



1 Year Market Activity Report

May 31, 2009

Summary

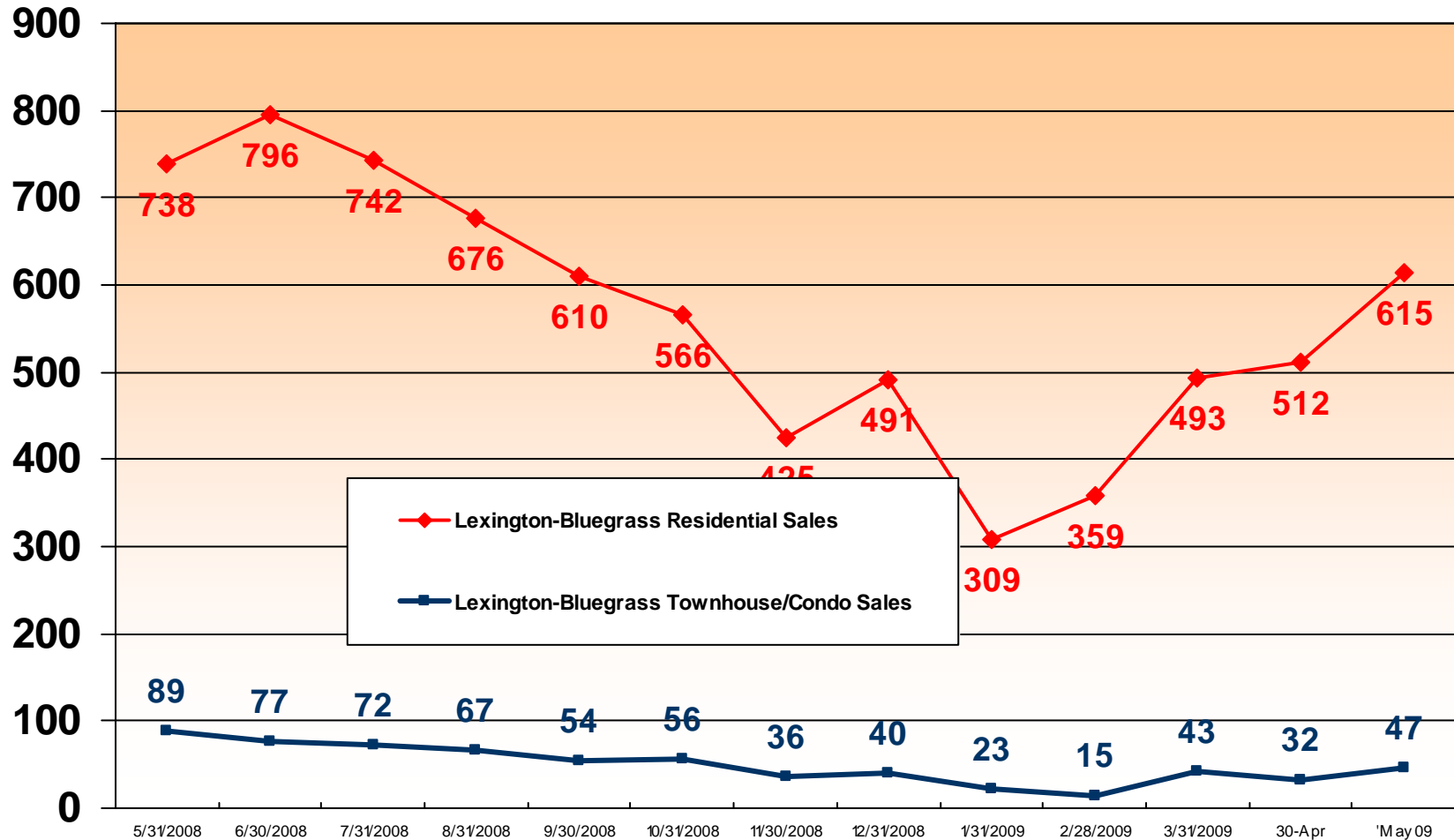
Compared to May 08 vs. May 09 sales are down 20% likely due the weakened national economy. Median sales prices fell only 6% for single family residential listings for May 09 vs. May 08. Inventory is down 2% compared to last year. Pending inventory is on an upward trend, rising 10.5% from last month (Apr. 09), 3.5% from last year. The Housing Affordability Index (HAI) increased 4.8% from May 08 to May 09., meaning that the Bluegrass continues to provide affordable options to buyers. Additionally, traffic to LBAR.com rose this month, increasing 2.7% to 310,954 visits.

