

# Regional Market Snapshot

Residential Single Family Statistics  
(As of Sunday, December 7, 2008)

	Greater Louisville Area	Southern Indiana Area	Etown/Ft. Knox Area
<b>ACTIVE INVENTORY</b>			
Active Residential Listings Currently on the Market	9,753	2,400	1,533
Average List Price	\$232,261	\$170,985	\$163,114
Months of Inventory *	14.7	15.8	13.7
<b>LAST 30 DAYS</b>			
Number Sold	662	152	112
Average Sales Price	\$162,074	\$119,549	\$122,150
Sales Price vs. List Price **	95.3%	95.6%	95.6%
Average Days on Market ***	89	103	139
New Listings on Market	1,687	346	244
Cancelled, Withdrawn or Expired Listings	1,398	349	168
<b>LAST 12 MONTHS</b>			
Number Sold	12,007	2,626	1,643
Average Sales Price	\$165,920	\$128,628	\$138,617
Sales Price vs. List Price **	95.9%	96.3%	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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