

Local Market Update – August 2024

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



Shelby County

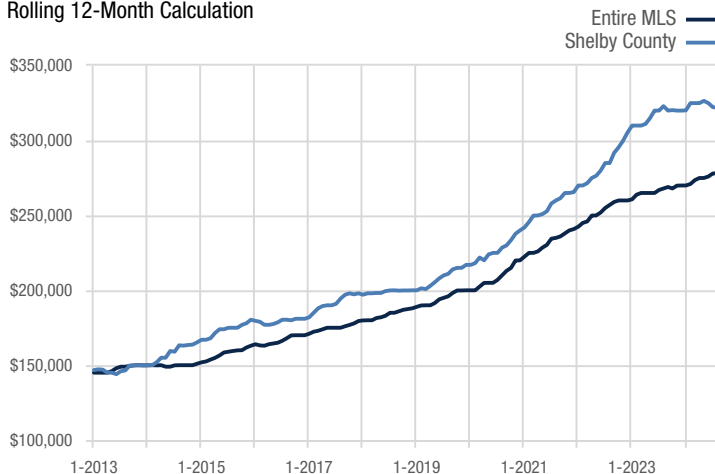
Single Family Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	64	46	- 28.1%	455	441	- 3.1%
Pending Sales	51	38	- 25.5%	352	353	+ 0.3%
Closed Sales	53	51	- 3.8%	325	346	+ 6.5%
Cumulative Days on Market Until Sale	41	58	+ 41.5%	46	50	+ 8.7%
Median Sales Price*	\$346,000	\$328,000	- 5.2%	\$329,990	\$325,000	- 1.5%
Average Sales Price*	\$412,334	\$421,184	+ 2.1%	\$421,396	\$396,466	- 5.9%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	86	94	+ 9.3%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	2	- 33.3%	27	28	+ 3.7%
Pending Sales	3	2	- 33.3%	31	25	- 19.4%
Closed Sales	3	4	+ 33.3%	28	23	- 17.9%
Cumulative Days on Market Until Sale	5	72	+ 1,340.0%	61	42	- 31.1%
Median Sales Price*	\$295,000	\$309,644	+ 5.0%	\$294,950	\$299,900	+ 1.7%
Average Sales Price*	\$294,933	\$291,047	- 1.3%	\$320,716	\$294,226	- 8.3%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

* 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.

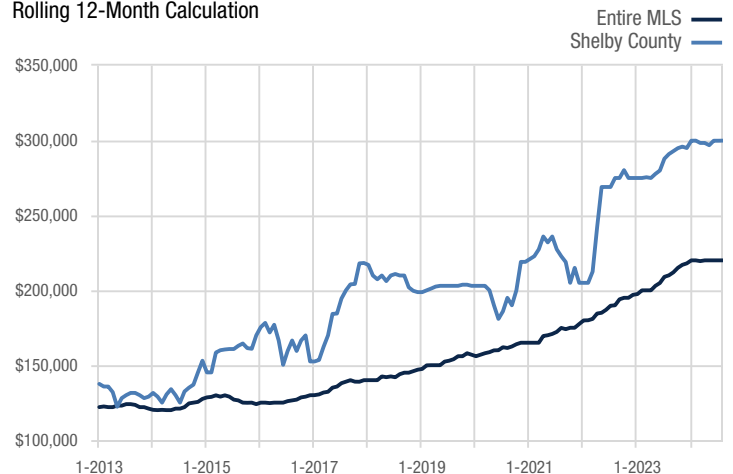
Median Sales Price - Single Family

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.