

Local Market Update – October 2023

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



Jefferson County

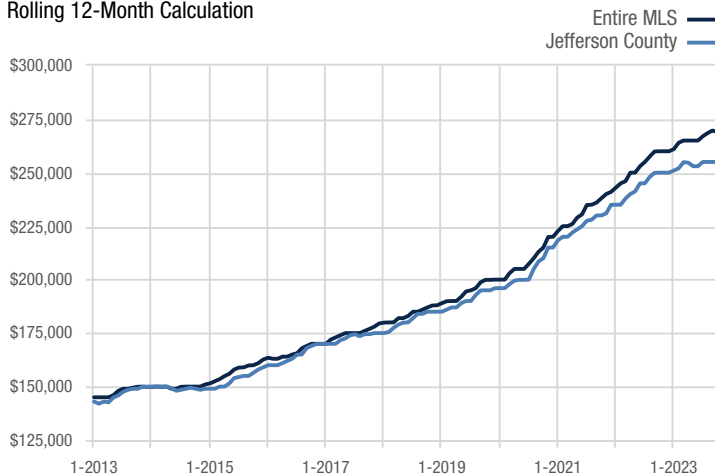
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	964	1,022	+ 6.0%	11,063	9,488	- 14.2%
Pending Sales	705	527	- 25.2%	8,802	7,133	- 19.0%
Closed Sales	810	655	- 19.1%	8,806	7,029	- 20.2%
Cumulative Days on Market Until Sale	29	34	+ 17.2%	25	33	+ 32.0%
Median Sales Price*	\$257,500	\$250,000	- 2.9%	\$251,111	\$256,000	+ 1.9%
Average Sales Price*	\$307,145	\$296,954	- 3.3%	\$299,338	\$308,480	+ 3.1%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	1,223	1,370	+ 12.0%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	149	160	+ 7.4%	1,600	1,517	- 5.2%
Pending Sales	126	94	- 25.4%	1,435	1,250	- 12.9%
Closed Sales	123	124	+ 0.8%	1,452	1,236	- 14.9%
Cumulative Days on Market Until Sale	25	29	+ 16.0%	29	29	0.0%
Median Sales Price*	\$194,000	\$218,000	+ 12.4%	\$192,000	\$210,000	+ 9.4%
Average Sales Price*	\$221,636	\$255,527	+ 15.3%	\$219,947	\$234,184	+ 6.5%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	164	194	+ 18.3%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

* 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.

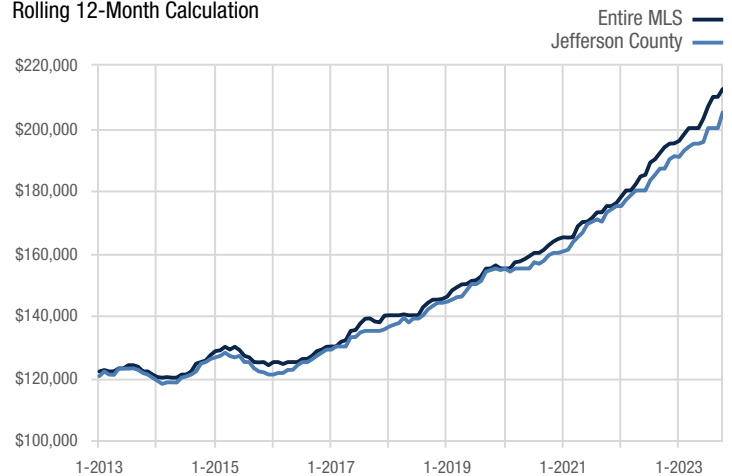
Median Sales Price - Single Family

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.