

Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings		1336		1306	-2%
Month Inventory		10.4		8.0	-23%
% of List Price		95.66		96.33	1%
Residential					
Sales	566	\$93,652,233	693	\$115,515,129	22%
Avg Sales Price		\$163,728		\$164,551	1%
Median Sales Price		\$136,013		\$141,200	4%
Avg Days on Market		77		79	3%
Townhouses/Condos					
Sales	56	\$7,606,847	71	\$11,001,773	27%
Avg Sales Price		\$128,930		\$139,263	8%
Median Sales Price		\$100,105		\$125,000	25%
Avg Days on Market		92		123	34%
Total Activity	622	\$101,259,080	764	\$126,516,902	23%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings		14,926		14,485	-3%
Residential					
Sales	6,600	\$1,142,532,673	6,101	\$1,023,153,988	-8%
Avg Sales Price		\$172,328		\$166,394	-3%
Median Sales Price		\$143,532		\$140,900	-2%
Avg Days on Market		88		87	-1%
Townhouses/Condos					
Sales	718	\$109,137,022	531	\$79,916,780	-26%
Avg Sales Price		\$146,100		\$138,026	-6%
Median Sales Price		\$121,565		\$117,000	-4%
Avg Days on Market		97		115	19%
Total Activity	7,318	\$1,251,669,695	6,632	\$1,103,070,768	-9%

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		
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		
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		
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



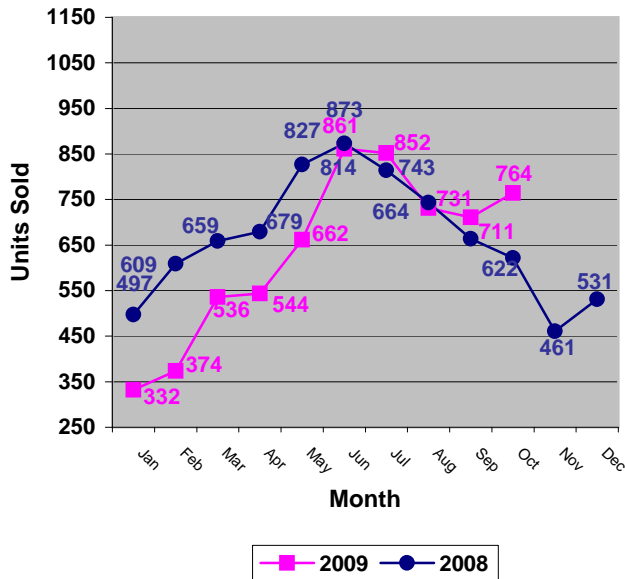
Lexington-Bluegrass

Association of Realtors®

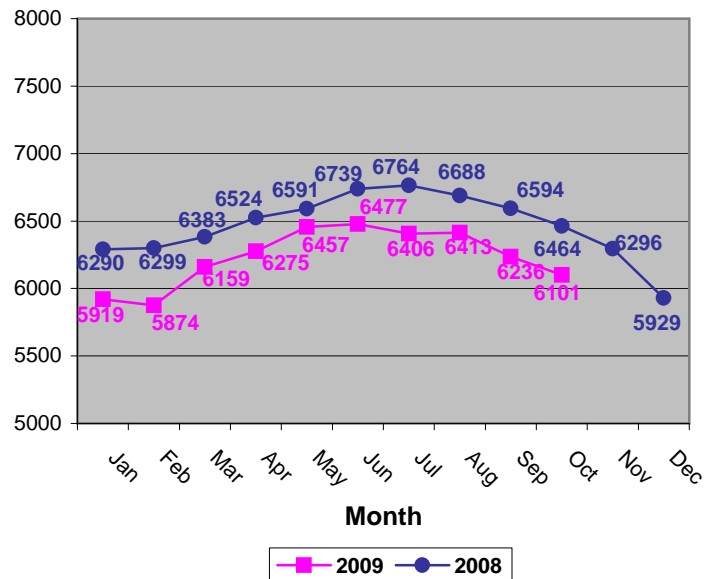
All Residential SALES and INVENTORY with PENDING

Oct-09			Sales				Current Inventory		Current Pending Inventory	Oct Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	18	11	1	30	173	5.8	63	47
50,000	-	99,999	31	90	7	128	941	7.4	175	135
100,000	-	119,999	12	68	6	86	513	6.0	124	86
120,000	-	139,999	13	110	12	135	730	5.4	226	135
140,000	-	159,999	12	72	20	104	594	5.7	130	70
160,000	-	179,999	2	48	9	59	490	8.3	109	62
180,000	-	199,999	6	19	15	40	400	10.0	85	37
200,000	-	249,999	8	40	48	96	591	6.2	134	60
250,000	-	299,999	0	12	22	34	492	14.5	74	29
300,000	-	499,999	1	6	35	42	708	16.9	73	49
500,000	-	749,999	0	2	6	8	240	30.0	19	5
750,000	-	999,999	0	0	2	2	107	53.5	9	3
1,000,000	-	1,249,999	0	0	0	0	35	35.0	1	0
1,250,000	-	1,499,999	0	0	0	0	31	31.0	2	0
1,500,000	-	1,999,999	0	0	0	0	24	24.0	1	0
2,000,000	-	OVER	0	0	0	0	32	32.0	0	0
Total			103	478	183	764	6101	8.0	1225	718
Median Price			\$108,000	\$132,932	\$223,000	\$140,000	\$164,900		\$144,340	
Average Price			\$109,425	\$140,526	\$249,551	\$162,448	\$244,196		\$176,652	

Sales 08 vs 09



Inventory 08 vs 09



Lexington-Bluegrass

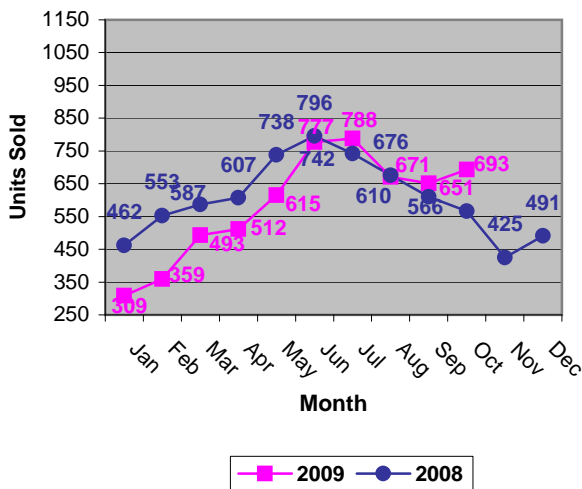
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Single Family SALES and INVENTORY and PENDING

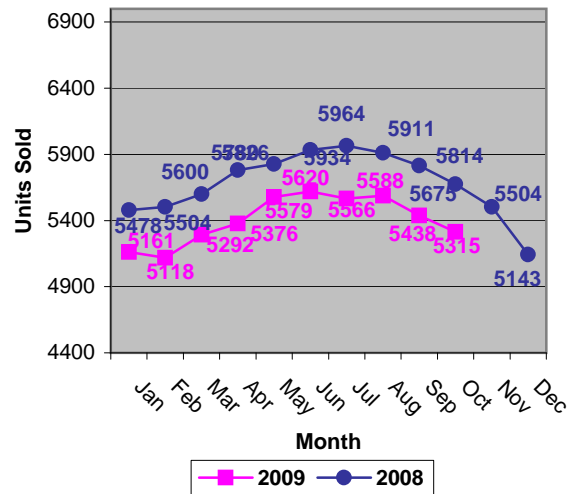
Oct-09

Price Range	Sales			Current Inventory		Pending	
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999 OR UNDER	17	10	1	28	156	5.6	61
50,000 - 99,999	14	84	7	105	700	6.7	143
100,000 - 119,999	6	65	6	77	422	5.5	114
120,000 - 139,999	6	107	12	125	658	5.3	216
140,000 - 159,999	6	71	20	97	545	5.6	121
160,000 - 179,999	1	45	9	55	446	8.1	100
180,000 - 199,999	2	19	15	36	371	10.3	80
200,000 - 249,999	2	37	48	87	528	6.1	126
250,000 - 299,999	0	11	22	33	413	12.5	62
300,000 - 499,999	0	5	35	40	619	15.5	64
500,000 - 749,999	0	2	6	8	231	28.9	16
750,000 - 999,999	0	0	2	2	105	52.5	9
1,000,000 - 1,249,999	0	0	0	0	34	34.0	1
1,250,000 - 1,499,999	0	0	0	0	31	31.0	2
1,500,000 - 1,999,999	0	0	0	0	24	24.0	1
2,000,000 - OVER	0	0	0	0	32	32.0	0
Total	54	456	183	693	5315	7.7	1116
Median Price	\$90,550	\$132,850	\$223,000	\$141,500	\$169,500		
Average Price	\$89,673	\$140,176	\$249,551	\$165,123	\$254,062		\$176,672

