



Market Report January 2008 - December 2008*

Area	\$75,000-\$125,000			\$125,001-\$200,000			\$200,001-\$300,000			\$300,001-\$500,000			\$500,001-\$750,000			\$750,001-\$999,999			\$1,000,000 +		
	Sales	On Market	Month Supply	Sales	On Market	Month Supply	Sales	On Market	Month Supply	Sales	On Market	Month Supply	Sales	On Market	Month Supply	Sales	On Market	Month Supply	Sales	On Market	Month Supply
Central Downtown/District/Old Louisville	14	20	13.92	15	11	9.42	4	21	12.33	2	36	20.33	6	13	12.33	2	7	6.25	0	7	6.75
Dtown/Old Lou/Shively/W Lou	168	178	14.67	32	73	35.33	7	48	37.5	7	21	12.83	1	3	1.5	1	1	1.17	0	0	0.25
Butchertwn/Highlands/Germantwn	223	81	4.83	238	70	3.75	155	89	9.5	79	70	10	25	22	11.42	4	7	5.17	4	3	2.58
Clifton/Crescent Hill/St Matthews	135	35	4.7	196	87	5.8	148	88	7.1	82	71	9.8	24	29	14.2	8	15	10.1	7	9	9.6
Pleasure Ridge/Valley Station/Shively	347	207	7.4	129	139	14.0	14	12	16.7	0	0	*	0	0	*	0	0	*	0	0	*
Auburndale/Fairdale/Iroquois Prk/Shively	309	241	9.4	177	165	12.2	43	54	18.9	9	26	22.5	0	3	2.3	0	2	1.7	0	0	*
Buechel/Highview/Okolona/Fern Creek	567	278	6.0	550	342	7.9	95	100	12.5	19	33	20.5	1	3	2.6	0	3	2.8	0	3	2.5
Fern Creek/Hikes Pt/J-town	287	156	5.9	589	276	5.8	210	159	8.3	66	102	21.7	4	20	18.4	1	6	5.2	0	7	6.6
DglasHls/Hurstbrn/Mditwn/Anchrg/StMatthws	103	41	5.0	212	137	6.8	284	194	6.9	203	222	13.6	44	71	26.8	8	32	19.9	5	19	12.6
Anchrg/Glenview/Lyndon/Prospect	135	68	5.8	350	176	5.9	317	137	6.3	173	133	9.3	45	70	20.4	14	30	21.7	10	42	27.3
Nelson Co	171	120	10.3	97	127	17.6	27	65	40.9	13	25	27.5	1	5	3.9	0	1	5.1	0	0	0.2
Bullitt Co	302	151	6.8	271	236	10.5	108	140	17.8	13	48	39.0	0	6	5.8	1	1	1.4	1	6	1.8
Spencer Co	31	18	9.2	83	84	15.1	40	74	28.7	9	39	32.7	1	6	5.2	0	0	0.3	0	2	1.4
Oldham Co, N-I71	39	18	7.8	94	64	11.9	70	83	14.0	73	82	17.0	41	71	22.2	9	24	19.3	7	17	13.2
Oldham Co, S-I71	49	21	7.7	108	65	7.2	103	104	15.8	85	78	20.3	9	17	16.9	2	5	5.3	1	4	4.3
Henry Co	51	39	12.3	29	33	17.7	13	35	25.9	3	18	15.4	2	9	6.6	0	2	4.8	0	6	5.0
Shelby Co	86	81	15.9	174	172	13.4	48	74	26.3	35	88	39.6	7	21	21.5	1	29	20.7	3	31	28.0
Meade Co	41	43	17.5	71	63	15.3	13	18	17.8	2	4	2.3	0	1	0.4	0	1	0.2	0	1	0.9
Trimble Co	19	14	9.7	11	24	18.2	2	17	16.5	3	5	8.5	1	2	2.3	0	0	*	0	0	*
Southern Indiana Board	815	647	14.1	794	723	15.1	284	383	29.5	88	161	40.3	6	31	31.0	1	7	*	0	6	*
Heart of Kentucky Board	447	413	12.5	635	586	14.7	214	202	20.2	54	91	45.5	6	8	*	0	7	*	1	7	*

* Information obtained from GLARMLS, SIRA and HKAR on January 22nd, 2009. It is deemed reliable but not guaranteed.

Seller's Market

4 months or less supply of homes

A Seller's Market is characterized by superior demand for the available supply. Strong price appreciation usually accompanies these conditions.

Balanced Market

5 - 7 months supply of homes

In a normal, Balanced Market buyer demand is roughly equal to the supply of homes available. It is imperative to price at or slightly above the actual market value to generate a sale.

Buyer's Market

8+ months supply of homes

A Buyer's Market is represented by an oversupply of homes and weak buyer demand. Soft selling prices usually result from these conditions.