

Regional Market Snapshot

Residential Single Family Statistics
(As of Sunday, November 9, 2008)

	Greater Louisville Area	Southern Indiana Area	Etown/Ft. Knox Area
ACTIVE INVENTORY			
Active Residential Listings Currently on the Market	10,060	2,498	1,543
Average List Price	\$235,184	\$172,352	\$165,103
Months of Inventory *	14.0	14.9	15.9
LAST 30 DAYS			
Number Sold	718	168	97
Average Sales Price	\$154,767	\$119,340	\$124,071
Sales Price vs. List Price **	94.5%	96.0%	94.6%
Average Days on Market ***	79	109	130
New Listings on Market	1,877	457	241
Cancelled, Withdrawn or Expired Listings	1,597	394	191
LAST 12 MONTHS			
Number Sold	12,223	2,682	1,656
Average Sales Price	\$167,034	\$130,059	\$139,854
Sales Price vs. List Price **	96.0%	96.4%	96.0%
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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