Sales 08 vs 09



Inventory 08 vs 09

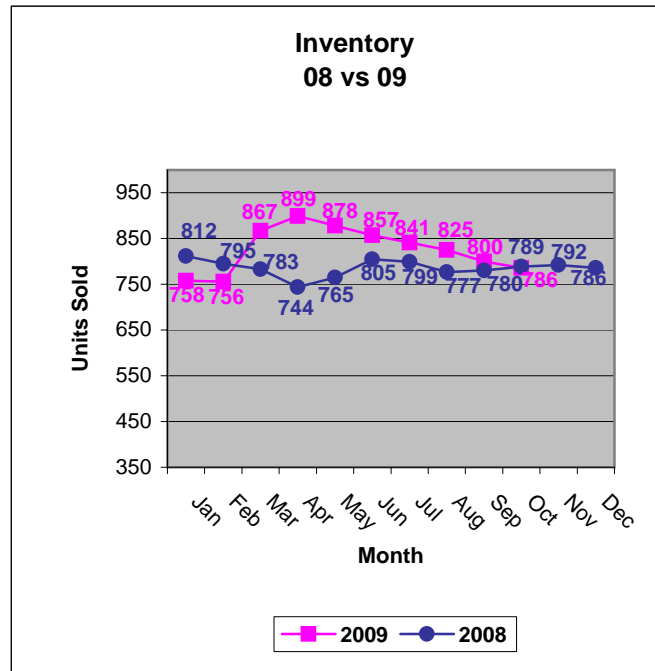
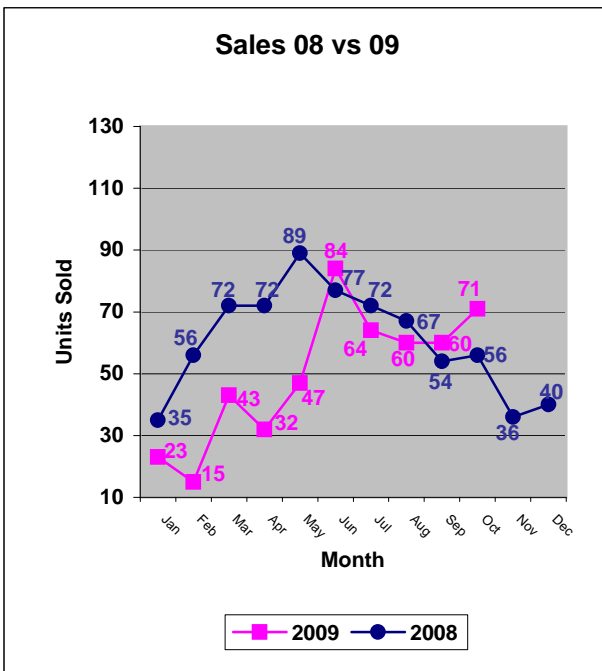


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Townhouse and Condo SALES and INVENTORY and PENDING Oct-09

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	17	8.5	2
50,000	-	99,999	17	6	0	23	241	10.5	32
100,000	-	119,999	6	3	0	9	90	10.0	10
120,000	-	139,999	7	3	0	10	72	7.2	10
140,000	-	159,999	6	1	0	7	49	7.0	9
160,000	-	179,999	1	3	0	4	45	11.3	9
180,000	-	199,999	4	0	0	4	28	7.0	5
200,000	-	249,999	6	3	0	9	63	7.0	8
250,000	-	299,999	0	1	0	1	78	78.0	13
300,000	-	499,999	1	1	0	2	90	45.0	9
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			49	22	0	71	786	11.1	110
Median Price			\$65,000	\$48,750	\$0	\$51,500	\$70,000		\$47,600
Average Price			\$131,194	\$147,795	\$0	\$136,338	\$177,372		\$177,568



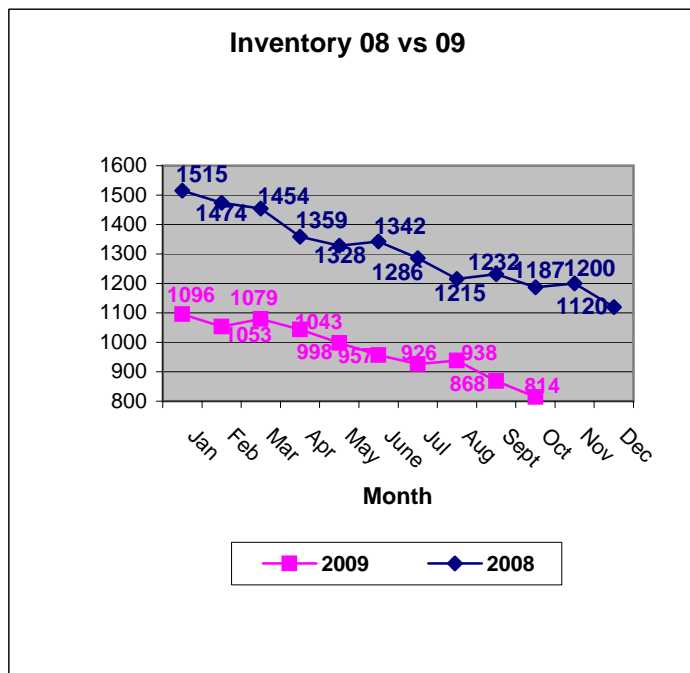
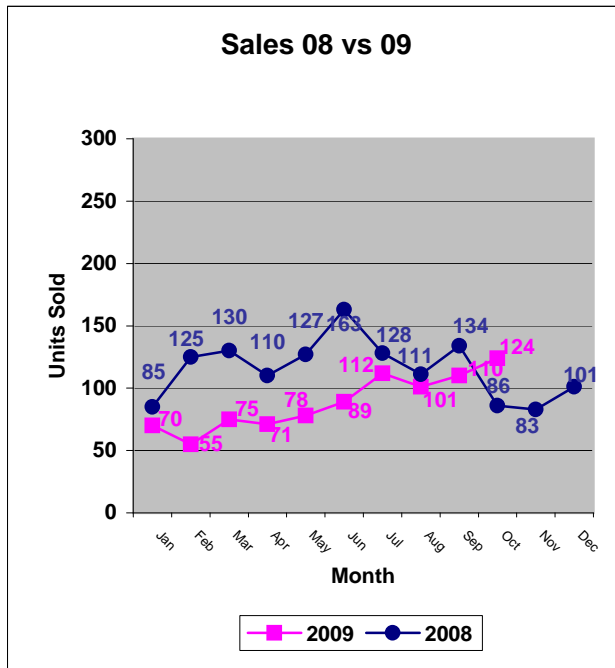
Lexington-Bluegrass

Association of Realtors®

New Construction SALES and INVENTORY and PENDING

Oct-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	0	0	0	5	5.0	5
100,000 - 119,999	1	7	0	8	52	6.5	24
120,000 - 139,999	1	17	1	19	105	5.5	61
140,000 - 159,999	4	14	1	19	77	4.1	46
160,000 - 179,999	0	10	1	11	82	7.5	42
180,000 - 199,999	2	8	4	14	75	5.4	42
200,000 - 249,999	3	14	18	35	137	3.9	80
250,000 - 299,999	0	3	7	10	93	9.3	39
300,000 - 499,999	0	0	6	6	130	21.7	28
500,000 - 749,999	0	0	2	2	30	15.0	6
750,000 - 999,999	0	0	0	0	13	13.0	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	6	6.0	0
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	11	73	40	124	814	6.6	376
Median Price	\$157,036	\$156,715	\$229,174	\$188,213	\$204,950		\$188,778
Average Price	\$171,734	\$167,493	\$267,746	\$200,209	\$268,321		\$208,071



