140	213	147,750	334
Jessamine	113,400	28	134,000	44
Scott	142,000	42	141,566	74
Woodford	139,000	10	160,824	19
Anderson	124,800	20	135,500	17
Franklin	129,950	28	108,750	34
Madison	144,800	27	131,400	50
Montgomery	127,500	13	82,250	24
Nicholas	53,500	5	59,950	4
Other Counties	77,300	<u>54</u>	109,000	<u>41</u>
		461		682

<u>County</u>	Year to Date 11/30/08		Year to Date 11/30/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	92,250	126	120,000	114
Clark	122,000	319	119,000	283
Fayette	157,465	3786	150,370	3640
Jessamine	135,000	575	130,950	488
Scott	151,000	617	141,936	634
Woodford	170,000	223	165,000	186
Anderson	120,000	238	120,000	202
Franklin	121,775	413	119,150	414
Madison	149,000	524	144,700	550
Montgomery	112,900	213	85,000	215
Nicholas	67,000	43	73,500	28
Other Counties	80,000	<u>731</u>	86,750	<u>584</u>
		7808		7338

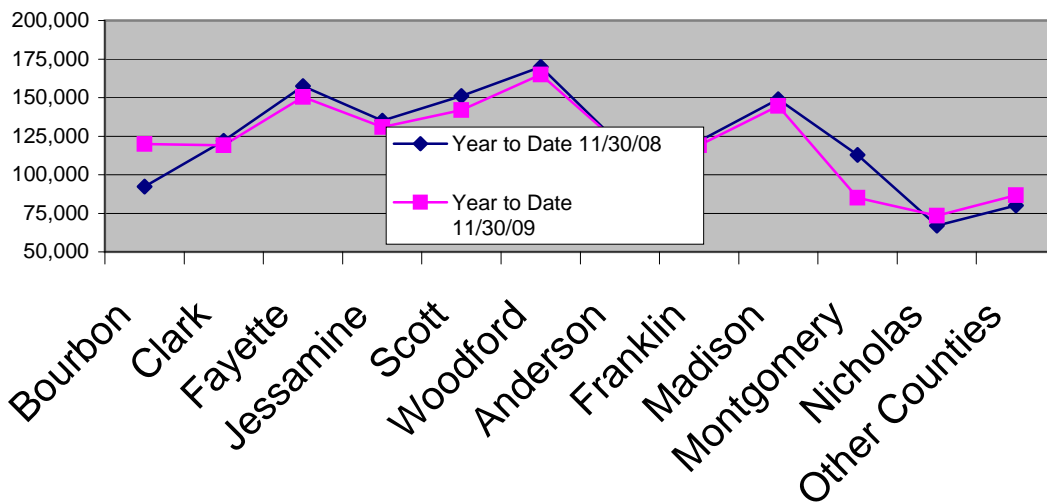


Median Price by County

Nov 08 vs Nov 09 Median



Year to date 11/30/08 vs 11/30/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings		33		36	9%
Month Inventory		10.8		10.9	1%
% of List Price		96.20		97.36	
Residential					
Sales	20	\$2,626,601	17	\$2,562,700	-15%
Avg Sales Price		\$131,330		\$150,747	15%
Median Sales Price		\$124,800		\$135,500	9%
Avg Days on Market		125		79	-37%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings		483		437	-10%
Residential					
Sales	238	\$30,061,810	202	\$26,440,301	-15%
Avg Sales Price		\$126,310		\$130,893	4%
Median Sales Price		\$120,000		\$120,000	0%
Avg Days on Market		117		98	-16%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	15	18	23	34	27	22	17	23	17	20	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

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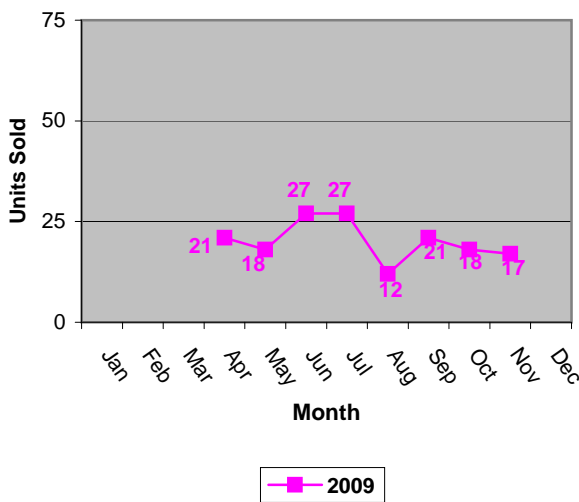
Single Family SALES and INVENTORY and PENDING

Nov-09

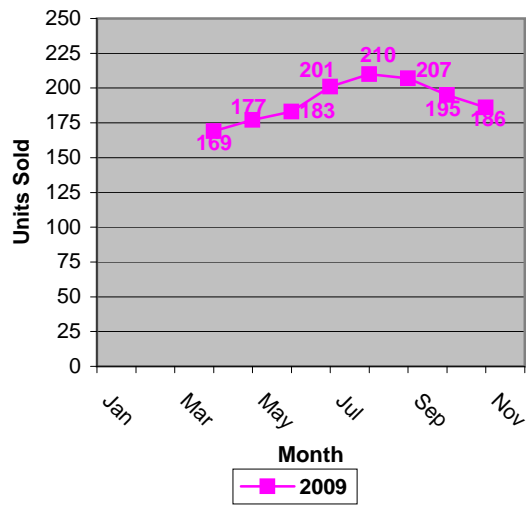
ANDERSON COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	1	0	0	1	8	8.0	5
50,000 - 99,999	0	2	0	2	28	14.0	9
100,000 - 119,999	0	1	0	1	19	19.0	5
120,000 - 139,999	0	5	1	6	28	4.7	7
140,000 - 159,999	0	3	0	3	22	7.3	1
160,000 - 179,999	0	0	0	0	18	18.0	2
180,000 - 199,999	0	0	0	0	14	14.0	2
200,000 - 249,999	0	2	0	2	15	7.5	3
250,000 - 299,999	0	0	1	1	12	12.0	2
300,000 - 499,999	0	1	0	1	15	15.0	0
500,000 - 749,999	0	0	0	0	6	6.0	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	1	14	2	17	186	10.9	36
Median Price	\$24,000	\$136,500	\$210,200	\$135,500	\$149,900		\$117,350
Average Price	\$24,000	\$151,307	\$210,200	\$150,747	\$184,359		\$123,836