Contents

1. Sales Closed
2. Existing Home Sales Closed
3. New Construction Sales Closed
4. Average Days on Market
5. Median Sales Price
6. Inventory
7. Pending Inventory
8. Housing Affordability Index
9. Website Statistics

1. Sales Closed

as of May 31, 2009

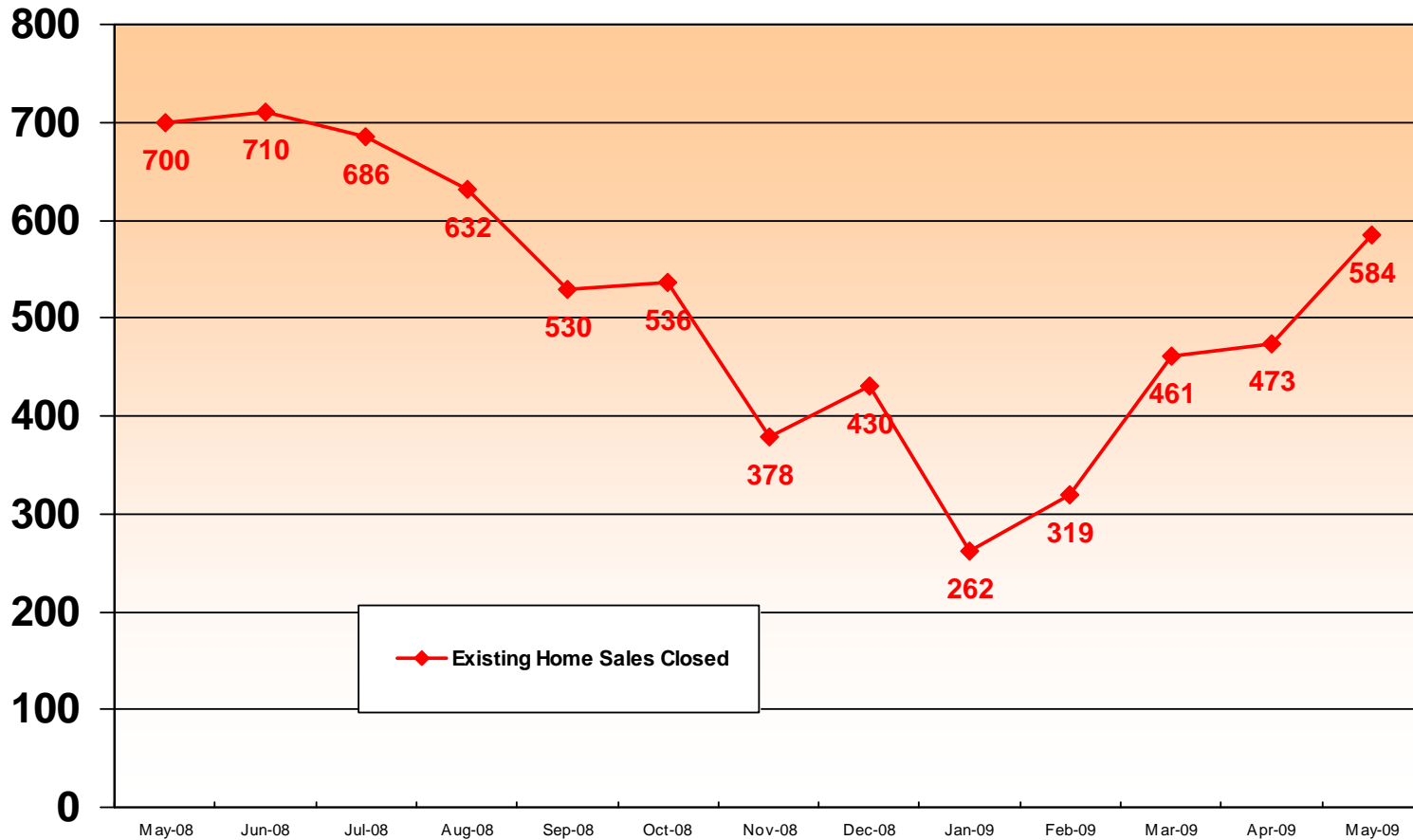


Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

2. Existing Home Sales Closed



as of May 31, 2009

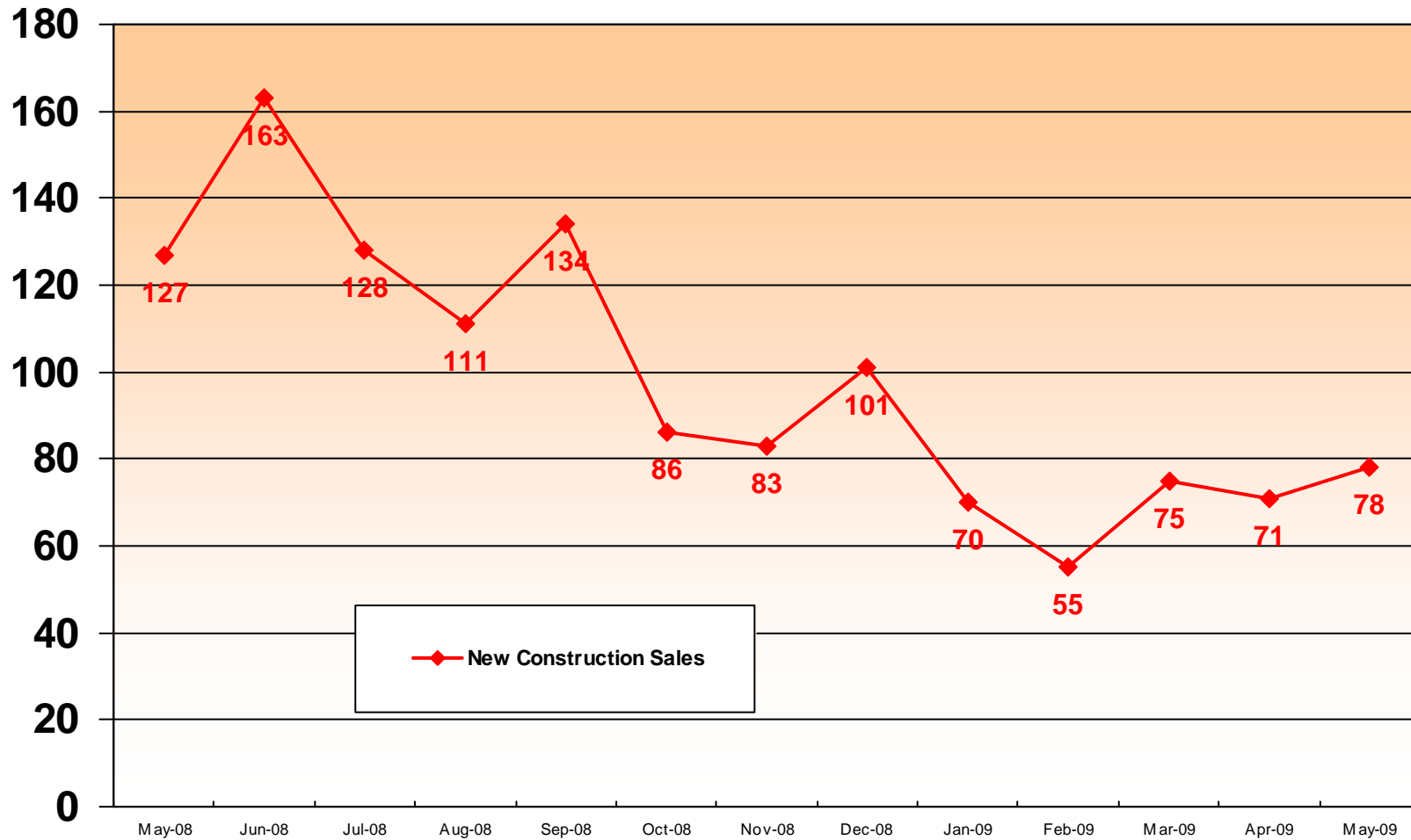


Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

3. New Construction Sales Closed