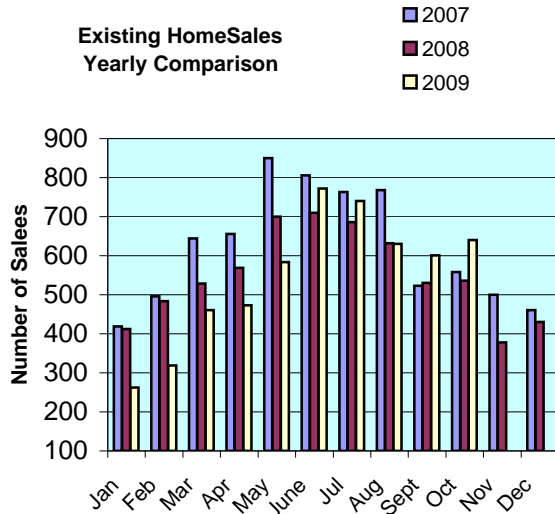
Existing Homes Sales

	<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	
Dec	461	430	

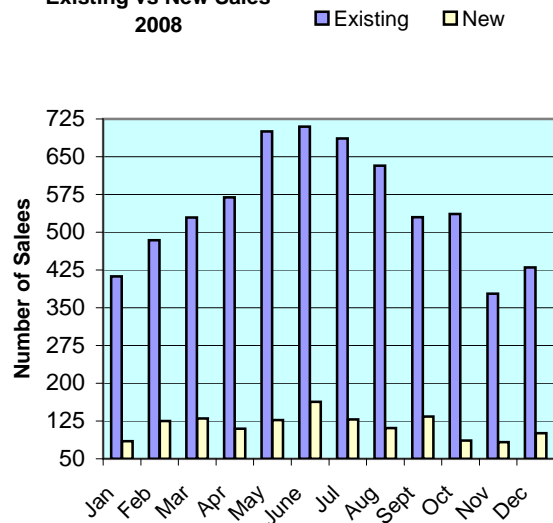
New Construction Sales

	<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	
Dec	154	101	

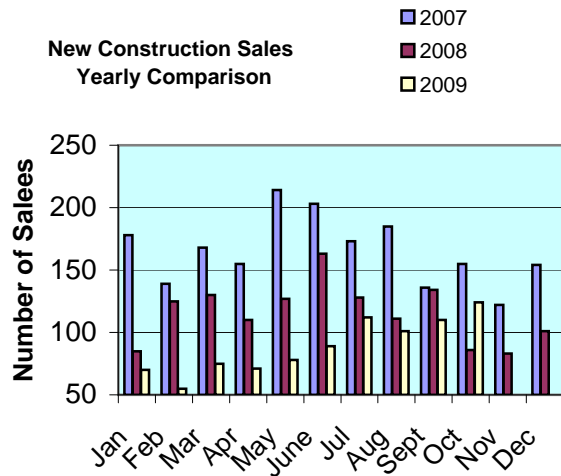
Existing HomeSales
Yearly Comparison



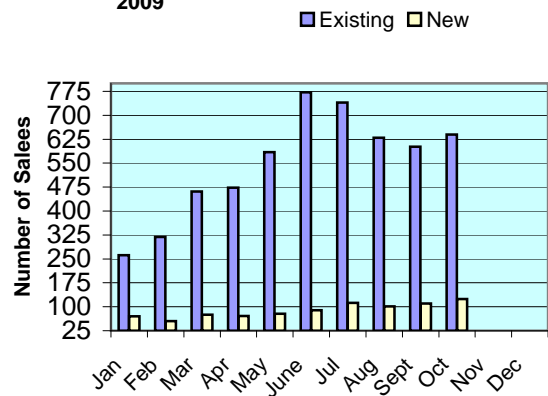
Existing vs New Sales
2008



New Construction Sales
Yearly Comparison



Existing vs New Sales
2009



Median Price by County

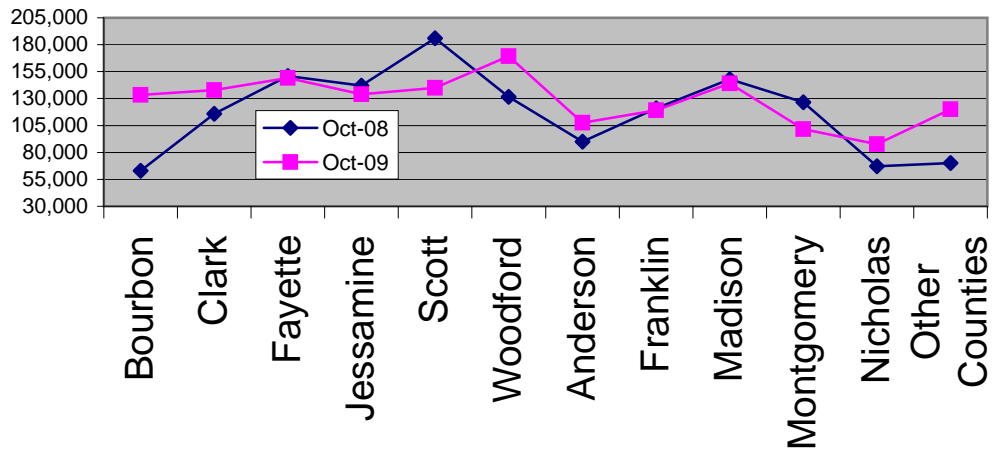
<u>County</u>	Oct-08		Oct-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	63,000	11	133,500	16
Clark	115,950	30	137,950	16
Fayette	150,900	287	149,000	389
Jessamine	142,000	47	134,000	41
Scott	186,050	37	140,000	61
Woodford	131,500	17	169,225	20
Anderson	90,150	20	107,500	18
Franklin	120,775	35	119,250	48
Madison	148,000	45	144,000	69
Montgomery	126,500	21	101,500	28
Nicholas	67,250	2	87,500	4
Other Counties	70,000	<u>70</u>	120,000	<u>54</u>
		622		764

<u>County</u>	Year to Date 10/31/08		Year to Date 10/31/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	90,000	122	124,900	99
Clark	121,900	301	119,450	256
Fayette	157,245	3560	151,000	3296
Jessamine	136,000	541	130,250	444
Scott	153,000	574	142,307	557
Woodford	172,000	213	165,000	167
Anderson	118,500	218	118,250	184
Franklin	121,670	384	120,000	378
Madison	149,000	495	147,000	495
Montgomery	110,250	200	85,000	191
Nicholas	67,500	38	74,500	24
Other Counties	80,000	<u>672</u>	85,000	<u>541</u>
		7318		6632

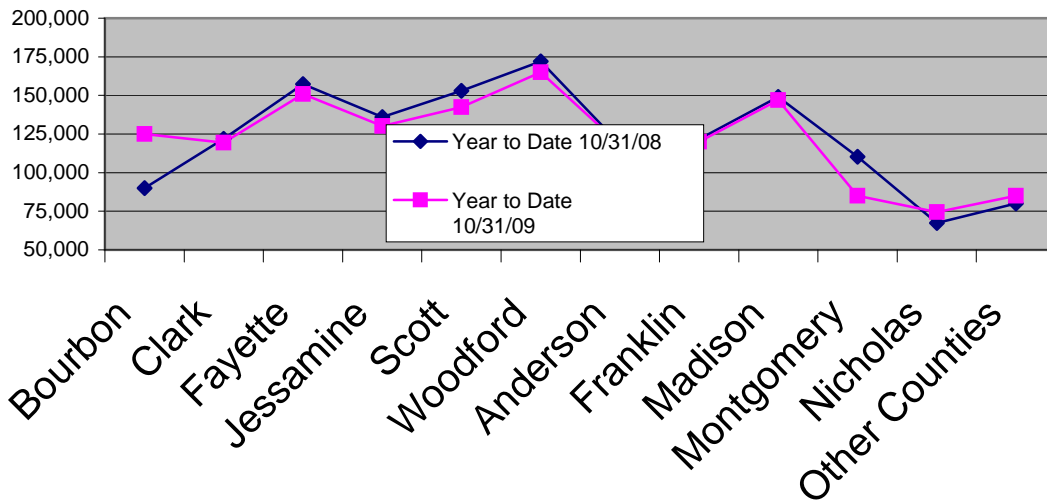


Median Price by County

Oct 08 vs Oct 09 Median



Year to date 10/31/08 vs 10/31/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	52		31		-40%
Month Inventory	11.2		10.8		-4%
% of List Price	94.35		94.12		
Residential					
Sales	20	\$2,457,360	18	\$1,986,062	-10%
Avg Sales Price		\$122,868		\$110,337	-10%
Median Sales Price		\$90,150		\$107,500	19%
Avg Days on Market		87		83	-5%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	450		401		-11%
Residential					
Sales	218	\$27,435,209	184	\$23,647,601	-16%
Avg Sales Price		\$125,850		\$128,520	2%
Median Sales Price		\$118,500		\$118,250	0%
Avg Days on Market		116		100	-14%

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		
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

11/10/2009



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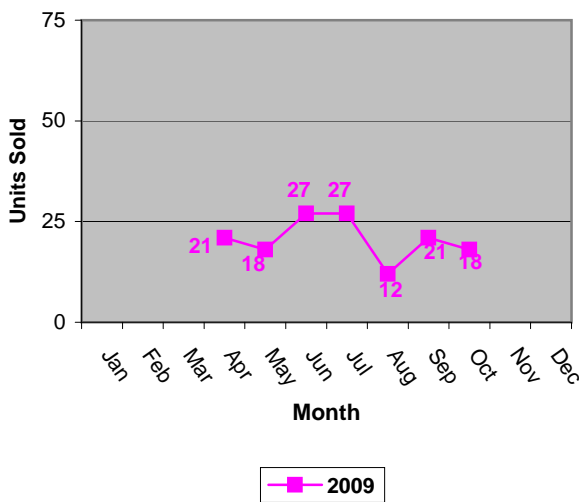
Single Family SALES and INVENTORY and PENDING

