

Local Market Update – August 2023

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



Spencer County

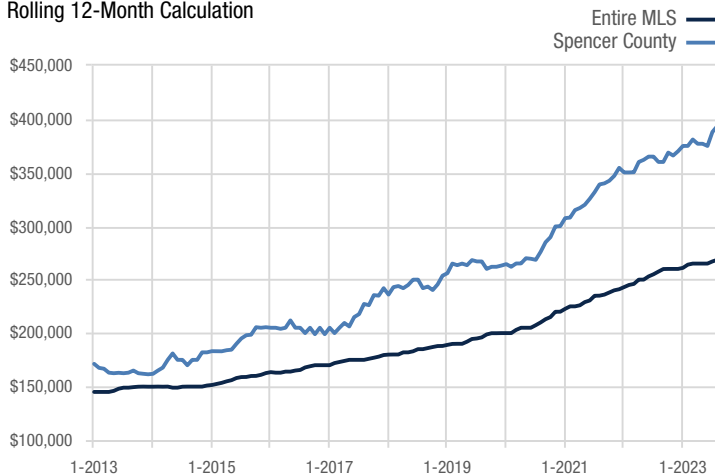
Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	25	24	- 4.0%	202	171	- 15.3%
Pending Sales	30	16	- 46.7%	160	132	- 17.5%
Closed Sales	20	23	+ 15.0%	146	123	- 15.8%
Cumulative Days on Market Until Sale	14	22	+ 57.1%	20	39	+ 95.0%
Median Sales Price*	\$298,750	\$375,000	+ 25.5%	\$366,000	\$400,000	+ 9.3%
Average Sales Price*	\$330,325	\$397,857	+ 20.4%	\$369,700	\$403,606	+ 9.2%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	27	27	0.0%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	4	—	0	4	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Cumulative Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	4	—	—	—	—
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.

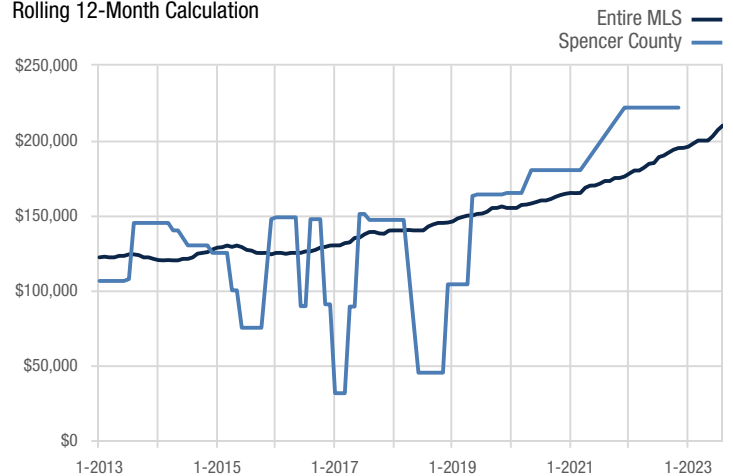
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.