

Feb-10

Statistical Report Residential Condo, & Townhouses

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|---------------------------------|-------------|--------------|-------------|--------------|----------|
| New Listings | | 1094 | | 1263 | 15% |
| Month Inventory | | 15.7 | | 12.9 | -18% |
| % of List Price | | 94.42 | | 95.70 | 1% |
| <u>Residential</u> | | | | | |
| Sales | 359 | \$53,989,505 | 429 | \$67,086,940 | 19% |
| Avg Sales Price | | \$150,389 | | \$154,935 | 3% |
| Median Sales Price | | \$127,600 | | \$130,500 | 2% |
| Avg Days on Market | | 95 | | 130 | 37% |
| <u>Townhouses/Condos</u> | | | | | |
| Sales | 15 | \$2,572,355 | 39 | \$4,444,150 | 160% |
| Avg Sales Price | | \$128,618 | | \$113,953 | -11% |
| Median Sales Price | | \$105,250 | | \$104,000 | -1% |
| Avg Days on Market | | 123 | | 151 | 23% |
| Total Activity | 374 | \$56,561,860 | 468 | \$71,531,090 | 25% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------------------|-----------------|---------------|-----------------|---------------|----------|
| New Listings | | 2,485 | | 2,602 | 5% |
| <u>Residential</u> | | | | | |
| Sales | 668 | \$103,202,545 | 800 | \$127,130,217 | 20% |
| Avg Sales Price | | \$153,804 | | \$157,926 | 3% |
| Median Sales Price | | \$132,000 | | \$131,500 | 0% |
| Avg Days on Market | | 91 | | 127 | 40% |
| <u>Townhouses/Condos</u> | | | | | |
| Sales | 42 | \$6,150,301 | 66 | \$8,632,006 | 57% |
| Avg Sales Price | | \$136,673 | | \$126,941 | -7% |
| Median Sales Price | | \$117,000 | | \$105,000 | -10% |
| Avg Days on Market | | 113 | | 151 | 34% |
| Total Activity | 710 | \$109,352,846 | 866 | \$135,762,223 | 22% |

| Total Active by Month | | | | | | | | | | | | |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010 | 5834 | 6032 | | | | | | | | | | |
| 2009 | 5919 | 5874 | 6159 | 6275 | 6457 | 6477 | 6406 | 6413 | 6238 | 6101 | 5970 | 5740 |
| 2008 | 6290 | 6299 | 6380 | 6523 | 6591 | 6739 | 6764 | 6688 | 6594 | 6464 | 6296 | 5928 |

| Total Pending by Month | | | | | | | | | | | | |
|------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010 | 555 | 610 | | | | | | | | | | |
| 2008 | 472 | 551 | 677 | 809 | 894 | 807 | 772 | 761 | 759 | 718 | 528 | 437 |
| 2008 | 713 | 743 | 804 | 860 | 863 | 800 | 732 | 754 | 650 | 525 | 429 | 437 |

| Total Sales by Month | | | | | | | | | | | | |
|----------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010 | 384 | 468 | | | | | | | | | | |
| 2009 | 332 | 374 | 536 | 544 | 662 | 861 | 852 | 731 | 711 | 764 | 682 | 599 |
| 2008 | 497 | 609 | 659 | 679 | 827 | 873 | 814 | 743 | 664 | 622 | 461 | 531 |

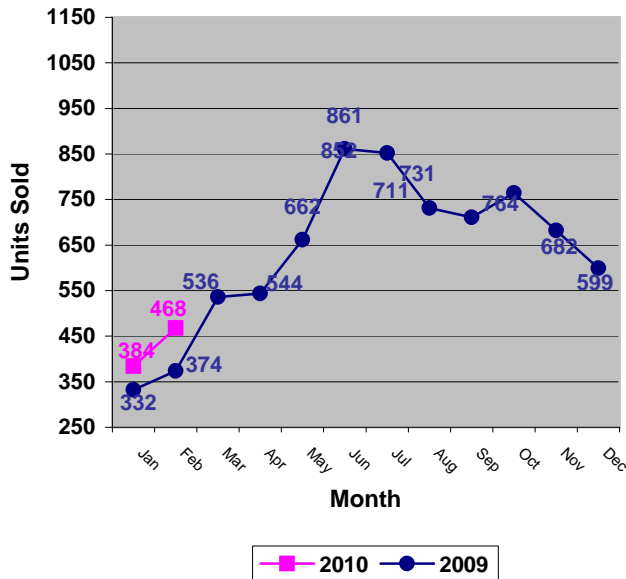
Lexington-Bluegrass

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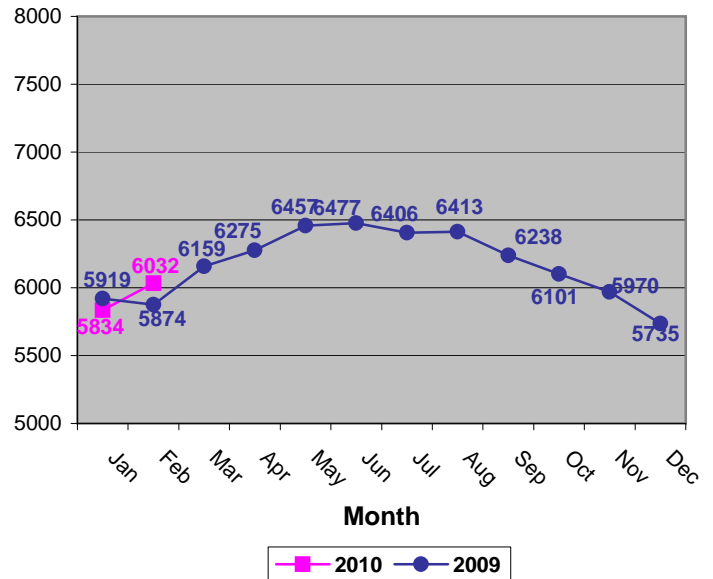
All Residential SALES and INVENTORY with PENDING

| Feb-10 | | | Sales | | | | Current Inventory | | | Current Pending Inventory | Feb Pending |
|----------------------|----|-----------|-----------------|------------------|------------------|------------------|-------------------|-------------|------------------|---------------------------|-------------|
| Price Range | | | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | Single Units | Single Units | |
| 49,999 | OR | UNDER | 23 | 30 | 3 | 56 | 188 | 3.4 | 41 | 36 | |
| 50,000 | - | 99,999 | 23 | 56 | 6 | 85 | 892 | 10.5 | 168 | 113 | |
| 100,000 | - | 119,999 | 8 | 39 | 5 | 52 | 518 | 10.0 | 128 | 67 | |
| 120,000 | - | 139,999 | 8 | 69 | 5 | 82 | 795 | 9.7 | 174 | 106 | |
| 140,000 | - | 159,999 | 2 | 27 | 7 | 36 | 598 | 16.6 | 133 | 71 | |
| 160,000 | - | 179,999 | 2 | 22 | 17 | 41 | 509 | 12.4 | 97 | 55 | |
| 180,000 | - | 199,999 | 0 | 13 | 7 | 20 | 386 | 19.3 | 86 | 37 | |
| 200,000 | - | 249,999 | 1 | 19 | 23 | 43 | 596 | 13.9 | 128 | 49 | |
| 250,000 | - | 299,999 | 0 | 7 | 16 | 23 | 460 | 20.0 | 81 | 34 | |
| 300,000 | - | 499,999 | 1 | 3 | 16 | 20 | 659 | 33.0 | 73 | 31 | |
| 500,000 | - | 749,999 | 0 | 0 | 7 | 7 | 220 | 31.4 | 26 | 10 | |
| 750,000 | - | 999,999 | 0 | 0 | 2 | 2 | 97 | 48.5 | 8 | 0 | |
| 1,000,000 | - | 1,249,999 | 0 | 0 | 0 | 0 | 29 | 29.0 | 3 | 1 | |
| 1,250,000 | - | 1,499,999 | 0 | 0 | 1 | 1 | 29 | 29.0 | 2 | 0 | |
| 1,500,000 | - | 1,999,999 | 0 | 0 | 0 | 0 | 26 | 26.0 | 0 | 0 | |
| 2,000,000 | - | OVER | 0 | 0 | 0 | 0 | 30 | 30.0 | 1 | 0 | |
| Total | | | 68 | 285 | 115 | 468 | 6032 | 12.9 | 1149 | 610 | |
| Median Price | | | \$70,750 | \$124,500 | \$218,700 | \$129,450 | \$161,900 | | \$149,900 | | |
| Average Price | | | \$80,161 | \$126,444 | \$257,949 | \$152,033 | \$248,214 | | \$191,639 | | |

