

Local Market Update – December 2022

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



Grayson County

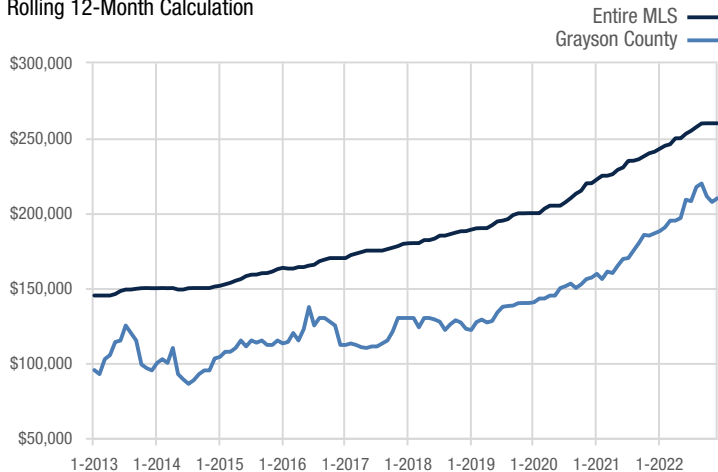
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	13	10	- 23.1%	235	251	+ 6.8%
Pending Sales	16	9	- 43.8%	184	174	- 5.4%
Closed Sales	14	9	- 35.7%	184	185	+ 0.5%
Cumulative Days on Market Until Sale	51	63	+ 23.5%	46	49	+ 6.5%
Median Sales Price*	\$190,500	\$185,000	- 2.9%	\$186,500	\$209,900	+ 12.5%
Average Sales Price*	\$222,565	\$249,656	+ 12.2%	\$217,757	\$241,459	+ 10.9%
Percent of List Price Received*	95.1%	98.7%	+ 3.8%	97.2%	96.4%	- 0.8%
Inventory of Homes for Sale	41	49	+ 19.5%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	1	—	3	4	+ 33.3%
Closed Sales	0	1	—	3	4	+ 33.3%
Cumulative Days on Market Until Sale	—	72	—	117	48	- 59.0%
Median Sales Price*	—	\$159,900	—	\$138,000	\$159,900	+ 15.9%
Average Sales Price*	—	\$159,900	—	\$119,833	\$149,950	+ 25.1%
Percent of List Price Received*	—	100.0%	—	92.6%	99.4%	+ 7.3%
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.

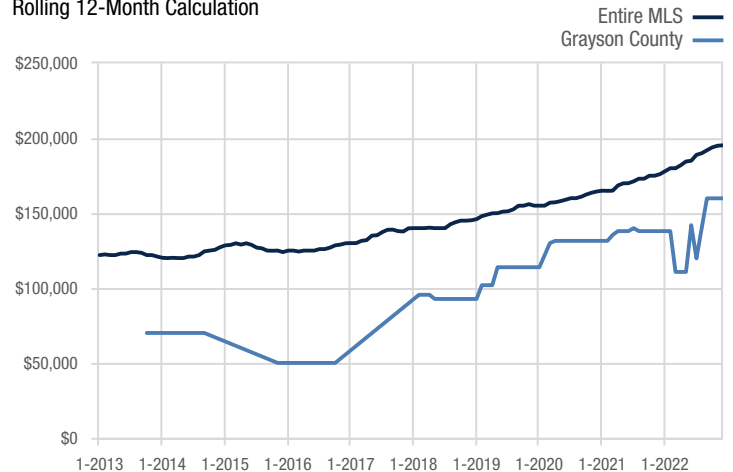
Median Sales Price - Single Family

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.