Oct-09

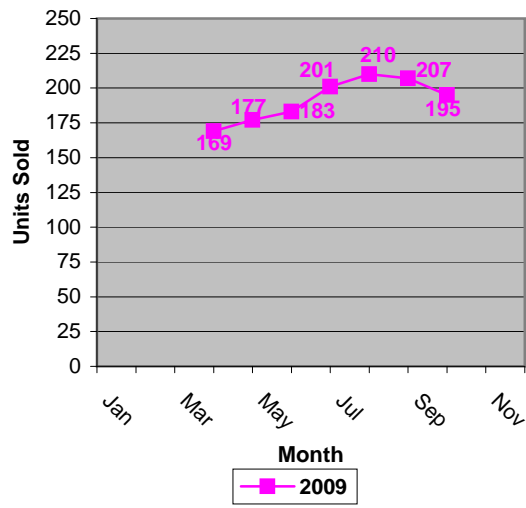
ANDERSON COUNTY

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	0	1	9	9.0	3
50,000 - 99,999	1	4	0	5	30	6.0	8
100,000 - 119,999	0	5	0	5	22	4.4	3
120,000 - 139,999	0	1	0	1	24	24.0	7
140,000 - 159,999	1	2	0	3	20	6.7	2
160,000 - 179,999	1	0	0	1	17	17.0	0
180,000 - 199,999	0	0	1	1	16	16.0	1
200,000 - 249,999	0	1	0	1	18	18.0	3
250,000 - 299,999	0	0	0	0	15	15.0	1
300,000 - 499,999	0	0	0	0	15	15.0	1
500,000 - 749,999	0	0	0	0	7	7.0	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	4	13	1	18	195	10.8	29
Median Price	\$99,000	\$105,000	\$181,250	\$107,500	\$149,900		\$124,900
Average Price	\$92,625	\$110,332	\$181,250	\$110,337	\$190,117		\$130,412

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	18		31		72%
Month Inventory	10.5		7.1		-32%
% of List Price	91.12		93.62		
Residential					
Sales	11	\$936,900	16	\$2,512,650	45%
Avg Sales Price		\$85,173		\$157,041	84%
Median Sales Price		\$63,000		\$133,500	112%
Avg Days on Market		45		197	338%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	235		241		3%
Residential					
Sales	122	\$16,349,097	99	\$14,133,461	-19%
Avg Sales Price		\$134,009		\$142,762	7%
Median Sales Price		\$90,000		\$124,900	39%
Avg Days on Market		97		123	27%

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		
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®

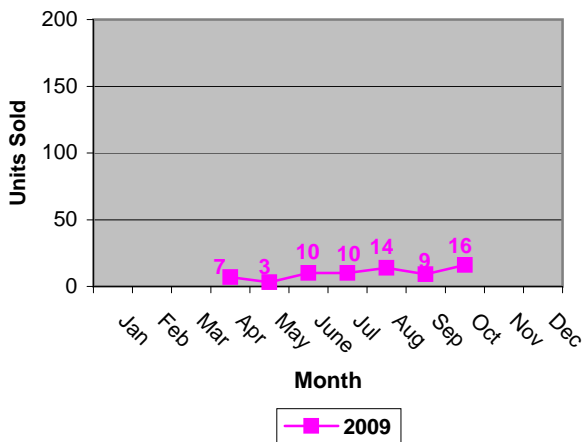
Single Family SALES and INVENTORY and PENDING

Oct-09

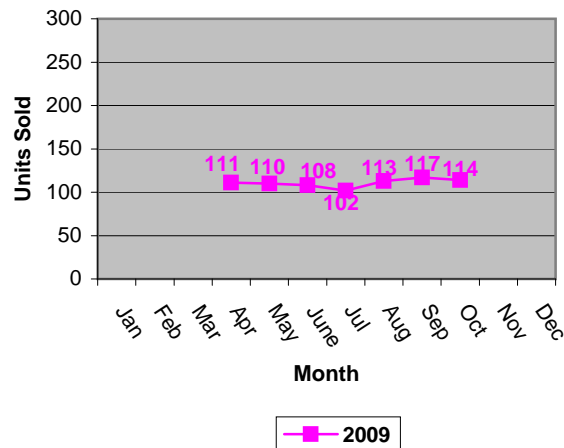
BOURBON COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	1	0	1	4	4.0	5
50,000 - 99,999	1	1	0	2	19	9.5	8
100,000 - 119,999	0	2	0	2	15	7.5	8
120,000 - 139,999	0	3	1	4	10	2.5	1
140,000 - 159,999	1	1	1	3	12	4.0	0
160,000 - 179,999	0	0	0	0	6	6.0	0
180,000 - 199,999	0	0	0	0	5	5.0	1
200,000 - 249,999	0	1	1	2	10	5.0	2
250,000 - 299,999	0	1	0	1	11	11.0	1
300,000 - 499,999	0	0	1	1	10	10.0	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	2	10	4	16	114	7.1	27
Median Price	\$121,625	\$127,450	\$180,000	\$133,500	\$156,450		\$104,900
Average Price	\$121,625	\$134,140	\$232,000	\$157,041	\$272,797		\$112,907

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	70		78		11%
Month Inventory	11.5		21.1		83%
% of List Price	94.55		94.33		
Residential					
Sales	30	\$3,827,800	16	\$2,451,888	-47%
Avg Sales Price		\$127,593		\$153,243	20%
Median Sales Price		\$115,950		\$137,950	19%
Avg Days on Market		84		91	8%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	657		602		-8%
Residential					
Sales	301	\$40,403,488	256	\$34,020,824	-15%
Avg Sales Price		\$134,241		\$132,894	-1%
Median Sales Price		\$121,900		\$119,450	-2%
Avg Days on Market		119		120	1%

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		
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®

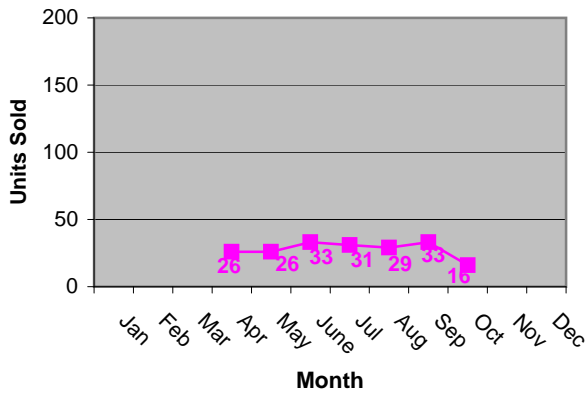
Single Family SALES and INVENTORY and PENDING

Oct-09

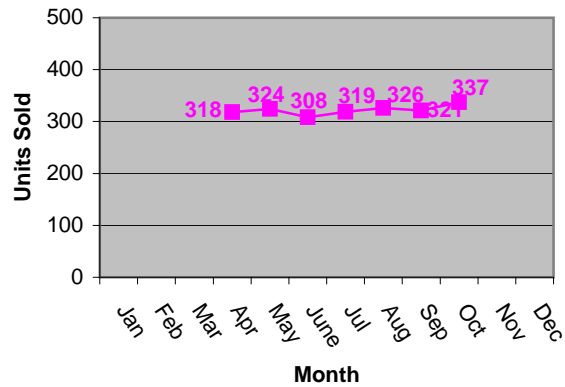
CLARK COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	1	0	1	6	6.0	1
50,000 - 99,999	1	2	0	3	100	33.3	7
100,000 - 119,999	0	1	0	1	34	34.0	10
120,000 - 139,999	0	3	0	3	46	15.3	11
140,000 - 159,999	0	1	1	2	38	19.0	3
160,000 - 179,999	0	2	0	2	15	7.5	3
180,000 - 199,999	0	0	0	0	25	25.0	2
200,000 - 249,999	0	1	1	2	24	12.0	1
250,000 - 299,999	0	0	1	1	23	23.0	5
300,000 - 499,999	0	0	1	1	20	20.0	3
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	1	11	4	16	337	21.1	46
Median Price	\$57,000	\$129,088	\$255,000	\$137,950	\$134,500		\$133,950
Average Price	\$57,000	\$124,999	\$254,975	\$153,243	\$164,113		\$156,029

