

Local Market Update – July 2024

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



Shelby County

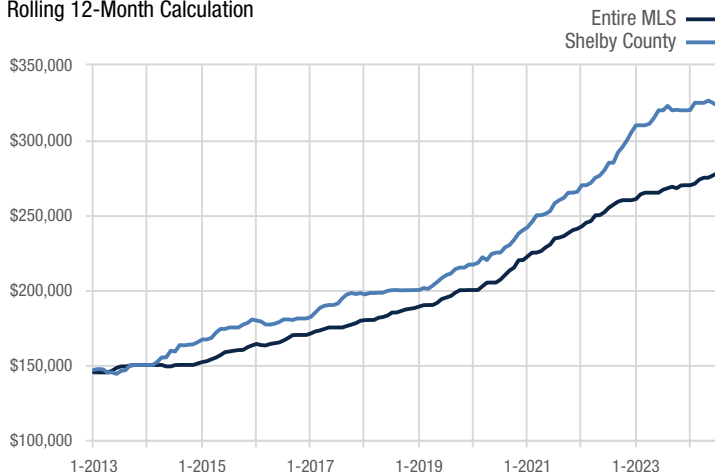
Single Family Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	59	54	- 8.5%	391	394	+ 0.8%
Pending Sales	49	43	- 12.2%	301	310	+ 3.0%
Closed Sales	49	63	+ 28.6%	272	294	+ 8.1%
Cumulative Days on Market Until Sale	31	26	- 16.1%	46	49	+ 6.5%
Median Sales Price*	\$362,000	\$315,000	- 13.0%	\$325,183	\$325,000	- 0.1%
Average Sales Price*	\$571,553	\$350,200	- 38.7%	\$423,162	\$392,600	- 7.2%
Percent of List Price Received*	97.7%	98.7%	+ 1.0%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	87	96	+ 10.3%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	3	4	+ 33.3%	24	26	+ 8.3%
Pending Sales	7	3	- 57.1%	28	22	- 21.4%
Closed Sales	3	5	+ 66.7%	25	19	- 24.0%
Cumulative Days on Market Until Sale	98	34	- 65.3%	68	35	- 48.5%
Median Sales Price*	\$305,000	\$272,000	- 10.8%	\$294,900	\$299,900	+ 1.7%
Average Sales Price*	\$326,967	\$289,180	- 11.6%	\$323,810	\$294,895	- 8.9%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	98.3%	97.6%	- 0.7%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	2.1	+ 320.0%	—	—	—

* 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.

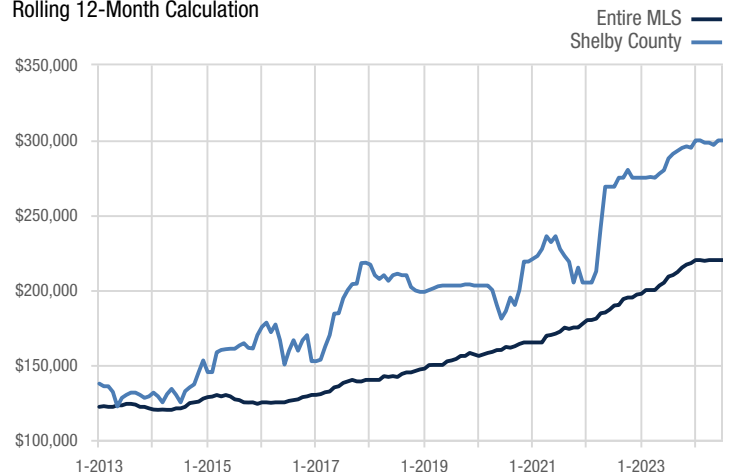
Median Sales Price - Single Family

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.