

# Local Market Update – March 2024

A Research Tool Provided by the Greater Louisville Association of REALTORS®



## Shelby County

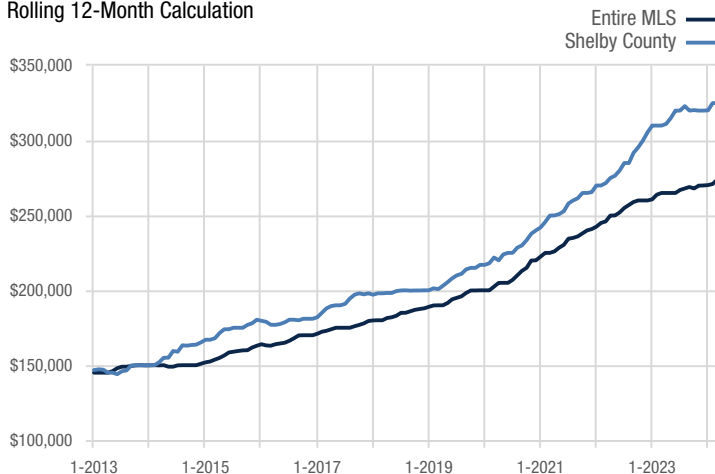
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	61	44	- 27.9%	140	130	- 7.1%
Pending Sales	36	50	+ 38.9%	119	109	- 8.4%
Closed Sales	40	42	+ 5.0%	95	97	+ 2.1%
Cumulative Days on Market Until Sale	47	72	+ 53.2%	64	64	0.0%
Median Sales Price*	\$320,000	<b>\$324,995</b>	+ 1.6%	\$313,690	<b>\$327,000</b>	+ 4.2%
Average Sales Price*	\$349,428	<b>\$375,631</b>	+ 7.5%	\$353,312	<b>\$396,370</b>	+ 12.2%
Percent of List Price Received*	98.9%	<b>99.1%</b>	+ 0.2%	97.6%	<b>98.5%</b>	+ 0.9%
Inventory of Homes for Sale	73	70	- 4.1%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Townhouse/Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	3	1	- 66.7%	10	9	- 10.0%
Pending Sales	4	1	- 75.0%	14	12	- 14.3%
Closed Sales	7	5	- 28.6%	14	11	- 21.4%
Cumulative Days on Market Until Sale	57	29	- 49.1%	51	38	- 25.5%
Median Sales Price*	\$299,990	<b>\$238,000</b>	- 20.7%	\$284,940	<b>\$238,000</b>	- 16.5%
Average Sales Price*	\$328,141	<b>\$251,780</b>	- 23.3%	\$299,296	<b>\$275,164</b>	- 8.1%
Percent of List Price Received*	97.0%	<b>100.0%</b>	+ 3.1%	97.1%	<b>97.7%</b>	+ 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

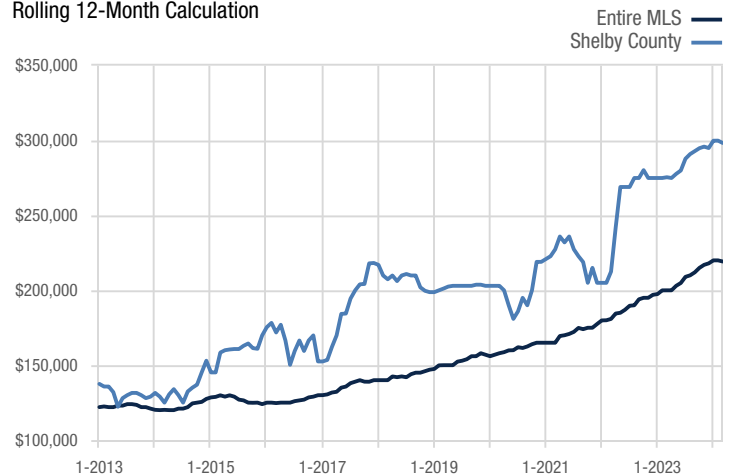
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.