

Local Market Update – May 2023

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



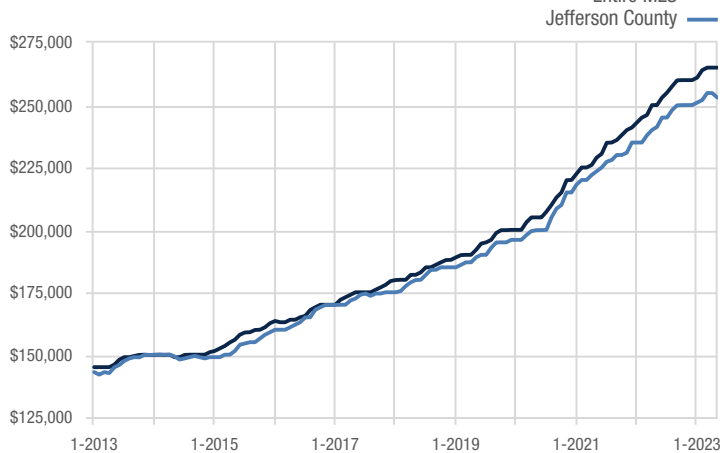
Jefferson County

Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1,237	963	- 22.2%	5,210	4,301	- 17.4%
Pending Sales	996	698	- 29.9%	4,522	3,535	- 21.8%
Closed Sales	947	769	- 18.8%	4,124	3,198	- 22.5%
Cumulative Days on Market Until Sale	20	30	+ 50.0%	28	39	+ 39.3%
Median Sales Price*	\$262,000	\$258,000	- 1.5%	\$241,000	\$249,200	+ 3.4%
Average Sales Price*	\$303,920	\$310,829	+ 2.3%	\$288,054	\$295,541	+ 2.6%
Percent of List Price Received*	101.2%	99.4%	- 1.8%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	875	927	+ 5.9%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

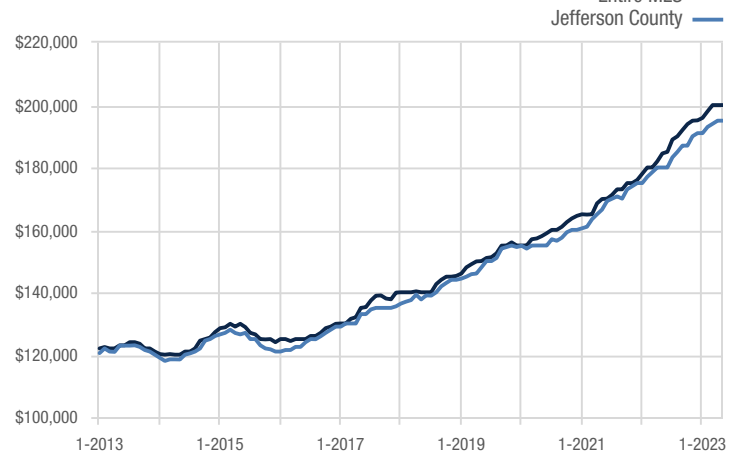
Townhouse/Condo Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	177	139	- 21.5%	808	731	- 9.5%
Pending Sales	153	116	- 24.2%	770	635	- 17.5%
Closed Sales	137	140	+ 2.2%	728	588	- 19.2%
Cumulative Days on Market Until Sale	25	30	+ 20.0%	35	35	0.0%
Median Sales Price*	\$185,000	\$210,000	+ 13.5%	\$186,500	\$200,000	+ 7.2%
Average Sales Price*	\$199,605	\$220,145	+ 10.3%	\$216,424	\$222,371	+ 2.7%
Percent of List Price Received*	101.2%	99.4%	- 1.8%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	133	140	+ 5.3%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

* 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



Median Sales Price - Townhouse/Condo



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.