

# Local Market Update – February 2024

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



## Jefferson County

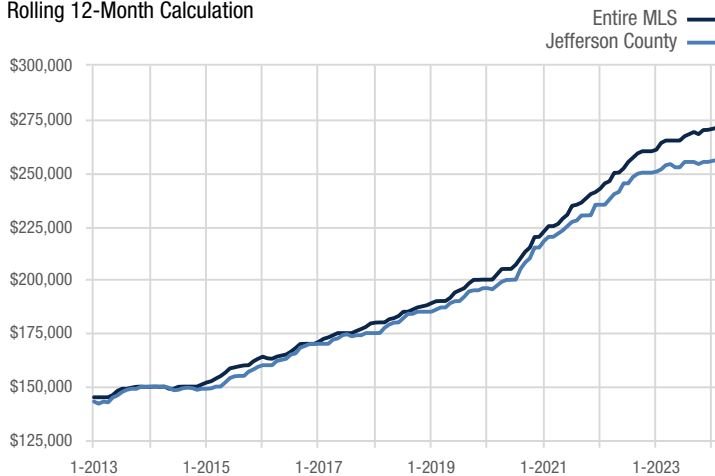
Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	754	<b>833</b>	+ 10.5%	1,552	<b>1,591</b>	+ 2.5%
Pending Sales	677	<b>575</b>	- 15.1%	1,329	<b>1,166</b>	- 12.3%
Closed Sales	521	<b>557</b>	+ 6.9%	1,016	<b>1,009</b>	- 0.7%
Cumulative Days on Market Until Sale	43	<b>48</b>	+ 11.6%	45	<b>45</b>	0.0%
Median Sales Price*	\$235,000	<b>\$245,850</b>	+ 4.6%	\$234,700	<b>\$246,250</b>	+ 4.9%
Average Sales Price*	\$283,159	<b>\$283,150</b>	- 0.0%	\$278,609	<b>\$289,658</b>	+ 4.0%
Percent of List Price Received*	98.1%	<b>96.7%</b>	- 1.4%	97.7%	<b>97.4%</b>	- 0.3%
Inventory of Homes for Sale	860	<b>1,075</b>	+ 25.0%	—	—	—
Months Supply of Inventory	1.1	<b>1.6</b>	+ 45.5%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	123	<b>141</b>	+ 14.6%	275	<b>267</b>	- 2.9%
Pending Sales	123	<b>81</b>	- 34.1%	247	<b>192</b>	- 22.3%
Closed Sales	101	<b>84</b>	- 16.8%	187	<b>167</b>	- 10.7%
Cumulative Days on Market Until Sale	34	<b>43</b>	+ 26.5%	38	<b>42</b>	+ 10.5%
Median Sales Price*	\$195,000	<b>\$209,450</b>	+ 7.4%	\$185,000	<b>\$215,000</b>	+ 16.2%
Average Sales Price*	\$212,302	<b>\$233,264</b>	+ 9.9%	\$205,890	<b>\$239,167</b>	+ 16.2%
Percent of List Price Received*	98.4%	<b>97.6%</b>	- 0.8%	98.2%	<b>97.8%</b>	- 0.4%
Inventory of Homes for Sale	140	<b>193</b>	+ 37.9%	—	—	—
Months Supply of Inventory	1.1	<b>1.6</b>	+ 45.5%	—	—	—

\* 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.

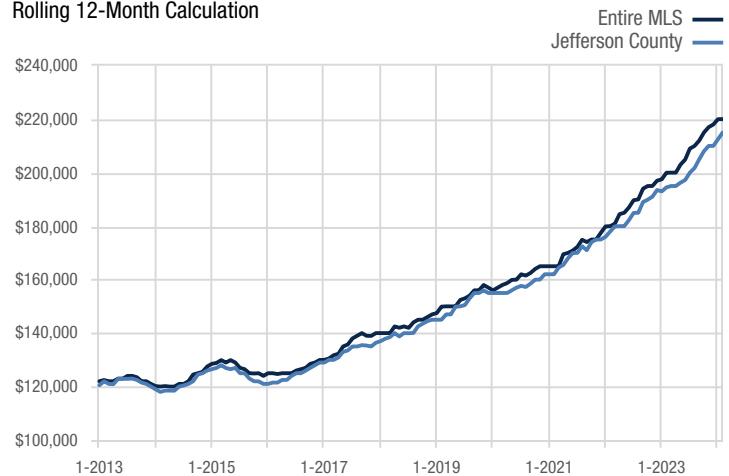
### Median Sales Price - Single Family

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.