



## PRESS RELEASE

**Greater Louisville Association of REALTORS®**

Residential Sales Statistics | Single Family Residential & Condo

### 2020 Home Sales Up 2.8% with Average Price Up 9% and 44% Less Inventory

The Greater Louisville Association of Realtors® (“GLAR”) reported sales volume up 2.8% year-to-date versus last year. Sales in November 2020 were up 13.3% compared to November 2019.

The average price was up 9% year-to-date versus 2019. In Jefferson County, the average price was \$256,452 and the median was \$218,000. For all MLS areas, the inventory of available properties was 44% lower than at the same time last year.

GLAR President Judie Parks commented that, "New listings are being absorbed by the market very quickly, even through the Thanksgiving holidays. Sellers of starter and move-up homes, that are correctly priced, are still receiving multiple offers."

The Chief Economist for the National Association of Realtors®, Lawrence Yun, recently commented that he expects that national 2020 sales will finish up 3-5% with prices up 7-9%. He is forecasting 2021 sales volume up 5-10% and price appreciation of 3-5%, citing the covid vaccine and continued low interest rates as primary drivers to the housing market.

ALL MLS AREAS	NOV 2019	NOV 2020	% CHANGE	YTD: 11/30/2019	YTD: 11/30/2020	% CHANGE
Houses Sold	1401	1588	13.35%	16577	17040	2.79%
Average Selling Price	\$220,620	\$258,038	16.96%	\$229,468	\$250,232	9.05%
Median Selling Price	\$187,500	\$220,500	17.60%	\$191,500	\$212,500	10.97%
Active Listings to Pending Status	1274	1174	-7.85%			
Active Listings at November 15	4183	2342	-44.01%			

JEFFERSON COUNTY	NOV 2019	NOV 2020	% CHANGE	YTD: 11/30/2019	YTD: 11/30/2020	% CHANGE
Houses Sold	985	1,109	12.59%	11433	11615	1.59%
Average Selling Price	\$214,720	\$256,452	19.44%	\$228,612	\$248,231	8.58%
Median Selling Price	\$179,900	\$218,000	21.18%	\$189,000	\$208,000	10.05%
Active Listings to Pending Status	878	779	-11.28%			
Active Listings at November 15	2610	1634	-37.39%			



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OLDHAM COUNTY	NOV 2019	NOV 2020	% CHANGE	YTD: 11/30/2019	YTD: 11/30/2020	% CHANGE
Houses Sold	71	84	18.31%	1032	1049	1.65%
Average Selling Price	\$366,747	\$382,057	4.17%	\$345,247	\$381,864	10.61%
Median Selling Price	\$300,000	\$340,000	13.33%	\$312,500	\$330,000	5.60%
Active Listings to Pending Status	64	57	-10.94%			
Active Listings at November 15	272	113	-58.46%			

BULLITT COUNTY	NOV 2019	NOV 2020	% CHANGE	YTD: 11/30/2019	YTD: 11/30/2020	% CHANGE
Houses Sold	97	103	6.19%	1064	1117	4.98%
Average Selling Price	\$220,319	\$231,556	5.10%	\$204,701	\$226,756	10.77%
Median Selling Price	\$199,900	\$211,000	5.55%	\$189,900	\$210,000	10.58%
Active Listings to Pending Status	95	113	18.95%			
Active Listings at November 15	226	93	-58.85%			

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