



Q3 2015

LOUISVILLE MARKET REPORT

Lenihan

Sotheby's
INTERNATIONAL REALTY

OVERALL MARKET

**Q3
2014**

**Q3
2015**



**MEDIAN SALE
PRICE PER SQ. FT.**

\$108

3%



**AVERAGE DAYS
ON MARKET**

87

71

18%

TOTAL DOLLAR VOLUME +14%

\$813,911,592

4,281

NUMBER OF SALES



4,824

+13% OVER SAME QTR. LAST YEAR

AVG. SOLD PRICE

1.1%

\$192,262

MEDIAN SOLD PRICE

2.3%

\$158,500

SOLD/LIST PRICE %

0.4%

97.3%

INVENTORY IN UNITS

8,650

19%

7,049



2015 Q3 Report - Highlands

	Q3 2014	Q3 2015	% Change
Number of Sales	282	292	3.5%
Total Dollar Volume	\$60,013,449	\$67,861,374	13.1%
Average Sold Price	\$212,813	\$232,401	9.2%
Median Sold Price	\$178,950	\$176,000	-1.6%
Average Days on Market	55	45	-18.2%
Sold / List Price %	96.32	96.35	0.0%
Median Sale Price per Sq. Ft.	129.09	\$134.90	4.5%

2015 Q3 Report - Highlands - \$400k+

	Q3 2014	Q3 2015	% Change
Number of Sales	27	31	14.8%
Total Dollar Volume	\$14,761,400	\$19,957,500	35.2%
Average Sold Price	\$546,718	\$643,790	17.8%
Median Sold Price	\$485,000	\$560,000	15.5%
Average Days on Market	30	91	203.3%
Sold / List Price %	96.74	93.47	-3.4%
Median Sale Price per Sq. Ft.	173.12	\$188.47	8.9%



ST. MATTHEWS | INDIAN HILLS

2015 Q3 Report - St. Matthews | Indian Hills - All Price Points

	Q3 2014	Q3 2015	% Change
Number of Sales	271	271	0.0%
Total Dollar Volume	\$77,098,210	\$70,173,493	-9.0%
Average Sold Price	\$284,495	\$258,942	-9.0%
Median Sold Price	\$230,000	\$225,000	-2.2%
Average Days on Market	72	52	-27.8%
Sold / List Price %	96.69	97.1	0.4%
Median Sale Price per Sq. Ft.	140.73	\$149.31	6.1%

2015 Q3 Report - St. Matthews | Indian Hills - \$400k

	Q3 2014	Q3 2015	% Change
Number of Sales	49	40	-18.4%
Total Dollar Volume	\$31,834,400	\$23,010,785	-27.7%
Average Sold Price	\$649,681	\$575,269	-11.5%
Median Sold Price	\$535,000	\$517,500	-3.3%
Average Days on Market	96	64	-33.3%
Sold / List Price %	96.6	96.7	0.1%
Median Sale Price per Sq. Ft.	188.16	\$175.25	-6.9%



ANCHORAGE | LAKE FOREST

2015 Q3 Report - Anchorage | Lake Forest - All Price Points

	Q3 2014	Q3 2015	% Change
Number of Sales	344	420	22.1%
Total Dollar Volume	\$94,533,533	\$113,259,588	19.8%
Average Sold Price	\$274,806	\$269,665	-1.9%
Median Sold Price	\$255,000	\$254,950	0.0%
Average Days on Market	80	67	-16.3%
Sold / List Price %	96.98	97.71	0.8%
Median Sale Price per Sq. Ft.	117.38	\$124.32	5.9%

2015 Q3 Report - Anchorage | Lake Forest - \$400k

	Q3 2014	Q3 2015	% Change
Number of Sales	43	59	37.2%
Total Dollar Volume	\$22,955,100	\$29,189,298	27.2%
Average Sold Price	\$533,839	\$494,733	-7.3%
Median Sold Price	\$480,000	\$450,000	-6.3%
Average Days on Market	111	124	11.7%
Sold / List Price %	96	97.39	1.4%
Median Sale Price per Sq. Ft.	144.66	\$152.22	5.2%



PROSPECT | GLENVIEW

2015 Q3 Report - Prospect | Glenview - All Price Points

	Q3 2014	Q3 2015	% Change
Number of Sales	381	404	6.0%
Total Dollar Volume	\$107,239,534	\$116,088,866	8.3%
Average Sold Price	\$281,468	\$287,348	2.1%
Median Sold Price	\$228,750	\$235,000	2.7%
Average Days on Market	78	70	-10.3%
Sold / List Price %	97.45	97.51	0.1%
Median Sale Price per Sq. Ft.	119.22	\$124.84	4.7%

2015 Q3 Report - Prospect | Glenview - \$400k+

	Q3 2014	Q3 2015	% Change
Number of Sales	69	65	-5.8%
Total Dollar Volume	\$41,133,735	\$40,784,571	-0.8%
Average Sold Price	\$596,141	\$627,454	5.3%
Median Sold Price	\$560,000	\$547,500	-2.2%
Average Days on Market	119	156	31.1%
Sold / List Price %	97.77	97.12	-0.7%
Median Sale Price per Sq. Ft.	175.21	\$177.31	1.2%



NORTH OLDHAM

2015 Q3 Report - North Oldham County - All Price Points

	Q3 2014	Q3 2015	% Change
Number of Sales	165	169	2.4%
Total Dollar Volume	\$51,385,600	\$54,186,204	5.5%
Average Sold Price	\$311,427	\$320,628	3.0%
Median Sold Price	\$269,900	\$280,000	3.7%
Average Days on Market	92	74	-19.6%
Sold / List Price %	96.57	97.57	1.0%
Median Sale Price per Sq. Ft.	128.51	\$127.26	-1.0%

2015 Q3 Report - North Oldham County - \$400k+

	Q3 2014	Q3 2015	% Change
Number of Sales	39	46	17.9%
Total Dollar Volume	\$22,066,700	\$26,644,099	20.7%
Average Sold Price	\$565,812	\$579,219	2.4%
Median Sold Price	\$515,000	\$562,500	9.2%
Average Days on Market	98	87	-11.2%
Sold / List Price %	95.8	97.07	1.3%
Median Sale Price per Sq. Ft.	162.36	\$156.92	-3.4%



SOUTH OLDHAM

2015 Q3 Report - South Oldham County - All Price Points

	Q3 2014	Q3 2015	% Change
Number of Sales	155	162	4.5%
Total Dollar Volume	\$40,888,253	\$41,375,363	1.2%
Average Sold Price	\$263,795	\$255,403	-3.2%
Median Sold Price	\$239,900	\$251,250	4.7%
Average Days on Market	89	66	-25.8%
Sold / List Price %	97.15	98.33	1.2%
Median Sale Price per Sq. Ft.	\$121.43	\$123.67	1.8%

2015 Q3 Report - South Oldham County - \$400k+

	Q3 2014	Q3 2015	% Change
Number of Sales	28	18	-35.7%
Total Dollar Volume	\$14,129,490	\$8,377,250	-40.7%
Average Sold Price	\$504,624	\$465,402	-7.8%
Median Sold Price	\$462,500	\$468,750	1.4%
Average Days on Market	118	61	-48.3%
Sold / List Price %	97.66	97.83	0.2%
Median Sale Price per Sq. Ft.	\$147.88	\$149.65	1.2%

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