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	16		14		-13%
Month Inventory	27.5		7.4		-73%
% of List Price	93.22		95.39		
Residential					
Sales	4	\$543,500	14	\$1,758,780	250%
Avg Sales Price		\$135,875		\$125,627	-8%
Median Sales Price		\$102,500		\$108,500	6%
Avg Days on Market		73		114	56%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	251		255		2%
Residential					
Sales	126	\$16,892,597	114	\$16,167,241	-10%
Avg Sales Price		\$134,068		\$141,818	6%
Median Sales Price		\$92,250		\$120,000	30%
Avg Days on Market		97		121	25%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	12	9	8	10	13	15	8	11	15	16	14	
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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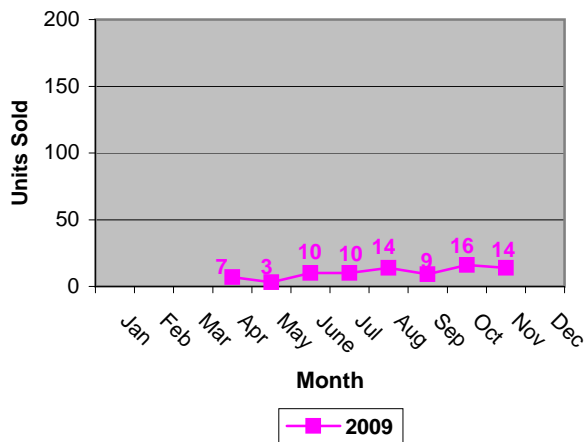
Single Family SALES and INVENTORY and PENDING

Nov-09

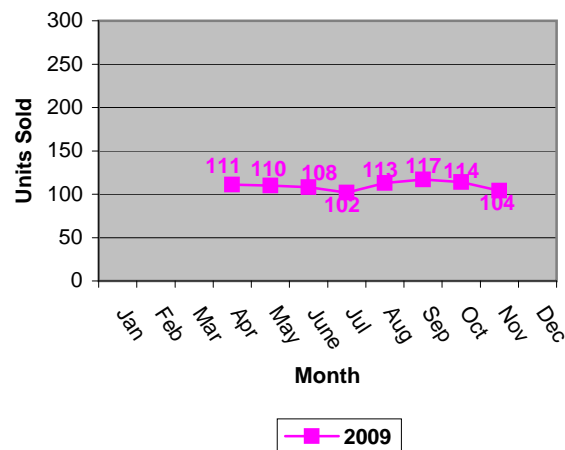
BOURBON COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	2	0	0	2	2	1.0	6
50,000 - 99,999	2	2	0	4	19	4.8	8
100,000 - 119,999	0	4	0	4	12	3.0	6
120,000 - 139,999	0	0	0	0	13	13.0	2
140,000 - 159,999	0	1	0	1	14	14.0	0
160,000 - 179,999	0	0	0	0	5	5.0	0
180,000 - 199,999	0	0	0	0	4	4.0	1
200,000 - 249,999	0	1	0	1	7	7.0	0
250,000 - 299,999	0	1	0	1	9	9.0	1
300,000 - 499,999	0	1	0	1	9	9.0	0
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	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	4	10	0	14	104	7.4	24
Median Price	\$57,500	\$118,140	\$0	\$108,500	\$149,708		\$84,900
Average Price	\$60,000	\$151,878	\$0	\$125,627	\$247,558		\$92,963

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	46		65		41%
Month Inventory	19.7		12.7		-36%
% of List Price	96.62		95.38		
Residential					
Sales	17	\$2,898,645	27	\$3,534,170	59%
Avg Sales Price		\$170,509		\$130,895	-23%
Median Sales Price		\$131,140		\$116,900	-11%
Avg Days on Market		127		89	-30%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	705		667		-5%
Residential					
Sales	319	\$43,455,108	283	\$37,554,994	-11%
Avg Sales Price		\$136,233		\$132,703	-3%
Median Sales Price		\$122,000		\$119,000	-2%
Avg Days on Market		120		117	-3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	17	24	35	28	28	33	39	27	27	28	18	
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®

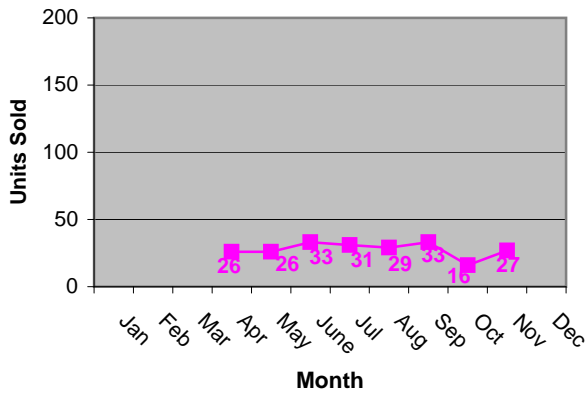
Single Family SALES and INVENTORY and PENDING

Nov-09

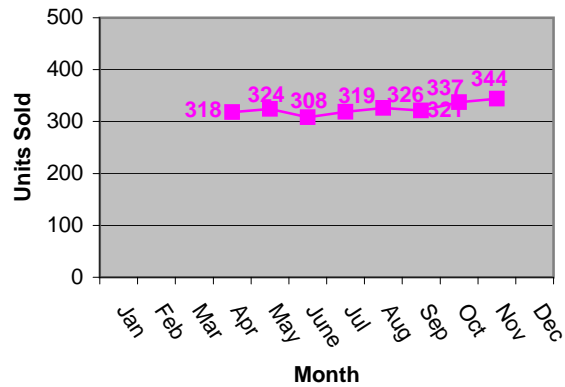
CLARK COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	2	1	0	3	8	2.7	2
50,000 - 99,999	1	6	0	7	102	14.6	8
100,000 - 119,999	0	5	0	5	39	7.8	6
120,000 - 139,999	0	5	0	5	48	9.6	9
140,000 - 159,999	0	1	1	2	35	17.5	2
160,000 - 179,999	0	0	0	0	15	15.0	3
180,000 - 199,999	0	1	0	1	23	23.0	1
200,000 - 249,999	0	0	0	0	24	24.0	2
250,000 - 299,999	0	1	1	2	24	12.0	3
300,000 - 499,999	0	1	1	2	20	10.0	1
500,000 - 749,999	0	0	0	0	4	4.0	0
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	3	21	3	27	344	12.7	37
Median Price	\$26,600	\$116,900	\$280,000	\$116,900	\$129,900		\$130,000
Average Price	\$47,033	\$126,337	\$246,667	\$130,895	\$162,895		\$141,731

