

Local Market Update – February 2023

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



Jefferson County

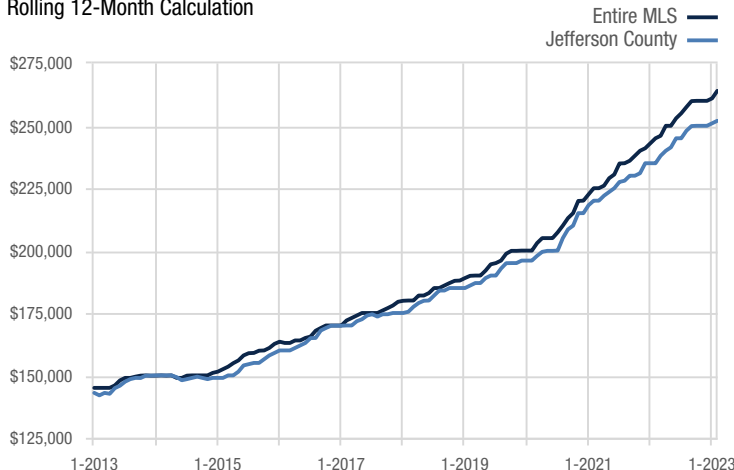
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	815	733	- 10.1%	1,601	1,524	- 4.8%
Pending Sales	783	573	- 26.8%	1,570	1,213	- 22.7%
Closed Sales	718	507	- 29.4%	1,364	1,001	- 26.6%
Cumulative Days on Market Until Sale	35	43	+ 22.9%	35	45	+ 28.6%
Median Sales Price*	\$236,500	\$234,750	- 0.7%	\$229,900	\$233,000	+ 1.3%
Average Sales Price*	\$281,262	\$283,748	+ 0.9%	\$274,453	\$278,633	+ 1.5%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	99.1%	97.6%	- 1.5%
Inventory of Homes for Sale	652	934	+ 43.3%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Townhouse/Condo	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	142	122	- 14.1%	271	271	0.0%
Pending Sales	159	103	- 35.2%	287	222	- 22.6%
Closed Sales	117	93	- 20.5%	244	177	- 27.5%
Cumulative Days on Market Until Sale	44	36	- 18.2%	42	39	- 7.1%
Median Sales Price*	\$184,000	\$195,000	+ 6.0%	\$183,750	\$185,000	+ 0.7%
Average Sales Price*	\$226,502	\$209,118	- 7.7%	\$218,181	\$203,097	- 6.9%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	131	151	+ 15.3%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

* 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.

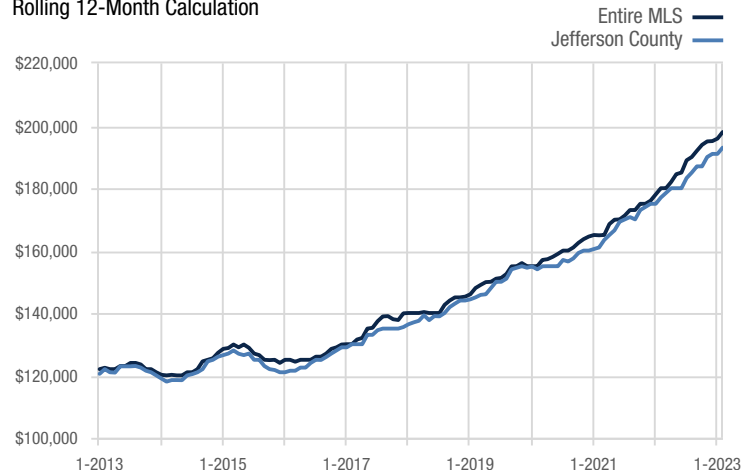
Median Sales Price - Single Family

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.