

# Local Market Update – February 2023

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



## Shelby County

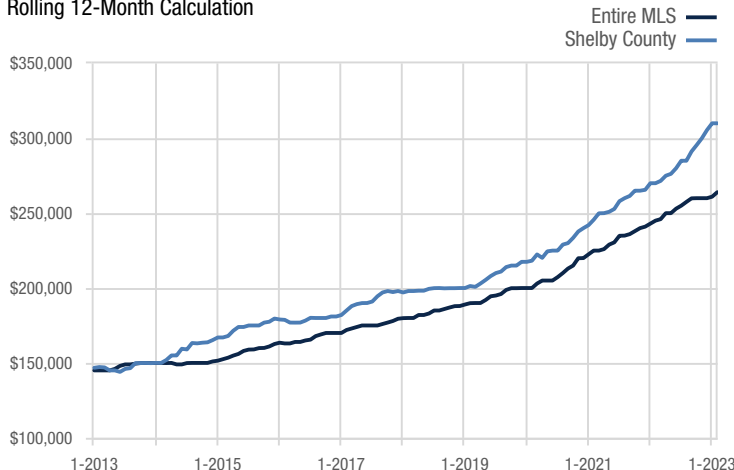
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
<b>Key Metrics</b>						
New Listings	51	35	- 31.4%	92	77	- 16.3%
Pending Sales	47	35	- 25.5%	86	73	- 15.1%
Closed Sales	35	32	- 8.6%	87	52	- 40.2%
Cumulative Days on Market Until Sale	35	86	+ 145.7%	33	78	+ 136.4%
Median Sales Price*	\$318,000	<b>\$300,000</b>	- 5.7%	\$281,895	<b>\$314,345</b>	+ 11.5%
Average Sales Price*	\$358,403	<b>\$357,713</b>	- 0.2%	\$328,299	<b>\$361,023</b>	+ 10.0%
Percent of List Price Received*	97.1%	<b>95.5%</b>	- 1.6%	97.9%	<b>96.4%</b>	- 1.5%
Inventory of Homes for Sale	45	<b>63</b>	+ 40.0%	—	—	—
Months Supply of Inventory	0.8	<b>1.4</b>	+ 75.0%	—	—	—

Townhouse/Condo	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
<b>Key Metrics</b>						
New Listings	5	2	- 60.0%	9	8	- 11.1%
Pending Sales	2	3	+ 50.0%	4	9	+ 125.0%
Closed Sales	0	4	—	2	7	+ 250.0%
Cumulative Days on Market Until Sale	—	51	—	49	45	- 8.2%
Median Sales Price*	—	<b>\$283,935</b>	—	\$269,000	<b>\$279,990</b>	+ 4.1%
Average Sales Price*	—	<b>\$281,440</b>	—	\$269,000	<b>\$270,451</b>	+ 0.5%
Percent of List Price Received*	—	<b>96.1%</b>	—	99.7%	<b>97.1%</b>	- 2.6%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.0	<b>1.6</b>	- 20.0%	—	—	—

\* 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.

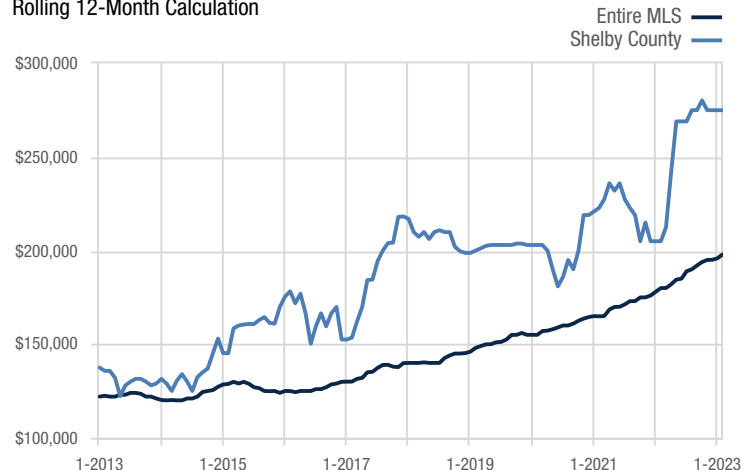
### Median Sales Price - Single Family

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.