

MSA OVERVIEW GREATER LOUISVILLE, KY

\$260,000

MEDIAN SALES PRICE

The median sales price rose from \$242,258 in the first half of 2022 to \$260,000 in the first half of 2023, reflecting an increase of 7.3%.

7,609

TOTAL SALES

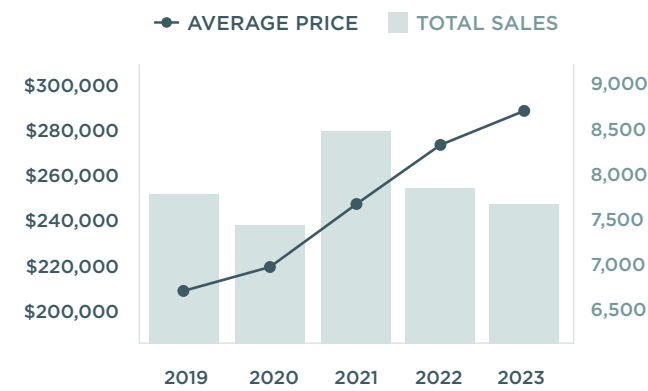
The number of total sales decreased from 7,899 in the first half of 2022 to 7,609 in the first half of 2023, reflecting a decrease of 3.7%.

29

DAYS ON MARKET

The days on market decreased from 45 in the first half of 2022 to 29 in the first half of 2023, reflecting a decrease of 35.6%.

	2022	%	2023	TREND
Total Sales	7,899	-3.7	7,609	▼
Price per Sq. Ft.	\$163	4.2	\$170	▲
Days on Market	45	16.7	29	▼
Avg. Sales Price	\$276,520	5	\$291,673	▲
Total Volume	\$2,746,918,322	-13	\$2,288,218,121	▼



DOWNTOWN, OLD LOUISVILLE, WEST LOUISVILLE

	2022	2023	TREND
Total Sales	752	591	▼
Price per Sq. Ft.	\$106	\$112	▲
Days on Market	31	37	▲
Avg. Sales Price	\$139,970	\$139,000	▼
Total Volume	\$105,257,639	\$81,443,975	▼

BUTCHERTOWN, HIGHLANDS, GERMANTOWN, CLIFTON, CRESCENT HILL

	2022	2023	TREND
Total Sales	1,071	785	▼
Price per Sq. Ft.	\$201	\$211	▲
Days on Market	22	22	FLAT
Avg. Sales Price	\$334,464	\$211,000	▼
Total Volume	\$358,211,229	\$281,240,907	▼

PRP, VALLEY STATION, SHIVELY, FAIRDALE, IROQUOIS PARK

	2022	2023	TREND
Total Sales	1,123	926	▼
Price per Sq. Ft.	\$149	\$158	▲
Days on Market	20	30	▲
Avg. Sales Price	\$191,303	\$203,629	▲
Total Volume	\$214,832,761	\$188,560,814	▼

BUECHEL, OKOLONA, HILLVIEW, FERN CREEK, JEFFERSONTOWN

	2022	2023	TREND
Total Sales	1,829	1,434	▼
Price per Sq. Ft.	\$175	\$175	FLAT
Days on Market	15	25	▲
Avg. Sales Price	\$265,831	\$268,606	▲
Total Volume	\$486,204,023	\$385,181,084	▼

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

	2022	2023	TREND
Total Sales	1,209	952	▼
Price per Sq. Ft.	\$196	\$203	▲
Days on Market	16	24	▲
Avg. Sales Price	\$432,087	\$453,093	▲
Total Volume	\$522,393,372	\$431,344,466	▼

SOUTHERN INDIANA

	2022	2023	TREND
Total Sales	1,923	1,696	▼
Price per Sq. Ft.	\$151	\$160	▲
Days on Market	72	76	▲
Avg. Sales Price	\$255,932	\$275,339	▲
Total Volume	\$527,513,236	\$466,974,628	▼

BULLITT COUNTY

	2022	2023	TREND
Total Sales	579	497	▼
Price per Sq. Ft.	\$184	\$184	FLAT
Days on Market	18	47	▲
Avg. Sales Price	\$296,170	\$299,135	▲
Total Volume	\$171,482,613	\$148,669,862	▼

SPENCER COUNTY

	2022	2023	TREND
Total Sales	111	87	▼
Price per Sq. Ft.	\$212	\$213	▲
Days on Market	16	38	▲
Avg. Sales Price	\$371,954	\$387,132	▲
Total Volume	\$41,286,900	\$33,680,499	▼

OLDHAM COUNTY

	2022	2023	TREND
Total Sales	459	367	▼
Price per Sq. Ft.	\$202	\$212	▲
Days on Market	17	29	▲
Avg. Sales Price	\$454,035	\$471,638	▲
Total Volume	\$208,402,119	\$173,091,112	▼

SHELBY COUNTY

	2022	2023	TREND
Total Sales	337	233	▼
Price per Sq. Ft.	\$175	\$184	▲
Days on Market	22	39	▲
Avg. Sales Price	\$330,369	\$353,452	▲
Total Volume	\$111,334,430	\$82,354,376	▼

GREATER LOUISVILLE, KY

MARKET PERFORMANCE AT A GLANCE

In the first half of 2023, the real estate market has been buzzing with activity, and Nest Realty Greater Louisville has established itself as a highly regarded brokerage. Our commitment to excellence has positioned us as a go-to choice for clients in the area.

Despite higher interest rates, sellers have been reaping the rewards of a limited listing inventory. In the first quarter, offers became stronger and more innovative, making it an ideal time to sell. While the record-low rates of 2020 and 2021 are a thing of the past, today's mortgage rates are still relatively low from a historical standpoint.

Early indicators suggest that housing inventory is starting to expand and is expected to continue growing in coming months. While this presents more opportunities for buyers, the supply remains relatively low, necessitating a quick and decisive approach to secure favorable deals. Overall, the housing market in Greater Louisville remains robust and vibrant, offering a winning combination for both buyers and sellers.

Our team of dedicated Nesters continues to work tirelessly on behalf of our clients. Despite being a smaller brokerage, we deliver exceptional results and go above and beyond to meet our clients' needs.

251
CONTRACTS
ACCEPTED

29
DAYS
ON MARKET

\$260,000
MEDIAN
SALES PRICE