

**MARKET ANALYSIS** • greater louisville, ky



**\$242,258**

**MEDIAN SALES PRICE**

The median sales price in the first half of 2022 was \$242,258 compared to \$217,267 in the first half of 2021.



**7,899**

**TOTAL SALES**

There were 7,899 total sales in the first half of 2022 compared to 8,500 in the first half of 2021.

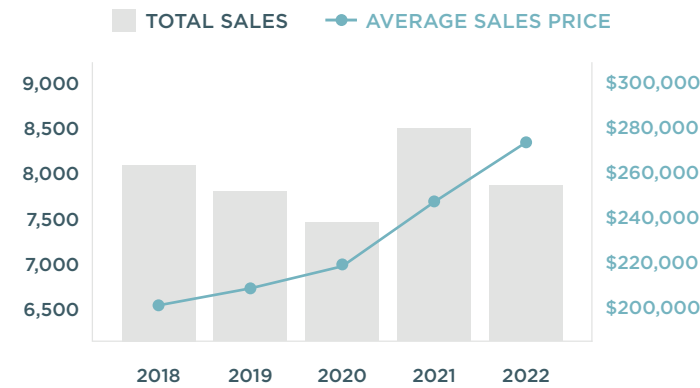


**45**

**DAYS ON MARKET**

At the end of the first half of 2022 most houses spent 45 days on market compared to 46 days in the first half of 2021.

	2021	%	2022	TREND
Total Sales	8,500	-7.1	7,899	▼
Price per Sq. Ft.	\$144	13.2	\$163	▲
Days on Market	46	-2.2	45	▼
Avg. Sales Price	\$247,911	11.5	\$276,520	▲
Total Volume	\$2,628,715,794	4.5	\$2,746,918,322	▲



**DOWNTOWN, OLD LOUISVILLE, WEST LOUISVILLE**

**BUTCHERTOWN, HIGHLANDS, GERMANTOWN, CLIFTON, CRESCENT HILL**

	2021	2022	TREND
Total Sales	718	752	▲
Price per Sq. Ft.	\$96	\$106	▲
Days on Market	29	31	▲
Avg. Sales Price	\$127,102	\$139,970	▲
Total Volume	\$91,258,978	\$105,257,639	▲

	2021	2022	TREND
Total Sales	1,149	1,071	▼
Price per Sq. Ft.	\$186	\$201	▲
Days on Market	24	22	▼
Avg. Sales Price	\$321,829	\$334,464	▲
Total Volume	\$366,399,237	\$358,211,229	▼

**PRP, VALLEY STATION, SHIVELY, FAIRDALE, IROQUOIS PARK**

**BUECHEL, OKOLONA, HILLVIEW, FERN CREEK, JEFFERSONTOWN**

	2021	2022	TREND
Total Sales	1,230	1,123	▼
Price per Sq. Ft.	\$137	\$149	▲
Days on Market	17	20	▲
Avg. Sales Price	\$174,183	\$191,303	▲
Total Volume	\$214,244,872	\$214,832,761	▲

	2021	2022	TREND
Total Sales	1,996	1,829	▼
Price per Sq. Ft.	\$154	\$175	▲
Days on Market	14	15	▲
Avg. Sales Price	\$234,379	\$265,831	▲
Total Volume	\$467,520,258	\$486,204,023	▲

**HURSTBOURNE, MIDDLETOWN, ST. MATTHEWS, ANCHORAGE, LYNDON, PROSPECT**

**SOUTHERN INDIANA**

	2021	2022	TREND
Total Sales	1,433	1,209	▼
Price per Sq. Ft.	\$175	\$196	▲
Days on Market	22	16	▼
Avg. Sales Price	\$385,378	\$432,087	▲
Total Volume	\$552,246,772	\$522,393,372	▼

	2021	2022	TREND
Total Sales	441	429	▼
Price per Sq. Ft.	\$132	\$151	▲
Days on Market	73	72	▼
Avg. Sales Price	\$226,651	\$255,932	▲
Total Volume	\$459,476,677	\$527,513,236	▲

**BULLITT COUNTY**

**SPENCER COUNTY**

	2021	2022	TREND
Total Sales	589	579	▼
Price per Sq. Ft.	\$157	\$184	▲
Days on Market	14	18	▲
Avg. Sales Price	\$247,590	\$296,170	▲
Total Volume	\$145,830,304	\$171,482,613	▲

	2021	2022	TREND
Total Sales	128	111	▼
Price per Sq. Ft.	\$184	\$212	▲
Days on Market	19	16	▼
Avg. Sales Price	\$325,868	\$371,954	▲
Total Volume	\$41,711,047	\$41,286,900	▼

**OLDHAM COUNTY**

**SHELBY COUNTY**

	2021	2022	TREND
Total Sales	472	459	▼
Price per Sq. Ft.	\$176	\$202	▲
Days on Market	21	17	▼
Avg. Sales Price	\$395,968	\$454,035	▲
Total Volume	\$187,292,749	\$208,402,119	▲

	2021	2022	TREND
Total Sales	343	337	▼
Price per Sq. Ft.	\$161	\$175	▲
Days on Market	24	22	▼
Avg. Sales Price	\$298,644	\$330,369	▲
Total Volume	\$102,434,899	\$111,334,430	▲

**MARKET PERFORMANCE AT A GLANCE**

**GREATER LOUISVILLE, KY**

The first half of 2022 has continued to be an exciting real estate market, and Nest Realty Greater Louisville is currently in the top 15 brokerages for transaction count within Greater Louisville.

Sellers continue to reap the benefits of a low listing inventory. The offers only got stronger and more creative in the first quarter, and really there has never been a better time to sell. However, there is good news for buyers just around the corner. While interest rates have increased, they are still historically low. There are early signs that housing inventory is starting to grow, and will continue to do so in coming months. While this will open up more opportunities, supply is still low, so acting fast and strong will continue to be the winning strategy. Overall, the housing market in Greater Louisville is healthy and thriving. It is a winning combination for both buyers and sellers.

Our Nesters continue to work hard for our clients. As a small brokerage, we pack a mighty punch.

\*The Greater Louisville Market consists of Jefferson, Oldham, Shelby, Spencer and Bullitt Counties, KY; as well as Clark, Floyd, and Harrison Counties, IN. Data as of 7/5/22 as found in the Greater Louisville MLS.

For more information and market analysis, visit [nestrealty.com/greater-louisville/reports](https://nestrealty.com/greater-louisville/reports)