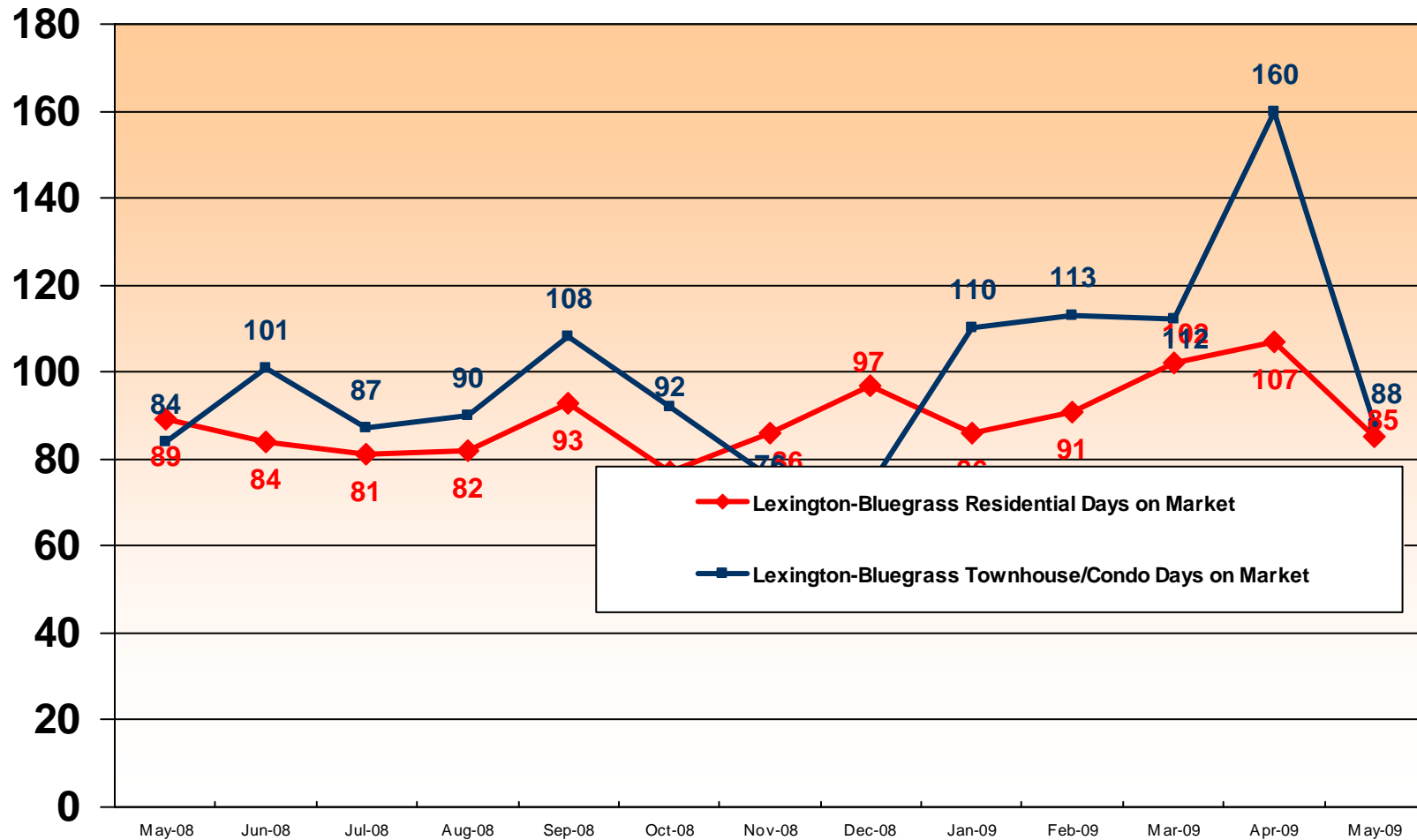
as of May 31, 2009



Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

4. Average Days on Market

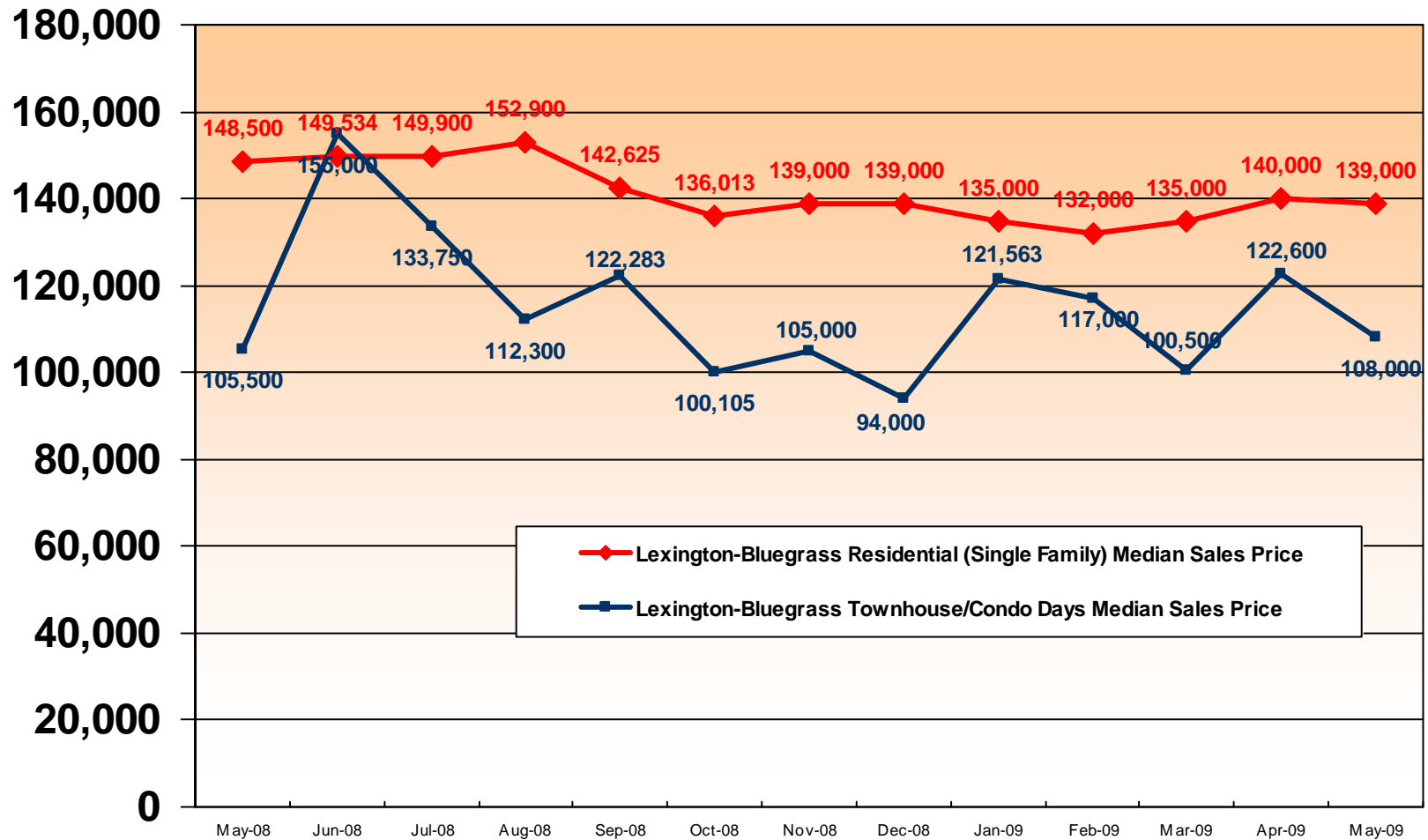
as of May 31, 2009



Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

5. Median Sales Price

