



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

Average Price Up 5.4% and Volume Down 1.3% Year-To-Date

The Greater Louisville Association of Realtors® (GLAR) reported sales down 1.3% year-to-date versus 2017, and the average price was up 5.4%. In Jefferson County, the average price in November was \$222,497 and the median was \$178,500. For all MLS areas, the inventory of available properties was 0.7% higher than at the same time last year.

GLAR President Karen Story commented that, "Our members are reporting a normalizing market with the total number of homes sold, and available for sale, similar to that of last year." She added that, "In today's market, it's important for sellers to have their property in move-in ready condition and priced competitively."

Lawrence Yun, Chief Economist of the National Association of Realtors® commented that we've seen several months with weaker pending home sales figures and that, "the recent rise in interest rates is beginning to hold back some buyers." He added that the short-term uncertainties include, "stock market volatility, possible Fed rate hikes and trade policy." However, he's relatively optimistic regarding the "long-term, solid pent-up demand" for home purchases.

All MLS Areas	November 2017	November 2018	% Change	Jan 1 - Nov 30, 2017	Jan 1- Nov 30, 2018	% Change
Houses Sold	1,388	1,251	-9.87%	16,805	16,586	-1.30%
Average Selling Price	\$217,329	\$222,422	2.34%	\$207,509	\$218,728	5.41%
Median Selling Price	\$175,000	\$184,000	5.14%	\$172,000	\$180,428	4.90%
# of Active Listings Placed into Pending Status During Nov.	1212	1058	-12.71%			
Active Listings at November 15	4271	4301	0.70%			

Jefferson County	November 2017	November 2018	% Change	Jan 1 - Nov 30, 2017	Jan 1- Nov 30, 2018	% Change
Houses Sold	950	860	-9.47%	11,549	11,391	-1.37%
Average Selling Price	\$212,523	\$222,497	4.69%	\$206,717	\$218,782	5.84%
Median Selling Price	\$169,900	\$178,500	5.06%	\$168,500	\$179,000	6.23%
# of Active Listings Placed into Pending Status During Nov.	859	720	-16.18%			
Active Listings at November 15	2538	2625	3.43%			

Oldham County	November 2017	November 2018	% Change	Jan 1 - Nov 30, 2017	Jan 1- Nov 30, 2018	% Change
Houses Sold	77	68	-11.69%	970	1003	3.40%
Average Selling Price	\$395,229	\$336,469	-14.87%	\$331,285	\$335,559	1.29%
Median Selling Price	\$275,000	\$297,500	8.18%	\$291,500	\$300,000	2.92%
# of Active Listings Placed into Pending Status During Nov.	60	69	15.00%			
Active Listings at November 15	291	343	17.87%			

Bullitt County	November 2017	November 2018	% Change	Jan 1 - Nov 30, 2017	Jan 1- Nov 30, 2018	% Change
Houses Sold	88	89	1.14%	1162	1098	-5.51%
Average Selling Price	\$186,137	\$199,770	7.32%	\$183,857	\$197,204	7.26%
Median Selling Price	\$174,905	\$181,789	3.94%	\$170,002	\$180,000	5.88%
# of Active Listings Placed into Pending Status During Nov.	68	64	-5.88%			
Active Listings at November 15	257	232	-9.73%			

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