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	601		557		-7%
Month Inventory	8.7		6.0		-31%
% of List Price	96.69		97.51		
Residential					
Sales	289	\$51,737,362	389	\$69,543,906	35%
Avg Sales Price	\$179,022		\$178,776		0%
Median Sales Price	\$151,000		\$149,000		-1%
Avg Days on Market	73		69		-5%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	6,979		6,942		-1%
Residential					
Sales	3,562	\$673,454,908	3,296	\$606,692,819	-7%
Avg Sales Price	\$189,067		\$184,069		-3%
Median Sales Price	\$157,360		\$151,000		-4%
Avg Days on Market	74		74		0%

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		
2008	321	348	391	448	453	412	372	373	274	248	195	175
2007	425	401	505	571	534	453	439	374	326	352	277	192

Lexington-Bluegrass

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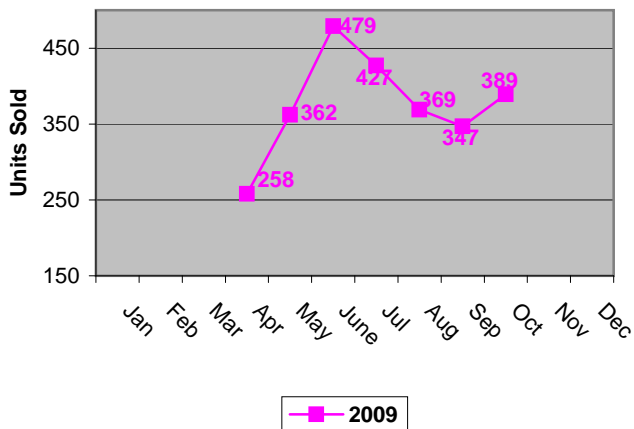
Single Family SALES and INVENTORY and PENDING

Oct-09

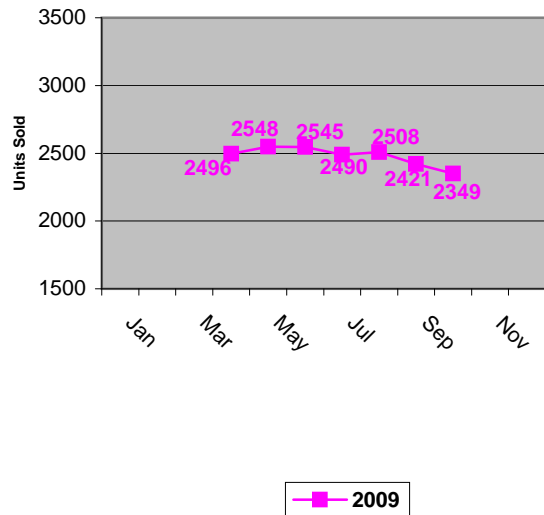
FAYETTE COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	2	2	0	4	39	9.8	13
50,000 - 99,999	20	27	3	50	244	4.9	60
100,000 - 119,999	9	27	1	37	195	5.3	55
120,000 - 139,999	13	60	7	80	291	3.6	103
140,000 - 159,999	8	35	9	52	233	4.5	63
160,000 - 179,999	1	25	4	30	195	6.5	58
180,000 - 199,999	4	12	8	24	135	5.6	44
200,000 - 249,999	7	19	34	60	252	4.2	79
250,000 - 299,999	0	5	14	19	205	10.8	41
300,000 - 499,999	1	5	19	25	321	12.8	45
500,000 - 749,999	0	2	4	6	113	18.8	13
750,000 - 999,999	0	0	2	2	47	23.5	7
1,000,000 - 1,249,999	0	0	0	0	22	22.0	0
1,250,000 - 1,499,999	0	0	0	0	20	20.0	2
1,500,000 - 1,999,999	0	0	0	0	14	14.0	1
2,000,000 - OVER	0	0	0	0	23	23.0	0
Total	65	219	105	389	2349	6.0	584
Median Price	\$121,000	\$139,000	\$230,000	\$149,000	\$179,900		\$159,900
Average Price	\$128,518	\$153,209	\$263,214	\$178,776	\$286,863		\$200,883

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	67		74		10%
Month Inventory	10.1		7.6		-25%
% of List Price	94.78		93.78		
Residential					
Sales	35	\$4,514,200	49	\$6,074,711	40%
Avg Sales Price		\$128,977		\$123,974	-4%
Median Sales Price		\$120,775		\$120,000	-1%
Avg Days on Market		99		99	0%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	799		780		-2%
Residential					
Sales	384	\$51,342,286	379	\$49,654,778	-1%
Avg Sales Price		\$133,704		\$131,015	-2%
Median Sales Price		\$121,670		\$120,000	-1%
Avg Days on Market		106		112	6%

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		
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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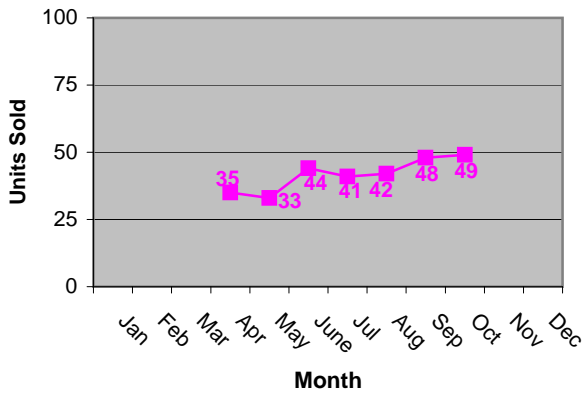
Single Family SALES and INVENTORY and PENDING

Oct-09

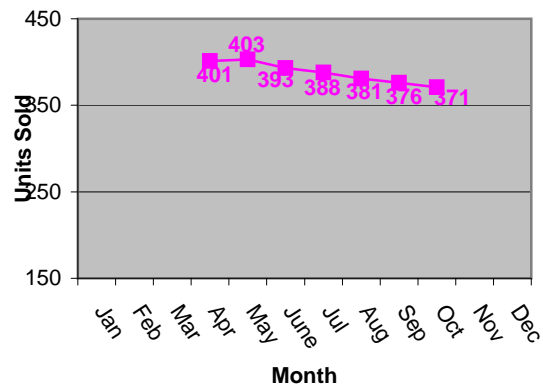
Franklin County

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	3	2	1	6	20	3.3	6
50,000 - 99,999	1	7	0	8	73	9.1	10
100,000 - 119,999	2	6	2	10	36	3.6	8
120,000 - 139,999	0	9	1	10	59	5.9	13
140,000 - 159,999	0	5	1	6	31	5.2	5
160,000 - 179,999	0	1	1	2	31	15.5	2
180,000 - 199,999	0	0	0	0	31	31.0	2
200,000 - 249,999	0	4	2	6	38	6.3	3
250,000 - 299,999	0	0	1	1	19	19.0	1
300,000 - 499,999	0	0	0	0	27	27.0	1
500,000 - 749,999	0	0	0	0	5	5.0	1
750,000 - 999,999	0	0	0	0	0	0.0	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	6	34	9	49	371	7.6	53
Median Price	\$53,500	\$124,625	\$142,000	\$120,000	\$139,900		\$125,000
Average Price	\$62,083	\$125,865	\$158,089	\$123,974	\$170,638		\$150,153

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	102		140		37%
Month Inventory	10.1		12.0		19%
% of List Price	94.26		94.69		
Residential					
Sales	47	\$9,198,500	41	\$7,003,685	-13%
Avg Sales Price		\$195,713		\$170,822	-13%
Median Sales Price		\$142,000		\$134,000	-6%
Avg Days on Market		80		72	-10%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	1,158		1,177		2%
Residential					
Sales	541	\$105,334,059	444	\$80,472,928	-18%
Avg Sales Price		\$194,703		\$181,245	-7%
Median Sales Price		\$136,000		\$130,250	-4%
Avg Days on Market		95		82	-14%

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		
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

