

Sep-09

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings		1350		1424	5%
Month Inventory		9.9		8.8	-11%
% of List Price		96.60		96.42	0%
<u>Residential</u>					
Sales	610	\$106,289,900	651	\$105,117,760	7%
Avg Sales Price		\$173,676		\$159,269	-8%
Median Sales Price		\$142,625		\$140,000	-2%
Avg Days on Market		93		78	-16%
<u>Townhouses/Condos</u>					
Sales	54	\$8,625,887	60	\$9,385,925	11%
Avg Sales Price		\$154,034		\$146,655	-5%
Median Sales Price		\$122,283		\$124,250	2%
Avg Days on Market		108		124	15%
Total Activity	664	\$114,915,787	711	\$114,503,685	7%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings		13,590		13,179	-3%
<u>Residential</u>					
Sales	5,998	\$1,042,834,166	5,367	\$900,807,893	-11%
Avg Sales Price		\$173,142		\$166,631	-4%
Median Sales Price		\$144,900		\$140,950	-3%
Avg Days on Market		90		88	-2%
<u>Townhouses/Condos</u>					
Sales	659	\$100,614,275	448	\$66,797,238	-32%
Avg Sales Price		\$147,097		\$137,161	-7%
Median Sales Price		\$122,950		\$115,500	-6%
Avg Days on Market		97		113	16%
Total Activity	6,657	\$1,143,448,441	5,815	\$967,605,131	-13%

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			
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			
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			
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

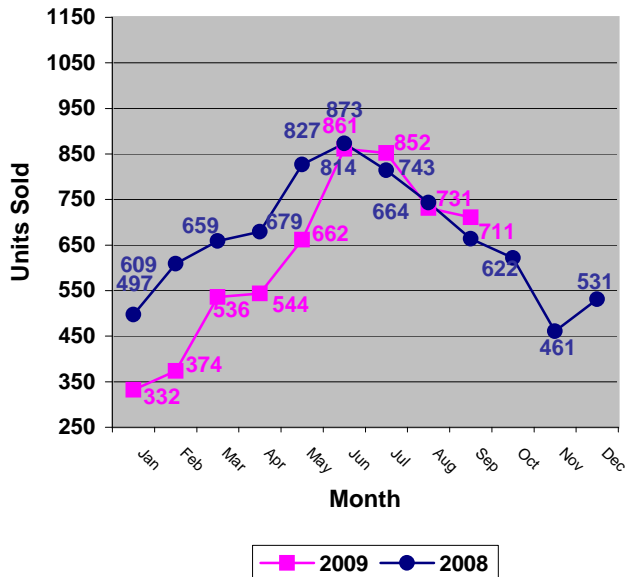
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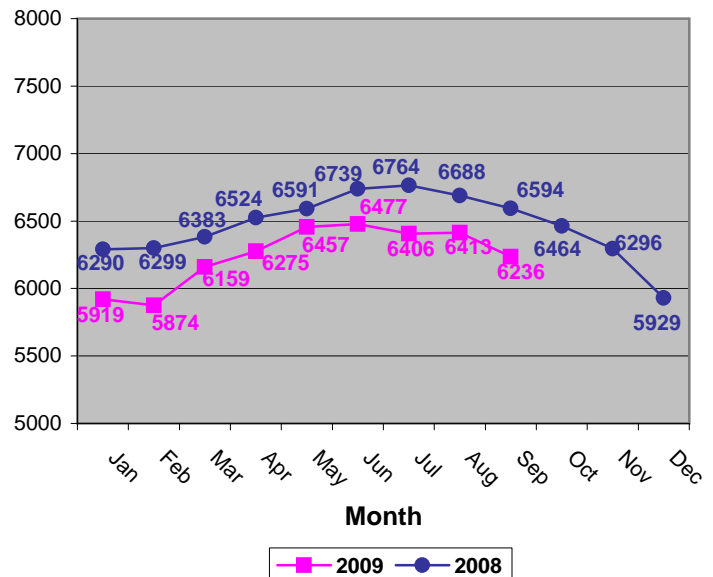
All Residential SALES and INVENTORY with PENDING

Sep-09			Sales				Current Inventory		Current Pending Inventory	Sept Pending
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	14	19	5	38	191	5.0	39	27
50,000	-	99,999	23	83	4	110	922	8.4	177	127
100,000	-	119,999	18	65	5	88	501	5.7	122	82
120,000	-	139,999	9	102	10	121	736	6.1	236	141
140,000	-	159,999	3	75	14	92	613	6.7	161	95
160,000	-	179,999	0	40	23	63	498	7.9	124	62
180,000	-	199,999	3	29	23	55	434	7.9	105	59
200,000	-	249,999	2	29	36	67	611	9.1	167	71
250,000	-	299,999	1	17	16	34	500	14.7	83	42
300,000	-	499,999	0	8	24	32	743	23.2	75	37
500,000	-	749,999	0	0	11	11	249	22.6	21	13
750,000	-	999,999	0	0	0	0	114	114.0	8	2
1,000,000	-	1,249,999	0	0	0	0	33	33.0	1	0
1,250,000	-	1,499,999	0	0	0	0	33	33.0	2	1
1,500,000	-	1,999,999	0	0	0	0	26	26.0	1	0
2,000,000	-	OVER	0	0	0	0	34	34.0	0	0
Total			73	467	171	711	6238	8.8	1322	759
Median Price			\$99,900	\$134,000	\$200,000	\$139,700	\$167,500		\$150,000	
Average Price			\$99,066	\$139,479	\$235,683	\$158,467	\$247,389		\$181,082	

Sales 08 vs 09



Inventory 08 vs 09



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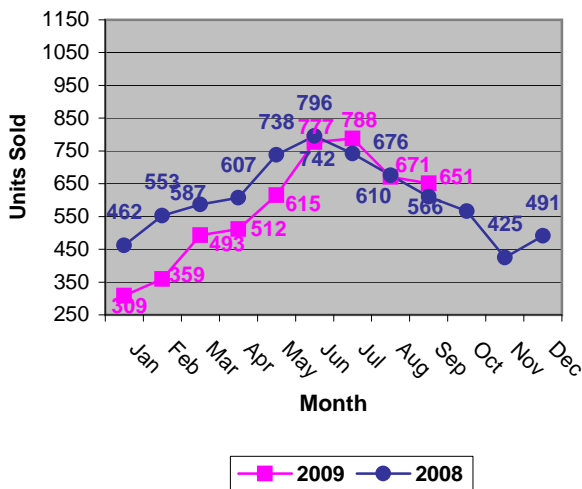
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Single Family SALES and INVENTORY and PENDING

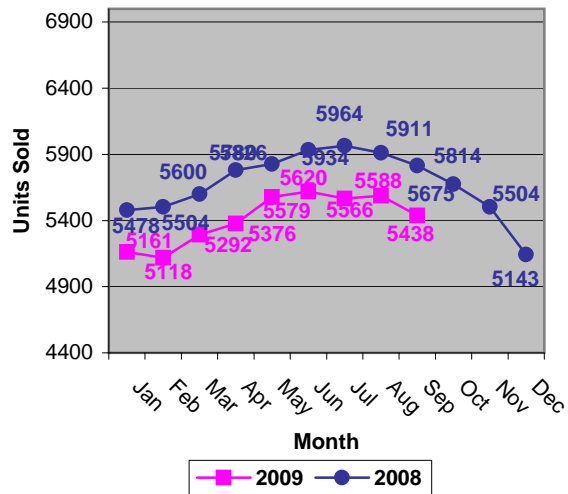
Sep-09

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	11	15	5	31	172	5.5	37
50,000 - 99,999	13	82	4	99	668	6.7	148
100,000 - 119,999	8	63	5	76	406	5.3	113
120,000 - 139,999	4	98	10	112	667	6.0	216
140,000 - 159,999	2	73	14	89	562	6.3	148
160,000 - 179,999	0	40	23	63	449	7.1	110
180,000 - 199,999	1	28	23	52	404	7.8	98
200,000 - 249,999	0	26	35	61	553	9.1	159
250,000 - 299,999	1	11	15	27	426	15.8	68
300,000 - 499,999	0	7	23	30	654	21.8	65
500,000 - 749,999	0	0	11	11	240	21.8	18
750,000 - 999,999	0	0	0	0	112	112.0	8
1,000,000 - 1,249,999	0	0	0	0	32	32.0	1
1,250,000 - 1,499,999	0	0	0	0	33	33.0	2
1,500,000 - 1,999,999	0	0	0	0	26	26.0	1
2,000,000 - OVER	0	0	0	0	34	34.0	0
Total	40	443	168	651	5438	8.4	1192
Median Price	\$93,400	\$132,900	\$199,537	\$140,000	\$170,000		
Average Price	\$89,546	\$137,896	\$234,329	\$159,811	\$258,068		\$181,230

