



PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

Average Price Up 5.2% and Volume Down 2.2% Year-To-Date

The Greater Louisville Association of Realtors® (GLAR) reported sales down 2.2% year-to-date versus 2018. At the same time, the average price was up 5.2%. In Jefferson County, the average price in August was \$224,182 and the median was \$187,000. For all MLS areas, the inventory of available properties was 1.1% lower than at the same time last year.

GLAR President Kathryn Sotelo commented that, "The current absorption rate is still below 3 months, indicating a seller's market, but it really depends on the location and price range of the property. Our members anticipate decent showing activity through mid-November when things typically slow down heading into the holiday season."

John Smaby, National Association of Realtors® (NAR) President, commented that "Rates continue to be historically low, which is beneficial for everyone buying or selling a home." He added that, "The new condominium loan policies, as well as other reforms NAR is pursuing within our housing finance system, will allow even more families and individuals realize the dream of homeownership."

| ALL MLS AREAS | SEPT 2018 | SEPT 2019 | % CHANGE | YTD: 9/30/18 | YTD: 9/30/19 | % CHANGE |
|-------------------------------------|--------------|--------------|----------|-----------------|-----------------|----------|
| Houses Sold | 1540 | 1550 | 0.65% | 13808 | 13508 | -2.17% |
| Average Selling Price | \$211,698 | \$225,085 | 6.32% | \$218,912 | \$230,336 | 5.22% |
| Median Selling Price | \$178,500 | \$192,500 | 7.84% | \$180,000 | \$193,000 | 7.22% |
| Listings Placed into Pending Status | 1391 | 1370 | -1.51% | | | |
| Active Listings at September 15 | 4294 | 4248 | -1.07% | | | |
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| JEFFERSON COUNTY | SEPT 2018 | SEPT 2019 | % CHANGE | YTD: 9/30/18 | YTD: 9/30/19 | % CHANGE |
| Houses Sold | 1,024 | 1,039 | 1.46% | 9,494 | 9,284 | -2.21% |
| Average Selling Price | \$209,859 | \$224,182 | 6.83% | \$218,533 | \$230,130 | 5.31% |
| Median Selling Price | \$174,125 | \$187,000 | 7.39% | \$178,900 | \$189,900 | 6.15% |
| Listings Placed into Pending Status | 957 | 948 | -0.94% | | | |
| Active Listings at September 15 | 2482 | 2623 | 5.68% | | | |
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| OLDHAM COUNTY | SEPT 2018 | SEPT 2019 | % CHANGE | YTD: 9/30/18 | YTD: 9/30/19 | % CHANGE |
|-------------------------------------|----------------------|----------------------|-----------------|-------------------------|-------------------------|-----------------|
| Houses Sold | 91 | 92 | 1.10% | 846 | 853 | 0.83% |
| Average Selling Price | \$332,474 | \$335,150 | 0.80% | \$339,041 | \$342,871 | 1.13% |
| Median Selling Price | \$295,000 | \$310,000 | 5.08% | \$307,250 | \$315,000 | 2.52% |
| Listings Placed into Pending Status | 88 | 78 | -11.36% | | | |
| Active Listings at September 15 | 384 | 330 | -14.06% | | | |
| | | | | | | |
| BULLITT COUNTY | SEPT 2018 | SEPT 2019 | % CHANGE | YTD: 9/30/18 | YTD: 9/30/19 | % CHANGE |
| Houses Sold | 121 | 118 | -2.48% | 902 | 870 | -3.55% |
| Average Selling Price | \$191,847 | \$211,691 | 10.34% | \$198,615 | \$203,961 | 2.69% |
| Median Selling Price | \$179,400 | \$199,500 | 11.20% | \$181,278 | \$189,900 | 4.76% |
| Listings Placed into Pending Status | 88 | 88 | 0.00% | | | |
| Active Listings at September 15 | 224 | 224 | 0.00% | | | |

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