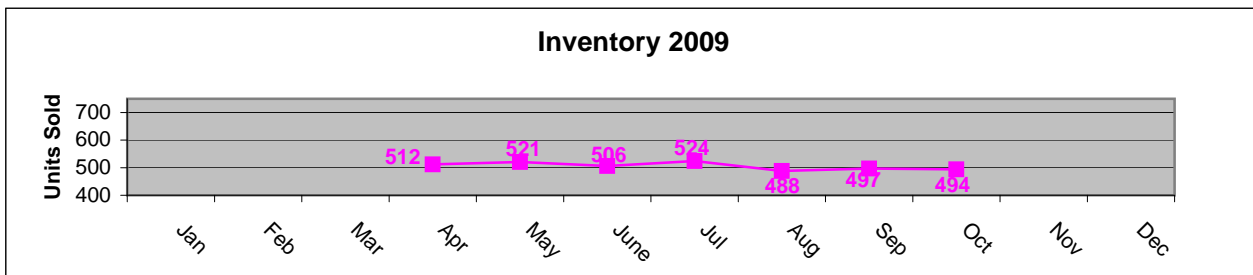
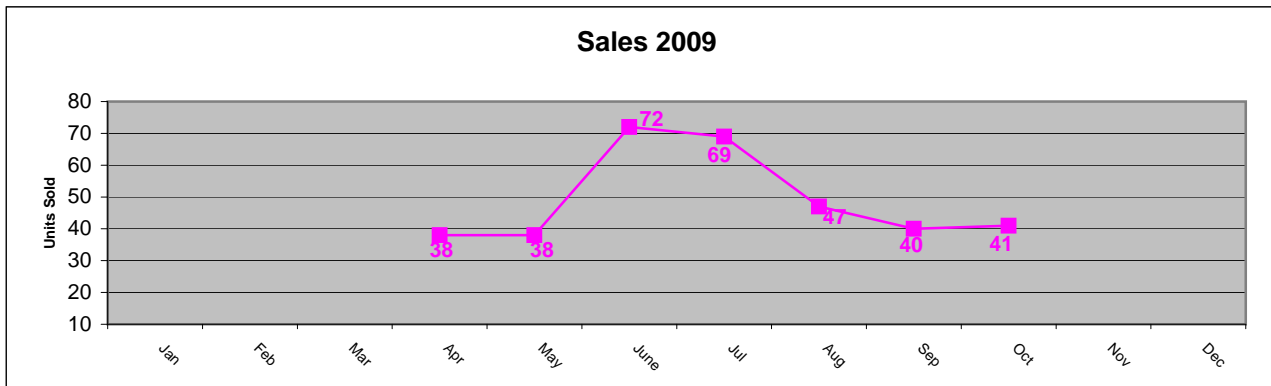
Lexington-Bluegrass

Association of Realtors[®]

Oct-09

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range				Sales	Current Inventory	Months Inv.	Pending		
	0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units				
49,999	OR	UNDER	1	1	0	2	13	6.5	2
50,000	-	99,999	0	10	0	10	124	12.4	20
100,000	-	119,999	0	6	0	6	39	6.5	10
120,000	-	139,999	0	3	1	4	43	10.8	13
140,000	-	159,999	0	4	2	6	41	6.8	10
160,000	-	179,999	0	3	0	3	29	9.7	4
180,000	-	199,999	0	0	1	1	34	34.0	3
200,000	-	249,999	0	1	2	3	39	13.0	6
250,000	-	299,999	0	1	1	2	12	6.0	2
300,000	-	499,999	0	0	2	2	37	18.5	4
500,000	-	749,999	0	0	2	2	32	16.0	3
750,000	-	999,999	0	0	0	0	29	29.0	2
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	5	5.0	0
1,500,000	-	1,999,999	0	0	0	0	5	5.0	0
2,000,000	-	OVER	0	0	0	0	4	4.0	0
Total			1	29	11	41	494	12.0	80
Median Price			\$30,000	\$109,900	\$215,000	\$134,000	\$158,900		\$134,950
Average Price			\$30,000	\$120,549	\$316,159	\$170,822	\$301,776		\$188,444



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	117		85		-27%
Month Inventory	15.4		7.1		-54%
% of List Price	95.54		95.75		
Residential					
Sales	45	\$7,917,409	70	\$11,700,380	56%
Avg Sales Price	\$175,942		\$167,148		-5%
Median Sales Price	\$148,000		\$143,725		-3%
Avg Days on Market	91		117		29%

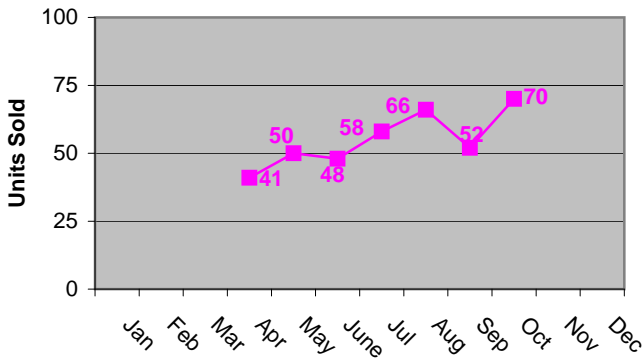
CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	1,265		1,070		-15%
Residential					
Sales	495	\$85,994,245	496	\$82,714,255	0%
Avg Sales Price	\$173,726		\$166,763		-4%
Median Sales Price	\$149,000		\$147,000		-1%
Avg Days on Market	109		118		8%

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		
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

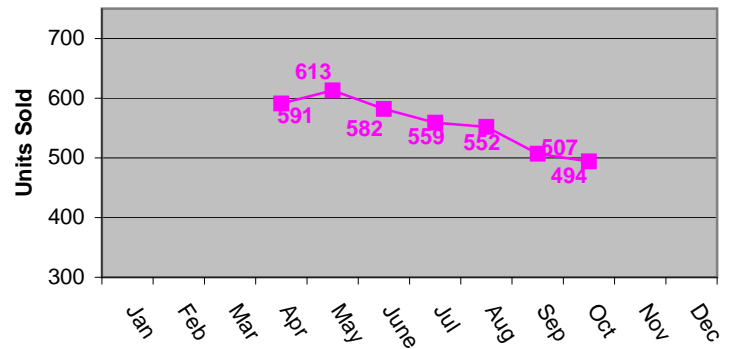
Single Family SALES and INVENTORY and PENDING
Oct-09
MADISON COUNTY

Price Range			Bedrm			Sales	Current Inventory	
			0-2	3	4+	Total	Single	Months
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.
49,999	OR	UNDER	1	0	0	1	5	5.0
50,000	-	99,999	4	10	2	16	62	3.9
100,000	-	119,999	0	4	1	5	25	5.0
120,000	-	139,999	0	6	1	7	60	8.6
140,000	-	159,999	0	8	4	12	49	4.1
160,000	-	179,999	0	4	1	5	62	12.4
180,000	-	199,999	0	3	1	4	44	11.0
200,000	-	249,999	1	4	1	6	47	7.8
250,000	-	299,999	0	5	3	8	37	4.6
300,000	-	499,999	0	0	6	6	78	13.0
500,000	-	749,999	0	0	0	0	17	17.0
750,000	-	999,999	0	0	0	0	5	5.0
1,000,000	-	1,249,999	0	0	0	0	2	2.0
1,250,000	-	1,499,999	0	0	0	0	1	1.0
1,500,000	-	1,999,999	0	0	0	0	0	0.0
2,000,000	-	OVER	0	0	0	0	0	0.0
Total			6	44	20	70	494	7.1
Median Price			\$77,250	\$141,100	\$209,450	\$143,725	\$175,000	
Average Price			\$90,583	\$152,073	\$223,283	\$167,148	\$223,983	

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	37		42		14%
Month Inventory	11.2		9.1		-19%
% of List Price	93.87		92.80		
Residential					
Sales	21	\$2,774,900	28	\$2,799,800	33%
Avg Sales Price		\$132,138		\$99,993	-24%
Median Sales Price		\$126,500		\$101,500	-20%
Avg Days on Market		127		111	-13%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	424		469		11%
Residential					
Sales	200	\$22,753,283	191	\$19,401,078	-5%
Avg Sales Price		\$113,766		\$101,576	-11%
Median Sales Price		\$110,250		\$85,000	-23%
Avg Days on Market		135		110	-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		
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

