

Local Market Update – December 2024

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



Spencer County

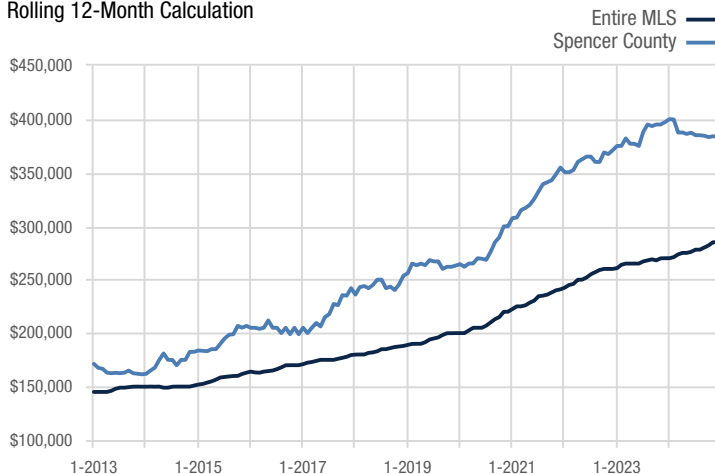
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	12	+ 71.4%	251	295	+ 17.5%
Pending Sales	8	6	- 25.0%	189	193	+ 2.1%
Closed Sales	11	12	+ 9.1%	188	192	+ 2.1%
Cumulative Days on Market Until Sale	26	35	+ 34.6%	38	42	+ 10.5%
Median Sales Price*	\$375,000	\$370,000	- 1.3%	\$397,250	\$383,750	- 3.4%
Average Sales Price*	\$435,141	\$398,067	- 8.5%	\$405,535	\$419,677	+ 3.5%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	25	43	+ 72.0%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Cumulative Days on Market Until Sale	90	—	—	90	5	- 94.4%
Median Sales Price*	\$295,000	—	—	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$295,000	—	—	\$295,000	\$300,000	+ 1.7%
Percent of List Price Received*	98.4%	—	—	98.4%	96.8%	- 1.6%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

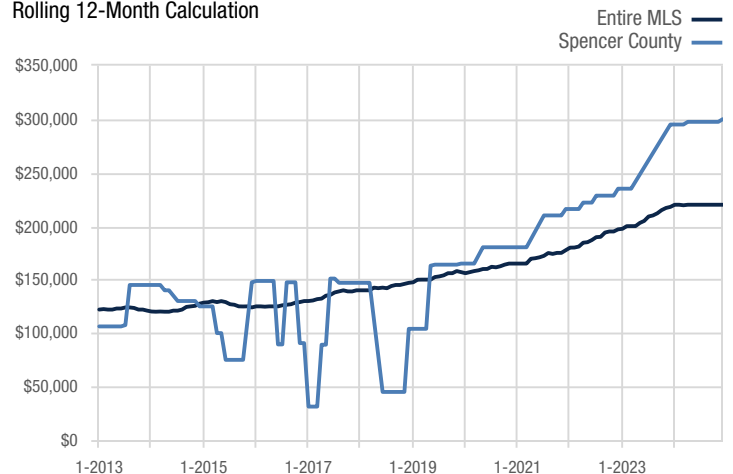
Median Sales Price - Single Family

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.