

Local Market Update – August 2023

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



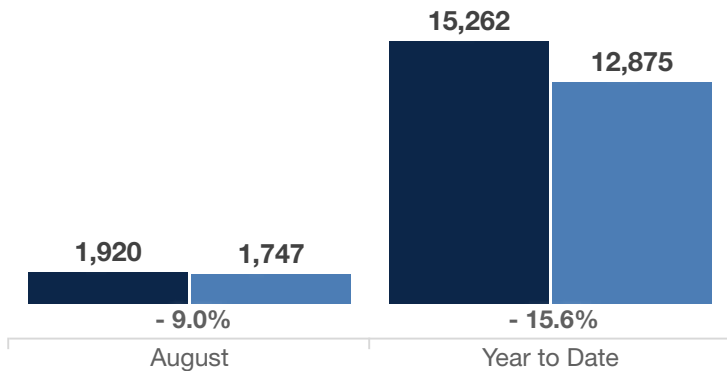
Entire MLS

Single Family and Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1,920	1,747	- 9.0%	15,262	12,875	- 15.6%
Pending Sales	1,548	1,108	- 28.4%	12,340	10,168	- 17.6%
Closed Sales	1,637	1,374	- 16.1%	11,998	9,787	- 18.4%
Cumulative Days on Market Until Sale	21	29	+ 38.1%	26	38	+ 46.2%
Median Sales Price*	\$265,000	\$276,000	+ 4.2%	\$252,000	\$260,500	+ 3.4%
Average Sales Price*	\$309,597	\$330,774	+ 6.8%	\$298,031	\$312,150	+ 4.7%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	2,293	2,215	- 3.4%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

* 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.

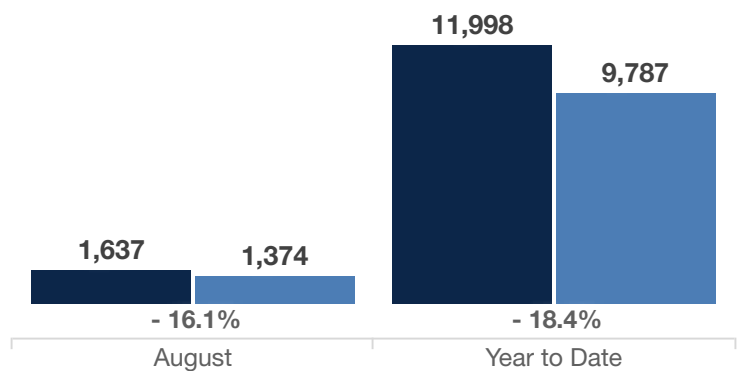
New Listings

■ 2022 ■ 2023



Closed Sales

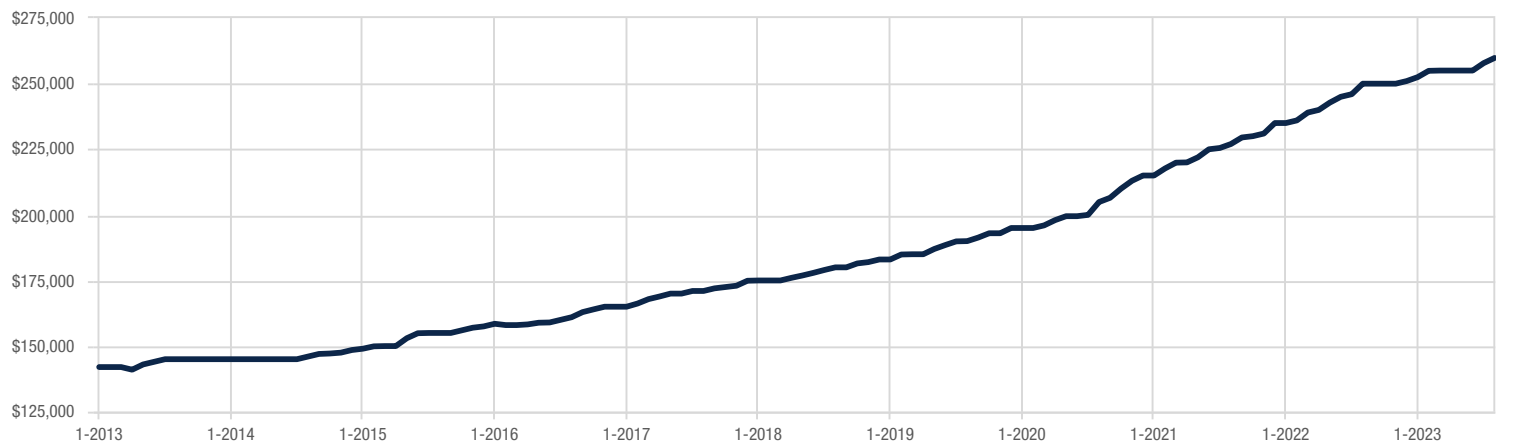
■ 2022 ■ 2023



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