

AUGUST Louisville Real Estate Report

Home sales in Greater Louisville declined in July while sale prices were up compared to a year ago. Total sales decreased 18.4% from 1635 in July 2022 to 1334 in July 2023. The average home sale price was \$329,043, up 6.7% from \$308,507 in July 2022.



JULY REVIEW

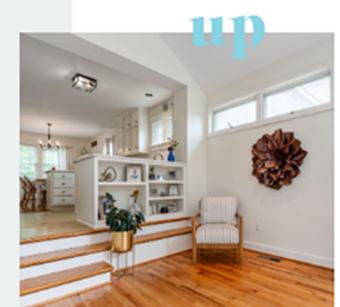
Homes Sold

2023 | **1,334** 2022 | **1,635**

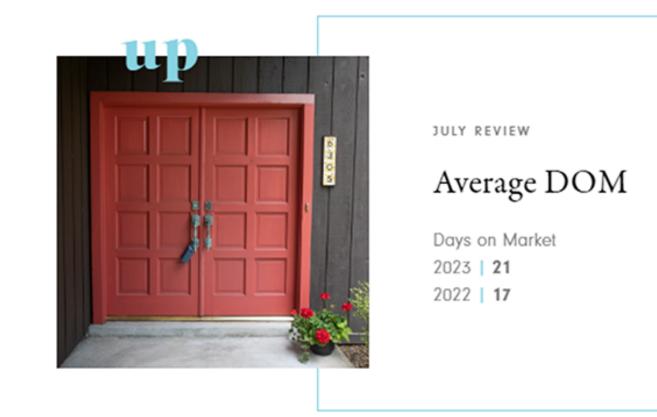
JULY REVIEW

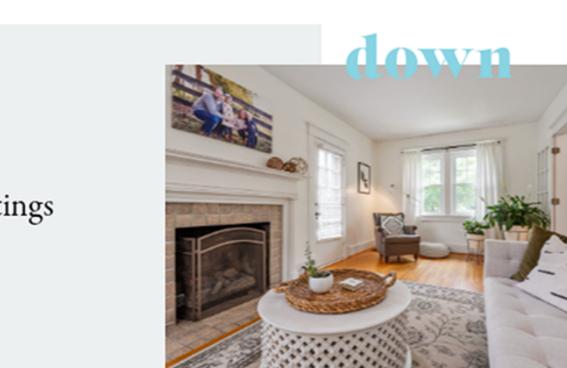
Average Sales Price

2023 | **\$329,043** 2022 | **\$308,507**









JULY REVIEW

New Listings

2023 | **1,682** 2022 | **2,158**

Information is deemed to be reliable but is not guaranteed. MLS: All areas

A TEE-RIFFIC DISCOVERY

In the heart of The Highlands lies a hidden treasure that weaves tales of creativity and individuality through fabric and thread. Dirty Tease, a locally owned and operated shop, combines both craftsmanship and imagination.

Nestled along the Bardstown Road corridor, possibilities are stitched into reality. Stepping inside, you'll feel right at home with the artisans on hand, including the owner, Angi. Within this unique shop, you'll find an array of custom items, from shirts and caps to other delightful finds. And what's even better, they can create your masterpiece while you wait!

What sets Dirty Tease apart is its ability to transform ideas into wearable art - not just your offthe-rack, everyday shirts. From quirky designs to more familiar motifs, each piece of clothing becomes a canvas for self-expression. Whether you're a local business aiming to stand out or an individual celebrating a special event, Dirty Tease offers both single pieces and bulk orders, accommodating the needs of each customer.



Initially, I was drawn to Dirty Tease in search of a "Girl on Fire" t-shirt to wear to the Alicia Keys concert held earlier this summer. Collaborating with Asia, I embarked on a creative venture to craft a piece that would give a nod to Alicia's hit song. However, another thought came to mind. I set my sights on creating a fun shirt to symbolize my real estate business. A catchy phrase, along with the outline of a home and the use of Kentucky Select's signature blue color and logo, resulted in this gem.

Whether you're looking for specialized shirts for a family reunion, seeking customized apparel as a gift for that hard-to-shop-for friend or family member, or searching for a one-off clever tee to sport around town, I assure you Dirty Tease will work with you to create something you'll love.

Check <u>them</u> out for yourselves – and let them know I sent you! As always, if you or someone you know is looking to buy or sell a home, give this 'Home Girl' a shout!



WHAT YOU GET IN LOUISVILLE

\$425,000 - \$435,000

A look at how much house you get for your money in three different zip codes



314 Pleasantview Avenue

4 bedrooms 2 bathrooms 1,900 square feet sold for \$425,000

40206

\$223.68 PPSF



40213

3217 Robin Road

4 bedrooms 1.5 bathrooms 2,122 square feet sold for \$435,000



40014

4301 Fox Ridge Road

4 bedrooms 2.5 bathrooms 2,177 square feet sold for \$435,000

\$199.82 PPSF





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