Sales 09 vs 10



Inventory 09 vs 10



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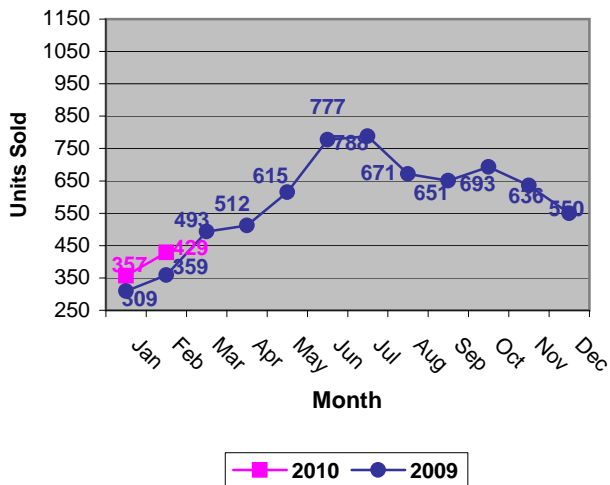
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Single Family SALES and INVENTORY and PENDING

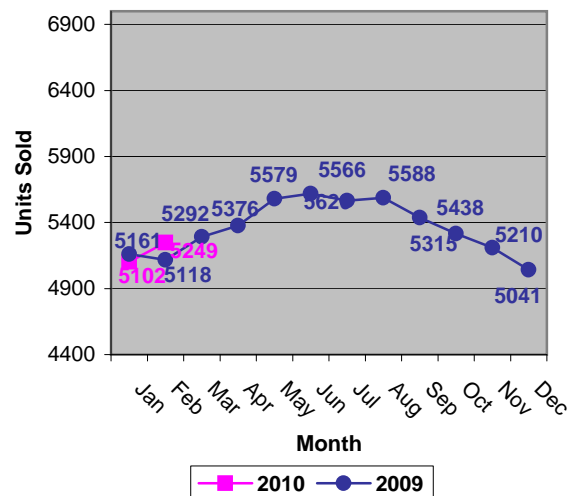
Feb-10

| Price Range | Bedrms | | | Sales | Current Inventory | | |
|-----------------------|-----------------|------------------|------------------|------------------|-------------------|-------------|------------------|
| | 0-2 | 3 | 4+ | Total Units | Single Units | Months Inv. | Pending |
| 49,999 OR UNDER | 19 | 30 | 3 | 52 | 166 | 3.2 | 40 |
| 50,000 - 99,999 | 13 | 51 | 6 | 70 | 681 | 9.7 | 142 |
| 100,000 - 119,999 | 3 | 39 | 5 | 47 | 436 | 9.3 | 117 |
| 120,000 - 139,999 | 3 | 67 | 5 | 75 | 712 | 9.5 | 162 |
| 140,000 - 159,999 | 1 | 26 | 7 | 34 | 549 | 16.1 | 128 |
| 160,000 - 179,999 | 1 | 21 | 17 | 39 | 458 | 11.7 | 90 |
| 180,000 - 199,999 | 0 | 13 | 7 | 20 | 354 | 17.7 | 83 |
| 200,000 - 249,999 | 0 | 17 | 23 | 40 | 522 | 13.1 | 121 |
| 250,000 - 299,999 | 0 | 7 | 16 | 23 | 382 | 16.6 | 69 |
| 300,000 - 499,999 | 0 | 3 | 16 | 19 | 573 | 30.2 | 65 |
| 500,000 - 749,999 | 0 | 0 | 7 | 7 | 209 | 29.9 | 23 |
| 750,000 - 999,999 | 0 | 0 | 2 | 2 | 95 | 47.5 | 8 |
| 1,000,000 - 1,249,999 | 0 | 0 | 0 | 0 | 28 | 28.0 | 3 |
| 1,250,000 - 1,499,999 | 0 | 0 | 1 | 1 | 29 | 29.0 | 2 |
| 1,500,000 - 1,999,999 | 0 | 0 | 0 | 0 | 26 | 26.0 | 0 |
| 2,000,000 - OVER | 0 | 0 | 0 | 0 | 29 | 29.0 | 1 |
| Total | 40 | 274 | 115 | 429 | 5249 | 12.2 | 1054 |
| Median Price | \$51,070 | \$124,475 | \$218,700 | \$130,700 | \$164,900 | | |
| Average Price | \$61,986 | \$126,146 | \$257,949 | \$155,495 | \$245,914 | | \$192,292 |

Sales 09 vs 10



Inventory 09 vs 10

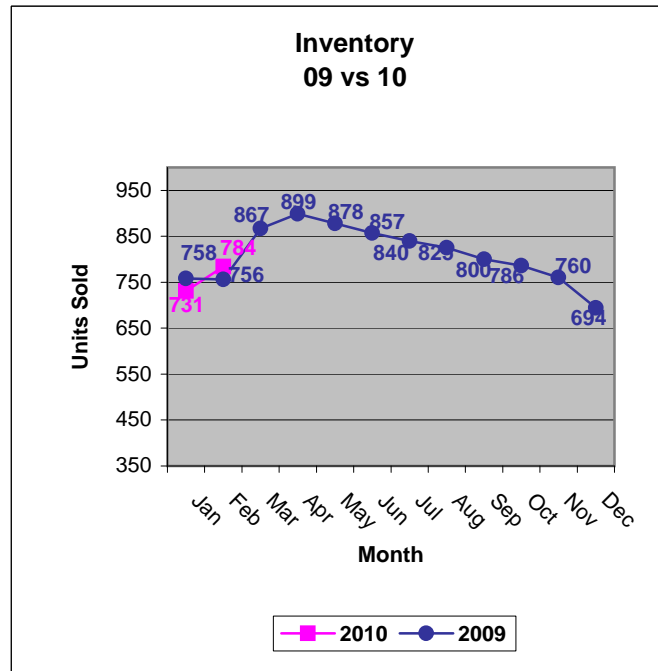
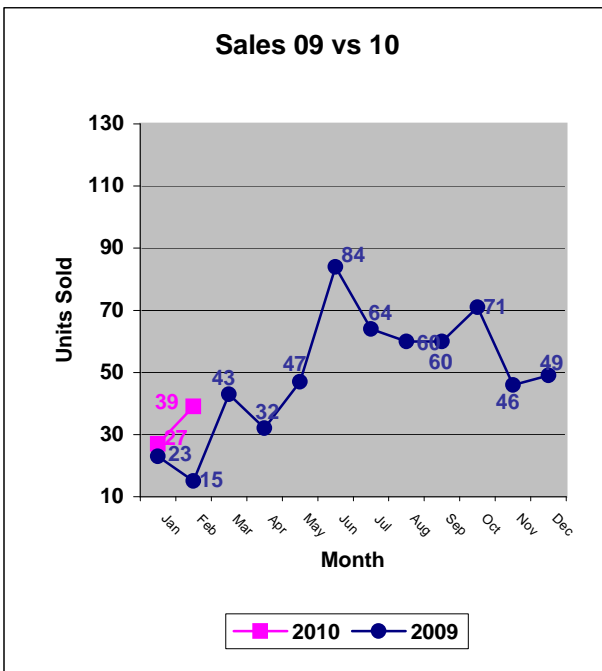