Sales 08 vs 09



Inventory 08 vs 09

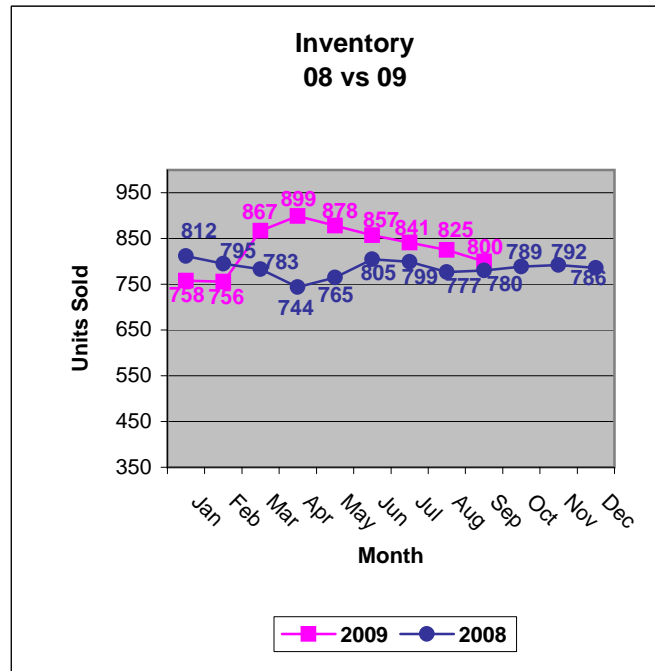
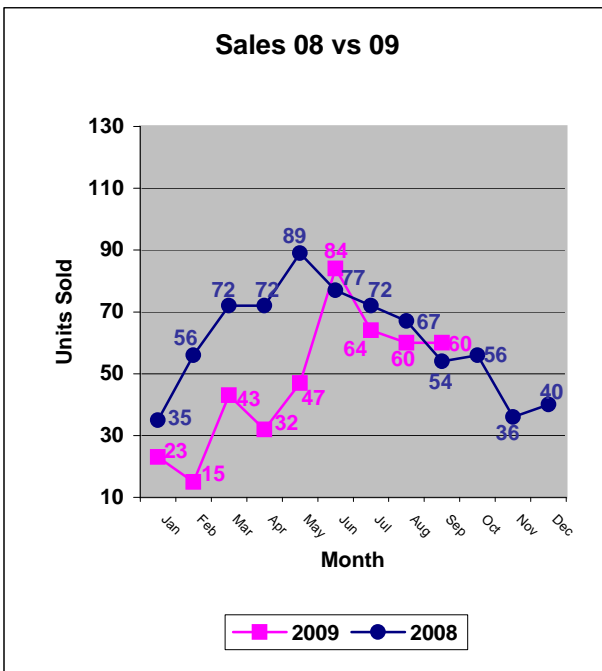


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Townhouse and Condo SALES and INVENTORY and PENDING Sep-09

Price Range	Sales			Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999 OR UNDER	3	4	0	7	19	2.7	2
50,000 - 99,999	10	1	0	11	254	23.1	29
100,000 - 119,999	10	2	0	12	95	7.9	9
120,000 - 139,999	5	4	0	9	69	7.7	20
140,000 - 159,999	1	2	0	3	51	17.0	13
160,000 - 179,999	0	0	0	0	49	49.0	14
180,000 - 199,999	2	1	0	3	30	10.0	7
200,000 - 249,999	2	3	1	6	58	9.7	8
250,000 - 299,999	0	6	1	7	74	10.6	15
300,000 - 499,999	0	1	1	2	89	44.5	10
500,000 - 749,999	0	0	0	0	9	9.0	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	33	24	3	60	800	13.3	130
Median Price	\$66,900	\$38,250	\$27,000	\$46,100	\$69,900		\$59,900
Average Price	\$110,605	\$168,699	\$311,500	\$143,887	\$174,801		\$179,727



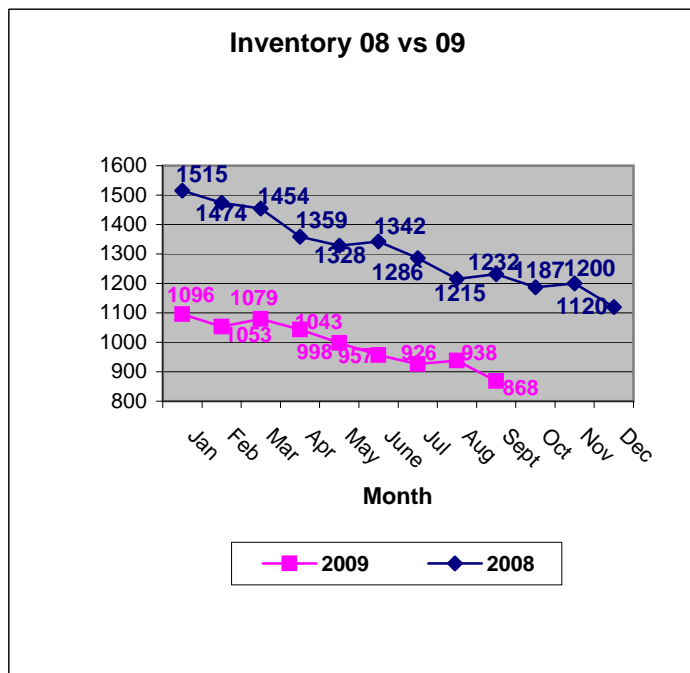
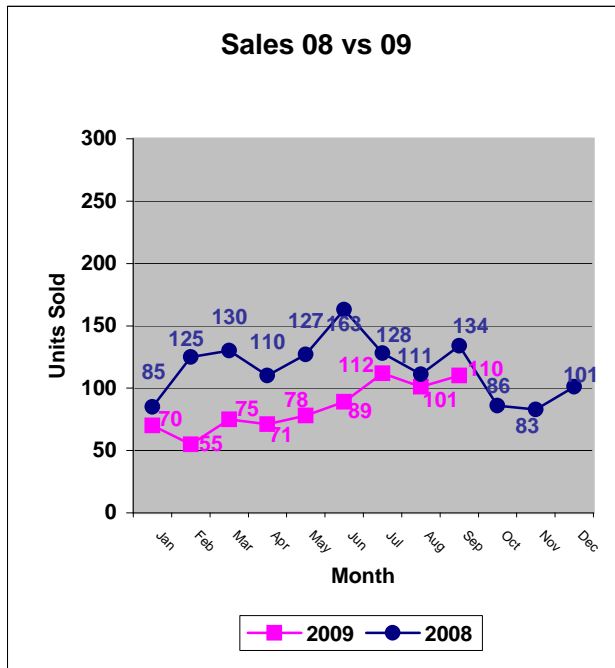
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New Construction SALES and INVENTORY and PENDING

Sep-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	2	2.0	0
50,000 - 99,999	1	2	0	3	6	2.0	4
100,000 - 119,999	1	4	0	5	51	10.2	23
120,000 - 139,999	1	27	1	29	127	4.4	63
140,000 - 159,999	1	16	0	17	82	4.8	60
160,000 - 179,999	0	11	1	12	84	7.0	52
180,000 - 199,999	0	6	6	12	82	6.8	53
200,000 - 249,999	0	11	9	20	146	7.3	101
250,000 - 299,999	0	4	5	9	95	10.6	49
300,000 - 499,999	0	1	1	2	130	65.0	27
500,000 - 749,999	0	0	1	1	30	30.0	6
750,000 - 999,999	0	0	0	0	18	18.0	4
1,000,000 - 1,249,999	0	0	0	0	5	5.0	0
1,250,000 - 1,499,999	0	0	0	0	5	5.0	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	4	82	24	110	868	7.9	442
Median Price	\$125,200	\$149,843	\$224,557	\$163,462	\$199,950		\$189,725
Average Price	\$122,650	\$164,729	\$241,610	\$179,973	\$266,505		\$208,427



