

Local Market Update – September 2024

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



Shelby County

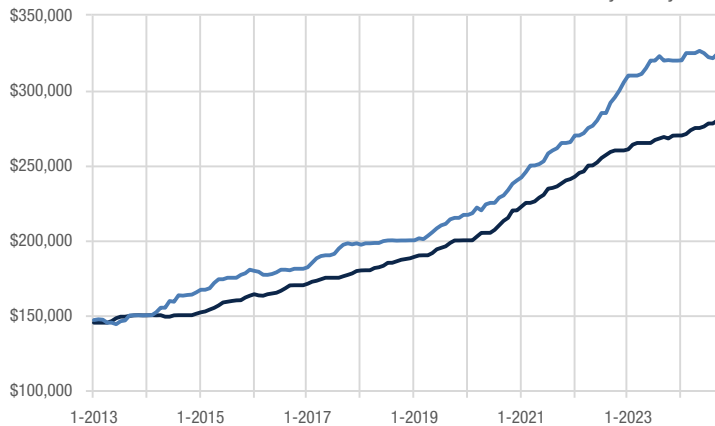
Single Family Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	50	47	- 6.0%	505	490	- 3.0%
Pending Sales	36	33	- 8.3%	388	390	+ 0.5%
Closed Sales	41	31	- 24.4%	366	378	+ 3.3%
Cumulative Days on Market Until Sale	30	47	+ 56.7%	44	50	+ 13.6%
Median Sales Price*	\$292,000	\$309,900	+ 6.1%	\$322,750	\$325,000	+ 0.7%
Average Sales Price*	\$342,890	\$445,882	+ 30.0%	\$412,602	\$400,065	- 3.0%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	91	94	+ 3.3%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	5	+ 400.0%	28	33	+ 17.9%
Pending Sales	1	1	0.0%	32	27	- 15.6%
Closed Sales	5	2	- 60.0%	33	25	- 24.2%
Cumulative Days on Market Until Sale	64	23	- 64.1%	61	40	- 34.4%
Median Sales Price*	\$320,000	\$272,950	- 14.7%	\$295,000	\$299,900	+ 1.7%
Average Sales Price*	\$298,800	\$272,950	- 8.7%	\$317,396	\$292,523	- 7.8%
Percent of List Price Received*	98.6%	95.7%	- 2.9%	98.4%	97.6%	- 0.8%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	2.0	+ 233.3%	—	—	—

* 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.