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Townhouse and Condo SALES and INVENTORY and PENDING Feb-10

| Price Range | Sales | | | Current Inventory | | | |
|-----------------------|------------------|------------------|------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | Pending |
| 49,999 OR UNDER | 4 | 0 | 0 | 4 | 22 | 5.5 | 1 |
| 50,000 - 99,999 | 10 | 5 | 0 | 15 | 212 | 14.1 | 26 |
| 100,000 - 119,999 | 5 | 0 | 0 | 5 | 82 | 16.4 | 11 |
| 120,000 - 139,999 | 5 | 2 | 0 | 7 | 83 | 11.9 | 12 |
| 140,000 - 159,999 | 1 | 1 | 0 | 2 | 50 | 25.0 | 5 |
| 160,000 - 179,999 | 1 | 1 | 0 | 2 | 51 | 25.5 | 7 |
| 180,000 - 199,999 | 0 | 0 | 0 | 0 | 32 | 32.0 | 3 |
| 200,000 - 249,999 | 1 | 2 | 0 | 3 | 74 | 24.7 | 7 |
| 250,000 - 299,999 | 0 | 0 | 0 | 0 | 78 | 78.0 | 12 |
| 300,000 - 499,999 | 1 | 0 | 0 | 1 | 86 | 86.0 | 8 |
| 500,000 - 749,999 | 0 | 0 | 0 | 0 | 11 | 11.0 | 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 | 28 | 11 | 0 | 39 | 784 | 20.1 | 95 |
| Median Price | \$37,793 | \$20,500 | \$0 | \$29,000 | \$70,000 | | \$55,000 |
| Average Price | \$106,125 | \$133,877 | \$0 | \$113,953 | \$181,293 | | \$184,395 |

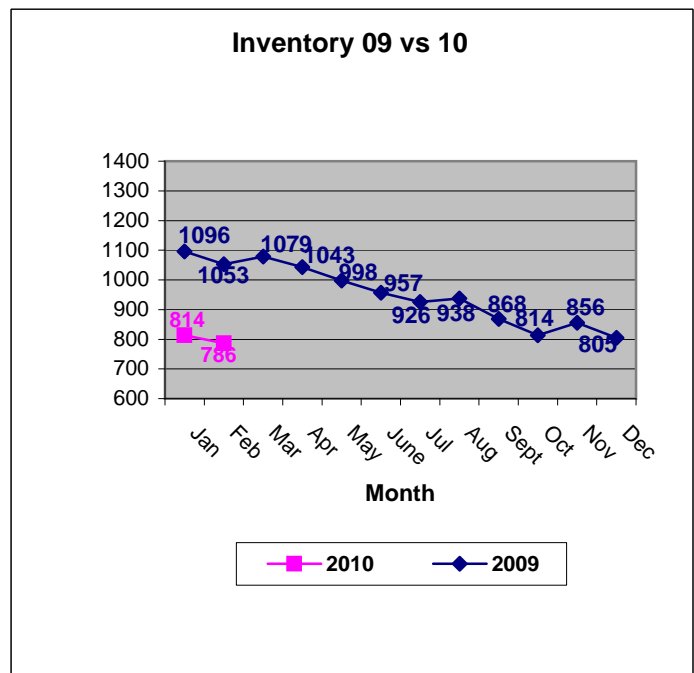
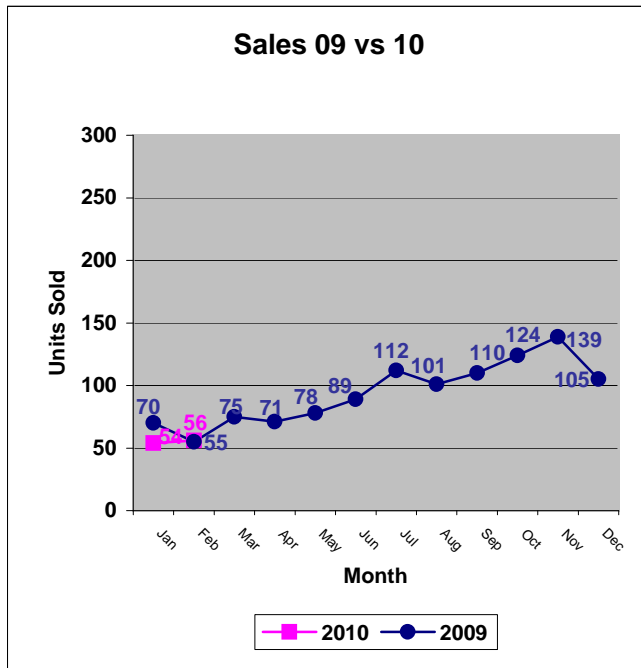


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Association of Realtors®

New Construction SALES and INVENTORY and PENDING
Feb-10

| Price Range | Sales | | | Current Inventory | | | |
|-----------------------|------------------|------------------|------------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | Pending |
| 49,999 OR UNDER | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 |
| 50,000 - 99,999 | 0 | 1 | 0 | 1 | 17 | 17.0 | 3 |
| 100,000 - 119,999 | 1 | 4 | 0 | 5 | 49 | 9.8 | 14 |
| 120,000 - 139,999 | 1 | 6 | 0 | 7 | 115 | 16.4 | 48 |
| 140,000 - 159,999 | 0 | 7 | 0 | 7 | 84 | 12.0 | 41 |
| 160,000 - 179,999 | 0 | 4 | 1 | 5 | 68 | 13.6 | 36 |
| 180,000 - 199,999 | 0 | 6 | 0 | 6 | 72 | 12.0 | 45 |
| 200,000 - 249,999 | 0 | 7 | 6 | 13 | 135 | 10.4 | 66 |
| 250,000 - 299,999 | 0 | 2 | 3 | 5 | 94 | 18.8 | 40 |
| 300,000 - 499,999 | 1 | 0 | 5 | 6 | 101 | 16.8 | 27 |
| 500,000 - 749,999 | 0 | 0 | 0 | 0 | 23 | 23.0 | 8 |
| 750,000 - 999,999 | 0 | 0 | 1 | 1 | 13 | 13.0 | 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 | 7 | 7.0 | 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 | 3 | 37 | 16 | 56 | 786 | 14.0 | 330 |
| Median Price | \$137,900 | \$161,500 | \$251,295 | \$186,940 | \$199,900 | | \$190,133 |
| Average Price | \$195,550 | \$168,597 | \$309,339 | \$210,253 | \$260,964 | | \$216,619 |

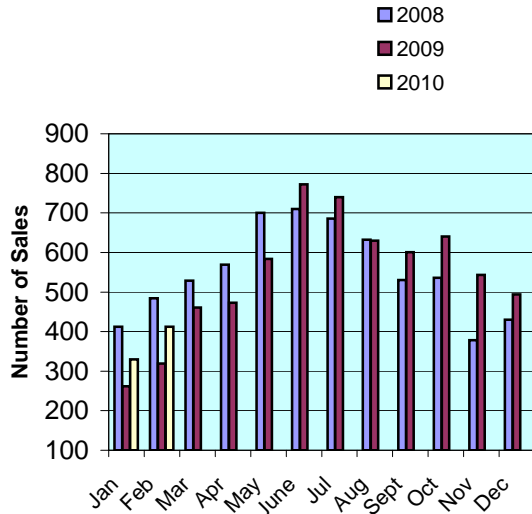


Existing Homes Sales

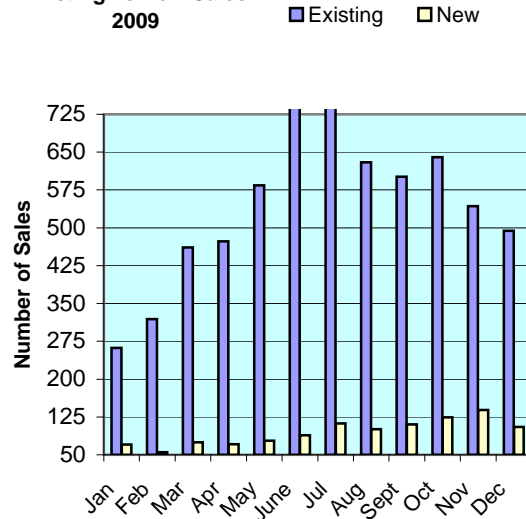
| | <u>2008</u> | <u>2009</u> | <u>2010</u> |
|------|-------------|-------------|-------------|
| Jan | 412 | 262 | 330 |
| Feb | 484 | 319 | 412 |
| Mar | 529 | 461 | |
| Apr | 569 | 473 | |
| May | 700 | 584 | |
| June | 710 | 772 | |
| Jul | 686 | 740 | |
| Aug | 632 | 630 | |
| Sept | 530 | 601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