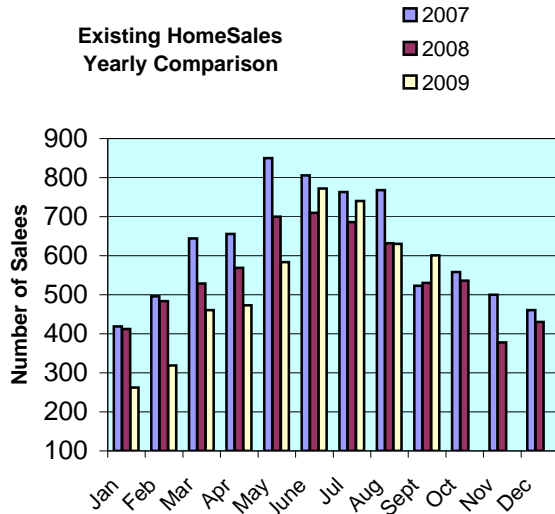
Existing Homes Sales

	<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	
Nov	500	378	
Dec	461	430	

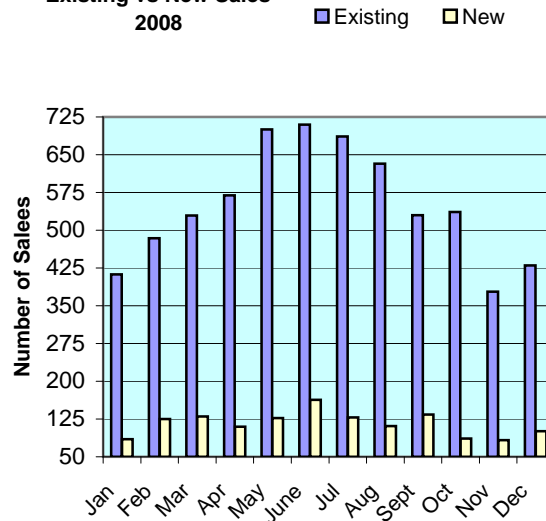
New Construction Sales

	<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	
Nov	122	83	
Dec	154	101	

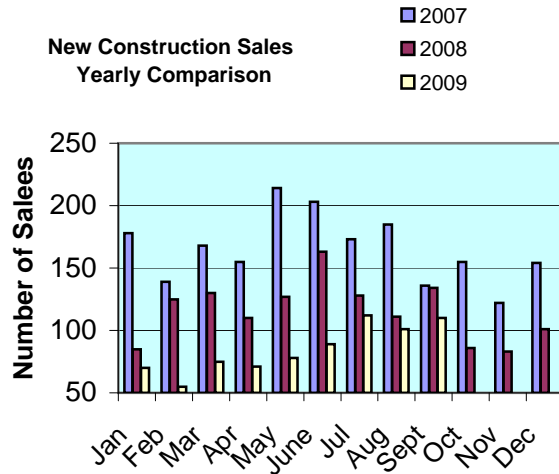
Existing HomeSales
Yearly Comparison



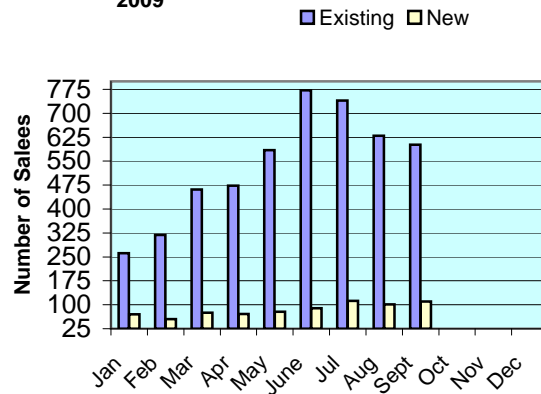
Existing vs New Sales
2008



New Construction Sales
Yearly Comparison



Existing vs New Sales
2009



Median Price by County

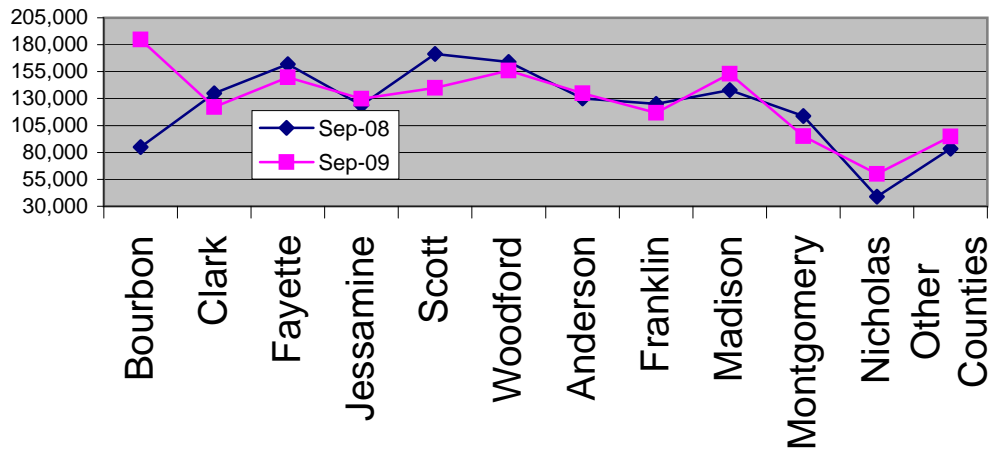
<u>County</u>	Sep-08		Sep-09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	85,000	15	184,850	8
Clark	135,000	21	122,000	33
Fayette	162,000	305	149,838	347
Jessamine	123,746	52	129,900	40
Scott	171,500	54	139,850	62
Woodford	164,000	21	156,000	24
Anderson	130,000	32	135,000	21
Franklin	125,000	35	116,750	48
Madison	137,750	52	152,950	52
Montgomery	113,750	24	95,000	21
Nicholas	39,000	6	60,000	1
Other Counties	83,500	<u>47</u>	94,750	<u>54</u>
		664		711

<u>County</u>	Year to Date 9/30/08		Year to Date 9/30/09	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	98,000	111	119,000	80
Clark	122,000	270	118,000	239
Fayette	158,000	3257	152,000	2889
Jessamine	135,250	490	130,000	397
Scott	152,957	532	142,415	489
Woodford	174,820	194	165,000	145
Anderson	120,000	197	118,750	164
Franklin	122,400	347	120,000	327
Madison	149,000	450	148,750	420
Montgomery	108,000	179	84,000	163
Nicholas	67,500	36	67,750	20
Other Counties	83,150	<u>594</u>	82,900	<u>482</u>
		6657		5815

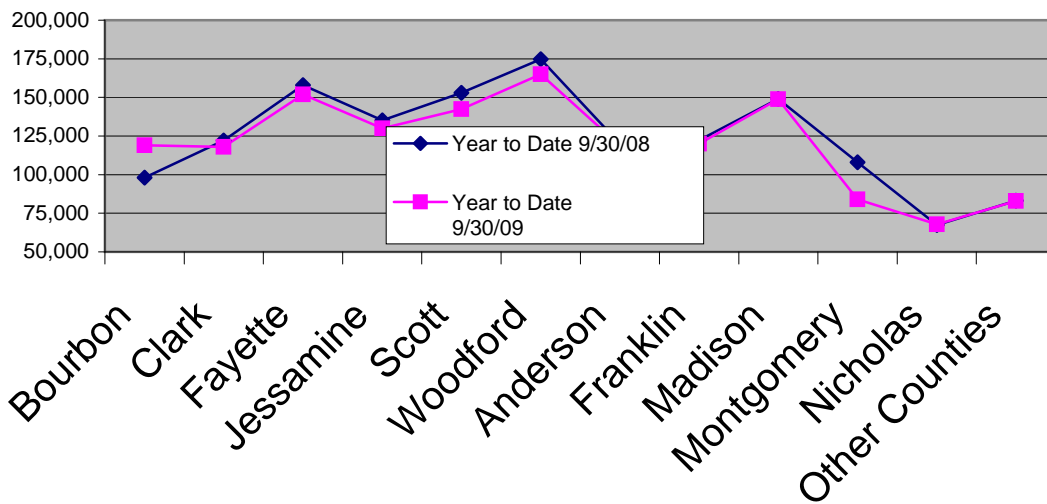


Median Price by County

Sept 08 vs Sept 09 Median



Year to date 9/30/08 vs 9/30/09 Median



Lexington-Bluegrass

Association of Realtors[®]

Sep-09

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings		32		35	9%
Month Inventory		6.8		9.9	45%
% of List Price		94.80		97.82	
Residential					
Sales	32	\$4,235,572	21	\$2,988,299	-34%
Avg Sales Price		\$132,362		\$142,300	8%
Median Sales Price		\$130,000		\$135,000	4%
Avg Days on Market		104		100	-4%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings		398		368	-8%
Residential					
Sales	197	\$24,879,849	164	\$21,348,539	-17%
Avg Sales Price		\$126,294		\$130,174	3%
Median Sales Price		\$120,000		\$118,750	-1%
Avg Days on Market		119		102	-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			
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

