

# Local Market Update – January 2025

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



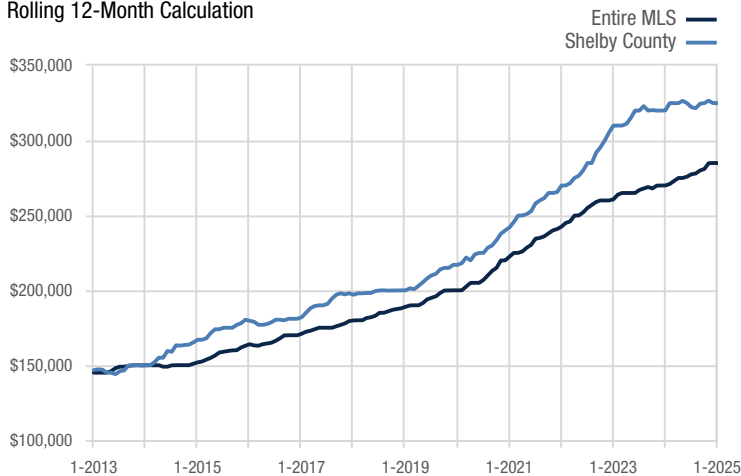
## Shelby County

| Single Family<br>Key Metrics         | January   |                  |          | Year to Date |                  |          |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                      | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| New Listings                         | 40        | 51               | + 27.5%  | 40           | 51               | + 27.5%  |
| Pending Sales                        | 38        | 27               | - 28.9%  | 38           | 27               | - 28.9%  |
| Closed Sales                         | 24        | 28               | + 16.7%  | 24           | 28               | + 16.7%  |
| Cumulative Days on Market Until Sale | 33        | 56               | + 69.7%  | 33           | 56               | + 69.7%  |
| Median Sales Price*                  | \$313,000 | <b>\$313,500</b> | + 0.2%   | \$313,000    | <b>\$313,500</b> | + 0.2%   |
| Average Sales Price*                 | \$354,411 | <b>\$336,055</b> | - 5.2%   | \$354,411    | <b>\$336,055</b> | - 5.2%   |
| Percent of List Price Received*      | 96.9%     | <b>97.7%</b>     | + 0.8%   | 96.9%        | <b>97.7%</b>     | + 0.8%   |
| Inventory of Homes for Sale          | 73        | 100              | + 37.0%  | —            | —                | —        |
| Months Supply of Inventory           | 1.8       | 2.5              | + 38.9%  | —            | —                | —        |

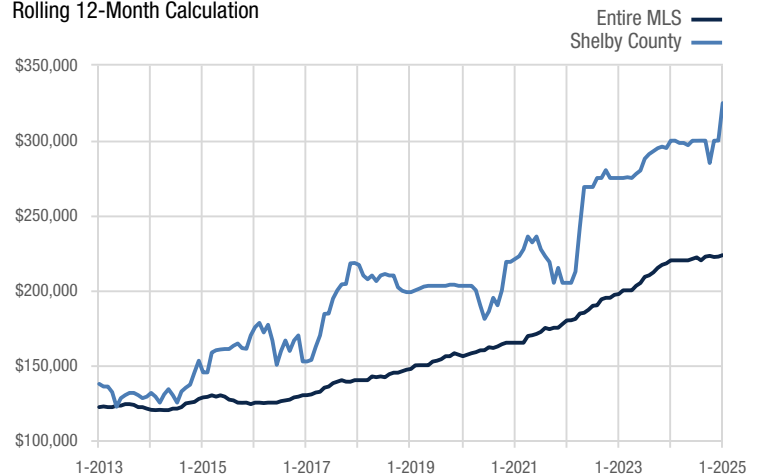
| Townhouse/Condo<br>Key Metrics       | January   |                  |          | Year to Date |                  |          |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                      | 2024      | 2025             | % Change | Thru 1-2024  | Thru 1-2025      | % Change |
| New Listings                         | 3         | 2                | - 33.3%  | 3            | 2                | - 33.3%  |
| Pending Sales                        | 6         | 1                | - 83.3%  | 6            | 1                | - 83.3%  |
| Closed Sales                         | 3         | 4                | + 33.3%  | 3            | 4                | + 33.3%  |
| Cumulative Days on Market Until Sale | 67        | 21               | - 68.7%  | 67           | 21               | - 68.7%  |
| Median Sales Price*                  | \$300,000 | <b>\$375,000</b> | + 25.0%  | \$300,000    | <b>\$375,000</b> | + 25.0%  |
| Average Sales Price*                 | \$264,333 | <b>\$342,500</b> | + 29.6%  | \$264,333    | <b>\$342,500</b> | + 29.6%  |
| Percent of List Price Received*      | 95.3%     | <b>96.3%</b>     | + 1.0%   | 95.3%        | <b>96.3%</b>     | + 1.0%   |
| Inventory of Homes for Sale          | 2         | 9                | + 350.0% | —            | —                | —        |
| Months Supply of Inventory           | 0.6       | 2.9              | + 383.3% | —            | —                | —        |

\* 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.