



PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

2020 Home Sales Up 1.4% with Average Price Up 8.3% and 44.8% Less Inventory

The Greater Louisville Association of Realtors® (“GLAR”) reported sales volume up 1.4% year-to-date versus last year. Sales in October 2020 were up 6.2% compared to October 2019.

The average price was up 8.3% year-to-date versus 2019. In Jefferson County, the average price was \$269,678 and the median was \$217,000. For all MLS areas, the inventory of available properties was 44.8% lower than at the same time last year.

GLAR President Judie Parks commented that, "Sales of starter and move-up homes are still happening at a very brisk pace with just 1.5 months of available inventory. We are also seeing buyers focus on homes that facilitate working from home."

The Chief Economist for the National Association of Realtors®, Lawrence Yun, recently commented that the national housing market is in a "clear V-shaped recovery" with sales of new and existing homes hitting their highest mark since 2006. However, he does not see the same risks to the market compared to 2006. Mortgages are now fully documented, builders are not overbuilding and many owners own their homes outright or with substantial home equity.

ALL MLS AREAS	OCT 2019	OCT 2020	% CHANGE	YTD: 10/31/2019	YTD: 10/31/2020	% CHANGE
Houses Sold	1586	1684	6.18%	15176	15382	1.36%
Average Selling Price	\$231,275	\$269,669	16.60%	\$230,285	\$249,397	8.30%
Median Selling Price	\$189,900	\$222,838	17.34%	\$192,500	\$210,475	9.34%
Active Listings to Pending Status	1391	1496	7.55%			
Active Listings at October 15	4261	2352	-44.80%			

JEFFERSON COUNTY	OCT 2019	OCT 2020	% CHANGE	YTD: 10/31/2019	YTD: 10/31/2020	% CHANGE
Houses Sold	1,111	1,173	5.58%	10448	10464	0.15%
Average Selling Price	\$230,242	\$269,678	17.13%	\$229,921	\$247,240	7.53%
Median Selling Price	\$189,900	\$217,000	14.27%	\$189,900	\$206,000	8.48%
Active Listings to Pending Status	979	1026	4.80%			
Active Listings at October 15	2632	1662	-36.85%			



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OLDHAM COUNTY	OCT 2019	OCT 2020	% CHANGE	YTD: 10/31/2019	YTD: 10/31/2020	% CHANGE
Houses Sold	99	103	4.04%	961	958	-0.31%
Average Selling Price	\$351,891	\$368,442	4.70%	\$343,659	\$382,147	11.20%
Median Selling Price	\$304,000	\$345,000	13.49%	\$313,500	\$330,000	5.26%
Active Listings to Pending Status	70	82	17.14%			
Active Listings at October 15	307	114	-62.87%			

BULLITT COUNTY	OCT 2019	OCT 2020	% CHANGE	YTD: 10/31/2019	YTD: 10/31/2020	% CHANGE
Houses Sold	88	108	22.73%	967	1010	4.45%
Average Selling Price	\$194,095	\$238,097	22.67%	\$203,134	\$226,436	11.47%
Median Selling Price	\$178,950	\$226,225	26.42%	\$187,500	\$210,254	12.14%
Active Listings to Pending Status	88	88	0.00%			
Active Listings at October 15	225	101	-55.11%			

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