



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

Average Price Up 5% and Volume Down 1.8% in 2018 Compared to 2017

The Greater Louisville Association of Realtors® (“GLAR”) reported sales down 1.8% year-to-date versus 2017, and the average price was up 5%. In Jefferson County, the average price in December was \$216,972 and the median was \$176,500. For all MLS areas, the inventory of available properties was 2.1% higher than at the same time last year.

GLAR President Karen Story commented that, "Our market has about 3 months of inventory, so it's still technically a seller's market, but it really depends on your neighborhood." She added that, "In today's market, on average, listings that do sell are taking about 2 months to go under contract."

Lawrence Yun, Chief Economist of the National Association of Realtors® commented that market conditions at the end of the year were mixed. Specifically, he noted that, "Inventory is plentiful on the upper-end, but a mismatch between supply and demand exists at affordable price points."

All MLS Areas	December 2017	December 2018	% Change	Jan 1 - Dec 31, 2017	Jan 1- Dec 31, 2018	% Change
Houses Sold	1,340	1,200	-10.45%	18,147	17,829	-1.75%
Average Selling Price	\$216,504	\$219,457	1.36%	\$208,166	\$218,690	5.06%
Median Selling Price	\$177,100	\$180,000	1.64%	\$172,000	\$180,000	4.65%
# of Active Listings Placed into Pending Status During Dec	984	927	-5.79%			
Active Listings at December 15	3867	3947	2.07%			

Jefferson County	December 2017	December 2018	% Change	Jan 1 - Dec 31, 2017	Jan 1- Dec 31, 2018	% Change
Houses Sold	934	842	-9.85%	12,483	12,256	-1.82%
Average Selling Price	\$214,267	\$216,972	1.26%	\$207,282	\$218,533	5.43%
Median Selling Price	\$170,000	\$176,500	3.82%	\$168,900	\$178,000	5.39%
# of Active Listings Placed into Pending Status During Dec	678	646	-4.72%			
Active Listings at December 15	2263	2391	5.66%			

Oldham County	December 2017	December 2018	% Change	Jan 1 - Dec 31, 2017	Jan 1- Dec 31, 2018	% Change
Houses Sold	68	63	-7.35%	1038	1073	3.37%
Average Selling Price	\$354,266	\$361,385	2.01%	\$332,791	\$336,702	1.18%
Median Selling Price	\$329,000	\$315,100	-4.22%	\$293,000	\$300,000	2.39%
# of Active Listings Placed into Pending Status During Dec	60	46	-23.33%			
Active Listings at December 15	268	295	10.07%			

Bullitt County	December 2017	December 2018	% Change	Jan 1 - Dec 31, 2017	Jan 1- Dec 31, 2018	% Change
Houses Sold	96	58	-39.58%	1258	1163	-7.55%
Average Selling Price	\$203,503	\$194,073	-4.63%	\$185,356	\$197,083	6.33%
Median Selling Price	\$192,578	\$178,245	-7.44%	\$172,700	\$180,000	4.23%
# of Active Listings Placed into Pending Status During Dec	71	51	-28.17%			
Active Listings at December 15	224	201	-10.27%			

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