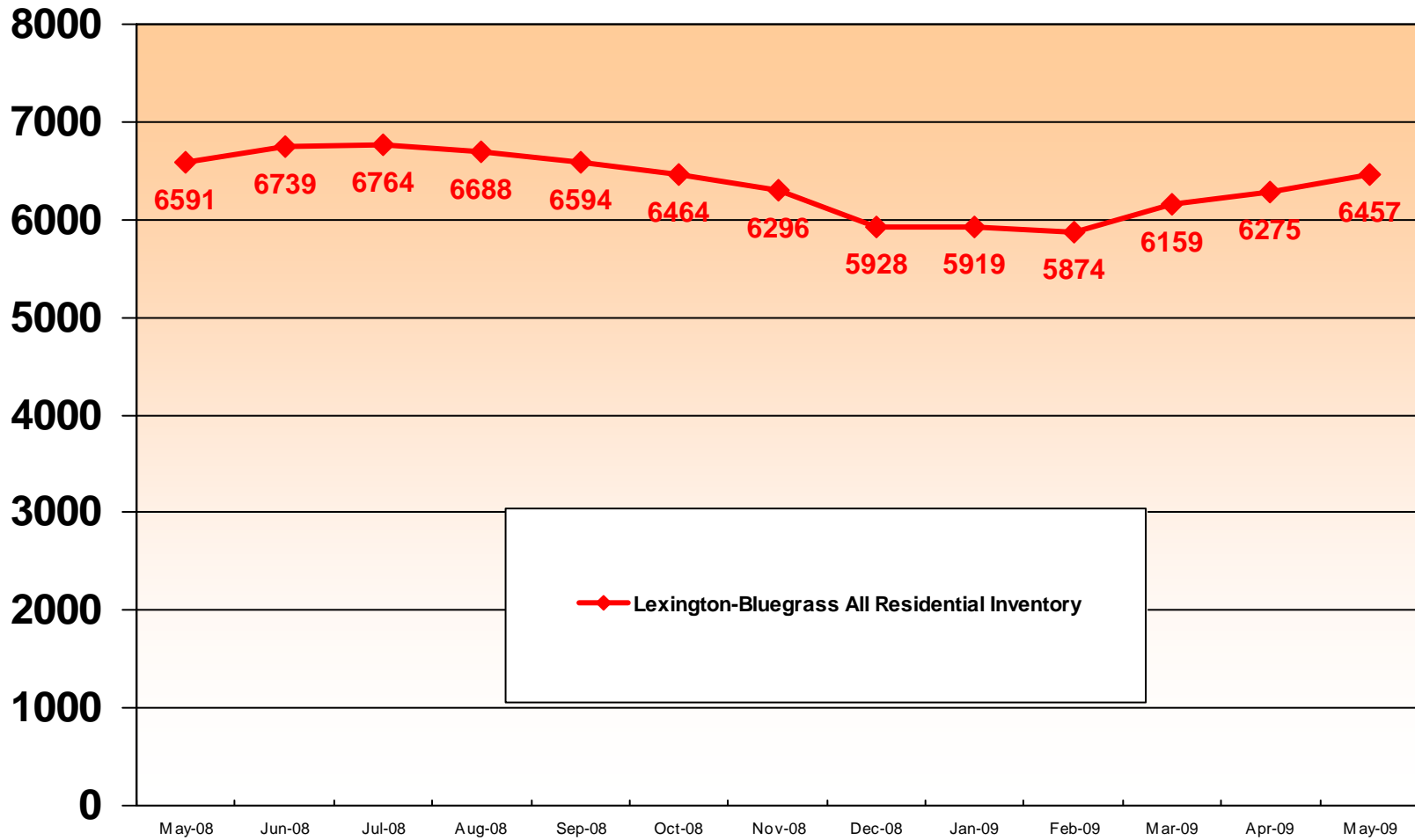
as of May 31, 2009



Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

6. Inventory

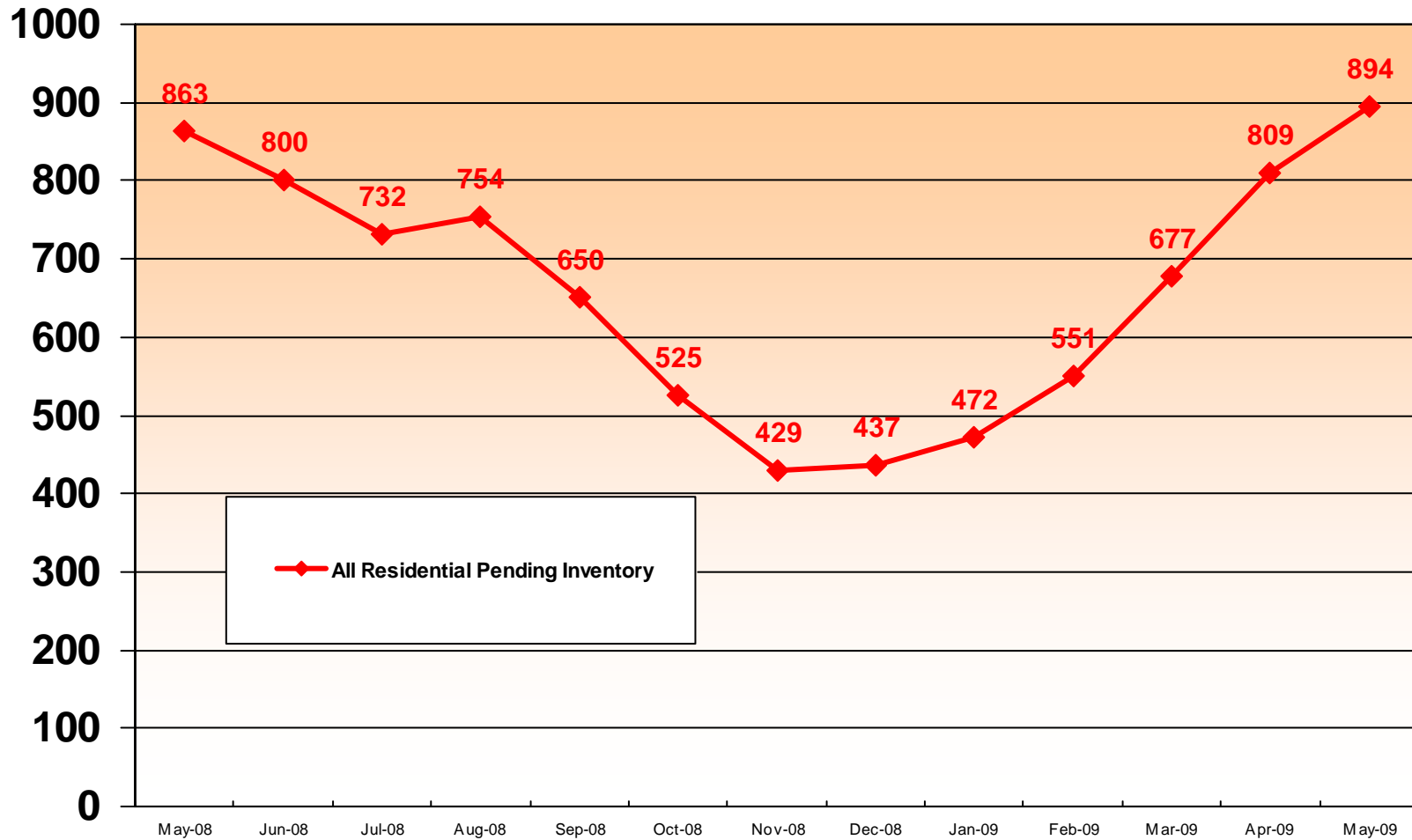
as of May 31, 2009



Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

7. Pending Inventory

