

Local Market Update – August 2022

A Research Tool Provided by the Greater Louisville Association of REALTORS®



Grayson County

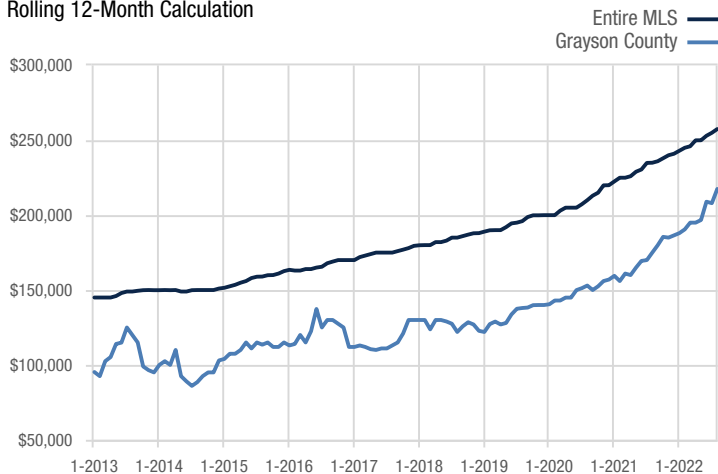
| Single Family | August | | | Year to Date | | |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 8-2021 | Thru 8-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 28 | 19 | - 32.1% | 164 | 170 | + 3.7% |
| Pending Sales | 21 | 16 | - 23.8% | 128 | 131 | + 2.3% |
| Closed Sales | 17 | 22 | + 29.4% | 121 | 133 | + 9.9% |
| Cumulative Days on Market Until Sale | 53 | 38 | - 28.3% | 48 | 49 | + 2.1% |
| Median Sales Price* | \$188,500 | \$246,500 | + 30.8% | \$179,000 | \$218,000 | + 21.8% |
| Average Sales Price* | \$242,300 | \$264,445 | + 9.1% | \$211,197 | \$249,485 | + 18.1% |
| Percent of List Price Received* | 98.2% | 96.3% | - 1.9% | 97.4% | 97.0% | - 0.4% |
| Inventory of Homes for Sale | 44 | 44 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.8 | 2.8 | 0.0% | — | — | — |

| Townhouse/Condo | August | | | Year to Date | | |
|--------------------------------------|----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 8-2021 | Thru 8-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 2 | 2 | 0.0% |
| Pending Sales | 1 | 0 | - 100.0% | 3 | 2 | - 33.3% |
| Closed Sales | 1 | 1 | 0.0% | 3 | 2 | - 33.3% |
| Cumulative Days on Market Until Sale | 107 | 110 | + 2.8% | 117 | 56 | - 52.1% |
| Median Sales Price* | \$79,500 | \$120,000 | + 50.9% | \$138,000 | \$140,000 | + 1.4% |
| Average Sales Price* | \$79,500 | \$120,000 | + 50.9% | \$119,833 | \$140,000 | + 16.8% |
| Percent of List Price Received* | 77.9% | 97.6% | + 25.3% | 92.6% | 98.8% | + 6.7% |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

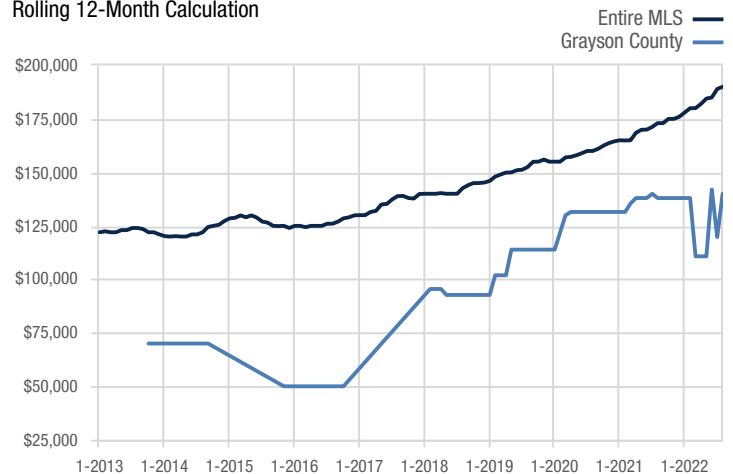
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.