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	440		525		19%
Month Inventory	11.6		6.9		-41%
% of List Price	97.21		96.90		
Residential					
Sales	213	\$38,645,418	334	\$61,766,962	57%
Avg Sales Price	\$181,434		\$184,931		2%
Median Sales Price	\$157,140		\$147,750		-6%
Avg Days on Market	72		65		-10%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	7,436		7,486		1%
Residential					
Sales	3,786	\$714,117,706	3,640	\$669,993,881	-4%
Avg Sales Price	\$188,621		\$184,064		-2%
Median Sales Price	\$157,465		\$150,370		-5%
Avg Days on Market	74		73		-1%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	210	282	306	445	497	398	391	373	383	328	233	
2008	321	348	391	448	453	412	372	373	274	248	195	175
2007	425	401	505	571	534	453	439	374	326	352	277	192

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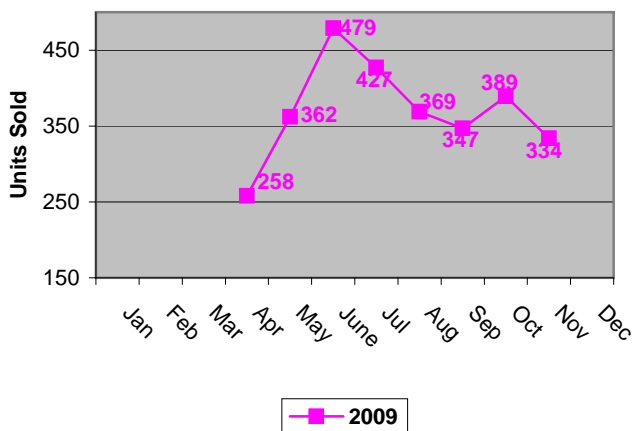
Single Family SALES and INVENTORY and PENDING

Nov-09

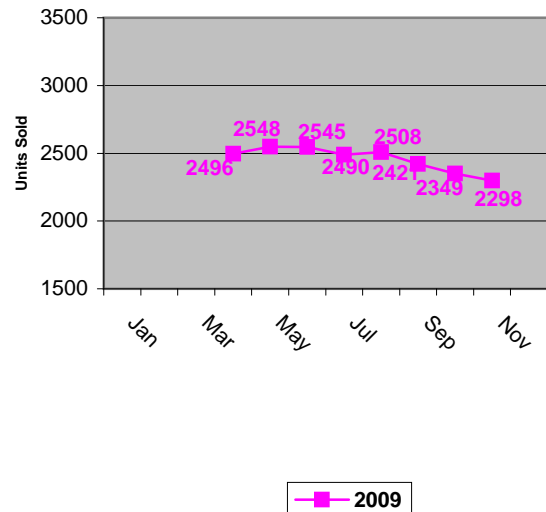
FAYETTE COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	3	3	1	7	41	5.9	14
50,000 - 99,999	20	20	1	41	262	6.4	42
100,000 - 119,999	10	22	4	36	196	5.4	41
120,000 - 139,999	8	46	4	58	305	5.3	70
140,000 - 159,999	8	32	8	48	220	4.6	42
160,000 - 179,999	0	29	8	37	189	5.1	41
180,000 - 199,999	0	12	8	20	126	6.3	34
200,000 - 249,999	2	9	26	37	250	6.8	64
250,000 - 299,999	0	5	10	15	196	13.1	46
300,000 - 499,999	0	6	18	24	286	11.9	51
500,000 - 749,999	0	0	8	8	108	13.5	8
750,000 - 999,999	0	0	1	1	47	47.0	4
1,000,000 - 1,249,999	0	0	1	1	20	20.0	0
1,250,000 - 1,499,999	0	0	1	1	18	18.0	1
1,500,000 - 1,999,999	0	0	0	0	12	12.0	0
2,000,000 - OVER	0	0	0	0	22	22.0	1
Total	51	184	99	334	2298	6.9	459
Median Price	\$106,000	\$140,000	\$226,000	\$147,750	\$174,900		\$170,000
Average Price	\$105,498	\$150,798	\$289,290	\$184,931	\$277,448		\$220,351

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings		50		51	2%
Month Inventory		12.7		9.9	-22%
% of List Price		94.25		95.39	
Residential					
Sales	28	\$4,362,250	36	\$4,466,877	29%
Avg Sales Price		\$155,795		\$124,080	-20%
Median Sales Price		\$129,950		\$112,500	-13%
Avg Days on Market		92		84	-9%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings		849		833	-2%
Residential					
Sales	413	\$55,817,536	416	\$54,283,155	1%
Avg Sales Price		\$135,151		\$130,488	-3%
Median Sales Price		\$121,775		\$119,400	-2%
Avg Days on Market		105		110	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	24	41	36	43	43	54	43	44	52	30	
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

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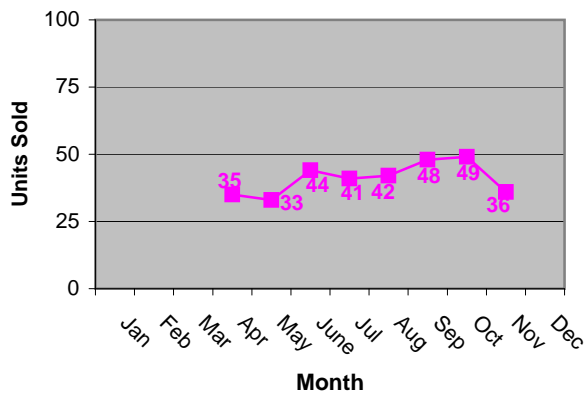
Single Family SALES and INVENTORY and PENDING

