



JULY

## Louisville Real Estate Report

Home sales in Greater Louisville declined in June while sale prices were up compared to a year ago. Total sales decreased 21.8% from 1761 in June 2022 to 1378 in June 2023. The average home sale price was \$334,367, up 7.7% from \$310,573 in June 2022.

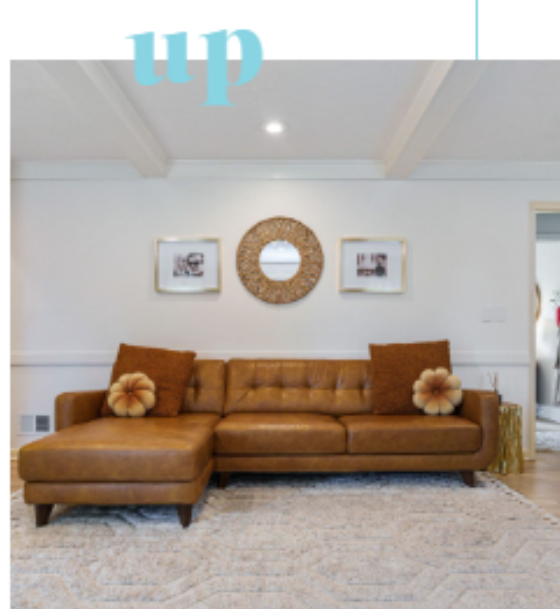


### Homes Sold

2023 | 1,378  
2022 | 1,761

### Average Sales Price

2023 | \$334,367  
2022 | \$310,573



### Average DOM

Days on Market  
2023 | 24  
2022 | 16

### New Listings

2023 | 1,921  
2022 | 2,481



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

## FROM ATLANTA TO LOUISVILLE A Journey of Laughter and Surprises in Finding the Perfect Home

Relocating to Louisville from Atlanta is no small feat, but when my clients recently made this exciting move, I had the privilege of being part of their journey. Working with a relocation company, we navigated the moving parts involved with agility, ensuring a smooth transition for them. The process demanded flexibility and quick action, as we had limited windows of opportunity to view homes when both spouses were in town. Nevertheless, we remained steadfast, knowing that the ideal home awaited them in Louisville. But it didn't come without some funny moments along the way...

During our house-hunting adventures, we encountered a variety of properties, each with its own surprises. One home, in particular, provided a humorous twist. As we stepped inside, it felt like we had stumbled upon an Amazon distribution center, with multiple unopened packages scattered around the otherwise unoccupied space. Amidst laughter and curiosity, we couldn't help but joke that the house had its own secret delivery service!

But that wasn't the only amusing encounter we had. Throughout our search, we also stumbled upon a home that seemed to have a peculiar fascination with cats. From the living room to the kitchen, and even the bathrooms, it felt like we had found a feline sanctuary, with a cat in practically every room!



Eventually, our determination paid off when we found a unique, one-of-a-kind home in the charming Crescent Hill neighborhood. Its light-filled spaces and open floor plan immediately captivated my clients, and they knew they had found their future home. However, securing the property came with its challenges, as a multiple-offer situation put our negotiation skills to the test. With strategic maneuvers and perseverance, we emerged victorious, and they settled into their new abode.



Encounters like these remind me why I love real estate – you never know what surprises you'll stumble across during the home search! Also, it's not just about finding a house; it's about creating memorable and enjoyable experiences for my clients, making their transition to a new home as stress-free as possible. Stay tuned for another relocation story – it, too, involved a cat!

If you are someone, or you know someone who is looking to buy or sell a home, give me a shout – I'm here to help and would love the opportunity to create more unforgettable (and possibly humorous) moments!

### WHAT YOU GET IN LOUISVILLE \$500,000 - \$590,000

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

40241

8906 Middle Pointe Road

3 bedrooms  
3 bathrooms  
2,115 square feet  
sold for \$530,000

\$250.59 PPSF



40204

1416 Willow Avenue, No. 8b

2 bedrooms  
2 bathrooms  
2,422 square feet  
sold for \$550,000

\$227.09 PPSF



40241

3307 Cross Pointe Road

3 bedrooms  
3 bathrooms  
2,269 square feet  
sold for \$555,000

\$244.60 PPSF



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