

Local Market Update – December 2024

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



Shelby County

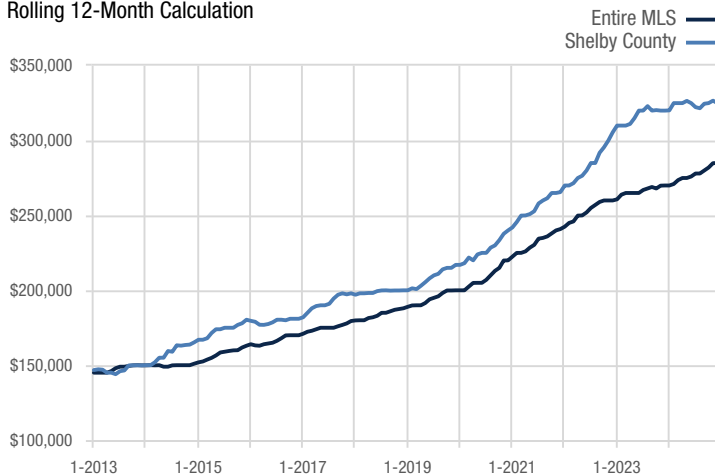
Single Family Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	33	35	+ 6.1%	645	631	- 2.2%
Pending Sales	32	35	+ 9.4%	494	490	- 0.8%
Closed Sales	42	37	- 11.9%	487	484	- 0.6%
Cumulative Days on Market Until Sale	65	56	- 13.8%	47	50	+ 6.4%
Median Sales Price*	\$332,500	\$330,000	- 0.8%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$461,118	\$438,990	- 4.8%	\$407,122	\$404,023	- 0.8%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	81	89	+ 9.9%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	5	+ 25.0%	39	49	+ 25.6%
Pending Sales	2	3	+ 50.0%	38	37	- 2.6%
Closed Sales	4	5	+ 25.0%	41	36	- 12.2%
Cumulative Days on Market Until Sale	35	56	+ 60.0%	57	39	- 31.6%
Median Sales Price*	\$247,500	\$330,000	+ 33.3%	\$295,000	\$307,500	+ 4.2%
Average Sales Price*	\$294,750	\$294,400	- 0.1%	\$318,644	\$300,905	- 5.6%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.6	3.3	+ 106.3%	—	—	—

* 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.

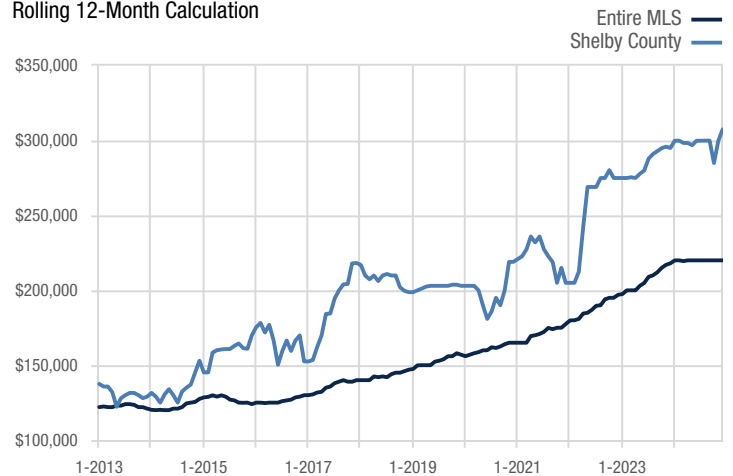
Median Sales Price - Single Family

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.