



## PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

### Average Price Up 4.2% with Volume Down 9.9% Compared to Year Ago

**February 2019:** The Greater Louisville Association of Realtors® (GLAR) reported 925 sales in January 2019 versus 1027 sales in January 2018, down 9.9%. The average price in all service areas was up 4.2% compared to last year. In Jefferson county, the average price was \$220,805 and the median was \$175,000. For all areas, the inventory of available properties for sale was up 4.6% compared to last year.

GLAR President, Karen Story, noted that the absorption rate is still relatively low at 2.5 months of inventory, indicating a seller's market. She commented that, "We're starting 2019 similar to how 2018 left off. Clean, correctly priced homes are selling well in most areas." The cumulative days on market statistic for homes that closed in January 2019 was 68 days.

Lawrence Yun, Chief Economist of the National Association of Realtors® commented that contract signings fell 9.8% in 2018 versus 2017. He cited stock market volatility and higher home prices, especially in larger cities, as contributing factors to the lower sales figures. However, Yun is relatively optimistic for 2019, as the Federal Reserve has put rate hikes on hold, translating to continued low mortgage interest rates.

ALL MLS AREAS	JAN 2018	JAN 2019	% CHANGE
Houses Sold	1027	925	-9.93%
Average Selling Price	\$207,240	\$216,024	4.24%
Median Selling Price	\$167,500	\$175,000	4.48%
Active Listings to Pending Status	1321	1167	-11.66%
Active Listings at January 15	3501	3662	4.60%

JEFFERSON COUNTY	JAN 2018	JAN 2019	% CHANGE
Houses Sold	705	646	-8.37%
Average Selling Price	\$203,539	\$220,805	8.48%
Median Selling Price	\$163,000	\$175,000	7.36%
Active Listings to Pending Status	911	803	-11.86%
Active Listings at January 15	1990	2216	11.36%



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OLDHAM COUNTY	JAN 2018	JAN 2019	% CHANGE
Houses Sold	62	52	-16.13%
Average Selling Price	\$327,371	\$343,070	4.80%
Median Selling Price	\$292,500	\$297,500	1.71%
Active Listings to Pending Status	74	58	-21.62%
Active Listings at January 15	237	273	15.19%

BULLITT COUNTY	JAN 2018	JAN 2019	% CHANGE
Houses Sold	71	54	-23.94%
Average Selling Price	\$214,844	\$189,149	-11.96%
Median Selling Price	\$179,000	\$173,995	-2.80%
Active Listings to Pending Status	92	63	-31.52%
Active Listings at January 15	231	186	-19.48%

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