



[Share this Story](#) [Print this Story](#)

## Hopeful Signs

Reported by: [Kareem Elgazzar](#)

Email: [feedback@kypost.com](mailto:feedback@kypost.com)

Last Update: 6/27 5:32 pm



(Getty Images)

The housing market in Northern Kentucky is starting to show promise as home sales jumped 5.5 percent between the months of April and May.

The Northern Kentucky Association of Realtors (NKAR) reported 405 residential home sales in May and 384 sales in April. Despite this increase, sales are still down 21 percent from the same period one year ago. The report also confirms home prices are continuing to decline in Northern Kentucky with an average price of \$142,101 in April and \$137,167 in May, or a decline of 3.5 percent. From this time last year, the average home price has dipped 21 percent from \$172,088 to \$135,357.

With home inventories at its lowest point in two years and with housing prices so affordable, many home buyers are faced with challenging circumstances. Furthermore, sellers are finding that multiple offers to purchase are coming in. In a healthy housing market, a six-month inventory is ideal, that is, it will take six months for realtors to sell or "burn through" the homes currently on the market, said Kent Dailey, the current Northern Kentucky Multiple Listing Service president. In this ideal market, buyers and sellers are on an even playing field, where each party can have confidence in the transaction.

"At one point within the last few years, we reached an 11-month inventory," Dailey said.

"Houses priced over \$200,000 are moving slower than those in the range of \$100,000 - \$200,000," said Johnny Hodge, president of the Northern Kentucky Association of Realtors. "I've heard that quite a number of listings in that below \$200k range are receiving multiple offers."

In light of tight credit markets, lenders are expecting good credit scores from buyers, more specifically in the range between 620 and 680, Hodge said. Given the current economic conditions, Hodge said buyers may find more difficulty closing on a home because lenders are "scrutinizing lenders a little closer."

Along with the National Association of Realtors (NAR), the NKMLS supports President Barack Obama's economic stimulus plan in which provides an \$8,000 tax credit to first-time buyers in hopes of encouraging people to purchase homes. If it wasn't for the \$8,000 tax credit for first-time buyers, the industry would be in even more serious trouble, Dailey said. However, while the NAR and NKMLS applaud Obama's efforts, they are calling for further action.

"As President Barack Obama, U.S. Treasury Secretary Timothy Geithner and Federal Reserve Chairman Ben Bernanke have all noted, there can be no economic recovery without stabilization in the housing market," NAR President Charles McMillan said. "NAR has called on Congress and the Obama administration to expand the first-time home buyer tax credit to include all home buyers, regardless of income."

The foreclosure rate in Kentucky is lower than that of other surrounding states. The rates in Kentucky and Indiana were lower than the nation as a whole in April, a time when the highest amount of homes were being repossessed in the last four years.

"There weren't as many predatory loans issued in Kentucky as other states," Dailey said. "Any economic recovery has to be market driven. There is a complete lack of confidence out there and more people are willing to stay put." Kentucky Post

[Share this Story](#)

[Add a Comment](#) [Add Video Comment](#)

(0) Comments



### More KYPost Headlines



**JBS Swift Beef Co. Expands Beef Recall**

JBS Swift Beef Co. of Greeley, Colo., is voluntarily expanding its beef recall to include about 380,000 pounds of products because of possible E. coli contamination. [Watch Video](#)


[Autopsy Planned For TV Pitchman Billy Mays](#) | [Watch Video](#)

- ◆ [BET Awards Honor Michael Jackson's Legacy](#) |  [Watch Video](#)
- ◆ [State Police Increasing Patrols For Holiday](#)
- ◆ [The Celebration Will Go On In Independence](#) |  [Watch Video](#)
- ◆ [Northern Ky. Police To Buy Moveable Cameras](#)



Scripps TV Station Group  
© 2009 The E.W. Scripps Co.  
[Privacy Policy \(Updated\)](#) | [Terms of Use \(Updated\)](#) | [EEO](#)

[More news and information from our local news partners](#)

 **INERGIZE** DIGITAL This site is hosted and managed by [Inergize Digital](#).