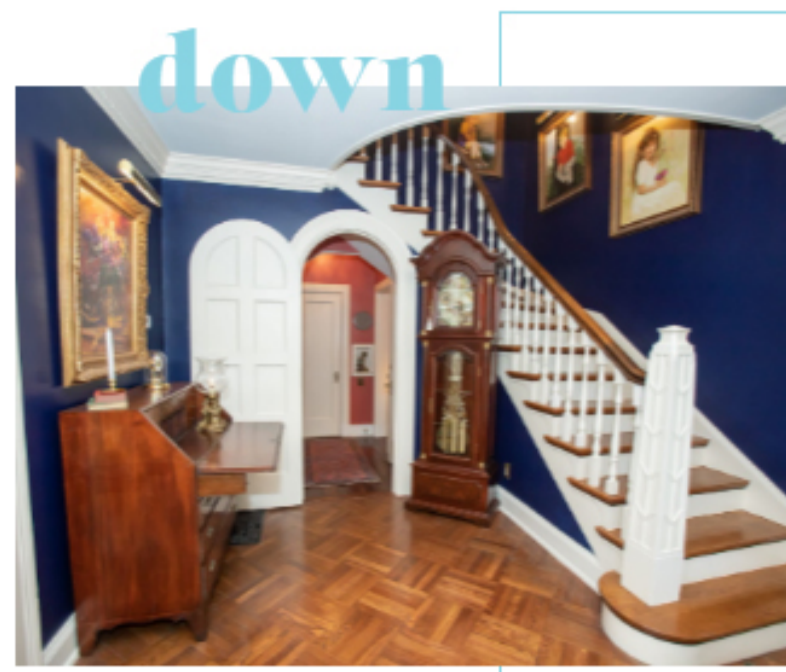




OCTOBER

Louisville Real Estate Report

Home sales in Greater Louisville declined in September while sale prices were up compared to a year ago. Total sales decreased 24% from 1545 in September 2022 to 1173 in September 2023. The average home sale price was \$305,360, up 2.4% from \$298,346 in September 2022.



SEPTEMBER REVIEW

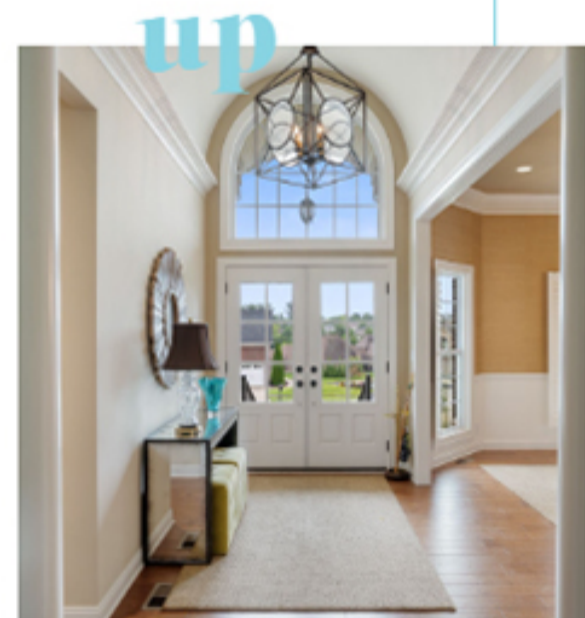
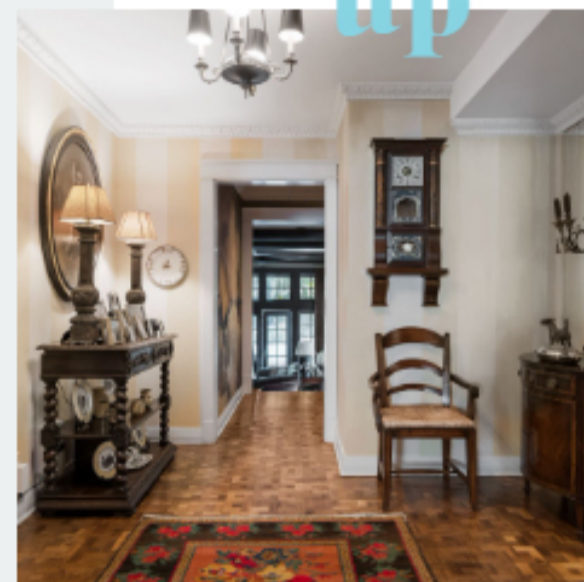
Homes Sold

2023 | 1,173
2022 | 1,545

SEPTEMBER REVIEW

Average Sales Price

2023 | \$305,360
2022 | \$298,346



SEPTEMBER REVIEW

Average DOM

Days on Market
2023 | 25
2022 | 23

SEPTEMBER REVIEW

New Listings

2023 | 1,514
2022 | 1,348



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

Unmasking the Unknown

Trick or treat season is upon us, and this may be the perfect time to delve into the often-overlooked corners of your home – you know, those spaces where cobwebs take up residence. However, if you're like me, you'd rather pretend those areas don't exist. Remember my story about the squirrel coming down the chimney and me taking flight - leaving my poor dog behind? That's because I don't do well with the unknown! Speaking of which, here are a few other things which give me the heebie jeebies ...

CREEPY CRAWLERS

One of the areas I typically avoid like the plague is my crawl space. If you have one, you're probably familiar with that eerie hole lurking beneath your home. It's like the home's secret dungeon, where dust bunnies form and lost socks go into hiding. While they may seem unnecessary, if your home has one, it's there to serve a purpose. Crawl spaces help elevate your home from the ground. They also sometimes house parts of your HVAC system, plumbing, insulation, and other mechanicals, giving you unrestricted access (though not much room to move around – hence the term "crawl") should something need to be addressed or repaired. Just because crawl spaces are, for the most part, out of sight, they should not be entirely out of mind. It's important to have proper ventilation in the area to avoid moisture and the possibility of developing mold or fungus. A dehumidifier and vapor barrier can also be useful. If in doubt, have a foundation specialist come out to inspect.

ATTIC MYSTERIES

Attics are another spooky space in the home. Some are like a time capsule, preserving memories and treasures from the past. Fortunately, I've never had to personally access the attic in my home. But again, it's one of those areas that may need attention. Perhaps you use yours to store holiday decorations or other non-essential items. Regardless, you should make sure your attic is properly ventilated. In some cases, it may be beneficial to install an attic fan to help push hot air out. By doing this, it will not only safeguard any cherished items you may have stored (especially photos), but it may also help maintain a more comfortable temperature in your home – particularly if you have a two-story dwelling.

BASEMENT SHADOWS

Unfinished basements, rather than being eerie, can offer a world of possibilities. With the right attention, they can be transformed into valuable living spaces. For instance, you might consider painting the walls and rafters. Area rugs, carpet squares, or foam mats can be used on your basement floor. Adding light may help, too. You may be pleasantly surprised how easy it is to turn a creepy basement into one that is more functional. Speaking of functional, I have a room off my basement with shelving used to store paint cans and unused framed prints. It also serves as what some of my witty friends refer to as "the panic room," should I need to retreat there during threatening weather (okay, in the interest of full disclosure and because I know they will be reading this piece, the panic room is pretty much a graveyard for old stereo equipment 🤔).

On a more serious note, if you need a foundation specialist or other type of home-related resource, I'm happy to help direct you to someone in the Kentucky Select Properties vendor directory. As always, I'm here to assist you with any other home buying or selling needs as well. Give me a shout!

HAPPY HALLOWEEN!



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