

Local Market Update – August 2023

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



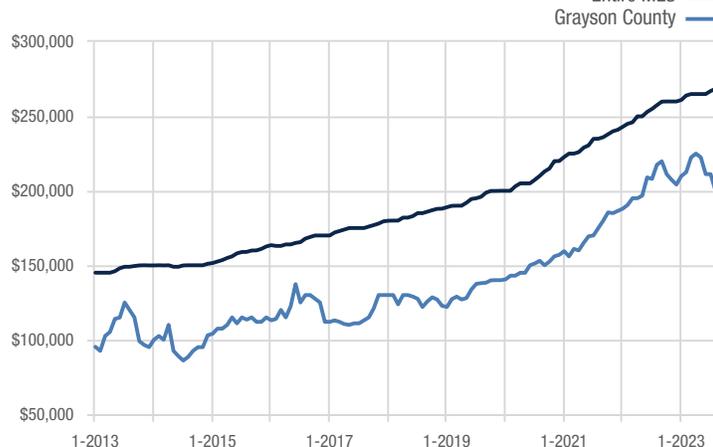
Grayson County

Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	19	22	+ 15.8%	170	151	- 11.2%
Pending Sales	18	11	- 38.9%	133	99	- 25.6%
Closed Sales	22	9	- 59.1%	133	96	- 27.8%
Cumulative Days on Market Until Sale	38	25	- 34.2%	49	65	+ 32.7%
Median Sales Price*	\$246,500	\$250,000	+ 1.4%	\$218,000	\$215,000	- 1.4%
Average Sales Price*	\$264,445	\$226,964	- 14.2%	\$249,485	\$254,263	+ 1.9%
Percent of List Price Received*	96.3%	97.8%	+ 1.6%	97.0%	96.2%	- 0.8%
Inventory of Homes for Sale	45	57	+ 26.7%	—	—	—
Months Supply of Inventory	2.9	4.8	+ 65.5%	—	—	—

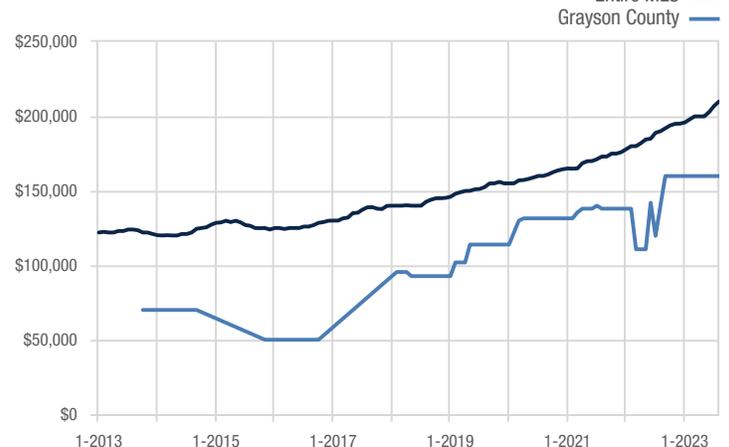
Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Cumulative Days on Market Until Sale	110	—	—	56	—	—
Median Sales Price*	\$120,000	—	—	\$140,000	—	—
Average Sales Price*	\$120,000	—	—	\$140,000	—	—
Percent of List Price Received*	97.6%	—	—	98.8%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.