New Construction Sales

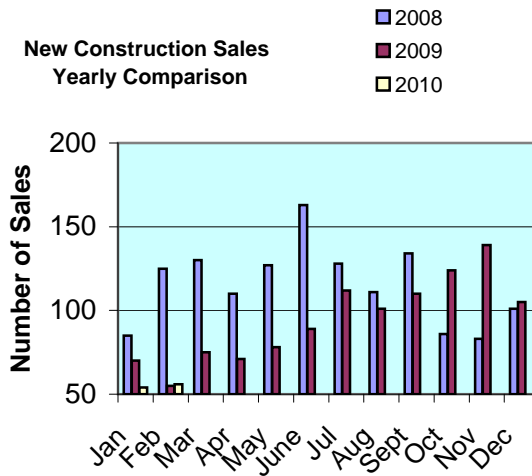
| | <u>2008</u> | <u>2009</u> | <u>2010</u> |
|------|-------------|-------------|-------------|
| Jan | 85 | 70 | 54 |
| Feb | 125 | 55 | 56 |
| Mar | 130 | 75 | |
| Apr | 110 | 71 | |
| May | 127 | 78 | |
| June | 163 | 89 | |
| Jul | 128 | 112 | |
| Aug | 111 | 101 | |
| Sept | 134 | 110 | |
| Oct | 86 | 124 | |
| Nov | 83 | 139 | |
| Dec | 101 | 105 | |



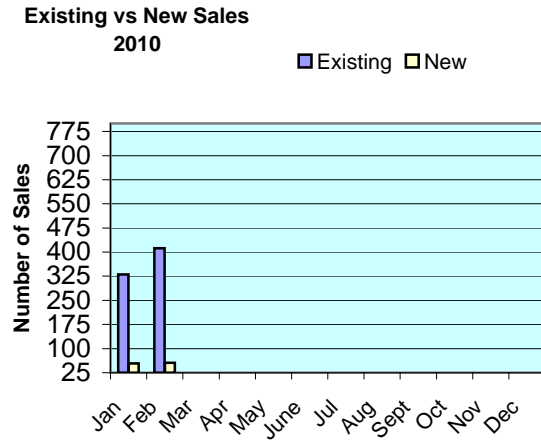
Existing vs New Sales 2009



New Construction Sales Yearly Comparison



Existing vs New Sales 2010



Median Price by County

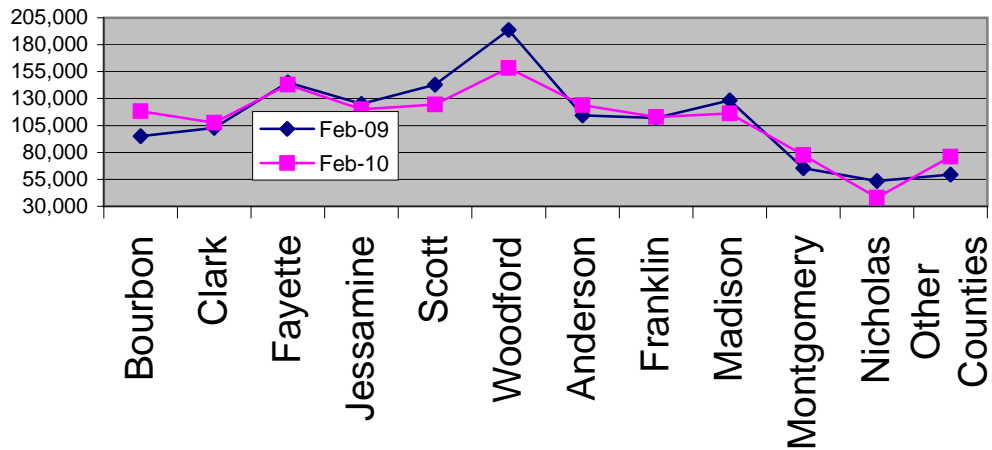
| <u>County</u> | Feb-09 | | Feb-10 | |
|----------------|---------------------------|--------------|---------------------------|--------------|
| | <u>median sales price</u> | <u>Total</u> | <u>median sales price</u> | <u>Total</u> |
| Bourbon | 94,950 | 10 | 118,225 | 14 |
| Clark | 102,800 | 17 | 107,500 | 19 |
| Fayette | 145,000 | 155 | 143,000 | 205 |
| Jessamine | 125,000 | 27 | 120,000 | 37 |
| Scott | 143,000 | 43 | 124,500 | 44 |
| Woodford | 193,600 | 9 | 158,415 | 14 |
| Anderson | 114,500 | 13 | 123,900 | 17 |
| Franklin | 112,000 | 21 | 112,750 | 32 |
| Madison | 128,333 | 27 | 116,250 | 26 |
| Montgomery | 65,500 | 16 | 77,500 | 15 |
| Nicholas | 53,500 | 1 | 38,000 | 3 |
| Other Counties | 59,500 | <u>35</u> | 76,000 | <u>42</u> |
| | | 374 | | 468 |

| <u>County</u> | Year to Date 2/28/09 | | Year to Date 2/28/10 | |
|----------------|---------------------------------|--------------|---------------------------------|--------------|
| | <u>median sales price</u> | <u>Total</u> | <u>median sales price</u> | <u>Total</u> |
| Bourbon | 105,000 | 17 | 115,000 | 25 |
| Clark | 110,000 | 31 | 99,850 | 32 |
| Fayette | 145,135 | 314 | 145,000 | 402 |
| Jessamine | 124,500 | 50 | 124,200 | 66 |
| Scott | 143,000 | 69 | 146,000 | 77 |
| Woodford | 181,399 | 17 | 148,900 | 25 |
| Anderson | 122,000 | 19 | 115,000 | 35 |
| Franklin | 118,186 | 42 | 112,950 | 54 |
| Madison | 131,500 | 52 | 120,750 | 52 |
| Montgomery | 74,000 | 19 | 83,500 | 25 |
| Nicholas | 101,750 | 2 | 44,900 | 5 |
| Other Counties | 62,000 | <u>78</u> | 79,394 | <u>68</u> |
| | | 710 | | 866 |

