



**Greater Louisville Association of REALTORS®
Residential Sales Statistics
Single Family Residential & Condo**

Average Price Up 5.9% and Volume Down 1.0% Year-To-Date

The Greater Louisville Association of Realtors® (“GLAR”) reported sales down 1.0% year-to-date versus 2017, and the average price was up 5.9%. In Jefferson County, the average price in October was \$217,639 and the median was \$178,750. For all MLS areas, the inventory of available properties was 2.0% lower than at the same time last year.

GLAR President Karen Story commented that, "Our members sold virtually the same number of homes this October, compared to last year." She added that, "Selection of homes for buyers has improved slightly and homes are selling at a steady pace."

Lawrence Yun, Chief Economist of the National Association of Realtors® commented that as long as the economy stays relatively strong, home sales can do well even in a rising rate environment. "Mortgage rate increases don't automatically push home sales down. In 1984, 1994 and 1999, interest rates rose about 2% while home sales either stayed flat or continued up."

Pat Durham, the Executive Vice President of the Building Industry Association of Greater Louisville, commented that. "New construction sales and permits remain in positive territory year to date, as both contract and speculative homes sales have held firm. Builders are being cautious with their spec inventory as interest rates climb, though rates remain great from an historical perspective. A robust market needs new construction and existing home inventory to remain steady."

All MLS Areas	October 2017	October 2018	% Change	Jan 1 - Oct 31, 2017	Jan 1- Oct 31, 2018	% Change
Houses Sold	1,481	1,486	0.34%	15,416	15,269	-0.95%
Average Selling Price	\$198,902	\$215,230	8.21%	\$206,630	\$218,748	5.86%
Median Selling Price	\$169,900	\$179,000	5.36%	\$171,500	\$180,000	4.96%
# of Active Listings Placed into Pending Status During Oct.	1460	1250	-14.38%			
Active Listings at October 15	4445	4356	-2.00%			

Jefferson County	October 2017	October 2018	% Change	Jan 1 - Oct 31, 2017	Jan 1- Oct 31, 2018	% Change
Houses Sold	1,022	1,012	-0.98%	10599	10492	-1.01%
Average Selling Price	\$197,134	\$217,639	10.40%	\$206,197	\$218,663	6.05%
Median Selling Price	\$164,250	\$178,750	8.83%	\$168,500	\$178,900	6.17%
# of Active Listings Placed into Pending Status During Oct.	1021	839	-17.83%			
Active Listings at October 15	2647	2600	-1.78%			

Oldham County	October 2017	October 2018	% Change	Jan 1 - Oct 31, 2017	Jan 1- Oct 31, 2018	% Change
Houses Sold	79	93	17.72%	893	933	4.48%
Average Selling Price	\$308,703	\$342,051	10.80%	\$325,772	\$339,362	4.17%
Median Selling Price	\$309,900	\$272,000	-12.23%	\$294,950	\$300,000	1.71%
# of Active Listings Placed into Pending Status During Oct.	70	59	-15.71%			
Active Listings at October 15	310	359	15.81%			

Bullitt County	October 2017	October 2018	% Change	Jan 1 - Oct 31, 2017	Jan 1- Oct 31, 2018	% Change
Houses Sold	88	104	18.18%	1074	1001	-6.80%
Average Selling Price	\$179,819	\$181,390	0.87%	\$183,670	\$196,706	7.10%
Median Selling Price	\$168,950	\$167,950	-0.59%	\$170,000	\$180,000	5.88%
# of Active Listings Placed into Pending Status During Oct.	103	81	-21.36%			
Active Listings at October 15	261	242	-7.28%			

GLAR Contact Information:

Karen Story, President
 Semonin, Realtors®
 (502) 425-4760

Lisa Stephenson, CEO
 Greater Louisville Association of Realtors®
 (502) 894-9860