

Local Market Update – January 2025

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



Jefferson County

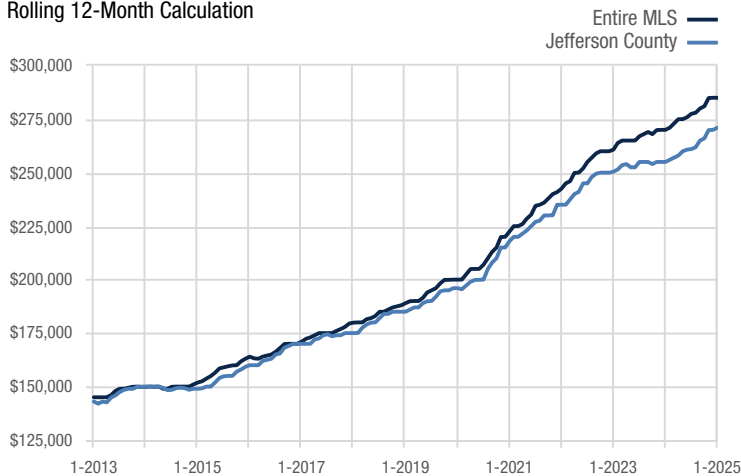
Single Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	763	736	- 3.5%	763	736	- 3.5%
Pending Sales	602	421	- 30.1%	602	421	- 30.1%
Closed Sales	455	471	+ 3.5%	455	471	+ 3.5%
Cumulative Days on Market Until Sale	41	48	+ 17.1%	41	48	+ 17.1%
Median Sales Price*	\$245,000	\$269,900	+ 10.2%	\$245,000	\$269,900	+ 10.2%
Average Sales Price*	\$296,077	\$315,789	+ 6.7%	\$296,077	\$315,789	+ 6.7%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	1,001	1,267	+ 26.6%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	127	139	+ 9.4%	127	139	+ 9.4%
Pending Sales	112	82	- 26.8%	112	82	- 26.8%
Closed Sales	84	84	0.0%	84	84	0.0%
Cumulative Days on Market Until Sale	40	37	- 7.5%	40	37	- 7.5%
Median Sales Price*	\$219,500	\$227,250	+ 3.5%	\$219,500	\$227,250	+ 3.5%
Average Sales Price*	\$249,840	\$245,126	- 1.9%	\$249,840	\$245,126	- 1.9%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	168	222	+ 32.1%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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.

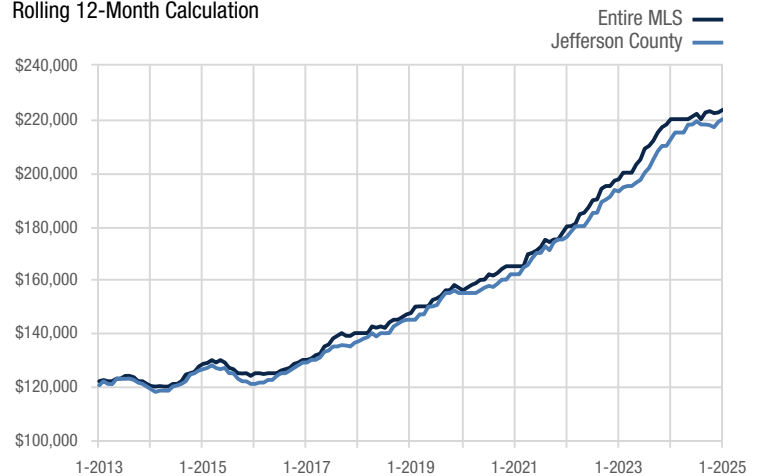
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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.