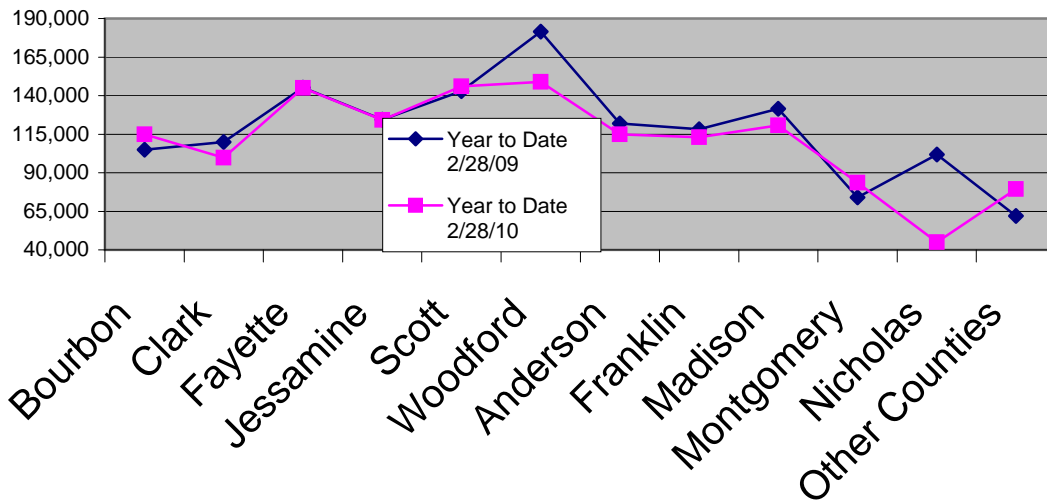


Median Price by County

Feb 09 vs Feb 10 Median



Year to date 2/28/09 vs 2/28/10 Median



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Feb-10

Statistical Report Residential, Condo, & Townhouses ANDERSON COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|-------------|-------------|-------------|----------|
| New Listings | 18 | | 35 | | 94% |
| Month Inventory | 13.7 | | 9.9 | | -28% |
| % of List Price | 91.69 | | 97.32 | | |
| Residential | | | | | |
| Sales | 13 | \$1,498,000 | 17 | \$1,942,720 | 31% |
| Avg Sales Price | | \$115,231 | | \$114,278 | -1% |
| Median Sales Price | | \$114,500 | | \$123,900 | 8% |
| Avg Days on Market | | 90 | | 84 | -7% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|-------------|-----------------|-------------|----------|
| New Listings | 51 | | 68 | | 33% |
| Residential | | | | | |
| Sales | 19 | \$2,297,525 | 35 | \$3,781,670 | 84% |
| Avg Sales Price | | \$120,922 | | \$108,048 | -11% |
| Median Sales Price | | \$122,000 | | \$115,000 | -6% |
| Avg Days on Market | | 74 | | 85 | 15% |

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

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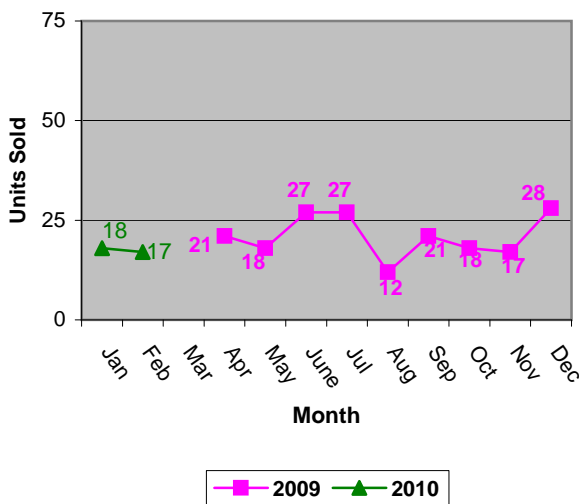
Single Family SALES and INVENTORY and PENDING

Feb-10

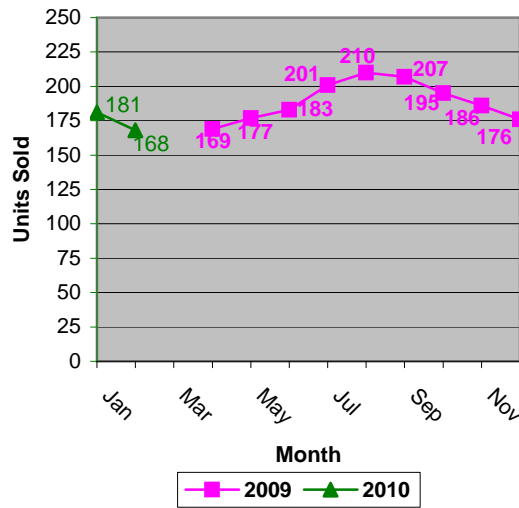
ANDERSON COUNTY

| Price Range | Sales | | | Current Inventory | | | Pending |
|-----------------------|-----------------|------------------|------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | |
| 49,999 OR UNDER | 2 | 0 | 0 | 2 | 5 | 2.5 | 1 |
| 50,000 - 99,999 | 0 | 4 | 0 | 4 | 26 | 6.5 | 10 |
| 100,000 - 119,999 | 0 | 1 | 0 | 1 | 18 | 18.0 | 4 |
| 120,000 - 139,999 | 0 | 5 | 0 | 5 | 20 | 4.0 | 8 |
| 140,000 - 159,999 | 0 | 1 | 0 | 1 | 20 | 20.0 | 6 |
| 160,000 - 179,999 | 0 | 3 | 0 | 3 | 18 | 6.0 | 3 |
| 180,000 - 199,999 | 0 | 1 | 0 | 1 | 11 | 11.0 | 3 |
| 200,000 - 249,999 | 0 | 0 | 0 | 0 | 17 | 17.0 | 1 |
| 250,000 - 299,999 | 0 | 0 | 0 | 0 | 14 | 14.0 | 0 |
| 300,000 - 499,999 | 0 | 0 | 0 | 0 | 15 | 15.0 | 0 |
| 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 | 2 | 15 | 0 | 17 | 168 | 9.9 | 36 |
| Median Price | \$34,000 | \$127,000 | \$0 | \$123,900 | \$158,950 | | \$128,250 |
| Average Price | \$34,000 | \$124,981 | \$0 | \$114,278 | \$186,377 | | \$125,003 |

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Feb-10

Statistical Report Residential, Condo, & Townhouses BOURBON COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|-------------|-------------|-------------|----------|
| New Listings | 21 | | 17 | | -19% |
| Month Inventory | 9.8 | | 7.6 | | -22% |
| % of List Price | 91.73 | | 93.94 | | |
| Residential | | | | | |
| Sales | 10 | \$1,436,900 | 14 | \$1,987,950 | 40% |
| Avg Sales Price | \$143,690 | | \$141,996 | | -1% |
| Median Sales Price | \$94,950 | | \$118,225 | | 25% |
| Avg Days on Market | 110 | | 181 | | 65% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|-------------|-----------------|-------------|----------|
| New Listings | 40 | | 42 | | 5% |
| Residential | | | | | |
| Sales | 17 | \$2,310,505 | 25 | \$3,210,451 | 47% |
| Avg Sales Price | \$135,885 | | \$128,418 | | -5% |
| Median Sales Price | \$105,000 | | \$115,000 | | 10% |
| Avg Days on Market | 156 | | 132 | | -15% |

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



Lexington-Bluegrass

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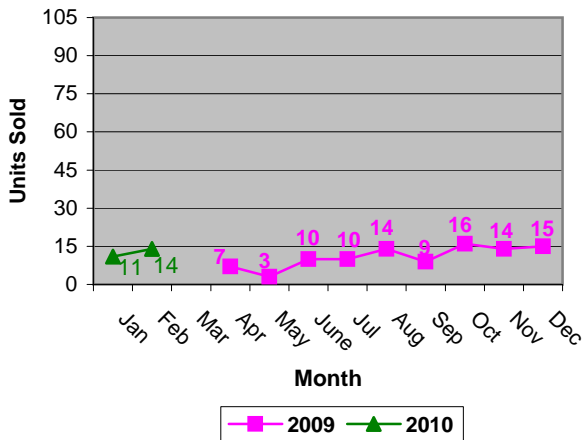
Single Family SALES and INVENTORY and PENDING

