## Local Market Update – February 2025 A Research Tool Provided by the Greater Louisville Association of REALTORS®



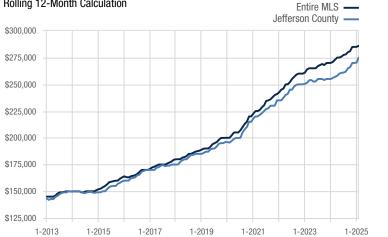
## **Jefferson County**

| Single Family                        | February  |           |          | Year to Date |             |          |  |
|--------------------------------------|-----------|-----------|----------|--------------|-------------|----------|--|
| Key Metrics                          | 2024      | 2025      | % Change | Thru 2-2024  | Thru 2-2025 | % Change |  |
| New Listings                         | 841       | 752       | - 10.6%  | 1,604        | 1,489       | - 7.2%   |  |
| Pending Sales                        | 718       | 519       | - 27.7%  | 1,320        | 1,047       | - 20.7%  |  |
| Closed Sales                         | 569       | 464       | - 18.5%  | 1,024        | 946         | - 7.6%   |  |
| Cumulative Days on Market Until Sale | 48        | 56        | + 16.7%  | 45           | 52          | + 15.6%  |  |
| Median Sales Price*                  | \$245,850 | \$275,000 | + 11.9%  | \$245,200    | \$270,000   | + 10.1%  |  |
| Average Sales Price*                 | \$282,520 | \$332,627 | + 17.7%  | \$288,550    | \$323,276   | + 12.0%  |  |
| Percent of List Price Received*      | 96.7%     | 98.0%     | + 1.3%   | 97.5%        | 98.1%       | + 0.6%   |  |
| Inventory of Homes for Sale          | 951       | 1,212     | + 27.4%  |              | _           |          |  |
| Months Supply of Inventory           | 1.4       | 1.8       | + 28.6%  |              | —           |          |  |

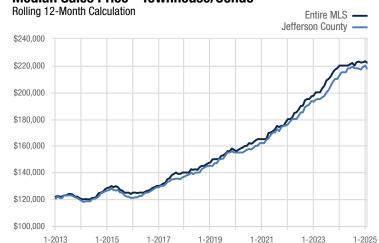
| Townhouse/Condo                      |           | February  |          |             | Year to Date |          |
|--------------------------------------|-----------|-----------|----------|-------------|--------------|----------|
| Key Metrics                          | 2024      | 2025      | % Change | Thru 2-2024 | Thru 2-2025  | % Change |
| New Listings                         | 150       | 137       | - 8.7%   | 277         | 278          | + 0.4%   |
| Pending Sales                        | 113       | 86        | - 23.9%  | 225         | 190          | - 15.6%  |
| Closed Sales                         | 90        | 100       | + 11.1%  | 174         | 187          | + 7.5%   |
| Cumulative Days on Market Until Sale | 43        | 49        | + 14.0%  | 41          | 43           | + 4.9%   |
| Median Sales Price*                  | \$212,450 | \$194,875 | - 8.3%   | \$217,000   | \$210,000    | - 3.2%   |
| Average Sales Price*                 | \$239,808 | \$232,457 | - 3.1%   | \$244,651   | \$237,493    | - 2.9%   |
| Percent of List Price Received*      | 97.8%     | 97.6%     | - 0.2%   | 97.9%       | 97.7%        | - 0.2%   |
| Inventory of Homes for Sale          | 175       | 222       | + 26.9%  |             | _            |          |
| Months Supply of Inventory           | 1.5       | 1.9       | + 26.7%  |             |              |          |

\* 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



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.