

Regional Market Snapshot

Residential Single Family Statistics
(As of Sunday, February 1, 2009)

	Greater Louisville Area	Southern Indiana Area	Etown/Ft. Knox Area
ACTIVE INVENTORY			
Active Residential Listings Currently on the Market	9,033	2,260	1,418
Average List Price	\$234,806	\$171,971	\$165,161
Months of Inventory *	21.4	23.3	21.2
LAST 30 DAYS			
Number Sold	422	97	67
Average Sales Price	\$145,264	\$107,069	\$119,863
Sales Price vs. List Price **	93.5%	93.6%	93.1%
Average Days on Market ***	84	101	147
New Listings on Market	1,825	453	191
Cancelled, Withdrawn or Expired Listings	1,450	359	166
LAST 12 MONTHS			
Number Sold	11,640	2,561	1,605
Average Sales Price	\$164,948	\$127,409	\$136,121
Sales Price vs. List Price **	95.8%	96.0%	95.8%
Average Days on Market ***	85	106	144

Statistic Notes:

- * - The real estate industry standard calculation for months of inventory is to divide the current inventory units by the number of units sold in the last 30 days
- ** - Sales to List Price ratio is calculated by dividing the average sales price into the average list price of the units sold.
- *** - This number does not reflect the times a home that is sold has been on the market before by (1) its owner, (2) another Realtor whose listing expired, or (3) a listing cancelled and then relisted to generate new interest. This number in most instances does not reflect the number of days from contract to close which averages 30-45 days for most closings. In order to have a true picture of the date property is listed to the date of closing a seller would need to add prior "days for sale" activity to the above average days on market plus 30-45 days from contract to close. The above is not reflective of a specific area but takes into account all homes on the MLS that sold in the last 30 days and the last 12 months. Your agent can give you a specific report tailored to your area.

This market report provides a summary of the three (3) multiple listing systems in the region where Semonin Realtors currently maintains offices. The **Greater Louisville Area** is primarily Jefferson County Kentucky and immediate surrounding Counties. **Southern Indiana Area** is primarily Clark, Floyd, Harrison and surrounding Indiana counties just north of the Ohio River. **Etown/Ft. Knox Area** is primarily Elizabethtown, Hardin County, Radcliff and surrounding counties south of the Louisville area. Information is deemed reliable but not guaranteed. These statistics include single family homes and condos only.



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Let my experience help make yours a better one.