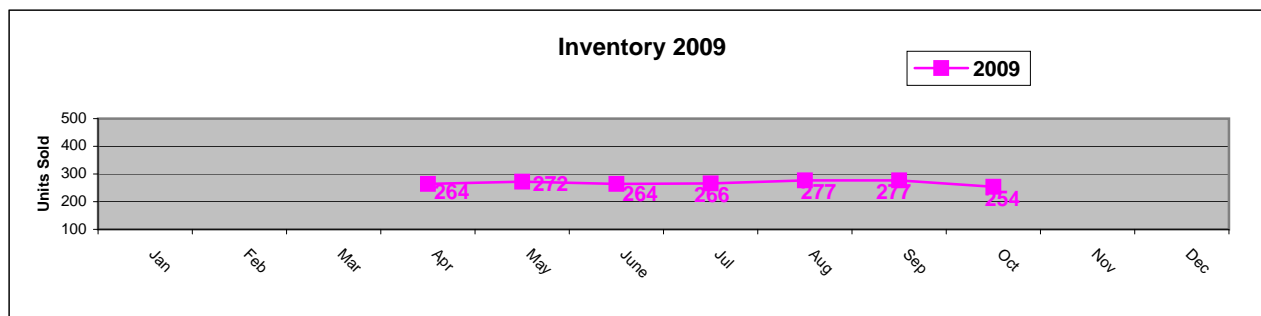
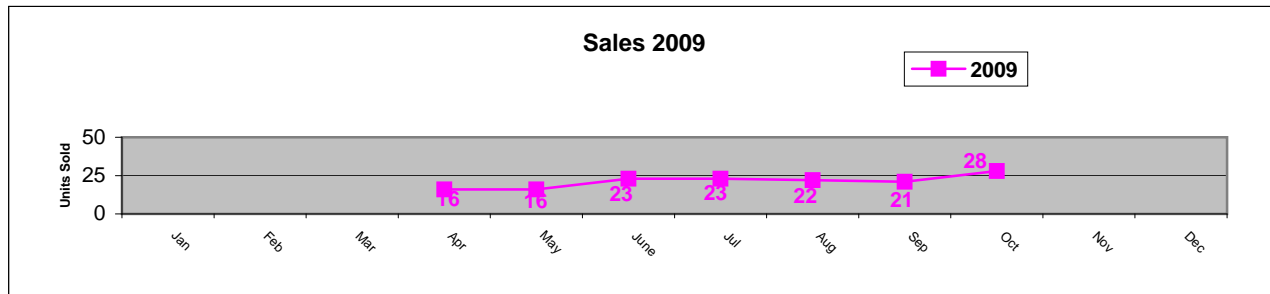
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Oct-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	4	1	0	5	22	4.4	7
50,000	-	99,999	0	8	1	9	63	7.0	14
100,000	-	119,999	0	4	0	4	22	5.5	1
120,000	-	139,999	0	3	0	3	36	12.0	2
140,000	-	159,999	0	2	0	2	23	11.5	3
160,000	-	179,999	0	3	1	4	15	3.8	1
180,000	-	199,999	0	0	1	1	15	15.0	0
200,000	-	249,999	0	0	0	0	19	19.0	0
250,000	-	299,999	0	0	0	0	19	19.0	1
300,000	-	499,999	0	0	0	0	13	13.0	0
500,000	-	749,999	0	0	0	0	3	3.0	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	21	3	28	254	9.1	29
Median Price			\$26,950	\$110,000	\$178,500	\$101,500	\$133,950		\$86,500
Average Price			\$25,100	\$107,043	\$150,500	\$99,993	\$173,838		\$91,254



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	7		6		-14%
Month Inventory	20.0		10.0		-50%
% of List Price	93.40		95.74		
Residential					
Sales	2	\$134,500	4	\$414,000	100%
Avg Sales Price		\$67,250		\$103,500	54%
Median Sales Price		\$67,250		\$87,500	30%
Avg Days on Market		142		34	-76%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	68		79		16%
Residential					
Sales	38	\$2,867,125	24	\$1,927,451	-37%
Avg Sales Price		\$75,451		\$80,310	6%
Median Sales Price		\$67,500		\$74,500	10%
Avg Days on Market		108		104	-4%

*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		
2008	*	*	*	*	*	*	*	*	*	*	*	*
2007	*	*	*	*	*	*	*	*	*	*	*	*

Lexington-Bluegrass

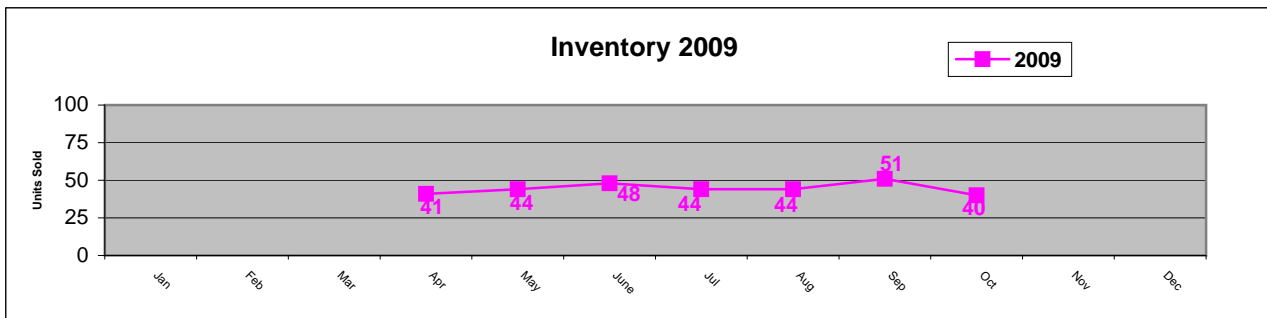
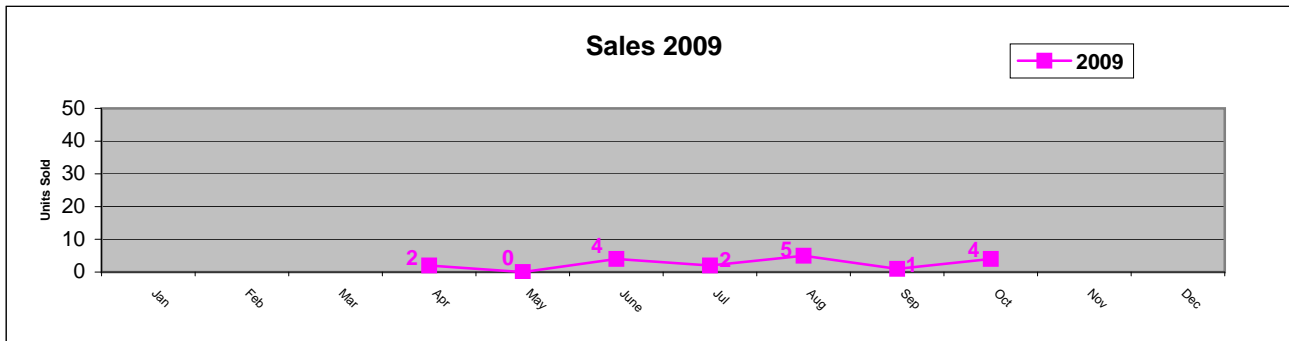
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

Oct-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	0	0	0	0	8	8.0	2
50,000 - 99,999	0	2	0	2	18	9.0	1
100,000 - 119,999	0	1	0	1	3	3.0	0
120,000 - 139,999	0	0	0	0	2	2.0	3
140,000 - 159,999	0	0	0	0	2	2.0	0
160,000 - 179,999	0	1	0	1	5	5.0	0
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	0	4	0	4	40	10.0	7
Median Price	\$0	\$87,500	\$0	\$87,500	\$79,900		\$129,000
Average Price	\$0	\$103,500	\$0	\$103,500	\$96,240		\$102,686



Oct-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	134		112		-16%
Month Inventory	9.8		13.2		34%
% of List Price	91.86		93.15		

Residential

Sales	73	\$6,547,410	54	\$6,157,730	-26%
Avg Sales Price		\$89,691		\$114,032	27%
Median Sales Price		\$70,000		\$120,000	71%
Avg Days on Market		81		87	7%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	1,557		1,300		-17%

Residential

Sales	711	\$72,820,923	541	\$56,781,917	-24%
Avg Sales Price		\$102,420		\$104,957	2%
Median Sales Price		\$80,000		\$85,000	6%
Avg Days on Market		104		109	5%

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		
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®

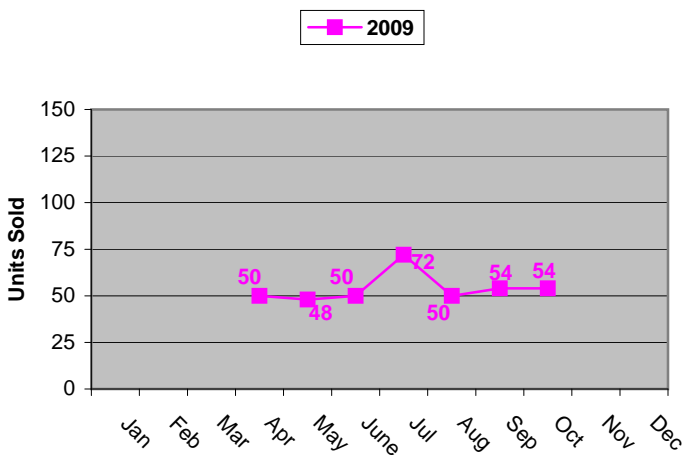
Single Family SALES and INVENTORY and PENDING

