

Local Market Update – August 2022

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



Shelby County

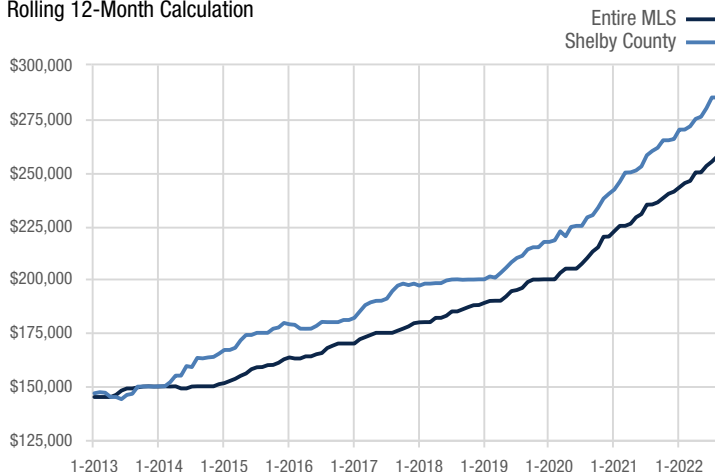
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	84	75	- 10.7%	596	555	- 6.9%
Pending Sales	81	52	- 35.8%	519	420	- 19.1%
Closed Sales	67	65	- 3.0%	458	442	- 3.5%
Cumulative Days on Market Until Sale	22	23	+ 4.5%	28	29	+ 3.6%
Median Sales Price*	\$280,000	\$310,010	+ 10.7%	\$264,988	\$298,593	+ 12.7%
Average Sales Price*	\$362,816	\$344,368	- 5.1%	\$329,374	\$343,679	+ 4.3%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	86	100	+ 16.3%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse/Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	6	6	0.0%	34	45	+ 32.4%
Pending Sales	3	4	+ 33.3%	24	34	+ 41.7%
Closed Sales	5	3	- 40.0%	17	29	+ 70.6%
Cumulative Days on Market Until Sale	10	18	+ 80.0%	43	21	- 51.2%
Median Sales Price*	\$205,000	\$233,000	+ 13.7%	\$204,500	\$275,000	+ 34.5%
Average Sales Price*	\$228,780	\$231,000	+ 1.0%	\$230,571	\$287,607	+ 24.7%
Percent of List Price Received*	100.9%	99.8%	- 1.1%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

* 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.

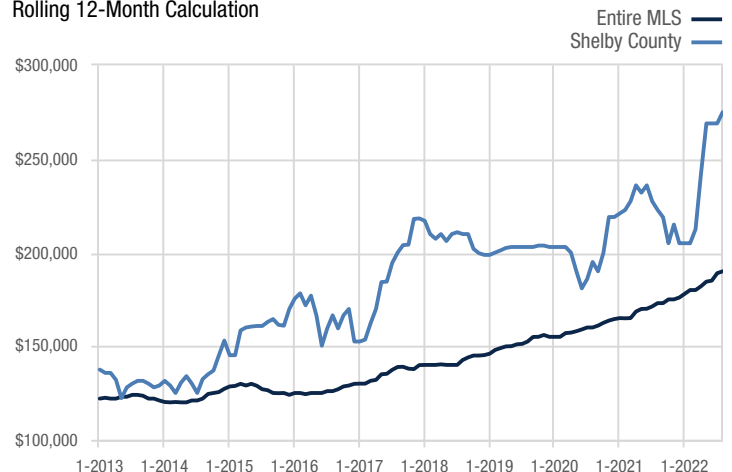
Median Sales Price - Single Family

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.