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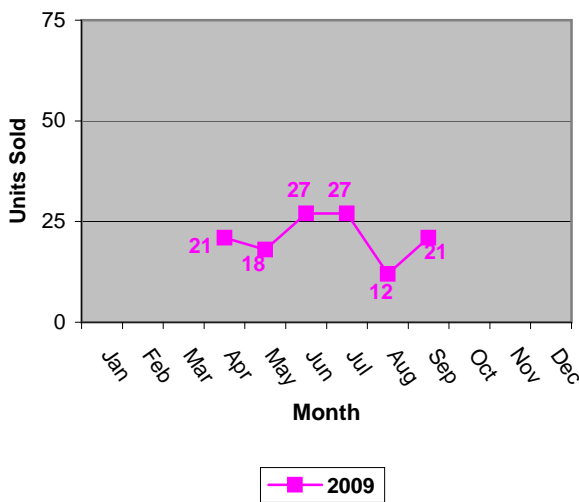
Single Family SALES and INVENTORY and PENDING

Sep-09

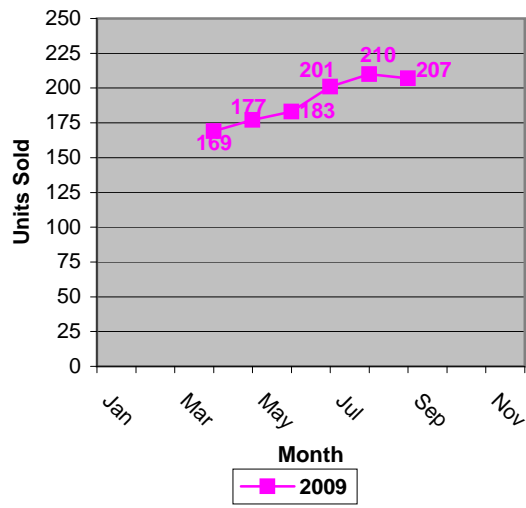
ANDERSON COUNTY

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	1	0	1	11	11.0	1
50,000 - 99,999	0	2	0	2	27	13.5	11
100,000 - 119,999	0	4	0	4	23	5.8	4
120,000 - 139,999	0	4	1	5	22	4.4	8
140,000 - 159,999	0	3	0	3	21	7.0	4
160,000 - 179,999	0	0	1	1	18	18.0	1
180,000 - 199,999	0	2	0	2	16	8.0	1
200,000 - 249,999	0	2	1	3	24	8.0	2
250,000 - 299,999	0	0	0	0	16	16.0	0
300,000 - 499,999	0	0	0	0	21	21.0	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	0	0.0	0
2,000,000 - OVER	0	0	0	0	0	0.0	0
Total	0	18	3	21	207	9.9	32
Median Price	\$0	\$128,750	\$165,000	\$135,000	\$159,900		\$122,400
Average Price	\$0	\$137,044	\$173,833	\$142,300	\$194,392		\$117,291

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Sep-09

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	18		29		61%
Month Inventory	8.5		13.0		53%
% of List Price	97.08		87.90		
Residential					
Sales	15	\$2,619,100	9	\$1,580,500	-40%
Avg Sales Price		\$174,607		\$175,611	1%
Median Sales Price		\$85,000		\$169,000	99%
Avg Days on Market		146		135	-8%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	217		209		-4%
Residential					
Sales	111	\$15,412,197	81	\$11,267,911	-27%
Avg Sales Price		\$138,849		\$139,110	0%
Median Sales Price		\$98,000		\$120,000	22%
Avg Days on Market		102		111	9%

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			
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

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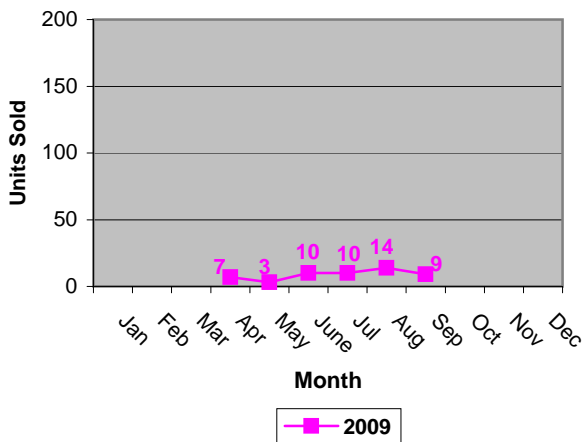
Single Family SALES and INVENTORY and PENDING

Sep-09

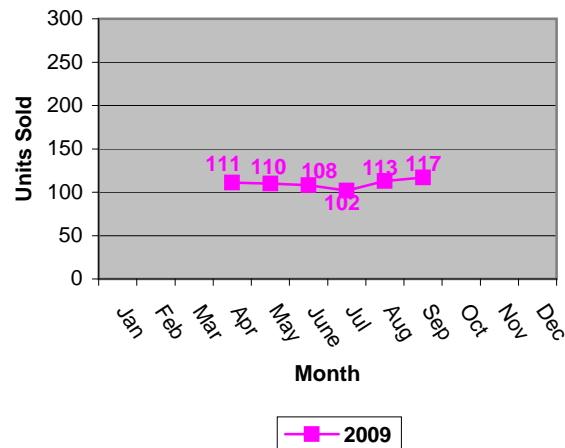
BOURBON COUNTY

Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	0	0	1	1	5	5.0	4
50,000 - 99,999	0	1	0	1	18	18.0	5
100,000 - 119,999	0	0	0	0	20	20.0	5
120,000 - 139,999	0	1	0	1	7	7.0	2
140,000 - 159,999	0	1	0	1	9	9.0	2
160,000 - 179,999	0	0	1	1	7	7.0	1
180,000 - 199,999	0	0	0	0	4	4.0	1
200,000 - 249,999	0	0	2	2	10	5.0	2
250,000 - 299,999	0	0	2	2	13	6.5	1
300,000 - 499,999	0	0	0	0	12	12.0	3
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	1	1.0	0
2,000,000 - OVER	0	0	0	0	2	2.0	0
Total	0	3	6	9	117	13.0	26
Median Price	\$0	\$129,900	\$214,850	\$169,000	\$159,900		\$114,400
Average Price	\$0	\$128,967	\$198,933	\$175,611	\$267,233		\$144,042

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Sep-09

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	59		59		0%
Month Inventory	16.2		9.7		-40%
% of List Price	96.76		95.32		
Residential					
Sales	21	\$3,089,579	33	\$4,896,428	57%
Avg Sales Price	\$147,123		\$148,377		1%
Median Sales Price	\$135,000		\$122,000		-10%
Avg Days on Market	141		98		-30%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	587		523		-11%
Residential					
Sales	270	\$36,485,688	239	\$31,499,936	-11%
Avg Sales Price	\$135,132		\$131,799		-2%
Median Sales Price	\$122,000		\$118,000		-3%
Avg Days on Market	123		121		-2%

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			
2008	34	29	25	29	38	23	29	23	35	20	15	23
2007	31	39	41	41	52	32	40	33	25	34	25	18

Lexington-Bluegrass

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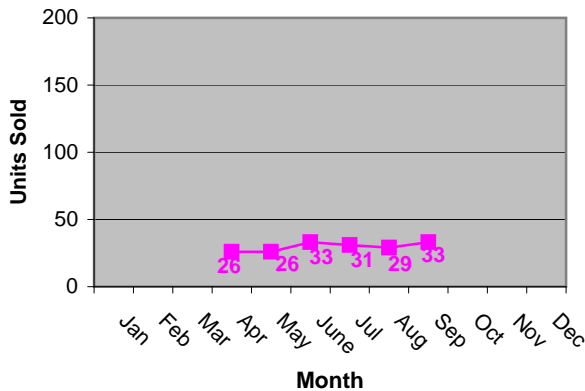
Single Family SALES and INVENTORY and PENDING

