

# Local Market Update – December 2022

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



## Jefferson County

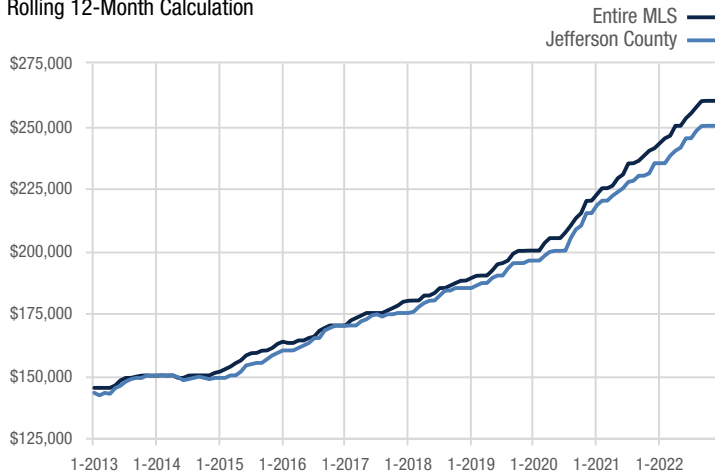
| Single Family                        | December  |                  |          | Year to Date |                  |          |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                      | 2021      | 2022             | % Change | Thru 12-2021 | Thru 12-2022     | % Change |
| <b>Key Metrics</b>                   |           |                  |          |              |                  |          |
| New Listings                         | 678       | <b>524</b>       | - 22.7%  | 13,854       | <b>12,346</b>    | - 10.9%  |
| Pending Sales                        | 661       | <b>420</b>       | - 36.5%  | 11,762       | <b>9,770</b>     | - 16.9%  |
| Closed Sales                         | 1,012     | <b>598</b>       | - 40.9%  | 11,929       | <b>10,074</b>    | - 15.6%  |
| Cumulative Days on Market Until Sale | 26        | <b>39</b>        | + 50.0%  | 25           | <b>26</b>        | + 4.0%   |
| Median Sales Price*                  | \$240,000 | <b>\$239,250</b> | - 0.3%   | \$235,000    | <b>\$250,000</b> | + 6.4%   |
| Average Sales Price*                 | \$287,146 | <b>\$279,400</b> | - 2.7%   | \$279,776    | <b>\$297,676</b> | + 6.4%   |
| Percent of List Price Received*      | 99.1%     | <b>97.6%</b>     | - 1.5%   | 99.8%        | <b>99.6%</b>     | - 0.2%   |
| Inventory of Homes for Sale          | 886       | <b>1,015</b>     | + 14.6%  | —            | —                | —        |
| Months Supply of Inventory           | 0.9       | <b>1.2</b>       | + 33.3%  | —            | —                | —        |

| Townhouse/Condo                      | December  |                  |          | Year to Date |                  |          |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                      | 2021      | 2022             | % Change | Thru 12-2021 | Thru 12-2022     | % Change |
| <b>Key Metrics</b>                   |           |                  |          |              |                  |          |
| New Listings                         | 120       | <b>83</b>        | - 30.8%  | 2,209        | <b>1,804</b>     | - 18.3%  |
| Pending Sales                        | 109       | <b>69</b>        | - 36.7%  | 1,939        | <b>1,604</b>     | - 17.3%  |
| Closed Sales                         | 143       | <b>102</b>       | - 28.7%  | 1,933        | <b>1,668</b>     | - 13.7%  |
| Cumulative Days on Market Until Sale | 25        | <b>34</b>        | + 36.0%  | 34           | <b>29</b>        | - 14.7%  |
| Median Sales Price*                  | \$175,000 | <b>\$188,250</b> | + 7.6%   | \$175,000    | <b>\$191,000</b> | + 9.1%   |
| Average Sales Price*                 | \$199,214 | <b>\$216,158</b> | + 8.5%   | \$198,067    | <b>\$219,344</b> | + 10.7%  |
| Percent of List Price Received*      | 98.4%     | <b>98.3%</b>     | - 0.1%   | 98.6%        | <b>99.3%</b>     | + 0.7%   |
| Inventory of Homes for Sale          | 181       | <b>153</b>       | - 15.5%  | —            | —                | —        |
| Months Supply of Inventory           | 1.1       | <b>1.1</b>       | 0.0%     | —            | —                | —        |

\* 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.

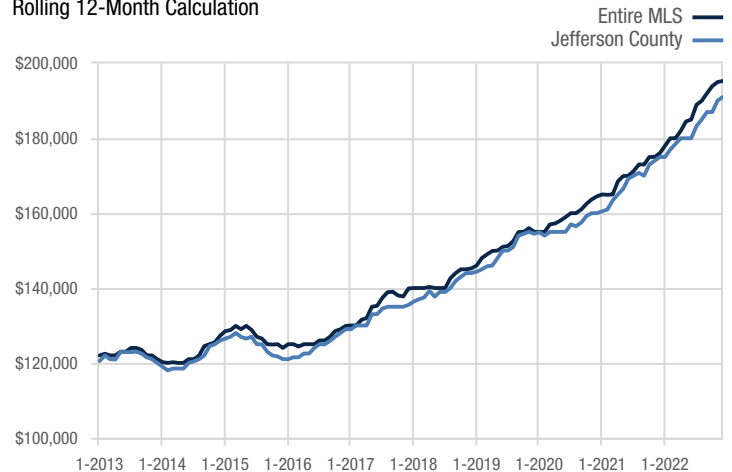
### Median Sales Price - Single Family

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.