



Q4 2015

# LOUISVILLE MARKET REPORT

Lenihan

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**Sotheby's**  
INTERNATIONAL REALTY

# OVERALL MARKET

**Q4  
2014**

**Q4  
2015**



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

**\$107**

**+6%**



**AVERAGE DAYS  
ON MARKET**

**89**

**78**

**-12%**

**TOTAL DOLLAR VOLUME +18%**

**\$747,167,186**

**3,550**

**NUMBER OF SALES**



**3,875**

**+9% OVER SAME QTR. LAST YEAR**

**AVG. SOLD PRICE**

**8%**

**\$192,817**

**MEDIAN SOLD PRICE**

**6%**

**\$155,256**

**SOLD/LIST PRICE %**

**.4%**

**96.6%**

**INVENTORY IN UNITS**

**7,656**

**20%**

**6,139**



## Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	270	255	-5.6%
Total Dollar Volume	\$51,644,340	\$52,501,720	1.7%
Average Sold Price	\$191,275	\$205,889	7.6%
Median Sold Price	\$155,000	\$170,000	9.7%
Average Days on Market	57	51	-10.5%
Sold / List Price %	96.91	96.53	-0.4%
Median Sale Price per Sq. Ft.	122.59	\$129.55	5.7%

## \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	18	19	5.6%
Total Dollar Volume	\$10,417,900	\$10,473,000	0.5%
Average Sold Price	\$578,772	\$551,210	-4.8%
Median Sold Price	\$557,500	\$500,000	-10.3%
Average Days on Market	98	51	-48.0%
Sold / List Price %	96.24	93.64	-2.7%
Median Sale Price per Sq. Ft.	178.52	\$187.79	5.2%



## Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	181	244	34.8%
Total Dollar Volume	\$49,446,455	\$63,531,727	28.5%
Average Sold Price	\$273,184	\$260,375	-4.7%
Median Sold Price	\$240,100	\$234,700	-2.2%
Average Days on Market	83	59	-28.9%
Sold / List Price %	96.39	96.62	0.2%
Median Sale Price per Sq. Ft.	143.01	\$147.45	3.1%

## \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	31	33	6.5%
Total Dollar Volume	\$16,874,800	\$17,420,870	3.2%
Average Sold Price	\$544,348	\$527,905	-3.0%
Median Sold Price	\$517,500	\$495,000	-4.3%
Average Days on Market	114	77	-32.5%
Sold / List Price %	95.35	95.22	-0.1%
Median Sale Price per Sq. Ft.	176.06	\$178.04	1.1%





## ANCHORAGE | LAKE FOREST

### Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	276	289	4.7%
Total Dollar Volume	\$76,833,169	\$79,372,602	3.3%
Average Sold Price	\$278,381	\$274,645	-1.3%
Median Sold Price	\$255,886	\$247,900	-3.1%
Average Days on Market	98	80	-18.4%
Sold / List Price %	97	97.28	0.3%
Median Sale Price per Sq. Ft.	120.89	\$123.01	1.8%

### \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	47	47	0.0%
Total Dollar Volume	\$24,249,103	\$25,016,761	3.2%
Average Sold Price	\$515,938	\$532,271	3.2%
Median Sold Price	\$447,000	\$486,000	8.7%
Average Days on Market	168	175	4.2%
Sold / List Price %	96.33	95.73	-0.6%
Median Sale Price per Sq. Ft.	120.89	\$123.01	1.8%



## PROSPECT | GLENVIEW

### Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	273	334	22.3%
Total Dollar Volume	\$77,502,832	\$109,774,016	41.6%
Average Sold Price	\$283,893	\$328,664	15.8%
Median Sold Price	\$218,000	\$244,000	11.9%
Average Days on Market	86	69	-19.8%
Sold / List Price %	96.57	96.47	-0.1%
Median Sale Price per Sq. Ft.	117.00	\$122.13	4.4%

### \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	44	80	81.8%
Total Dollar Volume	\$29,975,267	\$56,191,825	87.5%
Average Sold Price	\$681,256	\$702,397	3.1%
Median Sold Price	\$525,000	\$542,500	3.3%
Average Days on Market	166	118	-28.9%
Sold / List Price %	94.96	95.13	0.2%
Median Sale Price per Sq. Ft.	117.00	\$122.13	4.4%



# NORTH OLDHAM

## Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	113	119	5.3%
Total Dollar Volume	\$37,043,787	\$40,585,817	9.6%
Average Sold Price	\$327,821	\$341,057	4.0%
Median Sold Price	\$270,000	\$270,000	0.0%
Average Days on Market	110	89	-19.1%
Sold / List Price %	94.58	93.51	-1.1%
Median Sale Price per Sq. Ft.	130.66	\$134.51	2.9%

## \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	33	39	18.2%
Total Dollar Volume	\$18,881,547	\$23,620,870	25.1%
Average Sold Price	\$572,168	\$605,663	5.9%
Median Sold Price	\$500,000	\$508,000	1.6%
Average Days on Market	140	140	0.0%
Sold / List Price %	92.11	90.94	-1.3%
Median Sale Price per Sq. Ft.	158.51	\$161.19	1.7%





# SOUTH OLDHAM

## Overall Market

	Q4 2014	Q4 2015	% Change
Number of Sales	126	126	0.0%
Total Dollar Volume	\$31,056,516	\$32,020,064	3.1%
Average Sold Price	\$246,480	\$254,127	3.1%
Median Sold Price	\$235,000	\$228,829	-2.6%
Average Days on Market	96	87	-9.4%
Sold / List Price %	96.96	97.49	0.5%
Median Sale Price per Sq. Ft.	\$119.58	\$119.83	0.2%

## \$400,000+ Market

	Q4 2014	Q4 2015	% Change
Number of Sales	16	20	25.0%
Total Dollar Volume	\$7,166,150	\$10,322,570	44.0%
Average Sold Price	\$447,884	\$516,128	15.2%
Median Sold Price	\$431,000	\$447,000	3.7%
Average Days on Market	175	148	-15.4%
Sold / List Price %	97.4	95.52	-1.9%
Median Sale Price per Sq. Ft.	\$155.19	\$150.50	-3.0%



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