Sep-09

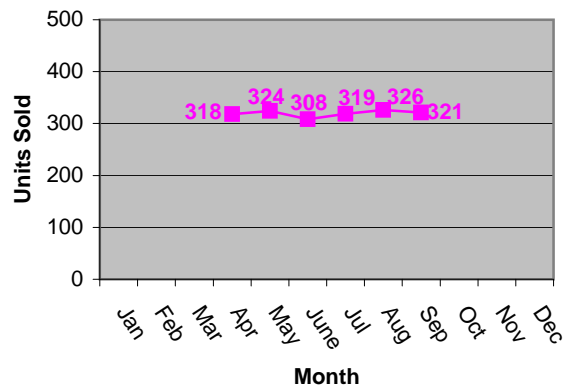
CLARK COUNTY

Price Range	Bedrooms			Sales	Current Inventory	Months Inv.	Pending
	0-2	3	4+	Total Units	Single Units		
49,999 OR UNDER	0	2	0	2	4	2.0	0
50,000 - 99,999	3	5	1	9	86	9.6	7
100,000 - 119,999	0	5	0	5	34	6.8	5
120,000 - 139,999	0	5	0	5	41	8.2	13
140,000 - 159,999	0	2	1	3	38	12.7	2
160,000 - 179,999	0	0	3	3	14	4.7	4
180,000 - 199,999	0	0	0	0	26	26.0	3
200,000 - 249,999	0	0	1	1	25	25.0	2
250,000 - 299,999	0	3	0	3	27	9.0	5
300,000 - 499,999	0	1	1	2	22	11.0	2
500,000 - 749,999	0	0	0	0	3	3.0	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	3	23	7	33	321	9.7	43
Median Price	\$79,000	\$113,000	\$173,500	\$122,000	\$139,900		\$135,900
Average Price	\$83,100	\$140,236	\$203,100	\$148,377	\$167,177		\$161,662

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors[®]

Sep-09

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	597		687		15%
Month Inventory	8.5		7.0		-18%
% of List Price	97.91		97.06		
Residential					
Sales	307	\$58,667,498	347	\$59,552,429	13%
Avg Sales Price	\$191,099		\$171,621		-10%
Median Sales Price	\$162,000		\$149,838		-8%
Avg Days on Market	69		66		-4%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	6,364		6,367		0%
Residential					
Sales	3,259	\$618,839,999	2,889	\$534,518,944	-11%
Avg Sales Price	\$189,886		\$185,019		-3%
Median Sales Price	\$158,000		\$152,000		-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			
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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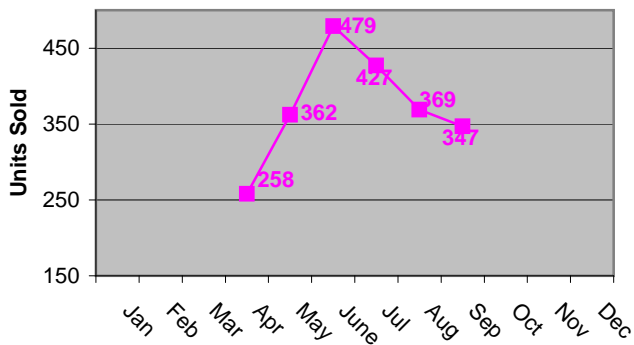
Single Family SALES and INVENTORY and PENDING

Sep-09

FAYETTE COUNTY

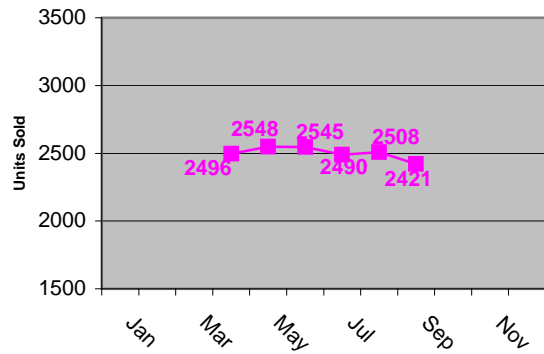
Price Range				Sales	Current Inventory		Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	
49,999 OR UNDER	4	5	2	11	44	4.0	10
50,000 - 99,999	11	22	0	33	265	8.0	58
100,000 - 119,999	14	27	4	45	199	4.4	49
120,000 - 139,999	8	50	3	61	278	4.6	131
140,000 - 159,999	3	42	8	53	235	4.4	86
160,000 - 179,999	0	21	10	31	204	6.6	61
180,000 - 199,999	2	12	14	28	153	5.5	48
200,000 - 249,999	2	15	21	38	253	6.7	103
250,000 - 299,999	1	14	5	20	199	10.0	48
300,000 - 499,999	0	4	16	20	337	16.9	47
500,000 - 749,999	0	0	7	7	119	17.0	15
750,000 - 999,999	0	0	0	0	55	55.0	5
1,000,000 - 1,249,999	0	0	0	0	19	19.0	0
1,250,000 - 1,499,999	0	0	0	0	19	19.0	2
1,500,000 - 1,999,999	0	0	0	0	17	17.0	1
2,000,000 - OVER	0	0	0	0	25	25.0	0
Total	45	212	90	347	2421	7.0	664
Median Price	\$112,500	\$140,365	\$212,000	\$149,838	\$179,900		\$159,900
Average Price	\$114,771	\$150,613	\$249,530	\$171,621	\$290,408		\$199,243

Sales 2009



2009

Inventory 2009



2009

Lexington-Bluegrass

Association of Realtors™

Sep-09

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	86	FmHA	19	LA-Fixed	0	Owner Finance	0
CONV	354	FLB	0	L/A-Variable	0	VA	27
EXCH	0	FNMA	1	L/A + 2nd	0	Wrap Around	0
FHA	190	L/A Escalated	0	SBA	0	Other	34

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	68	3	2	14	8	18	11	10	0	30	13	20	197
Out of State Buyer	31	0	0	6	2	2	6	4	0	8	1	5	65
Seller Leaving County	85	3	2	9	10	11	8	5	1	16	5	12	167
Seller leaving State	46	0	0	6	6	4	6	4	0	5	4	6	87
New Construction	66	1	1	3	3	4	9	0	0	19	2	2	110
First Time Buyer	133	6	2	14	12	11	8	8	1	28	7	7	237
Listing FSBO	8	1	3	1	1	3	2	0	0	2	2	0	23
YDT Listing FSBO	84	4	8	8	4	20	3	4	0	10	8	11	164

Lexington-Bluegrass

Association of Realtors[®]

Sep-09

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings		80		78	-3%
Month Inventory		11.0		7.8	-29%
% of List Price		94.01		94.24	
Residential					
Sales	35	\$5,124,765	48	\$6,328,051	37%
Avg Sales Price		\$146,422		\$131,834	-10%
Median Sales Price		\$125,000		\$116,750	-7%
Avg Days on Market		104		121	16%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings		729		704	-3%
Residential					
Sales	347	\$46,591,086	327	\$42,988,067	-6%
Avg Sales Price		\$134,268		\$131,462	-2%
Median Sales Price		\$122,400		\$120,000	-2%
Avg Days on Market		107		114	7%

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			
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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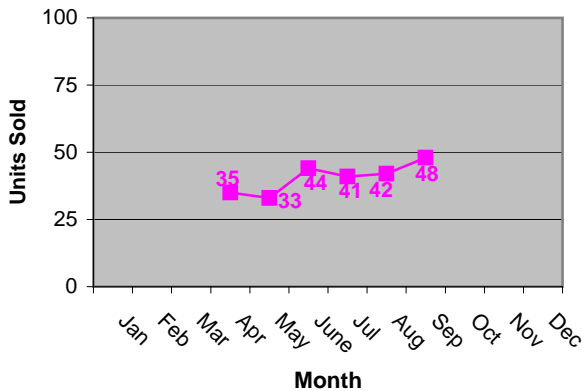
Single Family SALES and INVENTORY and PENDING

Sep-09

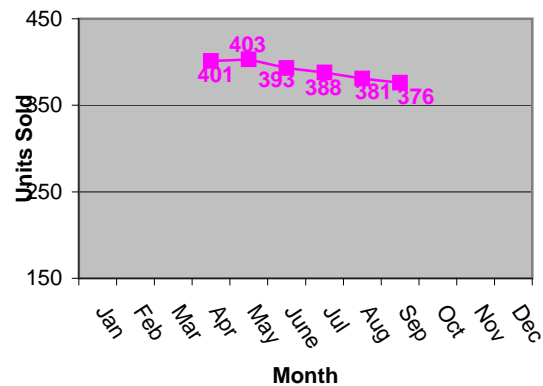
Franklin County

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	0	5	19	3.8	6
50,000 - 99,999	3	8	0	11	67	6.1	12
100,000 - 119,999	1	6	1	8	33	4.1	7
120,000 - 139,999	0	6	0	6	70	11.7	8
140,000 - 159,999	0	5	0	5	32	6.4	5
160,000 - 179,999	0	4	0	4	30	7.5	3
180,000 - 199,999	1	3	0	4	34	8.5	3
200,000 - 249,999	0	3	0	3	37	12.3	6
250,000 - 299,999	0	0	0	0	19	19.0	2
300,000 - 499,999	0	2	0	2	28	14.0	0
500,000 - 749,999	0	0	0	0	4	4.0	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	1	1.0	0
Total	8	39	1	48	376	7.8	53
Median Price	\$89,750	\$135,000	\$104,900	\$116,750	\$139,900		\$129,900
Average Price	\$83,000	\$142,542	\$104,900	\$131,834	\$175,390		\$137,886