Nov-09

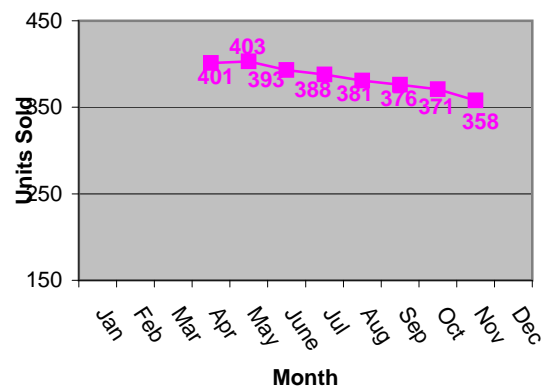
Franklin County

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	3	3	0	6	18	3.0	6
50,000 - 99,999	1	8	0	9	68	7.6	7
100,000 - 119,999	0	8	0	8	37	4.6	7
120,000 - 139,999	0	5	0	5	59	11.8	11
140,000 - 159,999	0	0	0	0	26	26.0	5
160,000 - 179,999	0	1	2	3	32	10.7	1
180,000 - 199,999	0	0	0	0	26	26.0	2
200,000 - 249,999	0	2	0	2	40	20.0	2
250,000 - 299,999	0	0	1	1	17	17.0	1
300,000 - 499,999	0	2	0	2	28	14.0	0
500,000 - 749,999	0	0	0	0	5	5.0	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	4	29	3	36	358	9.9	44
Median Price	\$29,000	\$115,000	\$179,500	\$112,500	\$139,900		\$124,900
Average Price	\$40,975	\$126,732	\$209,250	\$124,080	\$175,433		\$147,647

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Nov-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	70		88		26%
Month Inventory	16.5		10.9		-34%
% of List Price	94.63		96.50		
Residential					
Sales	28	\$3,681,583	44	\$6,899,252	57%
Avg Sales Price		\$131,485		\$156,801	19%
Median Sales Price		\$113,400		\$134,000	18%
Avg Days on Market		87		97	11%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	1,229		1,267		3%
Residential					
Sales	575	\$110,105,822	488	\$87,372,180	-15%
Avg Sales Price		\$191,488		\$179,041	-7%
Median Sales Price		\$135,000		\$130,950	-3%
Avg Days on Market		94		83	-12%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	32	32	45	62	56	63	45	46	50	51	43	
2008	56	62	55	62	61	58	68	60	55	32	23	49
2007	60	46	70	71	60	53	66	52	43	33	43	32

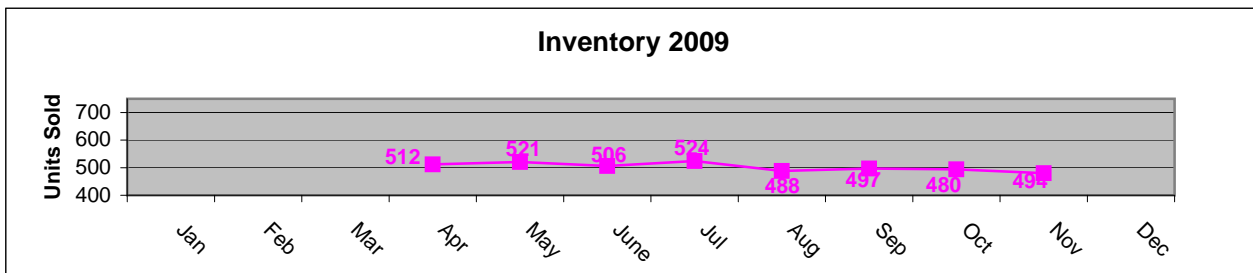
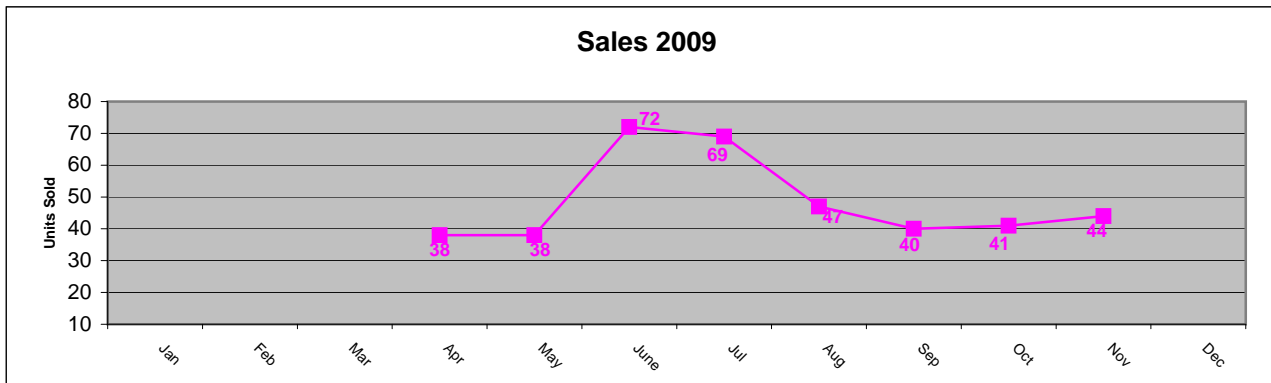
Lexington-Bluegrass

