

# Local Market Update – August 2024

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



## Jefferson County

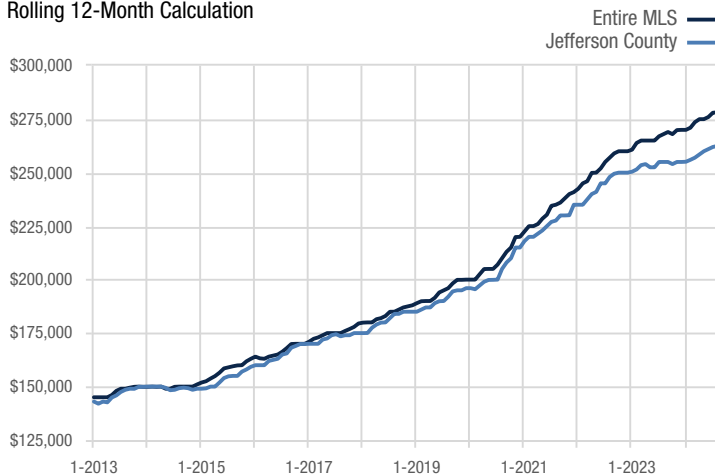
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1,037	<b>1,077</b>	+ 3.9%	7,420	<b>7,936</b>	+ 7.0%
Pending Sales	717	<b>680</b>	- 5.2%	5,933	<b>5,828</b>	- 1.8%
Closed Sales	837	<b>770</b>	- 8.0%	5,690	<b>5,666</b>	- 0.4%
Cumulative Days on Market Until Sale	25	<b>28</b>	+ 12.0%	33	<b>35</b>	+ 6.1%
Median Sales Price*	\$275,000	<b>\$279,450</b>	+ 1.6%	\$257,900	<b>\$269,900</b>	+ 4.7%
Average Sales Price*	\$320,948	<b>\$347,344</b>	+ 8.2%	\$310,042	<b>\$323,147</b>	+ 4.2%
Percent of List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	99.1%	<b>99.0%</b>	- 0.1%
Inventory of Homes for Sale	1,066	<b>1,418</b>	+ 33.0%	—	—	—
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	134	<b>174</b>	+ 29.9%	1,223	<b>1,229</b>	+ 0.5%
Pending Sales	115	<b>101</b>	- 12.2%	1,064	<b>983</b>	- 7.6%
Closed Sales	146	<b>133</b>	- 8.9%	1,028	<b>936</b>	- 8.9%
Cumulative Days on Market Until Sale	20	<b>35</b>	+ 75.0%	30	<b>34</b>	+ 13.3%
Median Sales Price*	\$225,000	<b>\$215,000</b>	- 4.4%	\$210,000	<b>\$219,000</b>	+ 4.3%
Average Sales Price*	\$258,393	<b>\$252,107</b>	- 2.4%	\$233,248	<b>\$244,922</b>	+ 5.0%
Percent of List Price Received*	98.9%	<b>98.8%</b>	- 0.1%	99.0%	<b>98.7%</b>	- 0.3%
Inventory of Homes for Sale	136	<b>200</b>	+ 47.1%	—	—	—
Months Supply of Inventory	1.1	<b>1.7</b>	+ 54.5%	—	—	—

\* 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.

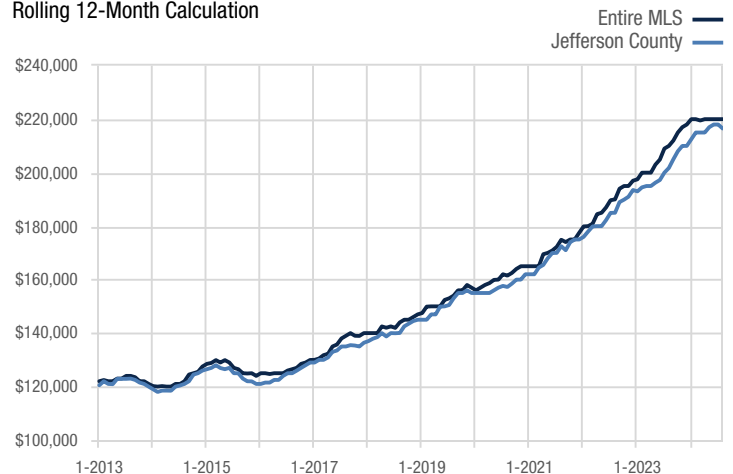
### Median Sales Price - Single Family

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.