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	102		93		-9%
Month Inventory	9.1		12.4		36%
% of List Price	95.14		95.92		
Residential					
Sales	52	\$8,966,408	40	\$6,866,500	-23%
Avg Sales Price		\$172,431		\$171,663	0%
Median Sales Price		\$123,746		\$129,900	5%
Avg Days on Market		80		80	0%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	1,052		1,037		-1%
Residential					
Sales	490	\$94,615,059	397	\$71,789,327	-19%
Avg Sales Price		\$193,092		\$180,830	-6%
Median Sales Price		\$135,250		\$130,000	-4%
Avg Days on Market		96		82	-15%

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			
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

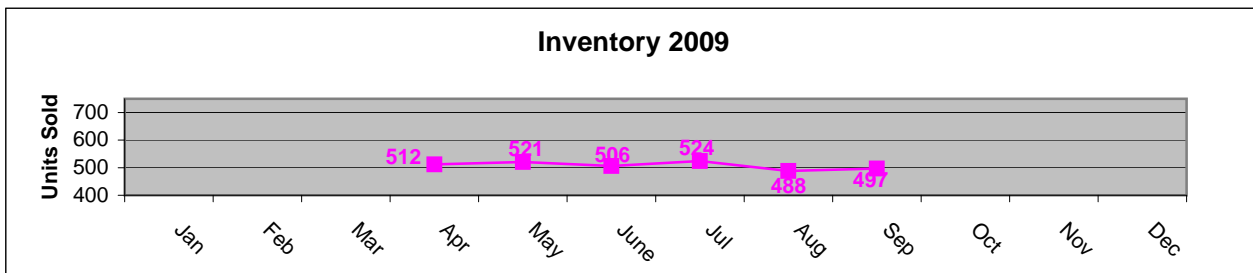
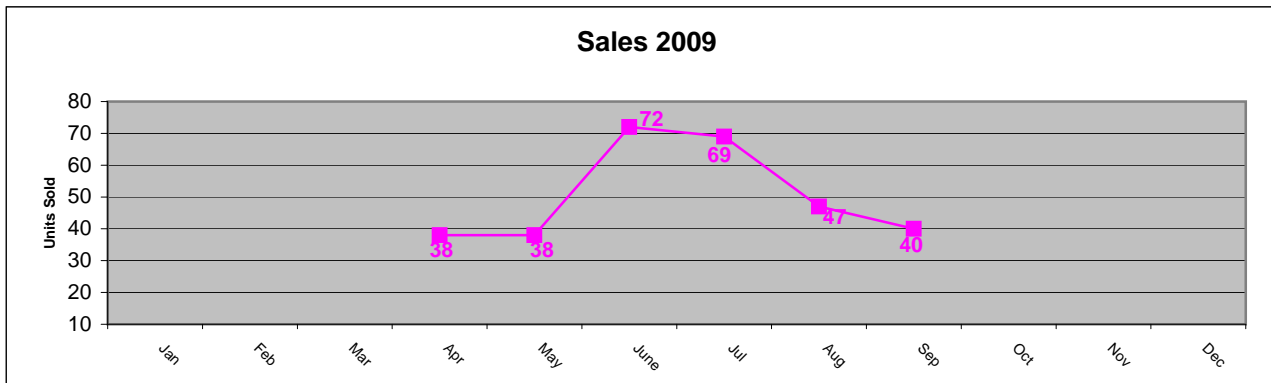
Lexington-Bluegrass

Association of Realtors®

Sep-09

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	9 97.85	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	3	1	0	4	11	2.8	1
50,000	-	99,999	0	7	0	7	116	16.6	15
100,000	-	119,999	0	6	0	6	36	6.0	12
120,000	-	139,999	0	5	1	6	47	7.8	8
140,000	-	159,999	0	2	1	3	42	14.0	7
160,000	-	179,999	0	0	3	3	32	10.7	9
180,000	-	199,999	0	1	1	2	34	17.0	6
200,000	-	249,999	0	1	3	4	44	11.0	5
250,000	-	299,999	0	0	1	1	12	12.0	4
300,000	-	499,999	0	0	1	1	40	40.0	5
500,000	-	749,999	0	0	3	3	32	10.7	4
750,000	-	999,999	0	0	0	0	28	28.0	3
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	7	7.0	0
1,500,000	-	1,999,999	0	0	0	0	4	4.0	0
2,000,000	-	OVER	0	0	0	0	4	4.0	0
Total			3	23	14	40	497	12.4	80
Median Price			\$45,000	\$110,000	\$221,500	\$129,900	\$159,900		\$152,400
Average Price			\$38,500	\$117,448	\$289,264	\$171,663	\$305,608		\$221,720



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Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses

MADISON COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	106		95		-10%
Month Inventory	12.7		9.8		-23%
% of List Price	96.16		96.19		
Residential					
Sales	52	\$8,882,908	52	\$8,767,670	0%
Avg Sales Price		\$170,825		\$168,609	-1%
Median Sales Price		\$137,750		\$152,950	11%
Avg Days on Market		100		101	1%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	1,143		981		-14%
Residential					
Sales	450	\$78,076,836	420	\$70,171,825	-7%
Avg Sales Price		\$173,504		\$167,076	-4%
Median Sales Price		\$149,000		\$148,750	0%
Avg Days on Market		111		116	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			
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

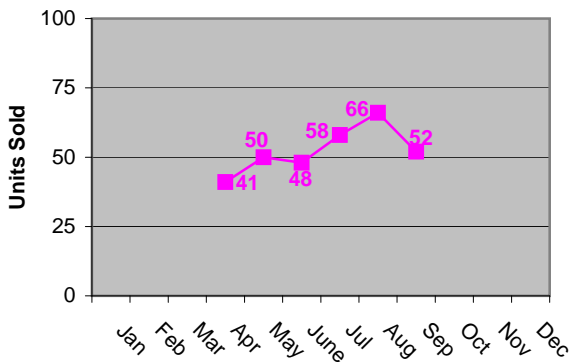
Lexington-Bluegrass

Association of Realtors®

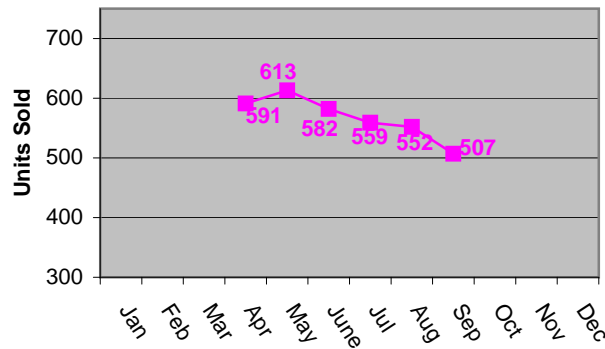
Single Family SALES and INVENTORY and PENDING Sep-09 MADISON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	1	3	10	3.3	4
50,000	-	99,999	0	5	0	5	63	12.6	18
100,000	-	119,999	1	5	0	6	25	4.2	13
120,000	-	139,999	0	7	1	8	54	6.8	20
140,000	-	159,999	0	4	1	5	55	11.0	20
160,000	-	179,999	0	4	2	6	61	10.2	9
180,000	-	199,999	0	3	3	6	44	7.3	7
200,000	-	249,999	0	1	3	4	55	13.8	14
250,000	-	299,999	0	0	5	5	32	6.4	6
300,000	-	499,999	0	0	4	4	81	20.3	7
500,000	-	749,999	0	0	0	0	18	18.0	0
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	1	1.0	0
Total			2	30	20	52	507	9.8	118
Median Price			\$77,500	\$130,500	\$233,750	\$152,950	\$175,000		\$145,000
Average Price			\$77,500	\$128,978	\$237,167	\$168,609	\$228,120		\$159,307

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	31		51		65%
Month Inventory	10.4		13.2		27%
% of List Price	93.32		95.42		
Residential					
Sales	24	\$3,145,900	21	\$2,169,795	-13%
Avg Sales Price	\$131,079		\$103,324		-21%
Median Sales Price	\$113,750		\$95,000		-16%
Avg Days on Market	257		137		-47%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	385		426		11%
Residential					
Sales	179	\$19,978,383	163	\$16,601,278	-9%
Avg Sales Price	\$111,611		\$101,848		-9%
Median Sales Price	\$108,000		\$84,000		-22%
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			
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

