

Local Market Update – July 2023

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



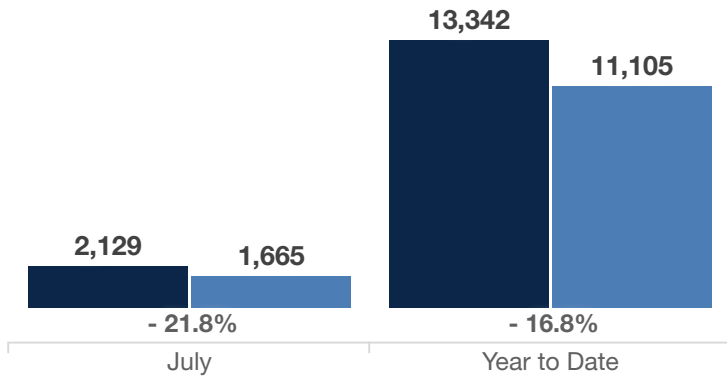
Entire MLS

Single Family and Townhouse/Condo Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	2,129	1,665	- 21.8%	13,342	11,105	- 16.8%
Pending Sales	1,508	1,158	- 23.2%	10,792	8,886	- 17.7%
Closed Sales	1,610	1,351	- 16.1%	10,361	8,376	- 19.2%
Cumulative Days on Market Until Sale	20	28	+ 40.0%	27	40	+ 48.1%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$310,936	\$330,355	+ 6.2%	\$296,201	\$309,105	+ 4.4%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	2,349	2,086	- 11.2%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

* 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.

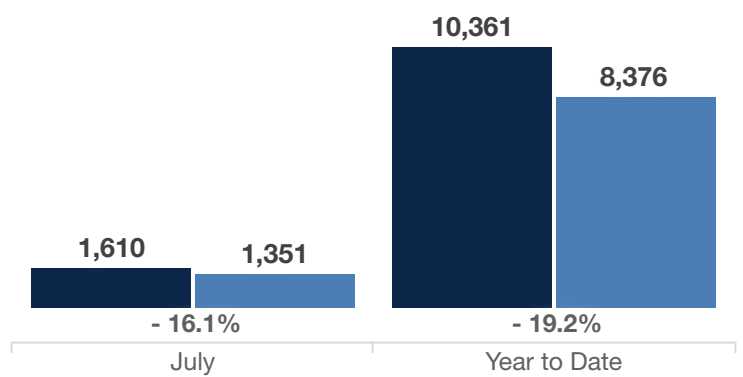
New Listings

■ 2022 ■ 2023



Closed Sales

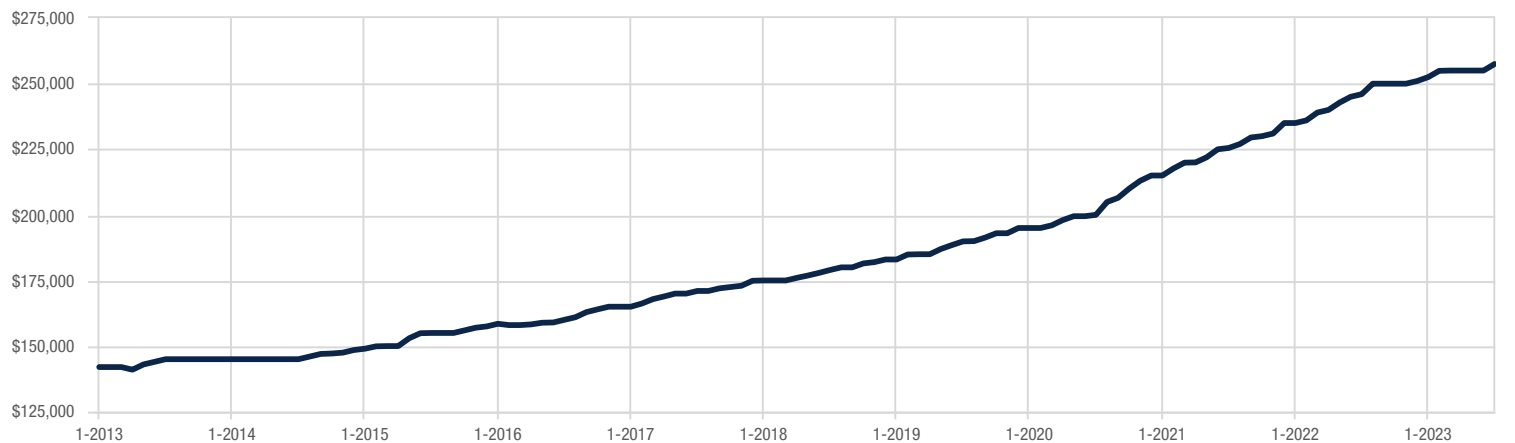
■ 2022 ■ 2023



Median Sales Price

Rolling 12-Month Calculation

Entire MLS



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. Current as of August 10, 2023. All data from the Greater Louisville Association of REALTORS®. Report © 2023 ShowingTime.