

Local Market Update – August 2024

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



Spencer County

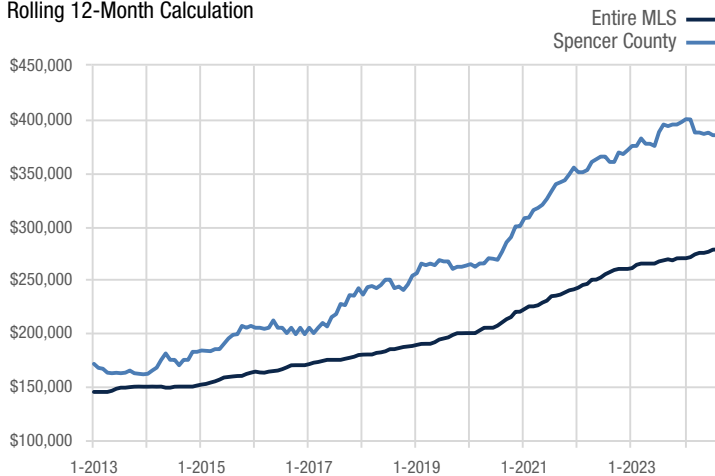
Single Family Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	25	34	+ 36.0%	171	206	+ 20.5%
Pending Sales	18	16	- 11.1%	134	135	+ 0.7%
Closed Sales	24	20	- 16.7%	124	126	+ 1.6%
Cumulative Days on Market Until Sale	22	30	+ 36.4%	39	43	+ 10.3%
Median Sales Price*	\$377,500	\$366,000	- 3.0%	\$400,000	\$388,700	- 2.8%
Average Sales Price*	\$403,196	\$401,208	- 0.5%	\$404,594	\$414,968	+ 2.6%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.4%	98.1%	- 1.3%
Inventory of Homes for Sale	26	51	+ 96.2%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	4	0	- 100.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Cumulative Days on Market Until Sale	—	—	—	—	5	—
Median Sales Price*	—	—	—	—	\$300,000	—
Average Sales Price*	—	—	—	—	\$300,000	—
Percent of List Price Received*	—	—	—	—	96.8%	—
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

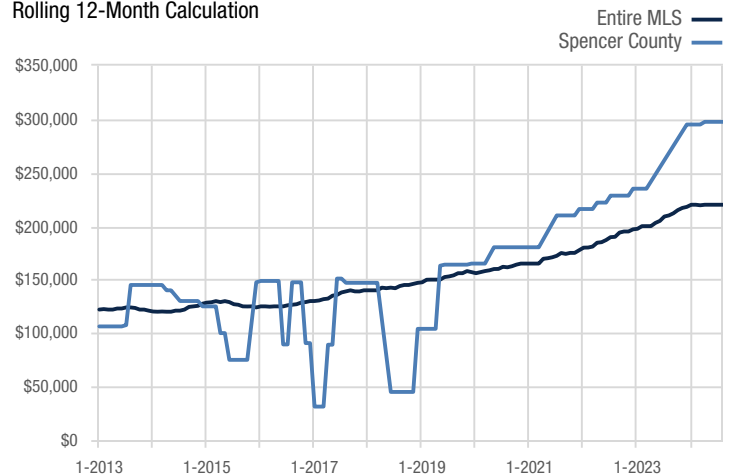
Median Sales Price - Single Family

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.