



PRESS RELEASE

Greater Louisville Association of REALTORS®

Residential Sales Statistics | Single Family Residential & Condo

Year-To-Date Home Sales Up 5.2% with Average Price Up 8.9% and 6.5% Less Inventory

The Greater Louisville Association of Realtors (GLAR) reported year-to-date sales volume up 5.1% versus the first 11 months of last year. Sales this November were 6.4% lower than last November when the market saw lots of pent-up demand after a much slower first half of 2020.

The average price was up 8.9% year-to-date. In Jefferson County, the average price was \$274,150 and the median was \$230,000. For all MLS areas, the inventory of available properties was 6.5% lower than at the same time last year.

GLAR President Paula Barmore commented that, "Our members are still seeing strong buyer demand, especially around the average price point." She added that, "Our association has made a recent contribution to the Realtor Relief Fund, and many of our members are organizing relief efforts following the devastating tornadoes from Mayfield to Bowling Green."

Lawrence Yun, the Chief Economist for the National Association of Realtors (NAR) noted that, "The intensity of multiple offers is certainly declining, but the fall/winter of 2021 is still poised to be the second best fall/winter market in the last 15 years." He added that, "I think sales activity in 2022 will be shaved modestly," as a result of slightly higher mortgage rates.

ALL MLS AREAS	NOV 2020	NOV 2021	% CHANGE	YTD: 11/30/2020	YTD: 11/30/2021	% CHANGE
Houses Sold	1631	1527	-6.38%	17126	18002	5.12%
Average Selling Price	\$258,699	\$284,473	9.96%	\$250,189	\$272,498	8.92%
Median Selling Price	\$221,835	\$241,005	8.64%	\$212,500	\$230,000	8.24%
Active Listings to Pending Status	1392	1203	-13.58%			
Active Listings at November 15	2309	2159	-6.50%			
JEFFERSON COUNTY	NOV 2020	NOV 2021	% CHANGE	YTD: 11/30/2020	YTD: 11/30/2021	% CHANGE
Houses Sold	1,138	1,055	-7.29%	11668	12619	8.15%
Average Selling Price	\$258,056	\$274,150	6.24%	\$248,240	\$267,677	7.83%
Median Selling Price	\$219,900	\$230,000	4.59%	\$208,000	\$225,000	8.17%
Active Listings to Pending Status	941	828	-12.01%			
Active Listings at November 15	1571	1442	-8.21%			



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OLDHAM COUNTY	NOV 2020	NOV 2021	% CHANGE	YTD: 11/30/2020	YTD: 11/30/2021	% CHANGE
Houses Sold	88	90	2.27%	1056	957	-9.38%
Average Selling Price	\$377,387	\$381,825	1.18%	\$382,008	\$406,129	6.31%
Median Selling Price	\$328,750	\$364,758	10.95%	\$330,000	\$365,000	10.61%
Active Listings to Pending Status	81	54	-33.33%			
Active Listings at November 15	112	94	-16.07%			
BULLITT COUNTY	NOV 2020	NOV 2021	% CHANGE	YTD: 11/30/2020	YTD: 11/30/2021	% CHANGE
Houses Sold	106	110	3.77%	1122	1195	6.51%
Average Selling Price	\$228,121	\$295,670	29.61%	\$226,300	\$259,886	14.84%
Median Selling Price	\$210,450	\$275,711	31.01%	\$210,000	\$241,000	14.76%
Active Listings to Pending Status	117	69	-41.03%			
Active Listings at November 15	98	119	21.43%			

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