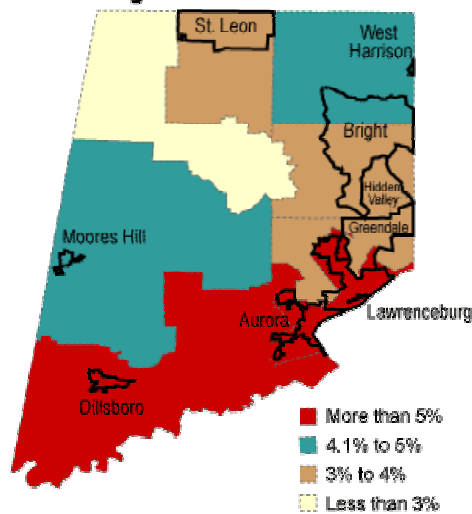


CHANGES IN HOUSING INVENTORY

Amount of Vacant Housing Units

Figure 6. Vacancy Rates

Dearborn County Tracts:
Vacancy Rate



Source: U.S. Census 2000
Map by the Indiana Business Research Center
Indiana University, March 2004

According to the 2000 Census, Dearborn County had 959 vacant housing units. Over half of those units, 55.6%, were built before 1960, and over 80% were built before 1970. Over 15% of the vacant units were lacking either complete plumbing facilities, kitchen facilities or both.

Availability and Affordability of Houses

HOMES FOR SALE

The homes for sale during the period of time from May 1 to May 27, 2004 reflect an average price of \$184,000. Those advertised through the Dearborn County Register, the county newspaper published twice a week, listed houses with a much lower asking price than those advertised through the Multiple Listing Service (MLS) for Greater Cincinnati. The average price for a house advertised in the newspaper was \$140,000, as compared to the average price listed through the MLS of \$229,000.

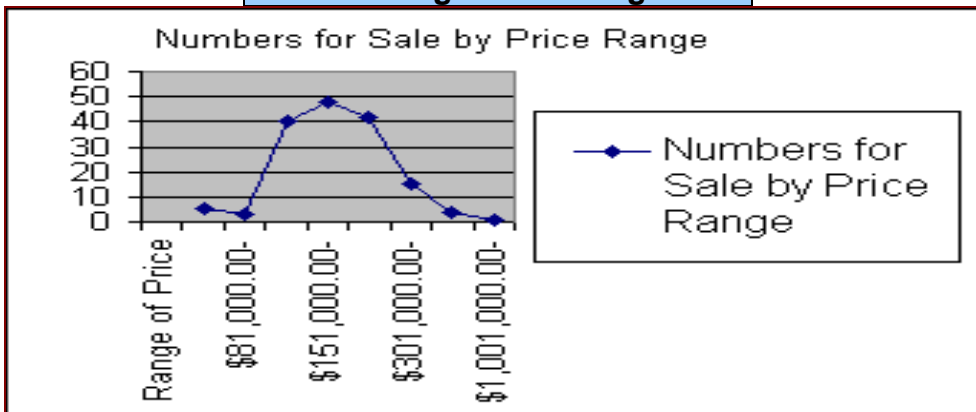
Of the 158 houses advertised for sale during May, five were under \$80,000, three were \$81,000-\$100,000, 40 were \$101,000-\$150,000 and 48 were \$151,000-\$200,000. This translates into 61% of the advertised houses priced at \$200,000 or lower. However, only 30% of the houses were priced at \$150,000 or less and only 5% at \$100,000 or less.

Another way to examine this is that 56% (88 houses) of the 158 listed were between \$101,000-\$200,000, and 90 houses (57%) were priced \$151,000-\$300,000. There were only eight

houses (5%) listed under \$100,000, but 20 houses (17%) over \$200,000. Five homes (3%) were more than \$500,000 and one of those was listed for over \$1.5 million.

Table 28. Range of Prices for Houses	Number of Houses for Sale by Price Range
\$0-80,000.00	5
\$81,000.00-\$100,000.00	3
\$101,000.00-\$150,000.00	40
\$151,000.00-\$200,000.00	48
\$201,000.00-\$300,000.00	42
\$301,000.00-\$500,000.00	15
\$501,000.00-\$1,000,000.00	4
\$1,001,000.00-\$1,600,000.00	1

Chart 8. Range of Housing Prices



UNITS FOR RENT

There were 31 units for rent during the May research period. The average price was about \$508 per month. The highest priced two-bedroom unit was in Aurora at \$825 and the lowest was \$450. The lowest one-bedroom unit at \$350 was in Aurora. About half the units were one-bedroom.

Table 29. A Listing of Homes for Sale through the Dearborn County Register for the Period April 23 –May 15, 2004

Location	Street	Bedrooms	Price	Lot Area	Type	Other
Aurora	5 th Street	3	\$35,000		2 story	
Aurora		3	\$114,900	3.56 acres	Brick	Pole bard, deck, pool
Aurora		2	\$45,000			New plumbing, electric, carpet
Aurora	Soap Hill	3	\$142,000	1 ½ acre	Brick ranch	
Aurora	Hardwood Ridge	3	\$139,900		Ranch	New construction
Greendale	Close to pool and park	2	\$117,500			Potential 3 rd BR upstairs
Greendale	Cook Ave.		\$105,000	150x50	Frame/Alum	7 rooms, 2 baths
Greendale		3	For sale or rent to buy-\$3,000 dn	1.25 acres	"Brand new again"	
Lawrenceburg	Lawrenceburg schools	4	Below \$279,000	2 oversized lots		Add'tl 2 lots available- Adjoins 77 acres
Lawrenceburg	Quiet setting	3	\$149,000		Ranch	
Lawrenceburg		3	\$204,000	1 acre	Ranch	Pool, new windows, siding, landscaping
Lawrenceburg		3	\$172,000			Totally renovated
Lawrenceburg		4	\$0 down, \$912/mo to own	1 acre	2 story	Overlooks pond
Manchester		3	\$130,000	2 acres	1300 sq ft	Whirlpool, pole barn
Manchester		3	\$194,000	27+ acres		Stocked pond

