



PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

Average Price Up 4.8% and Volume Down 2.3% Year-To-Date

The Greater Louisville Association of Realtors® (“GLAR”) reported sales down 2.3% year-to-date versus 2018. At the same time, with continued low interest rates, the average price was up 4.8%. In Jefferson County, the average price in July was \$250,791 and the median was \$205,000. For all MLS areas, the inventory of available properties was 1.1% higher than at the same time last year.

GLAR President Karen Story commented that, "We're continuing to see the trend of prices up 4-5% with unit sales down 2-3%. Multiple offers are still common for clean starter homes, and activity in the upper price ranges is more normal."

Lawrence Yun, Chief Economist of the National Association of Realtors® commented that, "Imbalance persists for mid-to-lower priced homes with solid demand and insufficient supply, which is pushing up home prices." In regard to the lower number of sales he said that, "Either strong pent-up demand will show in the upcoming months, or there is a lack of confidence that is keeping buyers from this major expenditure. It's too soon to know how much of a pullback is related to the reduction in the homeowner tax incentive."

ALL MLS AREAS	JULY 2018	JULY 2019	% CHANGE	YTD: 7/31/18	YTD: 7/31/19	% CHANGE
Houses Sold	1745	1755	0.57%	10356	10115	-2.33%
Average Selling Price	\$236,870	\$249,174	5.19%	\$220,098	\$230,771	4.85%
Median Selling Price	\$196,000	\$210,000	7.14%	\$180,000	\$192,000	6.67%
Listings Placed into Pending Status	1809	1598	-11.66%			
Active Listings at July 15	4121	4166	1.09%			

JEFFERSON COUNTY	JULY 2018	JULY 2019	% CHANGE	YTD: 7/31/18	YTD: 7/31/19	% CHANGE
Houses Sold	1,227	1,194	-2.69%	7,151	6,984	-2.34%
Average Selling Price	\$235,911	\$250,791	6.31%	\$220,425	\$230,936	4.77%
Median Selling Price	\$194,500	\$205,000	5.40%	\$179,000	\$189,000	5.59%
Listings Placed into Pending Status	1268	1067	-15.85%			
Active Listings at July 15	2402	2528	5.25%			



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OLDHAM COUNTY	JULY 2018	JULY 2019	% CHANGE	YTD: 7/31/18	YTD: 7/31/19	% CHANGE
Houses Sold	114	123	7.89%	631	636	0.79%
Average Selling Price	\$377,322	\$353,170	-6.40%	\$340,081	\$339,963	-0.03%
Median Selling Price	\$348,850	\$325,000	-6.84%	\$314,500	\$310,000	-1.43%
Listings Placed into Pending Status	123	97	-21.14%			
Active Listings at July 15	366	355	-3.01%			

BULLITT COUNTY	JULY 2018	JULY 2019	% CHANGE	YTD: 7/31/18	YTD: 7/31/19	% CHANGE
Houses Sold	97	122	25.77%	651	649	-0.31%
Average Selling Price	\$201,944	\$217,415	7.66%	\$197,690	\$203,133	2.75%
Median Selling Price	\$189,000	\$206,450	9.23%	\$179,900	\$189,900	5.56%
Listings Placed into Pending Status	115	87	-24.35%			
Active Listings at July 15	217	225	3.69%			

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