

Local Market Update – November 2024

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



Shelby County

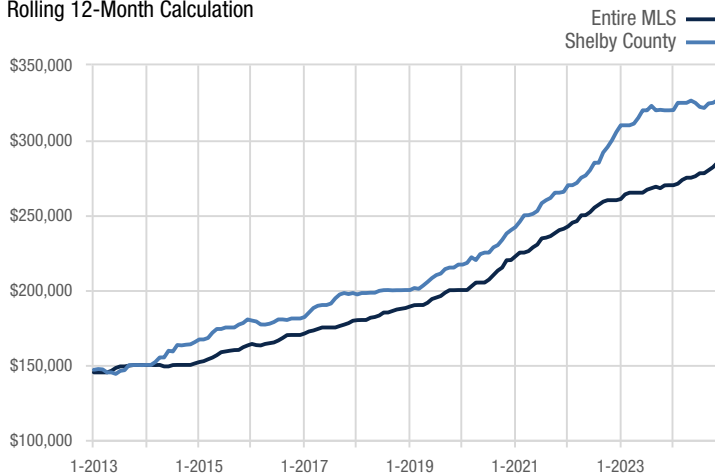
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	58	44	- 24.1%	612	596	- 2.6%
Pending Sales	41	31	- 24.4%	462	451	- 2.4%
Closed Sales	40	32	- 20.0%	445	447	+ 0.4%
Cumulative Days on Market Until Sale	36	66	+ 83.3%	45	50	+ 11.1%
Median Sales Price*	\$312,450	\$343,507	+ 9.9%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$356,190	\$347,420	- 2.5%	\$402,026	\$401,129	- 0.2%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	93	108	+ 16.1%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	35	44	+ 25.7%
Pending Sales	3	4	+ 33.3%	36	33	- 8.3%
Closed Sales	2	2	0.0%	37	31	- 16.2%
Cumulative Days on Market Until Sale	25	9	- 64.0%	59	36	- 39.0%
Median Sales Price*	\$318,675	\$395,750	+ 24.2%	\$296,900	\$300,000	+ 1.0%
Average Sales Price*	\$318,675	\$395,750	+ 24.2%	\$321,227	\$301,954	- 6.0%
Percent of List Price Received*	96.6%	99.7%	+ 3.2%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	0.9	3.5	+ 288.9%	—	—	—

* 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.

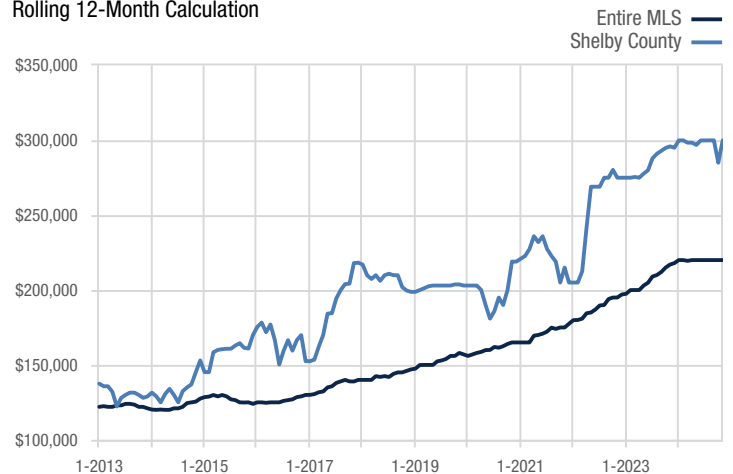
Median Sales Price - Single Family

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.