Oct-09

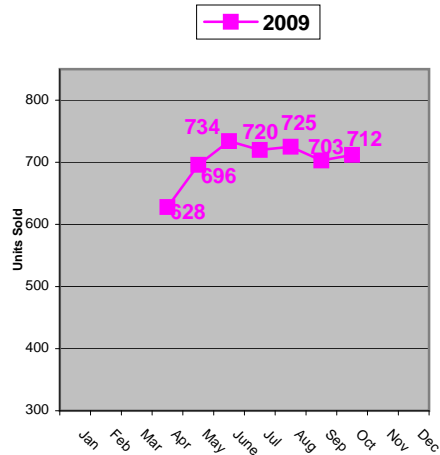
OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	3	0	8	39	4.9	15
50,000	-	99,999	2	13	0	15	168	11.2	26
100,000	-	119,999	0	3	0	3	55	18.3	4
120,000	-	139,999	0	10	1	11	63	5.7	11
140,000	-	159,999	0	5	0	5	63	12.6	5
160,000	-	179,999	0	8	0	8	53	6.6	4
180,000	-	199,999	0	0	0	0	51	51.0	9
200,000	-	249,999	0	3	0	3	60	20.0	4
250,000	-	299,999	0	0	1	1	47	47.0	4
300,000	-	499,999	0	0	0	0	71	71.0	3
500,000	-	749,999	0	0	0	0	24	24.0	2
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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			7	45	2	54	712	13.2	87
Median Price			\$37,525	\$122,500	\$209,000	\$120,000	\$149,900		\$117,900
Average Price			\$39,790	\$121,360	\$209,000	\$114,032	\$203,760		\$137,248

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

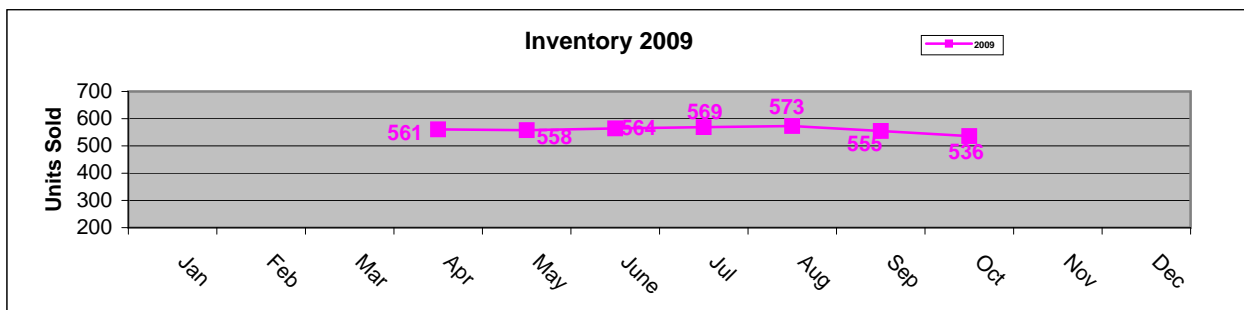
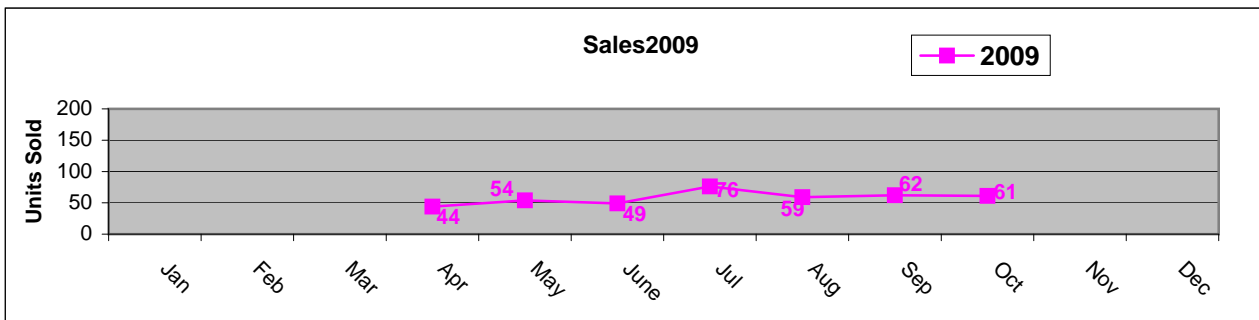
MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	115		109		-5%
Month Inventory	16.1		8.8		-45%
% of List Price	98.61		96.16		
Residential					
Sales	37	\$7,530,285	61	\$10,207,470	65%
Avg Sales Price	\$203,521		\$167,336		-18%
Median Sales Price	\$186,050		\$140,000		-25%
Avg Days on Market	61		86		41%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	1,338		1,319		-1%
Residential					
Sales	574	\$104,721,658	557	\$90,592,759	-3%
Avg Sales Price	\$182,442		\$162,644		-11%
Median Sales Price	\$153,000		\$142,307		-7%
Avg Days on Market	91		95		4%

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		
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
 Oct-09
 SCOTT 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	0	1	8	8.0	0
50,000	-	99,999	1	4	1	6	24	4.0	7
100,000	-	119,999	1	7	2	10	42	4.2	14
120,000	-	139,999	0	13	0	13	81	6.2	40
140,000	-	159,999	2	7	1	10	63	6.3	20
160,000	-	179,999	0	0	0	0	50	50.0	19
180,000	-	199,999	2	2	2	6	33	5.5	9
200,000	-	249,999	0	4	5	9	70	7.8	16
250,000	-	299,999	0	0	0	0	63	63.0	12
300,000	-	499,999	0	1	5	6	78	13.0	6
500,000	-	749,999	0	0	0	0	19	19.0	0
750,000	-	999,999	0	0	0	0	1	1.0	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	2	2.0	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			7	38	16	61	536	8.8	143
Median Price			\$143,500	\$132,850	\$220,893	\$140,000	\$181,060		\$147,843
Average Price			\$131,640	\$141,992	\$243,144	\$167,336	\$227,733		\$171,786



Lexington-Bluegrass

Association of Realtors®

Oct-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	October-08		October-09		% CHANGE
New Listings	29		44		52%
Month Inventory	11.2		11.2		0%
% of List Price	96.54		97.25		
Residential					
Sales	17	\$2,840,499	20	\$3,528,320	18%
Avg Sales Price		\$167,088		\$176,416	6%
Median Sales Price		\$131,500		\$169,225	29%
Avg Days on Market		50		84	68%

CUMMULATIVE SUMMARY	Jan 08 - Oct 08		Jan 09 - Oct 09		% CHANGE
New Listings	468		471		1%
Residential					
Sales	213	\$43,506,908	167	\$29,054,577	-22%
Avg Sales Price		\$204,258		\$173,980	-15%
Median Sales Price		\$172,000		\$165,000	-4%
Avg Days on Market		81		85	5%

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		
2008	24	19	27	27	24	18	30	25	17	18	16	8
2007	26	25	27	30	20	21	27	31	15	22	14	15

Lexington-Bluegrass

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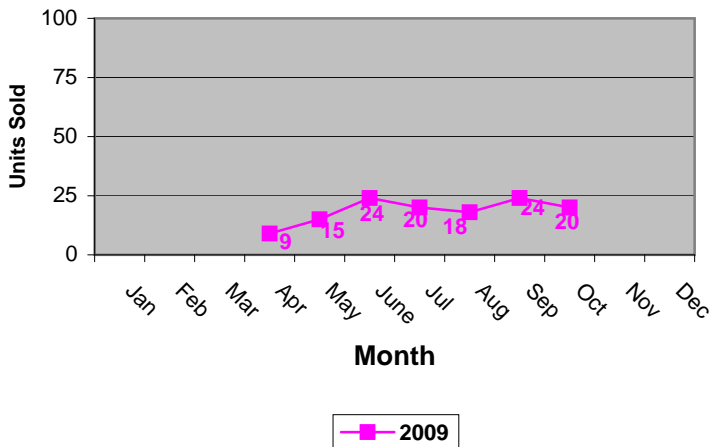
Single Family SALES and INVENTORY and PENDING

Oct-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	0	0	0	0	2	2.0	2
50,000 - 99,999	0	2	0	2	11	5.5	1
100,000 - 119,999	0	2	0	2	22	11.0	4
120,000 - 139,999	0	1	0	1	15	15.0	3
140,000 - 159,999	0	2	1	3	22	7.3	4
160,000 - 179,999	0	1	2	3	16	5.3	7
180,000 - 199,999	0	2	1	3	13	4.3	6
200,000 - 249,999	0	2	2	4	20	5.0	5
250,000 - 299,999	0	0	1	1	45	45.0	3
300,000 - 499,999	0	0	1	1	40	40.0	2
500,000 - 749,999	0	0	0	0	12	12.0	0
750,000 - 999,999	0	0	0	0	3	3.0	0
1,000,000 - 1,249,999	0	0	0	0	0	0.0	0
1,250,000 - 1,499,999	0	0	0	0	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	0	12	8	20	224	11.2	37
Median Price	\$0	\$148,500	\$199,858	\$169,225	\$225,000		\$178,900
Average Price	\$0	\$146,096	\$221,896	\$176,416	\$267,755		\$179,624

Sales 2009



Inventory 2009

