

Regional Market Snapshot

Residential Single Family Statistics
(As of Sunday, November 2, 2008)

	Greater Louisville Area	Southern Indiana Area	Etown/Ft. Knox Area
ACTIVE INVENTORY			
Active Residential Listings Currently on the Market	10,195	2,482	1,531
Average List Price	\$233,021	\$173,495	\$164,701
Months of Inventory *	13.4	14.8	15.6
LAST 30 DAYS			
Number Sold	760	168	98
Average Sales Price	\$156,068	\$121,516	\$123,952
Sales Price vs. List Price **	95.0%	96.0%	94.9%
Average Days on Market ***	79	110	138
New Listings on Market	1,953	443	244
Cancelled, Withdrawn or Expired Listings	1,557	408	200
LAST 12 MONTHS			
Number Sold	12,258	2,698	1,660
Average Sales Price	\$167,630	\$130,313	\$140,042
Sales Price vs. List Price **	96.0%	96.4%	96.0%
Average Days on Market ***	85	106	143

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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