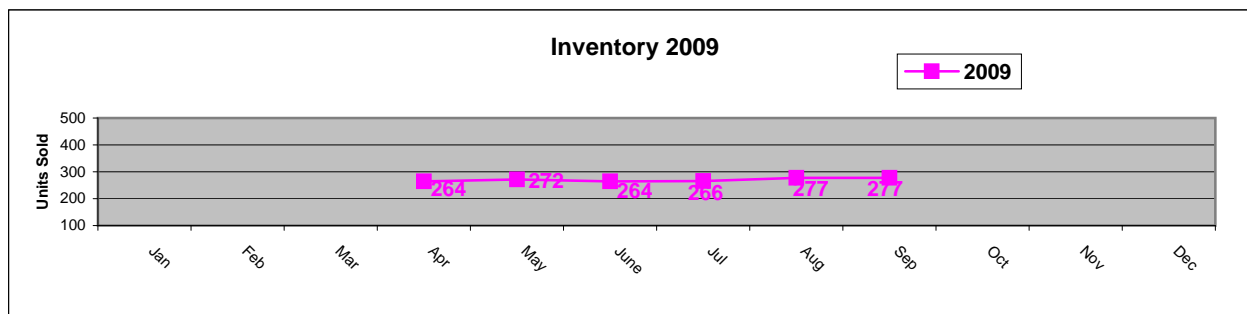
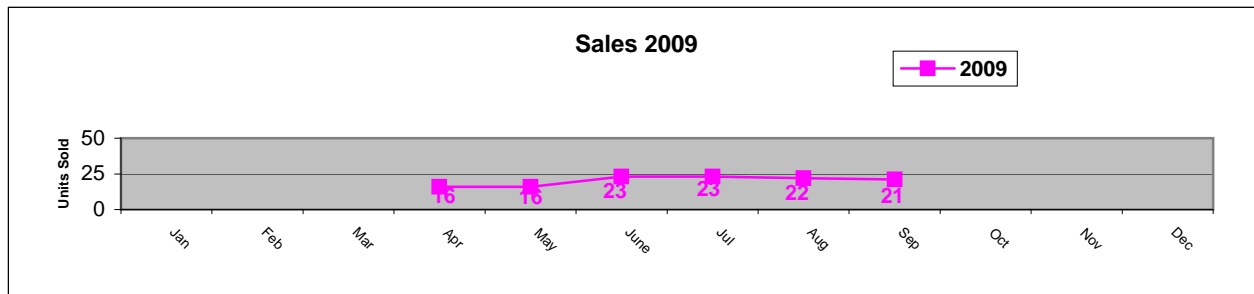
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

Sep-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	0	1	1	2	25	12.5	2
50,000	-	99,999	1	9	1	11	79	7.2	6
100,000	-	119,999	0	0	0	0	24	24.0	3
120,000	-	139,999	0	4	1	5	34	6.8	2
140,000	-	159,999	0	0	1	1	30	30.0	3
160,000	-	179,999	0	1	0	1	19	19.0	1
180,000	-	199,999	0	0	0	0	14	14.0	2
200,000	-	249,999	0	1	0	1	19	19.0	0
250,000	-	299,999	0	0	0	0	17	17.0	0
300,000	-	499,999	0	0	0	0	8	8.0	0
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	1	1.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			1	16	4	21	277	13.2	19
Median Price			\$75,000	\$95,500	\$109,950	\$95,000	\$129,000		\$108,000
Average Price			\$75,000	\$106,437	\$97,950	\$103,324	\$164,724		\$108,921



Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

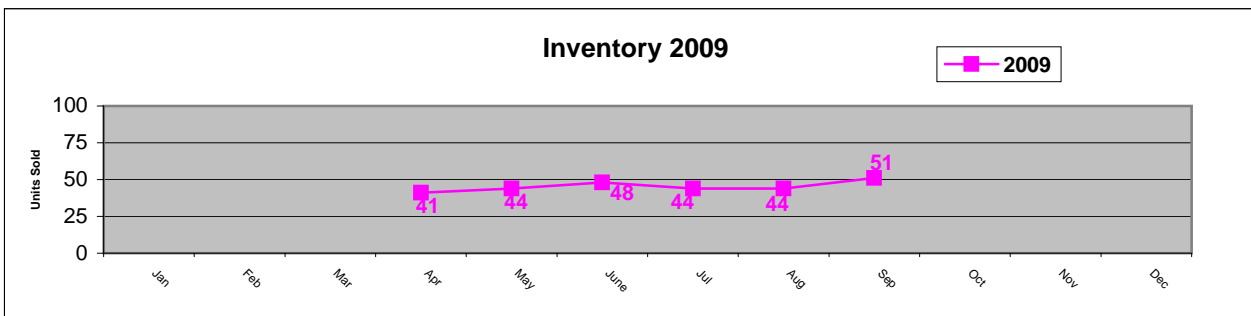
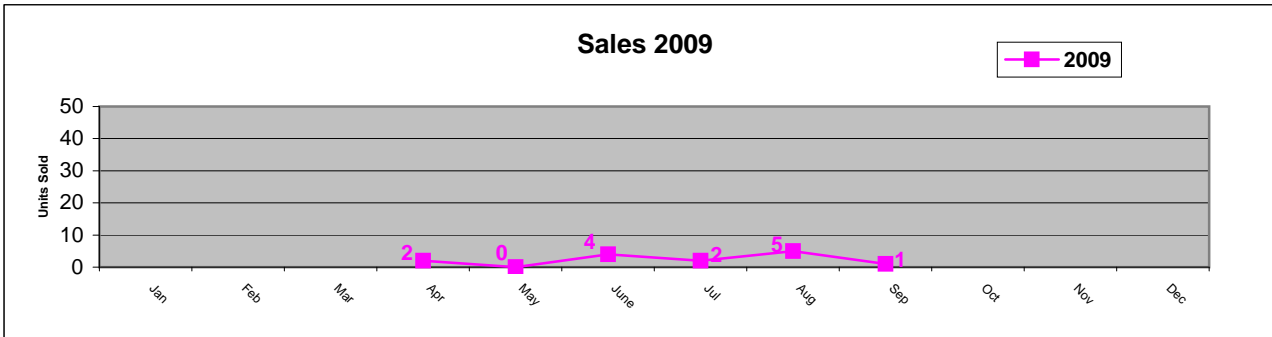
MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	8		14		75%
Month Inventory	8.5		51.0		500%
% of List Price	76.53		93.75		
Residential					
Sales	5	\$266,300	1	\$60,000	-80%
Avg Sales Price	\$44,383		\$60,000		35%
Median Sales Price	\$39,000		\$60,000		54%
Avg Days on Market	112		138		23%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	61		73		20%
Residential					
Sales	36	\$2,732,635	20	\$1,513,451	-44%
Avg Sales Price	\$75,906		\$75,673		0%
Median Sales Price	\$67,500		\$67,750		0%
Avg Days on Market	106		119		12%

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

Single Family SALES and INVENTORY and PENDING
Sep-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	11	11.0	1
50,000	-	99,999	0	1	0	1	16	16.0	3
100,000	-	119,999	0	0	0	0	5	5.0	0
120,000	-	139,999	0	0	0	0	6	6.0	1
140,000	-	159,999	0	0	0	0	4	4.0	0
160,000	-	179,999	0	0	0	0	4	4.0	0
180,000	-	199,999	0	0	0	0	1	1.0	1
200,000	-	249,999	0	0	0	0	2	2.0	0
250,000	-	299,999	0	0	0	0	2	2.0	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	1	0	1	51	51.0	6
Median Price			\$0	\$60,000	\$0	\$60,000	\$96,000		\$76,200
Average Price			\$0	\$60,000	\$0	\$60,000	\$107,516		\$96,050



Sep-09

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	145		122		-16%
Month Inventory	13.8		13.0		-6%
% of List Price	92.61		93.09		

Residential

Sales	53	\$4,850,158	54	\$6,240,946	2%
Avg Sales Price		\$91,512		\$115,573	26%
Median Sales Price		\$83,500		\$94,750	13%
Avg Days on Market		100		106	6%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	1,416		1,177		-17%

Residential

Sales	630	\$65,777,863	482	\$50,136,287	-23%
Avg Sales Price		\$104,409		\$104,017	0%
Median Sales Price		\$83,150		\$82,900	0%
Avg Days on Market		106		111	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			
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®

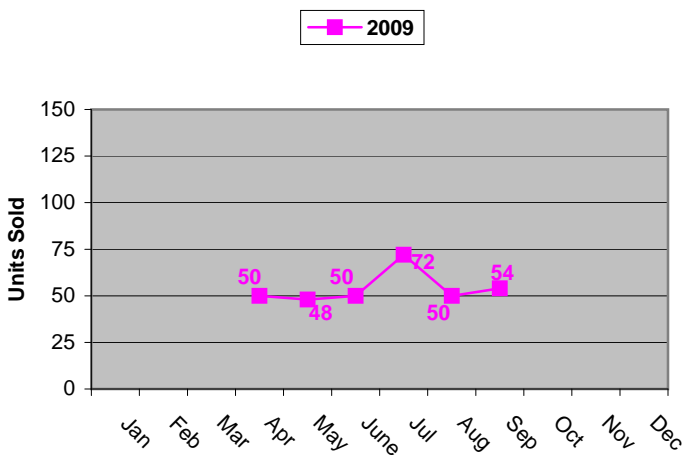
Single Family SALES and INVENTORY and PENDING