Feb-10

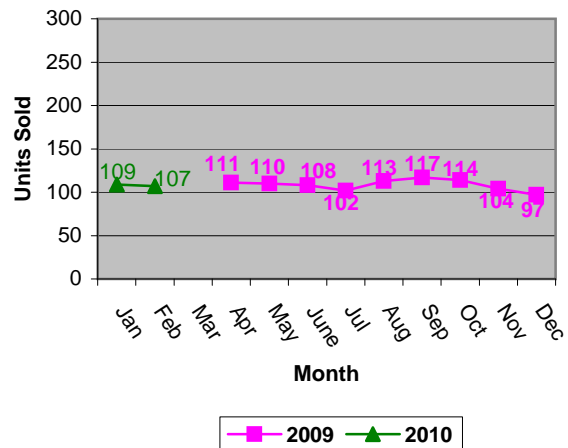
BOURBON COUNTY

| Price Range | Sales | | | Current Inventory | | Months Inv. | Pending |
|-----------------------|-----------------|------------------|------------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | | |
| 49,999 OR UNDER | 1 | 1 | 0 | 2 | 5 | 2.5 | 2 |
| 50,000 - 99,999 | 2 | 1 | 0 | 3 | 19 | 6.3 | 5 |
| 100,000 - 119,999 | 0 | 3 | 1 | 4 | 14 | 3.5 | 4 |
| 120,000 - 139,999 | 0 | 1 | 0 | 1 | 12 | 12.0 | 0 |
| 140,000 - 159,999 | 0 | 0 | 0 | 0 | 12 | 12.0 | 0 |
| 160,000 - 179,999 | 0 | 0 | 0 | 0 | 6 | 6.0 | 1 |
| 180,000 - 199,999 | 0 | 0 | 0 | 0 | 2 | 2.0 | 1 |
| 200,000 - 249,999 | 0 | 1 | 1 | 2 | 6 | 3.0 | 0 |
| 250,000 - 299,999 | 0 | 1 | 0 | 1 | 9 | 9.0 | 0 |
| 300,000 - 499,999 | 0 | 0 | 1 | 1 | 11 | 11.0 | 0 |
| 500,000 - 749,999 | 0 | 0 | 0 | 0 | 5 | 5.0 | 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 | 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 | 2 | 2.0 | 0 |
| Total | 3 | 8 | 3 | 14 | 107 | 7.6 | 13 |
| Median Price | \$78,000 | \$118,250 | \$219,000 | \$118,225 | \$149,515 | | \$89,900 |
| Average Price | \$62,333 | \$133,563 | \$244,150 | \$141,996 | \$268,291 | | \$100,138 |

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors[®]

Feb-10

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|-------------|-------------|-------------|----------|
| New Listings | 41 | | 36 | | -12% |
| Month Inventory | 18.4 | | 16.9 | | -8% |
| % of List Price | 93.52 | | 95.32 | | |
| Residential | | | | | |
| Sales | 17 | \$2,234,126 | 19 | \$2,322,100 | 12% |
| Avg Sales Price | | \$131,419 | | \$122,216 | -7% |
| Median Sales Price | | \$102,800 | | \$107,500 | 5% |
| Avg Days on Market | | 112 | | 86 | -23% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|-------------|-----------------|-------------|----------|
| New Listings | 88 | | 75 | | -15% |
| Residential | | | | | |
| Sales | 31 | \$3,868,626 | 32 | \$3,680,000 | 3% |
| Avg Sales Price | | \$124,794 | | \$115,000 | -8% |
| Median Sales Price | | \$110,000 | | \$99,850 | -9% |
| Avg Days on Market | | 107 | | 92 | -14% |

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

Lexington-Bluegrass

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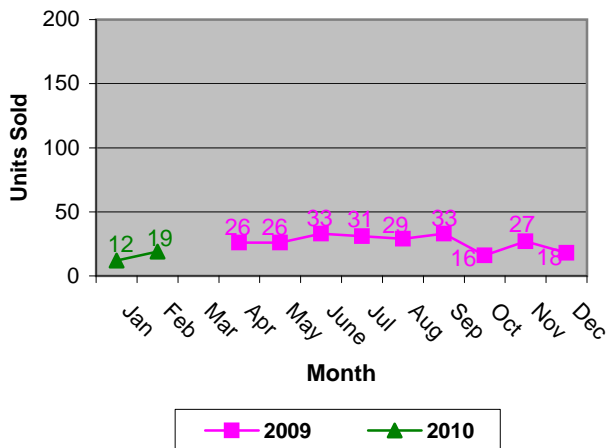
Single Family SALES and INVENTORY and PENDING

Feb-10

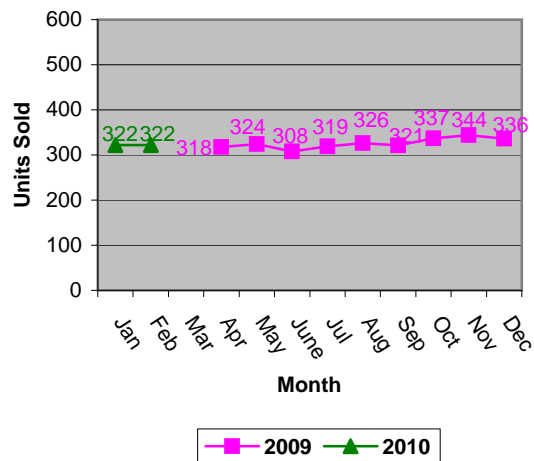
CLARK COUNTY

| Price Range | | | | Sales | Current Inventory | | Pending |
|-----------------------|-----------------|------------------|------------------|------------------|-------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | |
| 49,999 OR UNDER | 3 | 1 | 0 | 4 | 9 | 2.3 | 2 |
| 50,000 - 99,999 | 1 | 3 | 0 | 4 | 84 | 21.0 | 10 |
| 100,000 - 119,999 | 1 | 1 | 0 | 2 | 32 | 16.0 | 4 |
| 120,000 - 139,999 | 0 | 3 | 0 | 3 | 54 | 18.0 | 9 |
| 140,000 - 159,999 | 1 | 1 | 0 | 2 | 33 | 16.5 | 3 |
| 160,000 - 179,999 | 1 | 0 | 0 | 1 | 20 | 20.0 | 3 |
| 180,000 - 199,999 | 0 | 0 | 0 | 0 | 18 | 18.0 | 1 |
| 200,000 - 249,999 | 0 | 1 | 0 | 1 | 24 | 24.0 | 5 |
| 250,000 - 299,999 | 0 | 0 | 2 | 2 | 18 | 9.0 | 2 |
| 300,000 - 499,999 | 0 | 0 | 0 | 0 | 23 | 23.0 | 2 |
| 500,000 - 749,999 | 0 | 0 | 0 | 0 | 4 | 4.0 | 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 | 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 | 7 | 10 | 2 | 19 | 322 | 16.9 | 41 |
| Median Price | \$72,000 | \$112,100 | \$278,000 | \$107,500 | \$135,000 | | \$135,000 |
| Average Price | \$90,200 | \$113,470 | \$278,000 | \$122,216 | \$168,213 | | \$152,933 |

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Feb-10

Statistical Report Residential Condo, & Townhouses FAYETTE COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|--------------|-------------|--------------|----------|
| New Listings | 518 | | 650 | | 25% |
| Month Inventory | 14.9 | | 11.9 | | -20% |
| % of List Price | 94.94 | | 95.90 | | |
| Residential | | | | | |
| Sales | 155 | \$27,008,104 | 205 | \$36,309,401 | 32% |
| Avg Sales Price | \$174,246 | | \$177,119 | | 2% |
| Median Sales Price | \$145,000 | | \$143,000 | | -1% |
| Avg Days on Market | 92 | | 88 | | -4% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|--------------|-----------------|--------------|----------|
| New Listings | 1,212 | | 1,359 | | 12% |
| Residential | | | | | |
| Sales | 314 | \$54,754,129 | 402 | \$72,344,865 | 28% |
| Avg Sales Price | \$174,376 | | \$179,962 | | 3% |
| Median Sales Price | \$145,135 | | \$145,000 | | 0% |
| Avg Days on Market | 88 | | 86 | | -2% |