Association of Realtors®

Nov-09

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range				Sales		Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.			
49,999	OR	UNDER	1	3	0	4	12	3.0	3
50,000	-	99,999	0	4	0	4	126	31.5	18
100,000	-	119,999	0	7	0	7	34	4.9	12
120,000	-	139,999	1	10	0	11	45	4.1	9
140,000	-	159,999	0	5	2	7	38	5.4	9
160,000	-	179,999	0	1	1	2	26	13.0	5
180,000	-	199,999	0	0	1	1	36	36.0	6
200,000	-	249,999	0	0	3	3	39	13.0	3
250,000	-	299,999	0	0	0	0	14	14.0	2
300,000	-	499,999	0	0	4	4	34	8.5	2
500,000	-	749,999	0	0	1	1	26	26.0	7
750,000	-	999,999	0	0	0	0	30	30.0	1
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	2	2.0	1
1,500,000	-	1,999,999	0	0	0	0	5	5.0	0
2,000,000	-	OVER	0	0	0	0	5	5.0	0
Total			2	30	12	44	480	10.9	79
Median Price			\$91,500	\$120,000	\$240,285	\$134,000	\$157,950		\$136,000
Average Price			\$91,500	\$112,440	\$278,589	\$156,801	\$296,914		\$215,743



Lexington-Bluegrass

Association of Realtors[®]

Nov-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings		73		76	4%
Month Inventory		24.9		9.4	-62%
% of List Price		95.22		96.41	
Residential					
Sales	27	\$4,628,098	50	\$6,913,335	85%
Avg Sales Price		\$171,411		\$138,267	-19%
Median Sales Price		\$144,800		\$131,400	-9%
Avg Days on Market		98		86	-12%

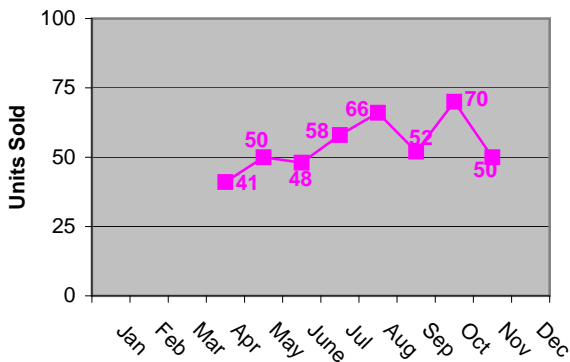
CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings		1,340		1,147	-14%
Residential					
Sales	524	\$91,232,943	550	\$90,051,240	5%
Avg Sales Price		\$174,108		\$163,730	-6%
Median Sales Price		\$149,000		\$144,700	-3%
Avg Days on Market		109		114	5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	31	30	61	50	45	53	69	64	64	58	31	
2008	35	36	62	43	45	50	36	47	52	30	26	53
2007	66	50	67	76	62	59	58	45	44	47	39	40

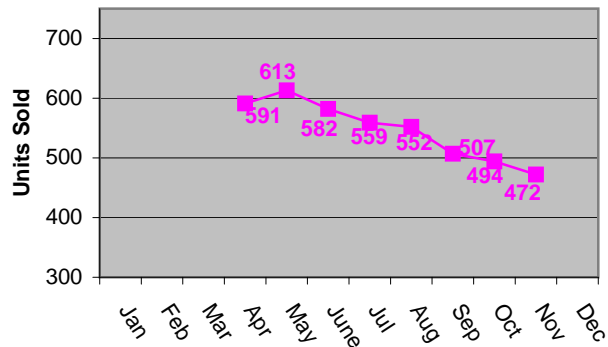
Single Family SALES and INVENTORY and PENDING
Nov-09
MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	3	0	4	6	1.5	1
50,000	-	99,999	1	7	2	10	62	6.2	10
100,000	-	119,999	0	6	0	6	28	4.7	8
120,000	-	139,999	0	9	1	10	55	5.5	12
140,000	-	159,999	1	6	0	7	47	6.7	11
160,000	-	179,999	1	3	0	4	54	13.5	9
180,000	-	199,999	0	1	0	1	44	44.0	5
200,000	-	249,999	0	3	1	4	49	12.3	11
250,000	-	299,999	0	0	1	1	32	32.0	4
300,000	-	499,999	0	0	3	3	71	23.7	8
500,000	-	749,999	0	0	0	0	16	16.0	1
750,000	-	999,999	0	0	0	0	5	5.0	0
1,000,000	-	1,249,999	0	0	0	0	2	2.0	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			4	38	8	50	472	9.4	80
			Median Price	\$103,250	\$126,875	\$250,861	\$131,400	\$174,950	\$159,900
			Average Price	\$102,703	\$124,145	\$223,128	\$138,267	\$220,569	\$181,093

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Nov-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	24		33		38%
Month Inventory	13.0		10.7		-18%
% of List Price	96.58		91.47		
Residential					
Sales	13	\$1,507,563	24	\$2,100,039	85%
Avg Sales Price		\$115,966		\$87,502	-25%
Median Sales Price		\$127,500		\$82,250	-35%
Avg Days on Market		128		92	-28%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	450		505		12%
Residential					
Sales	213	\$24,260,846	215	\$21,501,117	1%
Avg Sales Price		\$113,901		\$100,005	-12%
Median Sales Price		\$112,900		\$85,000	-25%
Avg Days on Market		134		108	-19%

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

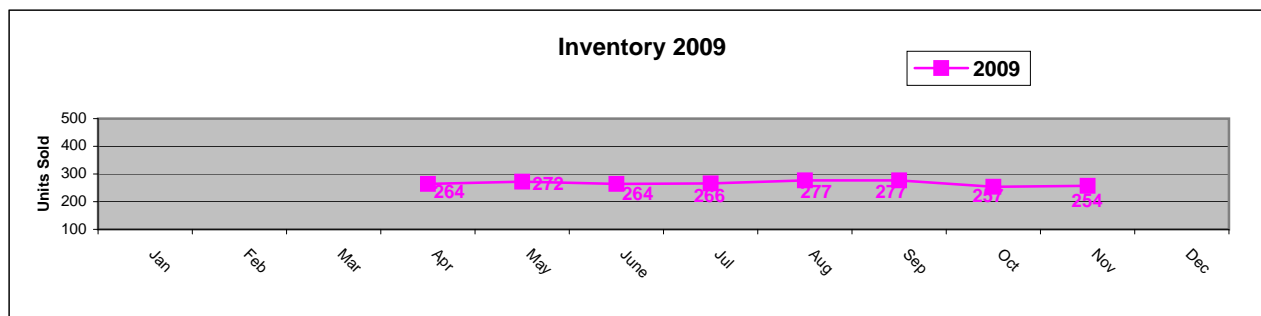
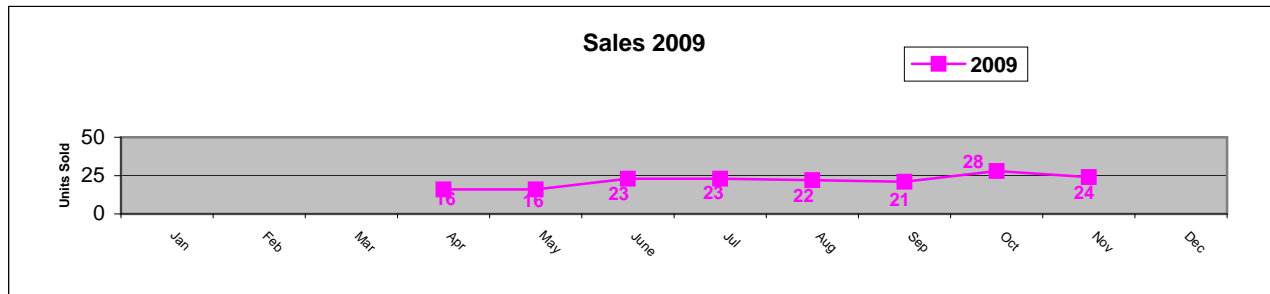
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-09