Sep-09

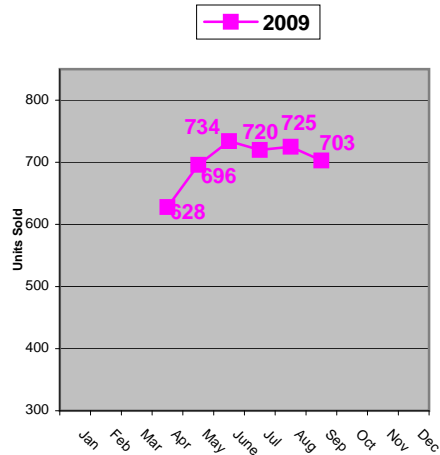
OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	2	5	0	7	40	5.7	10
50,000	-	99,999	3	17	2	22	155	7.0	32
100,000	-	119,999	0	2	0	2	57	28.5	5
120,000	-	139,999	1	4	1	6	67	11.2	10
140,000	-	159,999	0	5	1	6	61	10.2	7
160,000	-	179,999	0	4	0	4	49	12.3	6
180,000	-	199,999	0	2	1	3	56	18.7	8
200,000	-	249,999	0	2	0	2	52	26.0	4
250,000	-	299,999	0	0	1	1	54	54.0	5
300,000	-	499,999	0	0	0	0	72	72.0	6
500,000	-	749,999	0	0	1	1	22	22.0	1
750,000	-	999,999	0	0	0	0	12	12.0	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	2	2.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			6	41	7	54	703	13.0	94
Median Price			\$56,053	\$95,000	\$152,500	\$94,750	\$149,900		\$119,950
Average Price			\$62,684	\$108,167	\$204,286	\$115,573	\$205,587		\$142,303

Sales 2009



Inventory 2009



Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses

SCOTT COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	144		126		-13%
Month Inventory	11.2		9.0		-20%
% of List Price	98.97		97.78		
Residential					
Sales	54	\$10,945,767	62	\$9,543,821	15%
Avg Sales Price	\$202,699		\$153,933		-24%
Median Sales Price	\$171,500		\$139,850		-18%
Avg Days on Market	119		66		-45%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	1,218		1,204		-1%
Residential					
Sales	532	\$96,046,896	489	\$79,351,389	-8%
Avg Sales Price	\$180,539		\$162,273		-10%
Median Sales Price	\$152,957		\$142,415		-7%
Avg Days on Market	93		96		3%

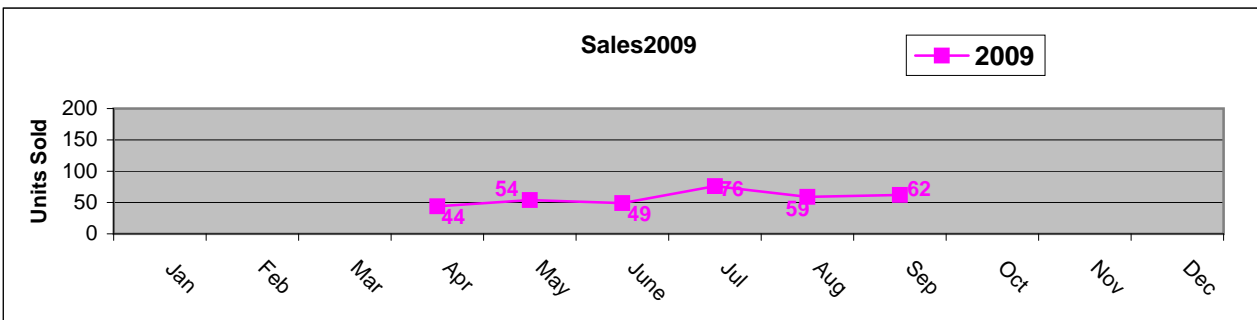
Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2009	53	51	78	58	67	80	60	65	68			
2008	40	76	69	76	78	72	48	57	42	44	34	35
2007	76	65	82	99	97	97	74	72	55	58	45	45

Single Family SALES and INVENTORY and PENDING

Sep-09

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	1	1	0	2	6	3.0	0
50,000	-	99,999	1	6	0	7	26	3.7	8
100,000	-	119,999	0	6	0	6	33	5.5	16
120,000	-	139,999	0	16	0	16	99	6.2	34
140,000	-	159,999	0	7	1	8	64	8.0	21
160,000	-	179,999	0	4	3	7	48	6.9	22
180,000	-	199,999	0	5	3	8	39	4.9	16
200,000	-	249,999	0	3	1	4	66	16.5	22
250,000	-	299,999	0	0	1	1	67	67.0	8
300,000	-	499,999	0	1	2	3	78	26.0	6
500,000	-	749,999	0	0	0	0	23	23.0	0
750,000	-	999,999	0	0	0	0	2	2.0	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			2	49	11	62	555	9.0	153
Median Price			\$69,600	\$134,052	\$190,550	\$139,850	\$182,130		\$159,000
Average Price			\$69,600	\$143,170	\$217,208	\$153,933	\$231,961		\$172,252



Lexington-Bluegrass

Association of Realtors®

Sep-09

Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	September-08		September-09		% CHANGE
New Listings	41		39		-5%
Month Inventory	9.5		9.1		-4%
% of List Price	97.88		96.68		
Residential					
Sales	21	\$3,989,167	24	\$3,844,646	14%
Avg Sales Price	\$189,960		\$160,194		-16%
Median Sales Price	\$164,000		\$156,000		-5%
Avg Days on Market	103		86		-17%

CUMMULATIVE SUMMARY	Jan 08 - Sept 08		Jan 09 - Sept 09		% CHANGE
New Listings	438		425		-3%
Residential					
Sales	194	\$40,411,909	145	\$24,899,257	-25%
Avg Sales Price	\$208,309		\$171,719		-18%
Median Sales Price	\$174,820		\$165,000		-6%
Avg Days on Market	83		86		4%

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			
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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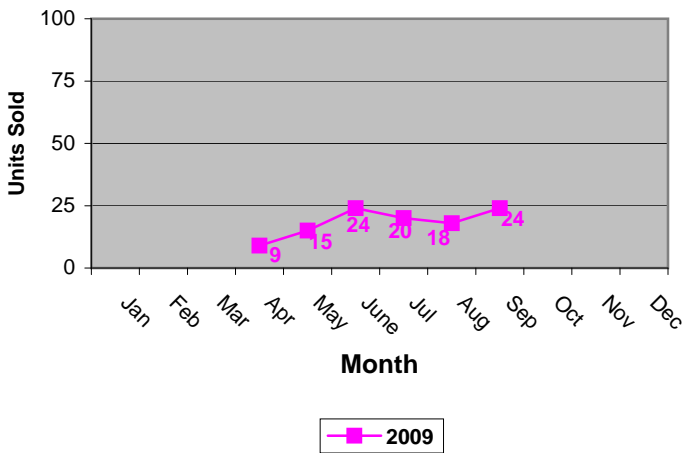
Single Family SALES and INVENTORY and PENDING

Sep-09

WOODFORD COUNTY

Price Range	Sales			Current Inventory		Months Inv.	Pending
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999 OR UNDER	0	0	0	0	3	3.0	0
50,000 - 99,999	1	0	0	1	7	7.0	2
100,000 - 119,999	2	4	0	6	17	2.8	3
120,000 - 139,999	0	0	2	2	17	8.5	2
140,000 - 159,999	0	4	0	4	22	5.5	6
160,000 - 179,999	0	2	1	3	12	4.0	8
180,000 - 199,999	0	1	1	2	13	6.5	11
200,000 - 249,999	0	1	4	5	21	4.2	8
250,000 - 299,999	0	0	1	1	43	43.0	4
300,000 - 499,999	0	0	0	0	45	45.0	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	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	1	1.0	0
2,000,000 OVER	0	0	0	0	1	1.0	0
Total	3	12	9	24	219	9.1	46
Median Price	\$100,000	\$149,000	\$210,000	\$156,000	\$244,670		\$186,903
Average Price	\$97,667	\$148,702	\$196,358	\$160,194	\$280,578		\$194,022

Sales 2009



Inventory 2009