Table 30. A Sampling of Homes for Sale in Dearborn County Offered Through the Cincinnati Multiple Listing Service the week of May 20-27, 2004
Source: CincyMLS.com MLS of Greater Cincinnati, Inc., May 27, 2004

Location	Street	Price	Bedrooms	Type	Other
Aurora	W. Fourth	\$32,956	3		SF – 1.5 story
	Sunset Dr.	\$114,900	3		SF – Bi-level
	Ridge Ave.	\$119,900	3		SF – 1 story
	Wilmington Hills	\$124,900	3		SF – 1 story
	Crescent Dr.	\$139,900	4		SF – 1 story
	Legge Ln	\$899,900	5		1 story
Bright	Inghams Mill Ln 1	\$114,900	2	Condo	1 story
	Inghams Mill Ln 2	\$114,900	2	Condo	1 story
	North Dearborn	\$114,900	4		1.5 story
	Inghams Mill Ln 6	\$119,900	2	Condo	
	Inghams Mill Ln 7	\$119,900	2	Condo	
	Inghams Mill Ln 8	\$119,900	2	Condo	
	Inghams Mill Ln 5	\$121,100	2	Condo	
	Inghams Mill Ln 3	\$125,900	2	Condo	
	Inghams Mill Ln 4	\$125,900	2	Condo	
	South Pt Dr.	\$134,900	2	Condo	2 story
	Murray	\$145,900	3		
	Brookstone Way	\$154,900	3		
	Garden Meadow	\$154,900	3		
	Maple Ridge	\$157,000	3		
	Brookstone Way	\$157,500	3		
	Green Meadow Dr	\$159,000	3		
	Priest Rd.	\$164,000	3		
	Redwood Dr.	\$164,900	3		
	Haddock Dr.	\$167,990	4		
	Haddock	\$169,500	3		
	Vineyard	\$169,900	3		
	Brightland Dr.	\$169,900	3		
	Brightwood Dr.	\$169,900	3		
	Bunkum	\$169,900	2		
	Hawley	\$172,900	3		
	Redwood Dr.	\$174,300	3		
	Haddock Dr.	\$183,900	4		
	Swales Ct.	\$189,900	4		
	Orchard Dr.	\$197,900	5		1 story
	Apple	\$199,900	4		2 story

Location	Street	Price	Bedrooms	Type	Other
	Blue Ridge	\$204,900	3		
	Lexus	\$229,900	3		
	Dakota	\$229,900	3		
	Dearborn	\$239,900	3		
	Georgetown	\$252,900	4		
	Limestone Dr.	\$269,900	4		
	Farmland	\$274,900	4		
	Carr	\$279,900	3		
	Sneaky Ridge	\$309,000	3		
	Serenity Ridge	\$319,600	3		
	Hartland Ct.	\$389,900	4		
Dearborn County	King St.	\$80,000	3		
	Springdale	\$189,000	3		
Dillsboro	St. Rt 62	\$159,900	3		
Greendale	Cook Ave.	\$99,900	2		
	Midway Ct.	\$129,900	4		
	Midway Ct.	\$138,900	4		
	Wispering Woods	\$164,900	4		
	Probasco	\$179,900	4		
	Ridge Ave.	\$399,900	3		
	Gleneagles	\$459,900	4		
Guilford	Burtzelbach	\$219,900	3		
	Briarway	\$239,900	4		
	Yorkville	\$850,000	3		

**Table 31. Houses/Apartments For Rent
In Dearborn County, May 13-May 20, 2004**

Location	Rent/Month	Utilities Included In Rent?	Plus Deposit?	Bedrooms	
APARTMENTS					
Lawrenceburg	\$625.00	Y		1	1 st Floor-5 rooms
Manchester	450.00	N		2	
Greendale	495.00	W/S			Accepts Section 8
Manchester	650.00	?		4	
Aurora	825.00	?	Y	2	Loft style
Aurora	825.00	?	Y	3	
Aurora	420.00	y	y	1	
Aurora	350.00	?	Y	1	
Aurora	475.00	Y	Y	1	
Aurora	375.00	?	Y	1	References
Aurora	375.00	E	Y	1	
Aurora	675.00	-	Y	3	
Aurora	450.00	Y	Y	?	
Aurora	450.00	Y	Y	1	
Aurora	575.00	-	Y	2	
Dillsboro	655.00	Y	-	2	
	425.00	HEAT	Y	1	
	450.00	W	Y	2	
	325.00	S/W	Y	1	
Lawrenceburg	489.00	-	Y	1	Furnished
	350.00	-	Y	1	
	450.00	N	Y	1	
Greendale	125/week	Y	-	?	Efficiency
	575.00	N	Y	2	

Location	Rent/Month	Utilities Included In Rent?	Plus Deposit?	Bedrooms	
Greenbriar	525.00	-	Y	2	
HOUSES					
Aurora	650.00	-	N	3	Section 8 – ok
	600.00	N	Y	2	
Bright	540.00	-	Y	2	
Hidden Valley Lake	800.00	-	Y	?	
Lawrenceburg	450.00	-	-	1	
West Harrison	550.00	Y	-	1	

Source: Dearborn County Register