MONTGOMERY COUNTY

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	2	4	0	6	25	4.2	2
50,000 - 99,999	1	8	1	10	70	7.0	13
100,000 - 119,999	0	1	0	1	24	24.0	2
120,000 - 139,999	0	3	0	3	38	12.7	0
140,000 - 159,999	0	2	0	2	17	8.5	3
160,000 - 179,999	0	2	0	2	13	6.5	1
180,000 - 199,999	0	0	0	0	17	17.0	0
200,000 - 249,999	0	0	0	0	16	16.0	0
250,000 - 299,999	0	0	0	0	18	18.0	2
300,000 - 499,999	0	0	0	0	12	12.0	0
500,000 - 749,999	0	0	0	0	3	3.0	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	1	1.0	0
2,000,000 OVER	0	0	0	0	1	1.0	0
Total	3	20	1	24	257	10.7	24
Median Price	\$35,000	\$88,500	\$55,000	\$82,250	\$125,000		\$88,250
Average Price	\$35,167	\$96,977	\$55,000	\$87,502	\$167,147		\$132,558



Lexington-Bluegrass

Association of Realtors®

Nov-09

Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	5		4		-20%
Month Inventory	7.6		9.5		25%
% of List Price	91.41		88.76		
Residential					
Sales	5	\$326,800	4	\$240,900	-20%
Avg Sales Price		\$65,360		\$60,225	-8%
Median Sales Price		\$53,500		\$59,950	12%
Avg Days on Market		101		331	228%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	73		84		15%
Residential					
Sales	43	\$3,193,925	28	\$2,168,351	-35%
Avg Sales Price		\$74,277		\$77,441	4%
Median Sales Price		\$67,000		\$73,500	10%
Avg Days on Market		107		137	28%

*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	2	5	2	3	6	4	6	3	
2008	*	*	*	*	*	*	*	*	*	*	*	*
2007	*	*	*	*	*	*	*	*	*	*	*	*

Lexington-Bluegrass

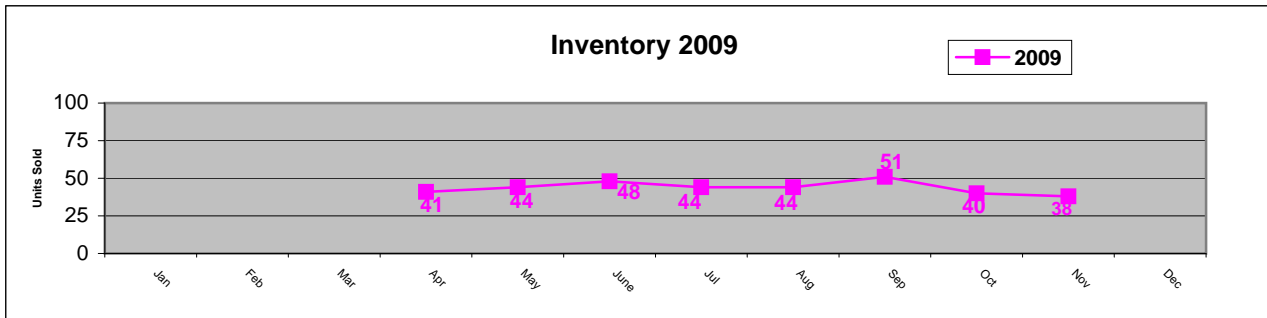
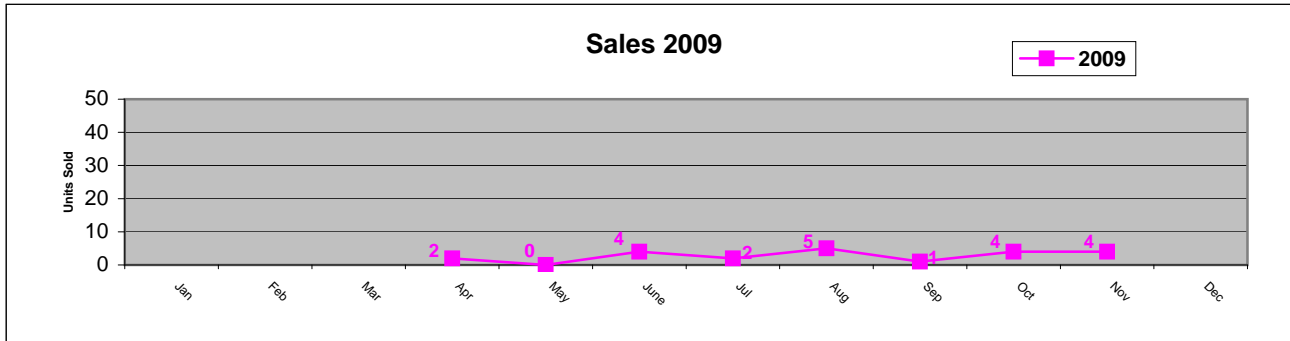
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Nov-09

