

Local Market Update – August 2023

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



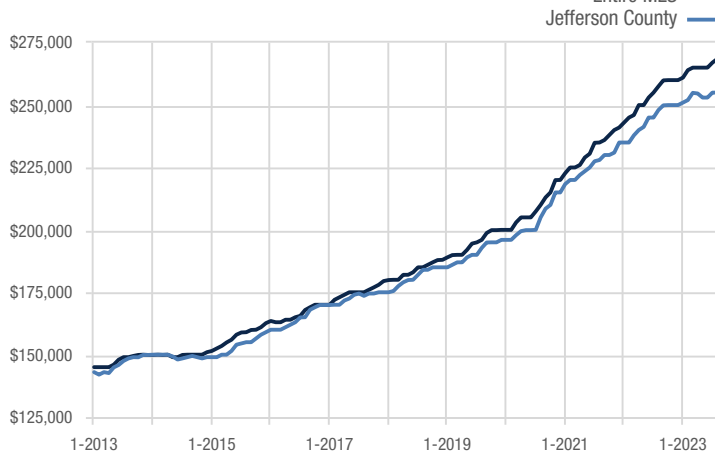
Jefferson County

Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1,141	1,027	- 10.0%	9,032	7,419	- 17.9%
Pending Sales	921	626	- 32.0%	7,336	5,853	- 20.2%
Closed Sales	964	808	- 16.2%	7,109	5,671	- 20.2%
Cumulative Days on Market Until Sale	21	25	+ 19.0%	24	33	+ 37.5%
Median Sales Price*	\$270,000	\$275,000	+ 1.9%	\$251,000	\$258,500	+ 3.0%
Average Sales Price*	\$318,594	\$324,040	+ 1.7%	\$298,886	\$310,272	+ 3.8%
Percent of List Price Received*	99.1%	99.1%	0.0%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	1,162	1,131	- 2.7%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

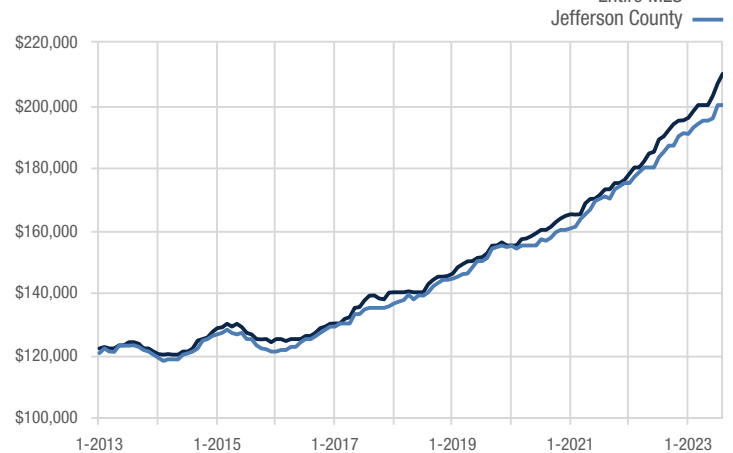
Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	143	132	- 7.7%	1,295	1,197	- 7.6%
Pending Sales	131	96	- 26.7%	1,186	1,028	- 13.3%
Closed Sales	161	136	- 15.5%	1,195	1,004	- 16.0%
Cumulative Days on Market Until Sale	16	19	+ 18.8%	30	30	0.0%
Median Sales Price*	\$196,000	\$219,000	+ 11.7%	\$191,000	\$207,000	+ 8.4%
Average Sales Price*	\$218,471	\$253,541	+ 16.1%	\$219,197	\$230,407	+ 5.1%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	151	143	- 5.3%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 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.

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.