as of May 31, 2009

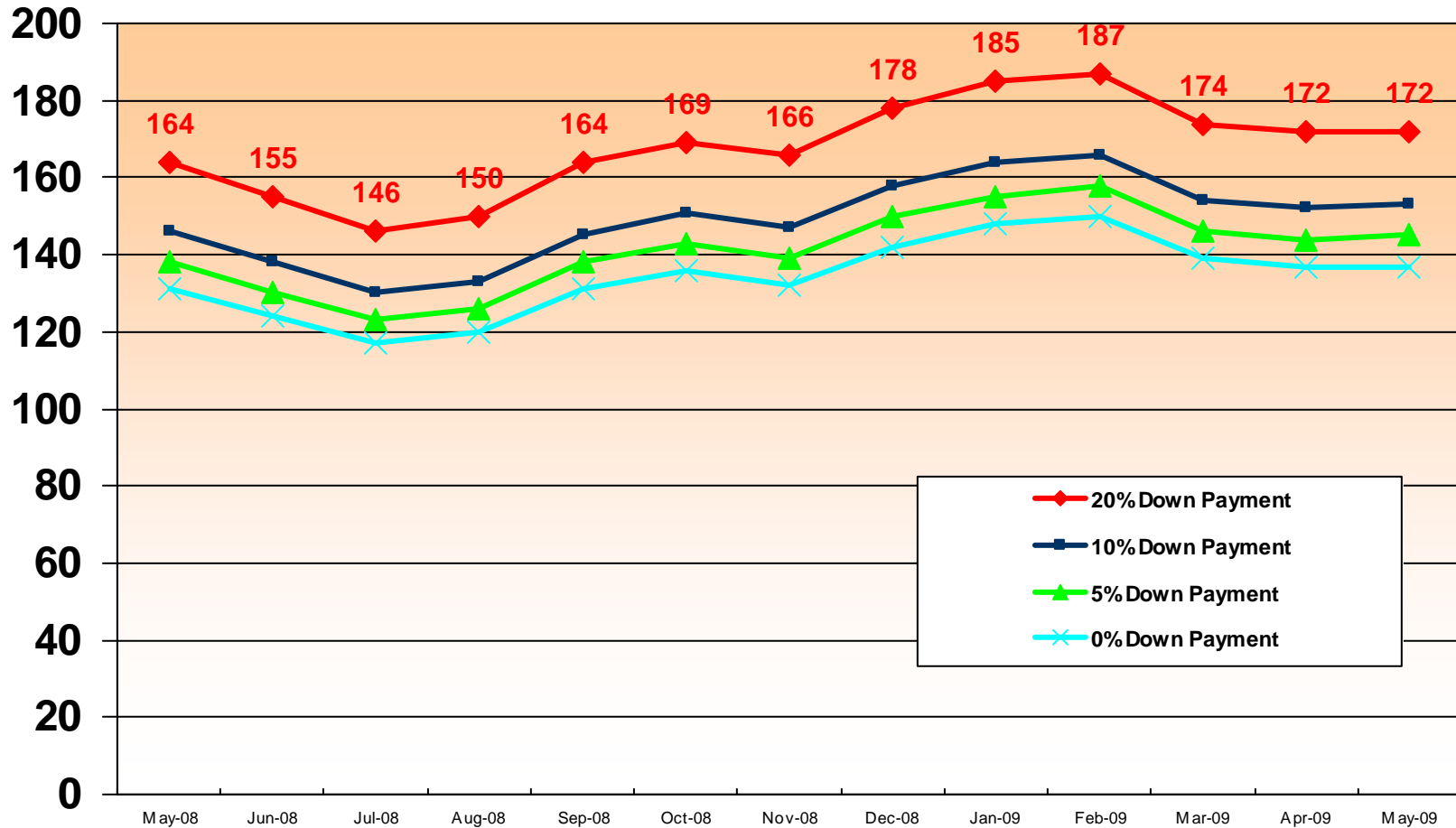


Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.

8. Housing Affordability Index



May 2009 HAI – 172



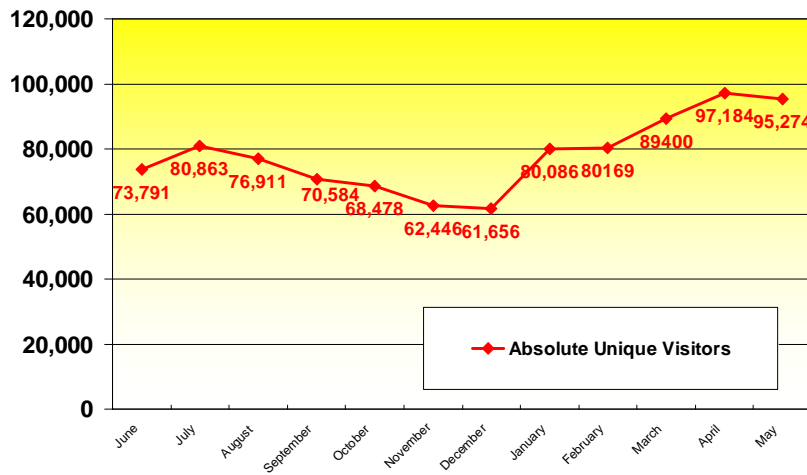
Note: The HAI formula measures housing affordability