

# Local Market Update – December 2023

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



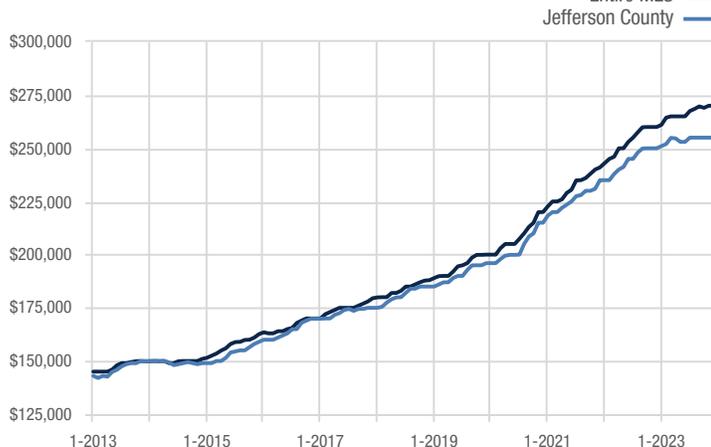
## Jefferson County

Single Family Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	531	528	- 0.6%	12,365	10,832	- 12.4%
Pending Sales	479	377	- 21.3%	9,835	8,154	- 17.1%
Closed Sales	618	568	- 8.1%	10,103	8,226	- 18.6%
Cumulative Days on Market Until Sale	39	43	+ 10.3%	26	33	+ 26.9%
Median Sales Price*	\$239,250	<b>\$247,000</b>	+ 3.2%	\$250,000	<b>\$255,000</b>	+ 2.0%
Average Sales Price*	\$279,640	<b>\$292,545</b>	+ 4.6%	\$297,639	<b>\$307,244</b>	+ 3.2%
Percent of List Price Received*	97.7%	<b>97.9%</b>	+ 0.2%	99.6%	<b>98.9%</b>	- 0.7%
Inventory of Homes for Sale	976	<b>1,175</b>	+ 20.4%	—	—	—
Months Supply of Inventory	1.2	<b>1.7</b>	+ 41.7%	—	—	—

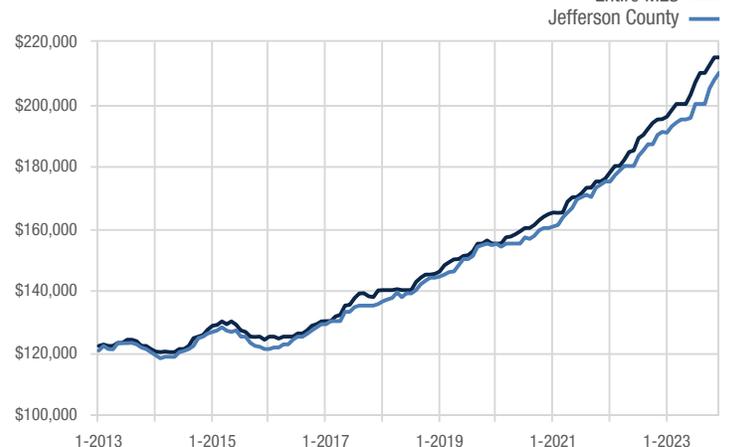
Townhouse/Condo Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	92	81	- 12.0%	1,813	1,740	- 4.0%
Pending Sales	84	55	- 34.5%	1,614	1,428	- 11.5%
Closed Sales	103	102	- 1.0%	1,669	1,461	- 12.5%
Cumulative Days on Market Until Sale	33	27	- 18.2%	29	29	0.0%
Median Sales Price*	\$187,500	<b>\$204,950</b>	+ 9.3%	\$191,000	<b>\$210,000</b>	+ 9.9%
Average Sales Price*	\$215,553	<b>\$237,377</b>	+ 10.1%	\$219,305	<b>\$236,654</b>	+ 7.9%
Percent of List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	99.3%	<b>98.9%</b>	- 0.4%
Inventory of Homes for Sale	150	175	+ 16.7%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

\* 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.