

# Local Market Update – January 2025

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



## Entire MLS

| Single Family and Townhouse/Condo<br>Key Metrics | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| New Listings                                     | 1,364     | <b>1,370</b>     | + 0.4%   | 1,364        | <b>1,370</b>     | + 0.4%   |
| Pending Sales                                    | 1,095     | <b>815</b>       | - 25.6%  | 1,095        | <b>815</b>       | - 25.6%  |
| Closed Sales                                     | 800       | <b>851</b>       | + 6.4%   | 800          | <b>851</b>       | + 6.4%   |
| Cumulative Days on Market Until Sale             | 47        | <b>53</b>        | + 12.8%  | 47           | <b>53</b>        | + 12.8%  |
| Median Sales Price*                              | \$256,000 | <b>\$270,000</b> | + 5.5%   | \$256,000    | <b>\$270,000</b> | + 5.5%   |
| Average Sales Price*                             | \$297,563 | <b>\$326,103</b> | + 9.6%   | \$297,563    | <b>\$326,103</b> | + 9.6%   |
| Percent of List Price Received*                  | 97.9%     | <b>97.8%</b>     | - 0.1%   | 97.9%        | <b>97.8%</b>     | - 0.1%   |
| Inventory of Homes for Sale                      | 2,094     | <b>2,701</b>     | + 29.0%  | —            | —                | —        |
| Months Supply of Inventory                       | 1.8       | <b>2.2</b>       | + 22.2%  | —            | —                | —        |

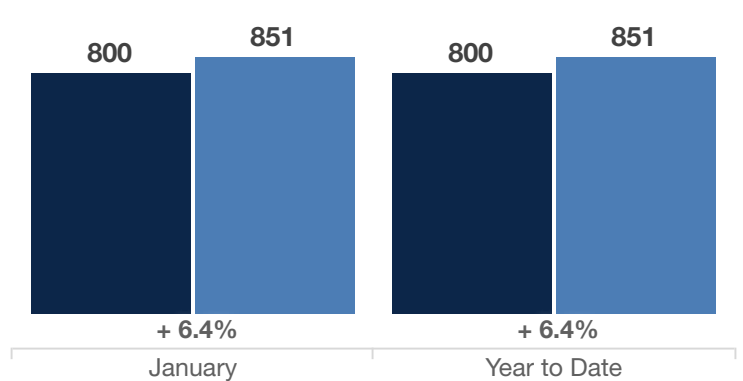
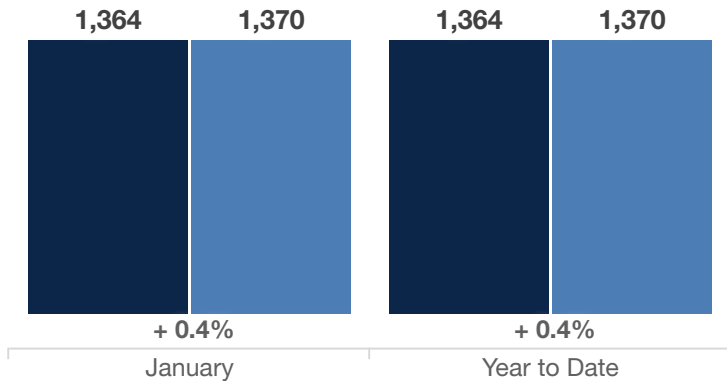
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

■ 2024 ■ 2025

### Closed Sales

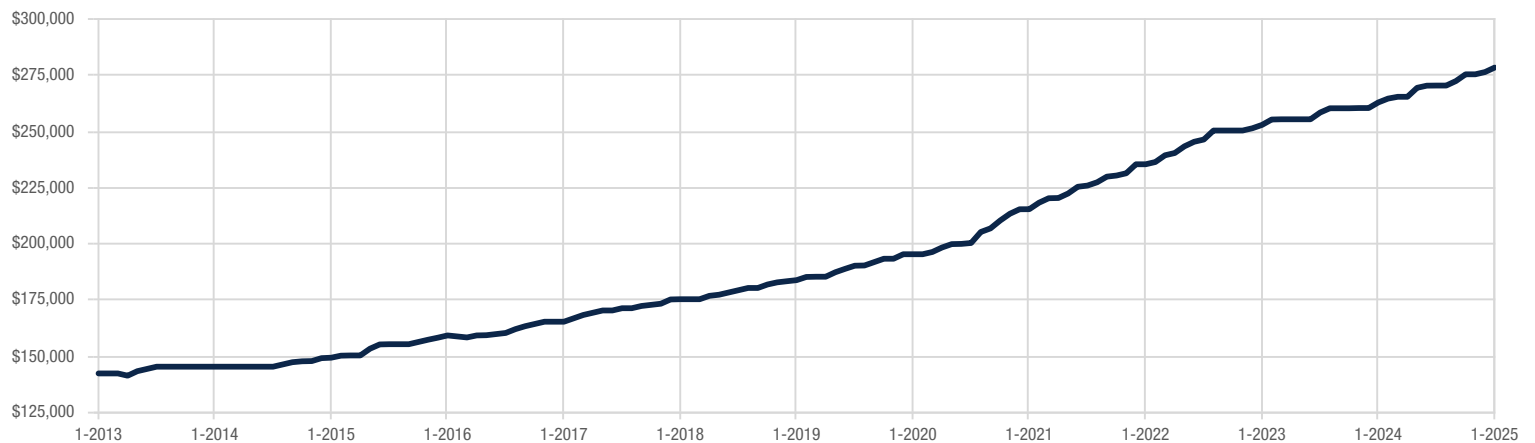
■ 2024 ■ 2025



### Median Sales Price

Rolling 12-Month Calculation

Entire MLS



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. Current as of February 10, 2025. All data from the Greater Louisville Association of REALTORS®. Report © 2025 ShowingTime Plus, LLC.