



PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

October Home Sales Up 5.8% with Average Price Up 8.8% with Level Inventory

The Greater Louisville Association of Realtors (GLAR) reported year-to-date sales volume up 5.8%. October sales were down 3.6% compared to last October when the market saw significant pent-up demand from the impact of Covid-19 in the first half of 2020.

The average price was up 8.8% year-to-date, compared to last year. In Jefferson County, the average price was \$278,361 and the median was \$230,000. For all MLS areas, the inventory of available properties was just 0.2% higher than at the same time last year.

GLAR President Paula Barmore commented that, “The sellers market continues for move-in ready homes in the median price range. Showing activity typically slows a bit approaching the holidays.” She added that, “We’re hoping for slightly more inventory in the first part of 2022, as sellers become more comfortable with the idea of moving.”

The Chief Economist for the National Association of Realtors (NAR) Lawrence Yun noted that, “Just as the for-sale market is starting to moderate the rental market is heating up.” He cited the improving jobs market and higher prices for starter homes as the two main drivers in the rental market. Yun reiterated that there is a “massive housing shortage” and that “America needs more homes, both for ownership and for rent.” He stressed that, “New construction alone will not fill the need. Rehabbing dilapidated homes and repurposing commercial buildings into residential units is essential.”

ALL MLS AREAS	OCT 2020	OCT 2021	% CHANGE	YTD: 10/31/2020	YTD: 10/31/2021	% CHANGE
Houses Sold	1756	1693	-3.59%	15495	16402	5.85%
Average Selling Price	\$268,869	\$288,519	7.31%	\$249,293	\$271,441	8.88%
Median Selling Price	\$221,250	\$240,000	8.47%	\$210,000	\$230,000	9.52%
Active Listings to Pending Status	1723	1425	-17.30%			
Active Listings at October 15	2297	2302	0.22%			
JEFFERSON COUNTY	OCT 2020	OCT 2021	% CHANGE	YTD: 10/31/2020	YTD: 10/31/2021	% CHANGE
Houses Sold	1,221	1,163	-4.75%	10530	11510	9.31%
Average Selling Price	\$268,486	\$278,361	3.68%	\$247,180	\$267,120	8.07%



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Median Selling Price	\$216,000	\$230,000	6.48%	\$206,000	\$224,000	8.74%
Active Listings to Pending Status	1209	981	-18.86%			
Active Listings at October 15	1580	1552	-1.77%			
OLDHAM COUNTY	OCT 2020	OCT 2021	% CHANGE	YTD: 10/31/2020	YTD: 10/31/2021	% CHANGE
Houses Sold	112	106	-5.36%	968	866	-10.54%
Average Selling Price	\$370,519	\$439,759	18.69%	\$382,429	\$408,711	6.87%
Median Selling Price	\$341,298	\$399,950	17.18%	\$330,000	\$365,000	10.61%
Active Listings to Pending Status	93	79	-15.05%			
Active Listings at October 15	113	110	-2.65%			
BULLITT COUNTY	OCT 2020	OCT 2021	% CHANGE	YTD: 10/31/2020	YTD: 10/31/2021	% CHANGE
Houses Sold	112	119	6.25%	1016	1082	6.50%
Average Selling Price	\$236,164	\$280,434	18.75%	\$226,110	\$256,423	13.41%
Median Selling Price	\$220,000	\$255,000	15.91%	\$210,000	\$240,000	14.29%
Active Listings to Pending Status	100	107	7.00%			
Active Listings at October 15	104	117	12.50%			

Contact Information:

Paula Barmore, President
 Parker & Klein Real Estate
 (502) 905-7724

Lynda Fernandez, CEO
 Greater Louisville Association of Realtors®
 (502) 894-9860