

# Local Market Update – December 2025

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



## Jefferson County

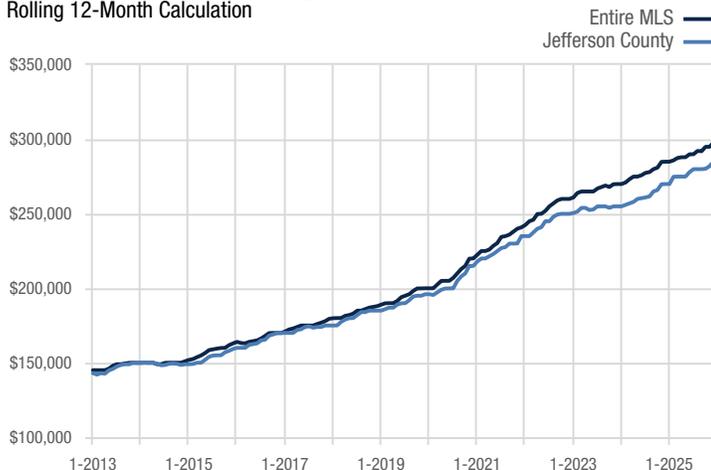
Single Family Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	585	666	+ 13.8%	11,454	12,624	+ 10.2%
Pending Sales	475	362	- 23.8%	8,486	8,452	- 0.4%
Closed Sales	701	688	- 1.9%	8,491	8,562	+ 0.8%
Cumulative Days on Market Until Sale	43	43	0.0%	36	38	+ 5.6%
Median Sales Price*	\$270,000	\$288,750	+ 6.9%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*	\$333,388	\$339,594	+ 1.9%	\$325,862	\$344,635	+ 5.8%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	1,159	1,571	+ 35.5%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	117	111	- 5.1%	1,819	2,088	+ 14.8%
Pending Sales	96	64	- 33.3%	1,435	1,447	+ 0.8%
Closed Sales	98	122	+ 24.5%	1,397	1,486	+ 6.4%
Cumulative Days on Market Until Sale	34	40	+ 17.6%	34	39	+ 14.7%
Median Sales Price*	\$215,000	\$202,250	- 5.9%	\$218,750	\$220,000	+ 0.6%
Average Sales Price*	\$243,258	\$242,385	- 0.4%	\$249,822	\$256,485	+ 2.7%
Percent of List Price Received*	98.8%	97.6%	- 1.2%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	208	282	+ 35.6%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

\* 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.

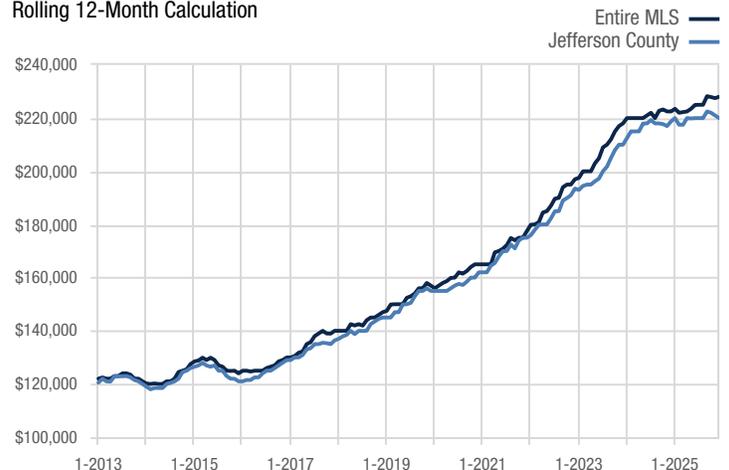
### Median Sales Price - Single Family

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.