NICHOLAS COUNTY

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	7	7.0	1
50,000 - 99,999	1	1	0	2	17	8.5	0
100,000 - 119,999	0	1	0	1	3	3.0	0
120,000 - 139,999	0	0	0	0	3	3.0	2
140,000 - 159,999	0	0	0	0	3	3.0	0
160,000 - 179,999	0	0	0	0	3	3.0	1
180,000 - 199,999	0	0	0	0	0	0.0	1
200,000 - 249,999	0	0	0	0	2	2.0	0
250,000 - 299,999	0	0	0	0	0	0.0	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	2	2	0	4	38	9.5	5
Median Price	\$30,500	\$89,950	\$0	\$59,950	\$84,000		\$137,500
Average Price	\$30,500	\$89,950	\$0	\$60,225	\$96,550		\$134,180



Lexington-Bluegrass

Association of Realtors®

Nov-09

Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

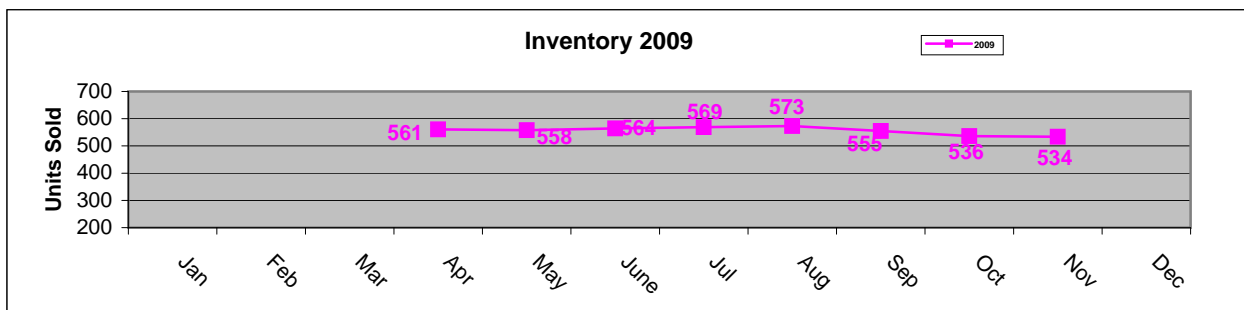
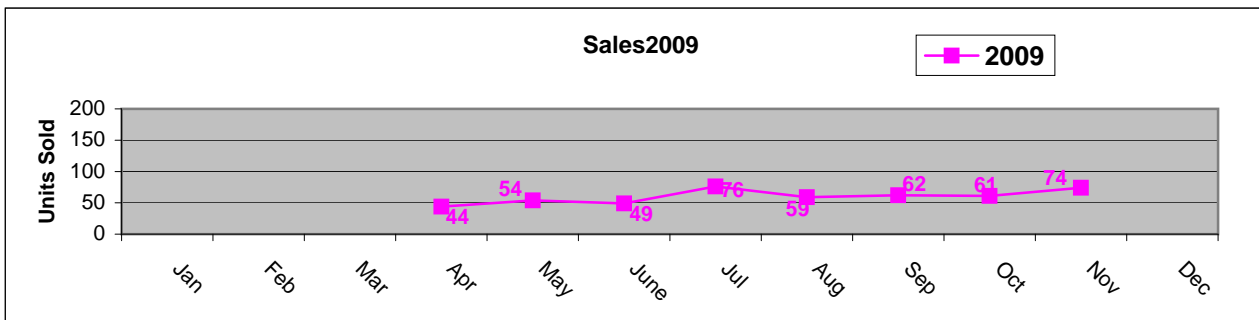
MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	72		114		58%
Month Inventory	13.5		7.2		-47%
% of List Price	99.42		97.54		
Residential					
Sales	42	\$7,056,322	74	\$12,189,450	76%
Avg Sales Price	\$168,008		\$164,722		-2%
Median Sales Price	\$142,000		\$141,566		0%
Avg Days on Market	70		78		11%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	1,412		1,436		2%
Residential					
Sales	617	\$111,916,630	634	\$103,133,609	3%
Avg Sales Price	\$181,388		\$162,671		-10%
Median Sales Price	\$151,000		\$141,936		-6%
Avg Days on Market	90		93		3%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80	60	65	68	66	44	
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

Single Family SALES and INVENTORY and PENDING
Nov-09
SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	0	0	2	8	4.0	2
50,000	-	99,999	1	3	0	4	32	8.0	6
100,000	-	119,999	0	11	0	11	42	3.8	5
120,000	-	139,999	0	17	2	19	84	4.4	21
140,000	-	159,999	0	6	4	10	57	5.7	15
160,000	-	179,999	0	3	3	6	47	7.8	18
180,000	-	199,999	0	4	0	4	35	8.8	6
200,000	-	249,999	1	5	2	8	68	8.5	15
250,000	-	299,999	0	1	5	6	68	11.3	7
300,000	-	499,999	0	1	3	4	70	17.5	7
500,000	-	749,999	0	0	0	0	20	20.0	0
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	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			4	51	19	74	534	7.2	102
Median Price			\$64,500	\$135,500	\$203,201	\$141,566	\$179,900		\$165,000
Average Price			\$89,750	\$149,789	\$220,590	\$164,722	\$221,583		\$178,201



Lexington-Bluegrass

Association of Realtors®

Nov-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings	22		28		27%
Month Inventory	17.4		11.0		-37%
% of List Price	94.21		99.71		
Residential					
Sales	10	\$1,600,000	19	\$3,101,011	90%
Avg Sales Price	\$160,000		\$163,211		2%
Median Sales Price	\$139,000		\$160,824		16%
Avg Days on Market	97		220		127%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings	490		500		2%
Residential					
Sales	223	\$45,106,908	186	\$32,155,588	-17%
Avg Sales Price	\$202,273		\$172,880		-15%
Median Sales Price	\$170,000		\$165,000		-3%
Avg Days on Market	82		99		21%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	9	20	15	15	25	23	20	20	25	18	17	
2008	24	19	27	27	24	18	30	25	17	18	16	8
2007	26	25	27	30	20	21	27	31	15	22	14	15

Lexington-Bluegrass

Association of Realtors[®]

