



FEBRUARY

Louisville Real Estate Report

Home sales in Greater Louisville declined in January while sale prices were up compared to a year ago. Total sales decreased 30.5% from 1123 in January 2022 to 781 in January 2023. The average home sale price was \$273,792, up only .28% from \$273,025 in January 2022.



JANUARY REVIEW

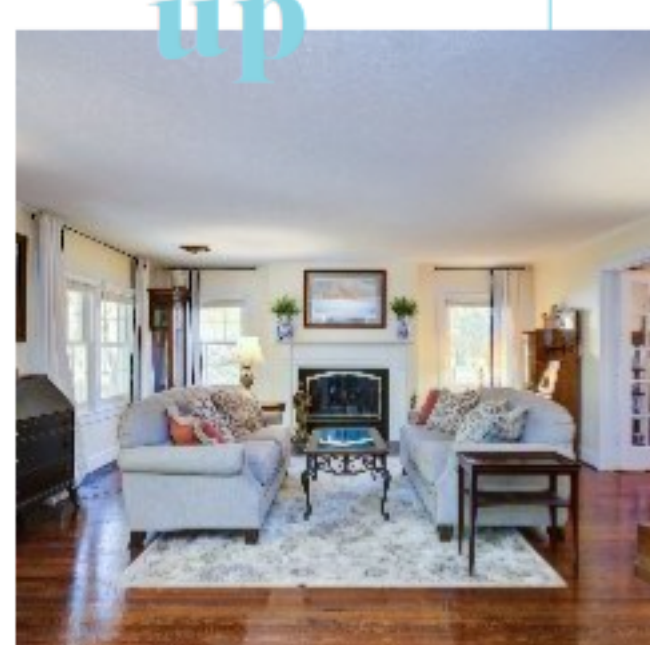
Homes Sold

2023 | 781
2022 | 1,123

JANUARY REVIEW

Average Sales Price

2023 | \$273,792
2022 | \$273,025



Average DOM

Days on Market
2023 | 41
2022 | 26

JANUARY REVIEW

New Listings

2023 | 1,362
2022 | 1,343



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

CLIENT SPOTLIGHT

Home Is Where The Heart Is

For those who may not be aware, February is American Heart Month. Not only does the heart come to mind as it relates to Valentine's Day - it's also a time to bring awareness to cardiovascular health and some of the risk factors associated with heart disease and strokes.

In honor of a very special client, I want to share a bit of her story. Though she has given me creative license to speak on her behalf, I'm of the opinion it's her story to tell.



"My story began on February 3, 2016, the day after my 50th birthday. I was driving from the gym and had to pull over on the side of the road due to chest pains which I thought was a muscle spasm that would subside. The pain did not ease and a relative who was with me dialed 911. Once in the ER, it was determined that I had two arteries that were over 80% blocked and would require stents. Two days later, while waiting to be released, I experienced another episode; the stents had become obstructed. At one point my heart stopped, and the medical team had to use defib paddles to restore me. My cardiologist attempted to treat with medications; however, they caused my blood pressure to drop to unsafe levels. Subsequently, I was diagnosed with heart failure. Several weeks later, I met with a heart failure team and was told I might be a candidate for a transplant. I was immediately admitted into the hospital, and within a few days, I learned I had made it to the top of the transplant list. Shortly thereafter, I began experiencing blood clotting around the instruments used as a part of my health care. It was at this point, the medical team decided that my risks were too high, and they could not perform the operation.

And then a miracle happened...

Exactly one hour before the medical team told me they were unable to proceed, a childhood friend texted me an article she had discovered about a gentleman who had a dual transplant at the University of Kentucky AB Chandler Hospital (I realized upon reading that I had gone to high school with this individual). After sharing this revelation with my cardiologist and requesting that my medical information be sent to the UK facility, within 24 hours, I was transported to Lexington. Later that morning, I met with my new heart surgeons and was assured their team could successfully perform the transplant if a match was identified. During the next three weeks, I experienced the best health care possible from an extremely compassionate and dedicated staff.

On July 27th, I was informed that a heart had been found for me. Around 9pm that evening, I was wheeled into the operating room and the transplant was completed at 4am the next morning. At that point, I knew I had been given another opportunity at life. As of this day, my routine check-ups have been great and there has been zero rejection! I continue to be eternally grateful for my childhood friend who is not only my realtor but more significantly, my angel. I know without a doubt, God used Stacey to equip me with information before I knew I was going to need it. He used her to initiate my healing."

To learn more about organ donation in Kentucky [click here](#).

Monica's story continues to warm my heart and I'm hopeful it has touched you in a similar way. Meanwhile I'm convinced she has received the organ of a former athlete. Not only has she packed up and moved out of her previous home in record time, but she has also kept it moving (and might I add, quite swiftly!), as we look for the next perfect house for her. If you or someone you know is interested in buying, selling or would just like to pick my brain about today's real estate market, give me a shout - I'd love to speak with you!

WHAT YOU GET IN LOUISVILLE

\$600,000 - \$700,000

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

40207

3910 Leland Road

4 bedrooms
2.5 bathrooms
3,254 square feet
sold for \$665,000

\$235.48 PPSF



40204

1400 Willow Avenue, No. 1203

1 bedrooms
1,766 square feet
sold for \$650,000

\$368.06 PPSF



40241

4703 Asbury Park Terrace

3 bedrooms
2.5 bathrooms
2,516 square feet
sold for \$600,000

\$238.47 PPSF



Stacey Robinson

502.609.7246
srobinson@kyselectproperties.com



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