

# Local Market Update – November 2023

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



## Jefferson County

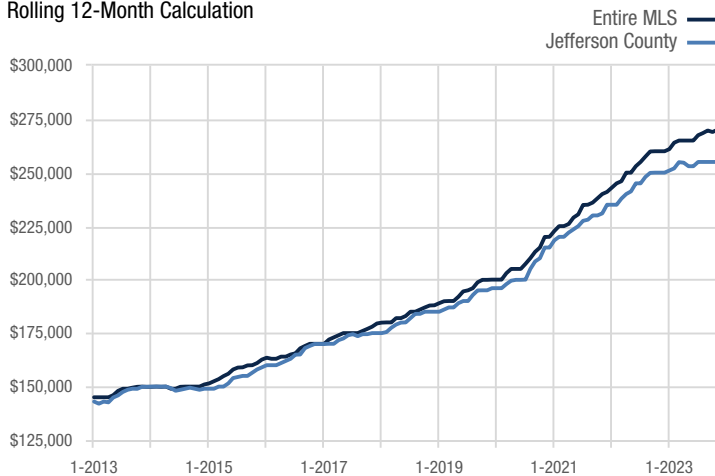
Single Family Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	771	792	+ 2.7%	11,834	10,298	- 13.0%
Pending Sales	554	446	- 19.5%	9,356	7,676	- 18.0%
Closed Sales	679	587	- 13.5%	9,485	7,638	- 19.5%
Cumulative Days on Market Until Sale	28	29	+ 3.6%	25	32	+ 28.0%
Median Sales Price*	\$248,000	\$255,000	+ 2.8%	\$250,475	\$256,000	+ 2.2%
Average Sales Price*	\$292,016	\$310,583	+ 6.4%	\$298,814	\$308,517	+ 3.2%
Percent of List Price Received*	98.2%	98.1%	- 0.1%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	1,177	1,364	+ 15.9%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	121	134	+ 10.7%	1,721	1,652	- 4.0%
Pending Sales	95	80	- 15.8%	1,530	1,354	- 11.5%
Closed Sales	114	115	+ 0.9%	1,566	1,354	- 13.5%
Cumulative Days on Market Until Sale	25	22	- 12.0%	29	29	0.0%
Median Sales Price*	\$194,950	\$205,000	+ 5.2%	\$192,000	\$210,000	+ 9.4%
Average Sales Price*	\$214,514	\$246,480	+ 14.9%	\$219,552	\$235,300	+ 7.2%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	171	190	+ 11.1%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

\* 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.

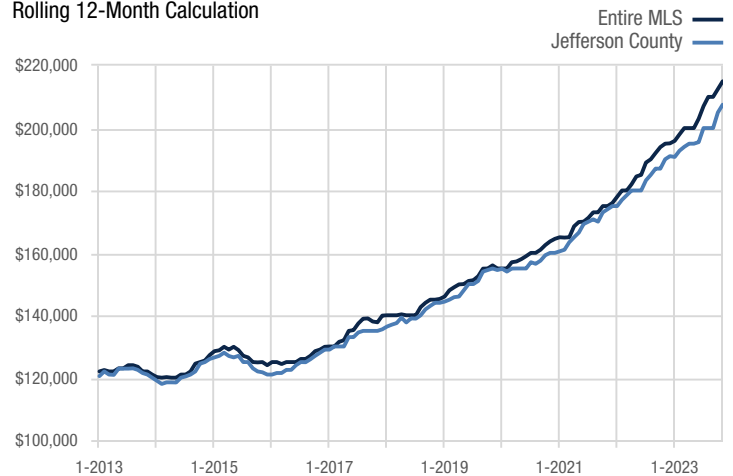
### Median Sales Price - Single Family

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.