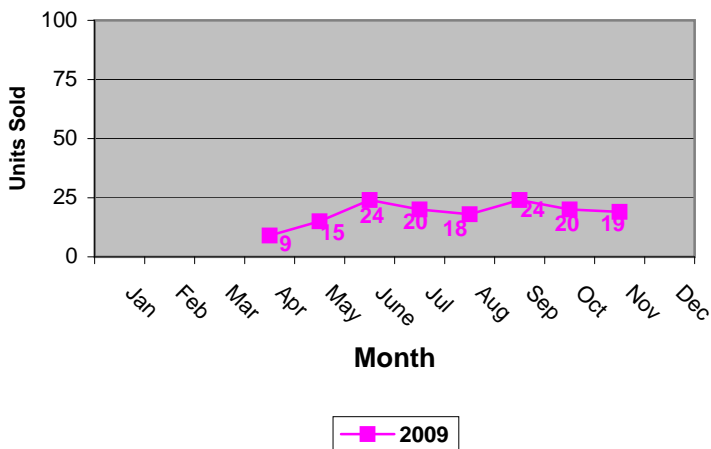
Single Family SALES and INVENTORY and PENDING

Nov-09

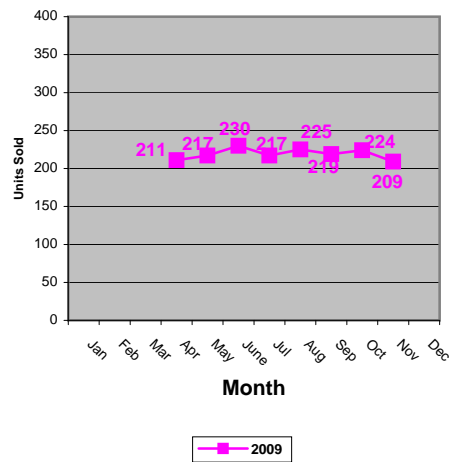
WOODFORD COUNTY

Price Range				Sales	Current Inventory		Pending		
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.			
49,999	OR	UNDER	2	0	0	2	3	1.5	0
50,000	-	99,999	1	1	0	2	7	3.5	3
100,000	-	119,999	0	2	0	2	23	11.5	3
120,000	-	139,999	0	1	0	1	15	15.0	5
140,000	-	159,999	0	2	0	2	22	11.0	3
160,000	-	179,999	0	1	0	1	15	15.0	7
180,000	-	199,999	0	3	0	3	10	3.3	6
200,000	-	249,999	0	2	2	4	19	4.8	4
250,000	-	299,999	0	0	1	1	41	41.0	3
300,000	-	499,999	0	0	1	1	39	39.0	0
500,000	-	749,999	0	0	0	0	10	10.0	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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			3	12	4	19	209	11.0	35
Median Price			\$28,000	\$159,162	\$255,000	\$160,824	\$225,000		\$178,900
Average Price			\$51,000	\$154,783	\$272,655	\$163,211	\$265,210		\$179,022

Sales 2009



Inventory 2009



Nov-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	November-08		November-09		% CHANGE
New Listings		111		89	-20%
Month Inventory		12.0		14.9	24%
% of List Price		90.27		92.16	
<u>Residential</u>					
Sales	59	\$5,337,400	47	\$5,966,011	-20%
Avg Sales Price		\$90,464		\$126,936	40%
Median Sales Price		\$77,300		\$109,000	41%
Avg Days on Market		96		131	36%

CUMMULATIVE SUMMARY	Jan 08 - Nov 08		Jan 09 - Nov 09		% CHANGE
New Listings		1,677		1,398	-17%
<u>Residential</u>					
Sales	775	\$78,620,223	592	\$63,174,928	-24%
Avg Sales Price		\$101,445		\$106,714	5%
Median Sales Price		\$80,000		\$86,750	8%
Avg Days on Market		103		110	7%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	44	50	47	57	60	50	56	63	55	46	54	
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

Lexington-Bluegrass Association of Realtors®

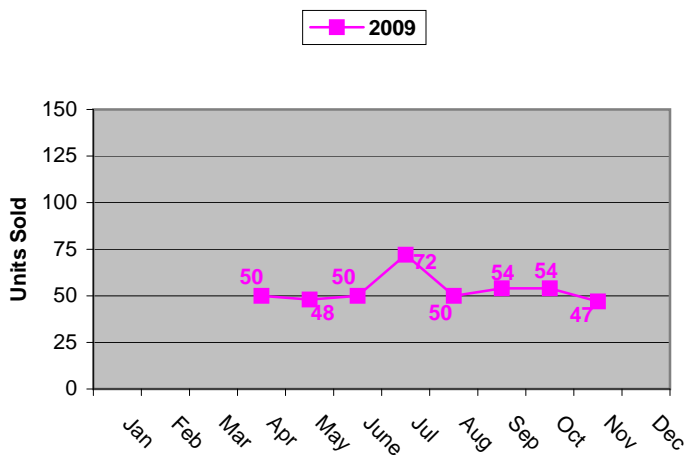
Single Family SALES and INVENTORY and PENDING

Nov-09

OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	2	1	8	37	4.6	17
50,000	-	99,999	4	7	2	13	164	12.6	22
100,000	-	119,999	0	6	0	6	61	10.2	4
120,000	-	139,999	0	3	1	4	61	15.3	7
140,000	-	159,999	0	2	1	3	62	20.7	7
160,000	-	179,999	0	2	1	3	58	19.3	1
180,000	-	199,999	0	1	1	2	48	24.0	9
200,000	-	249,999	2	1	0	3	54	18.0	6
250,000	-	299,999	1	1	2	4	45	11.3	2
300,000	-	499,999	0	0	0	0	70	70.0	2
500,000	-	749,999	0	0	1	1	21	21.0	1
750,000	-	999,999	0	0	0	0	13	13.0	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	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			12	25	10	47	701	14.9	78
Median Price			\$65,500	\$115,900	\$159,500	\$109,000	\$149,900		\$102,000
Average Price			\$91,884	\$117,252	\$193,210	\$126,936	\$206,018		\$126,355

Sales 2009



Inventory 2009

