



JUNE

## Louisville Real Estate Report

Home sales in Greater Louisville declined in May while sale prices were up compared to a year ago. Total sales decreased 16.5% from 1618 in May 2022 to 1351 in May 2023. The average home sale price was \$310,787, up 4.6% from \$297,223 in May 2022.



down

MAY REVIEW

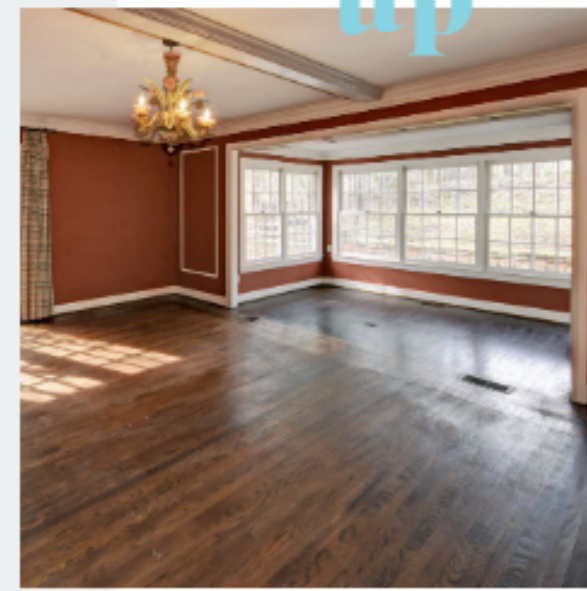
### Homes Sold

2023 | 1,351  
2022 | 1,618

MAY REVIEW

### Average Sales Price

2023 | \$310,787  
2022 | \$297,223



up



up

MAY REVIEW

### Average DOM

Days on Market  
2023 | 28  
2022 | 17

MAY REVIEW

### New Listings

2023 | 1665  
2022 | 2,119



down

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

## CREATING UNFORGETTABLE OUTDOOR SOIREEs

### Tips for Summer Entertaining

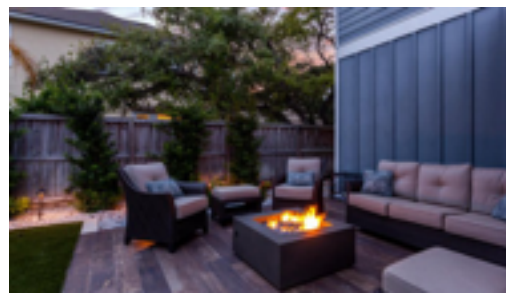
Summer has officially arrived, and it's time to embrace the sunshine and celebrate in style! Whether you have a sprawling backyard, a charming patio, or a cozy balcony, your outdoor space can be transformed into the ultimate party haven. In this guide, I'll dive into some fabulous tips to help you throw unforgettable gatherings under the sun. And hey, I'll even let you in on a little secret to keep those pesky mosquitoes from crashing the party!

#### Design + Decor

Let your creativity soar and infuse your outdoor oasis with personality! From colorful cushions to whimsical string lights, create an environment that reflects your unique style. Embrace the power of plants and scatter fresh flowers or potted greenery around to bring life to your party atmosphere. However, if you find yourself like me, unintentionally giving plants a shorter lifespan, don't worry! There are plenty of lovely alternatives to explore that will still add beauty and vibrancy to your outdoor retreat.

#### Ample Seating + Dining Areas

Partygoers need comfy spots to lounge and dine, so make sure you've got plenty of seating options. From cozy chairs to plush outdoor sofas, provide spaces where your guests can relax. Add a touch of versatility with modular furniture that can adapt to the needs of your ever-growing guest list.



#### Shade + Protection

While we love soaking up the sun, it's essential to keep everyone comfortable and protected. Deck out your space with vibrant umbrellas, chic canopies, or a trendy gazebo. Not only will these provide much-needed shade, but they'll also become the perfect backdrop for Instagram-worthy moments. Outdoor fans can help cool things down too!

#### Entertainment + Activities

Get the party vibes going with some fun outdoor games and activities. From classic lawn games to recording TikTok videos, keep your guests entertained and laughing throughout the day. Don't forget to curate a rocking playlist (personally, I prefer "old school" vs. new)!



#### Delectable Refreshments

What's a summer party without mouthwatering refreshments? For a delightful twist, consider setting up a tempting beverage station with ice-cold lemonade, refreshing fruit-infused water, or perhaps your very own signature cocktail creation. And when it comes to firing up the grill, I personally lean towards flavor-packed kabobs that cook up quickly, allowing me to spend more time mingling with my guests. They're always a hit! Complement these irresistible treats with invigorating salads that will undoubtedly leave everyone wanting seconds.

#### Banishing Mosquitoes

Here's the secret weapon to ensure your party remains blissfully mosquito-free: bring in the experts! Professional mosquito control companies have got your back. They'll swoop in, assess your outdoor space, and implement effective strategies to keep those pesky critters far, far away. Personally, I've had great success with [Mosquito Joe](#). Their technicians visit once every three weeks to apply a barrier treatment, allowing me to enjoy my front porch or deck without worrying about unwanted bug encounters.

So, get ready to soak up the sun, savor those delightful drinks, and groove the day away in your very own outdoor oasis. And hey, if you're still on the lookout for that ultimate party paradise, fret not! Just give me a shout, and together we'll uncover a pre-made outdoor sanctuary that perfectly captures the essence of your wildest summer dreams!

## WHAT YOU GET IN LOUISVILLE

### \$825,000 - \$925,000

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

40059

2809 Mockingbird Court  
6 bedrooms  
4.5 bathrooms  
3,960 square feet  
sold for \$825,000

\$208.33 PPSF



40207

406 Mockingbird Hill Road  
6 bedrooms  
5 bathrooms  
5,284 square feet  
sold for \$850,000

\$160.86 PPSF



40027

6209 Wolf Pen Branch Rd  
3 bedrooms  
3 full + 2 half bathrooms  
3,060 square feet  
sold for \$925,000

\$302.29 PPSF



Stacey Robinson

502.609.7246  
srobinson@kyselectproperties.com