for the Lexington-Bluegrass market. An HAI of 172 means the median family income is 172% of the necessary income to qualify for the median priced home using 20% down, 30-year fixed rate mortgage. HAI is also calculated using a 0, 5, and 10% down payment.

9. LBAR.com Website Statistics

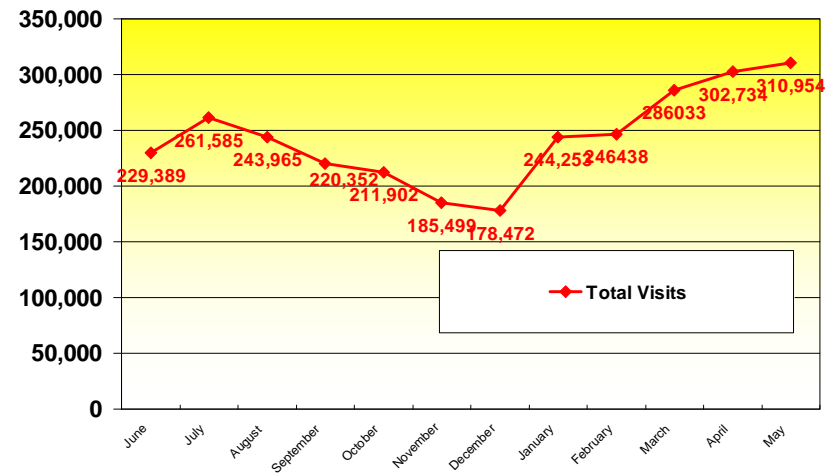


as of May 31, 2009

Absolute Unique Visitors



Total Visits



Published by the Lexington-Bluegrass Association of REALTORS®. This data is based exclusively upon LBAR MLS activity in the Central Kentucky region.