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

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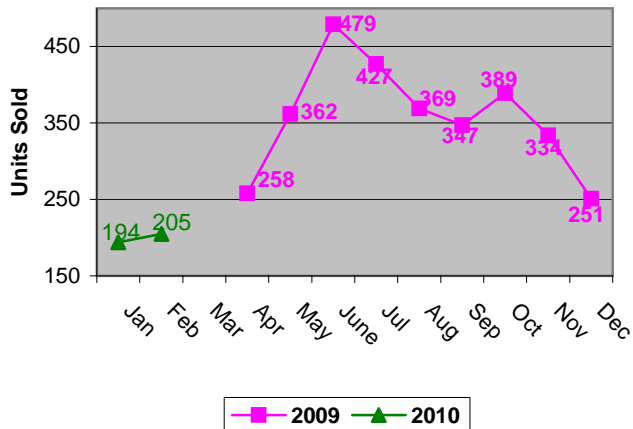
Single Family SALES and INVENTORY and PENDING

Feb-10

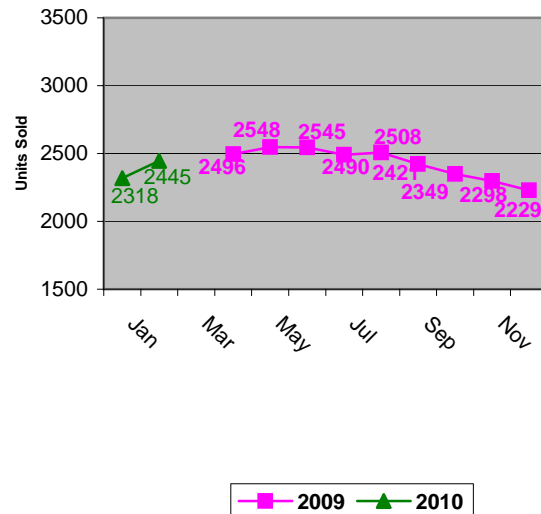
FAYETTE COUNTY

| Price Range | Sales | | | Current Inventory | | | |
|-----------------------|-----------------|------------------|------------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | Months Inv. | Pending |
| 49,999 OR UNDER | 7 | 7 | 0 | 14 | 50 | 3.6 | 7 |
| 50,000 - 99,999 | 10 | 15 | 0 | 25 | 250 | 10.0 | 56 |
| 100,000 - 119,999 | 6 | 10 | 1 | 17 | 230 | 13.5 | 60 |
| 120,000 - 139,999 | 5 | 33 | 4 | 42 | 330 | 7.9 | 88 |
| 140,000 - 159,999 | 1 | 16 | 3 | 20 | 259 | 13.0 | 72 |
| 160,000 - 179,999 | 0 | 11 | 10 | 21 | 212 | 10.1 | 53 |
| 180,000 - 199,999 | 0 | 8 | 4 | 12 | 140 | 11.7 | 47 |
| 200,000 - 249,999 | 1 | 12 | 10 | 23 | 268 | 11.7 | 73 |
| 250,000 - 299,999 | 0 | 5 | 8 | 13 | 207 | 15.9 | 42 |
| 300,000 - 499,999 | 1 | 2 | 8 | 11 | 287 | 26.1 | 50 |
| 500,000 - 749,999 | 0 | 0 | 5 | 5 | 107 | 21.4 | 15 |
| 750,000 - 999,999 | 0 | 0 | 1 | 1 | 38 | 38.0 | 4 |
| 1,000,000 - 1,249,999 | 0 | 0 | 0 | 0 | 18 | 18.0 | 2 |
| 1,250,000 - 1,499,999 | 0 | 0 | 1 | 1 | 15 | 15.0 | 1 |
| 1,500,000 - 1,999,999 | 0 | 0 | 0 | 0 | 16 | 16.0 | 0 |
| 2,000,000 - OVER | 0 | 0 | 0 | 0 | 18 | 18.0 | 1 |
| Total | 31 | 119 | 55 | 205 | 2445 | 11.9 | 571 |
| Median Price | \$90,000 | \$135,000 | \$220,000 | \$143,000 | \$169,900 | | \$161,305 |
| Average Price | \$91,687 | \$145,044 | \$294,671 | \$177,119 | \$265,419 | | \$214,224 |

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors™

Feb-10

Statistical Report Residential Condo, & Townhouses

Financing of Sales

| | | | | | | | |
|------|-----|---------------|---|--------------|---|---------------|----|
| CASH | 96 | FmHA | 5 | LA-Fixed | 0 | Owner Finance | 1 |
| CONV | 194 | FLB | 0 | L/A-Variable | 0 | VA | 14 |
| EXCH | 0 | FNMA | 0 | L/A + 2nd | 0 | Wrap Around | 1 |
| FHA | 122 | L/A Escalated | 0 | SBA | 0 | Other | 35 |

Other Statistics

| | Fayette | Anderson | Bourbon | Clark | Franklin | Jess | Madison | Montg | Nicholas | Scott | Woodford | Others | TOTAL |
|-----------------------|---------|----------|---------|-------|----------|------|---------|-------|----------|-------|----------|--------|-------|
| Out of County Buyer | 34 | 9 | 5 | 6 | 3 | 12 | 5 | 3 | 3 | 16 | 5 | 13 | 114 |
| Out of State Buyer | 19 | 1 | 0 | 0 | 4 | 5 | 3 | 1 | 0 | 1 | 2 | 2 | 38 |
| Seller Leaving County | 55 | 1 | 1 | 4 | 4 | 4 | 4 | 4 | 1 | 17 | 3 | 15 | 113 |
| Seller leaving State | 30 | 0 | 0 | 4 | 4 | 2 | 1 | 2 | 0 | 9 | 2 | 5 | 59 |
| New Construction | 25 | 4 | 4 | 1 | 5 | 4 | 3 | 1 | 0 | 5 | 3 | 1 | 56 |
| First Time Buyer | 58 | 7 | 5 | 2 | 4 | 15 | 1 | 4 | 2 | 12 | 7 | 7 | 124 |
| Listing FSBO | 3 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 2 | 0 | 2 | 11 |
| YDT Listing FSBO | 10 | 0 | 0 | 1 | 3 | 1 | 1 | 1 | 0 | 2 | 0 | 2 | 21 |

Lexington-Bluegrass

Association of Realtors[®]

Feb-10

Statistical Report Residential, Condo, & Townhouses FRANKLIN COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|-------------|-------------|-------------|----------|
| New Listings | 49 | | 58 | | 18% |
| Month Inventory | 16.3 | | 11.2 | | -31% |
| % of List Price | 96.04 | | 95.31 | | |
| Residential | | | | | |
| Sales | 21 | \$2,308,063 | 32 | \$3,976,701 | 52% |
| Avg Sales Price | | \$109,908 | | \$124,272 | 13% |
| Median Sales Price | | \$112,000 | | \$112,750 | 1% |
| Avg Days on Market | | 55 | | 87 | 58% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|-------------|-----------------|-------------|----------|
| New Listings | 116 | | 132 | | 14% |
| Residential | | | | | |
| Sales | 42 | \$5,182,364 | 54 | \$6,570,401 | 29% |
| Avg Sales Price | | \$123,390 | | \$121,674 | -1% |
| Median Sales Price | | \$118,186 | | \$112,950 | -4% |
| Avg Days on Market | | 92 | | 84 | -9% |

| Total Pendings by Month | | | | | | | | | | | | |
|-------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010 | 40 | 29 | | | | | | | | | | |
| 2009 | 32 | 24 | 41 | 36 | 43 | 43 | 54 | 43 | 44 | 52 | 30 | 21 |
| 2008 | 70 | 51 | 54 | 37 | 43 | 35 | 36 | 35 | 47 | 34 | 33 | 24 |



