

Local Market Update – May 2024

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



Shelby County

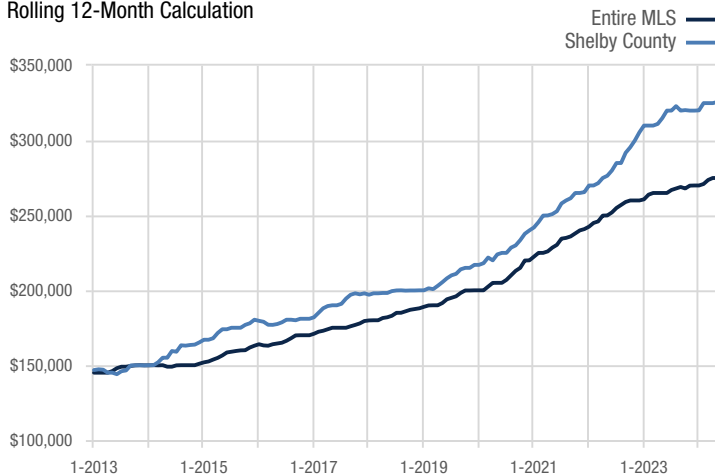
Single Family Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	66	71	+ 7.6%	263	273	+ 3.8%
Pending Sales	44	45	+ 2.3%	203	193	- 4.9%
Closed Sales	46	47	+ 2.2%	179	176	- 1.7%
Cumulative Days on Market Until Sale	47	32	- 31.9%	54	58	+ 7.4%
Median Sales Price*	\$332,500	\$340,000	+ 2.3%	\$315,000	\$332,500	+ 5.6%
Average Sales Price*	\$480,474	\$456,020	- 5.1%	\$381,618	\$405,510	+ 6.3%
Percent of List Price Received*	97.8%	98.6%	+ 0.8%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	89	117	+ 31.5%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	3	3	0.0%	17	16	- 5.9%
Pending Sales	2	3	+ 50.0%	18	15	- 16.7%
Closed Sales	4	1	- 75.0%	18	12	- 33.3%
Cumulative Days on Market Until Sale	121	35	- 71.1%	67	38	- 43.3%
Median Sales Price*	\$352,000	\$400,000	+ 13.6%	\$291,450	\$268,950	- 7.7%
Average Sales Price*	\$392,803	\$400,000	+ 1.8%	\$320,076	\$285,567	- 10.8%
Percent of List Price Received*	100.4%	95.3%	- 5.1%	97.8%	97.5%	- 0.3%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.6	1.6	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.

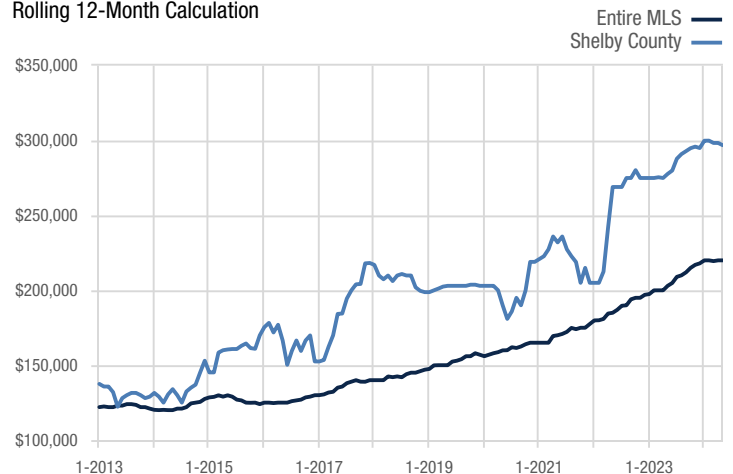
Median Sales Price - Single Family

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.