Lexington-Bluegrass

Association of Realtors®

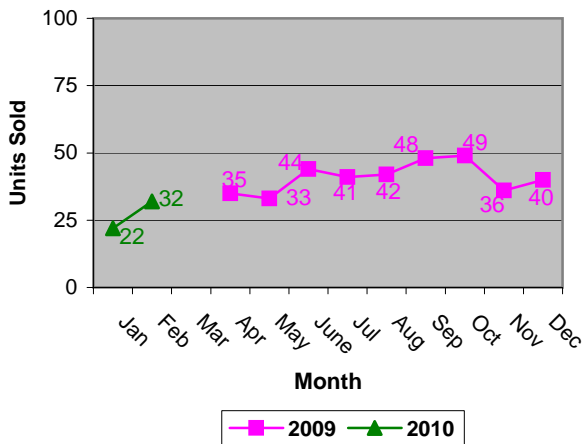
Single Family SALES and INVENTORY and PENDING

Feb-10

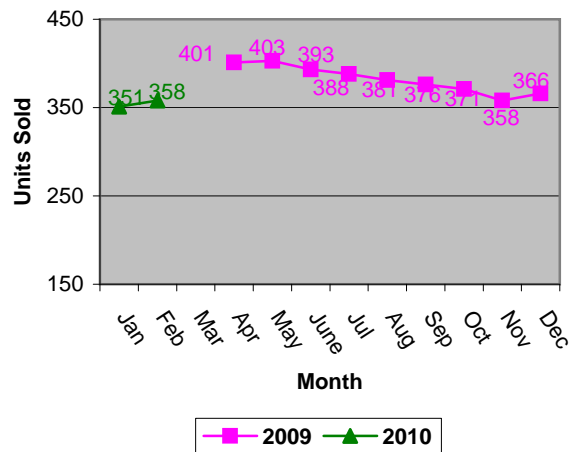
Franklin County

| Price Range | Sales | | | Current Inventory | | Months Inv. | Pending |
|-----------------------|-----------------|------------------|------------------|-------------------|------------------|-------------|------------------|
| | 0-2 Bedrm | 3 Bedrm | 4+ Bedrm | Total Units | Single Units | | |
| 49,999 OR UNDER | 3 | 2 | 1 | 6 | 20 | 3.3 | 4 |
| 50,000 - 99,999 | 1 | 5 | 2 | 8 | 69 | 8.6 | 11 |
| 100,000 - 119,999 | 0 | 3 | 0 | 3 | 29 | 9.7 | 7 |
| 120,000 - 139,999 | 1 | 4 | 0 | 5 | 60 | 12.0 | 5 |
| 140,000 - 159,999 | 0 | 2 | 0 | 2 | 34 | 17.0 | 2 |
| 160,000 - 179,999 | 0 | 3 | 0 | 3 | 26 | 8.7 | 4 |
| 180,000 - 199,999 | 0 | 0 | 0 | 0 | 26 | 26.0 | 0 |
| 200,000 - 249,999 | 0 | 1 | 2 | 3 | 38 | 12.7 | 8 |
| 250,000 - 299,999 | 0 | 0 | 0 | 0 | 18 | 18.0 | 0 |
| 300,000 - 499,999 | 0 | 0 | 2 | 2 | 30 | 15.0 | 2 |
| 500,000 - 749,999 | 0 | 0 | 0 | 0 | 5 | 5.0 | 1 |
| 750,000 - 999,999 | 0 | 0 | 0 | 0 | 2 | 2.0 | 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 | 5 | 20 | 7 | 32 | 358 | 11.2 | 45 |
| Median Price | \$48,000 | \$124,500 | \$202,000 | \$112,750 | \$141,000 | | \$125,000 |
| Average Price | \$61,720 | \$119,950 | \$181,300 | \$124,272 | \$179,359 | | \$164,484 |

Sales 2009 vs 2010



Inventory 2009 vs 2010



Lexington-Bluegrass

Association of Realtors®

Feb-10

Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

| MONTHLY SUMMARY | February-09 | | February-10 | | % CHANGE |
|--------------------|-------------|-------------|-------------|-------------|----------|
| New Listings | 86 | | 83 | | -3% |
| Month Inventory | 16.3 | | 11.4 | | -30% |
| % of List Price | 94.14 | | 93.42 | | |
| Residential | | | | | |
| Sales | 27 | \$4,480,002 | 37 | \$5,976,286 | 37% |
| Avg Sales Price | | \$165,926 | | \$161,521 | -3% |
| Median Sales Price | | \$125,000 | | \$120,000 | -4% |
| Avg Days on Market | | 114 | | 89 | -22% |

| CUMMULATIVE SUMMARY | Jan 09 - Feb 09 | | Jan 10 - Feb 10 | | % CHANGE |
|---------------------|-----------------|-------------|-----------------|--------------|----------|
| New Listings | 215 | | 178 | | -17% |
| Residential | | | | | |
| Sales | 50 | \$9,151,017 | 66 | \$11,389,866 | 32% |
| Avg Sales Price | | \$183,020 | | \$172,574 | -6% |
| Median Sales Price | | \$124,500 | | \$124,200 | 0% |
| Avg Days on Market | | 89 | | 82 | -8% |

| Total Pending by Month | | | | | | | | | | | | |
|------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| 2010 | 52 | 39 | | | | | | | | | | |
| 2009 | 32 | 32 | 45 | 62 | 56 | 63 | 45 | 46 | 50 | 51 | 43 | 32 |
| 2008 | 56 | 62 | 55 | 62 | 61 | 58 | 68 | 60 | 55 | 32 | 23 | 49 |

Lexington-Bluegrass

Association of Realtors®

Feb-10

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 | 2 | 0 | 3 | 11 | 3.7 | 0 |
| 50,000 | - | 99,999 | 3 | 7 | 0 | 10 | 74 | 7.4 | 19 |
| 100,000 | - | 119,999 | 0 | 3 | 2 | 5 | 28 | 5.6 | 14 |
| 120,000 | - | 139,999 | 0 | 5 | 1 | 6 | 44 | 7.3 | 12 |
| 140,000 | - | 159,999 | 0 | 2 | 0 | 2 | 34 | 17.0 | 6 |
| 160,000 | - | 179,999 | 1 | 1 | 3 | 5 | 32 | 6.4 | 4 |
| 180,000 | - | 199,999 | 0 | 1 | 0 | 1 | 38 | 38.0 | 4 |
| 200,000 | - | 249,999 | 0 | 1 | 0 | 1 | 37 | 37.0 | 3 |
| 250,000 | - | 299,999 | 0 | 0 | 1 | 1 | 16 | 16.0 | 3 |
| 300,000 | - | 499,999 | 0 | 0 | 1 | 1 | 35 | 35.0 | 3 |
| 500,000 | - | 749,999 | 0 | 0 | 1 | 1 | 25 | 25.0 | 5 |
| 750,000 | - | 999,999 | 0 | 0 | 1 | 1 | 27 | 27.0 | 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 | 7 | 7.0 | 1 |
| 1,500,000 | - | 1,999,999 | 0 | 0 | 0 | 0 | 3 | 3.0 | 0 |
| 2,000,000 | - | OVER | 0 | 0 | 0 | 0 | 3 | 3.0 | 0 |
| Total | | | 5 | 22 | 10 | 37 | 422 | 11.4 | 77 |
| Median Price | | | \$87,500 | \$118,250 | \$167,750 | \$120,000 | \$174,900 | | \$127,750 |
| Average Price | | | \$91,060 | \$115,545 | \$297,900 | \$161,521 | \$318,984 | | \$222,570 |

