

# Local Market Update – April 2023

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



## Shelby County

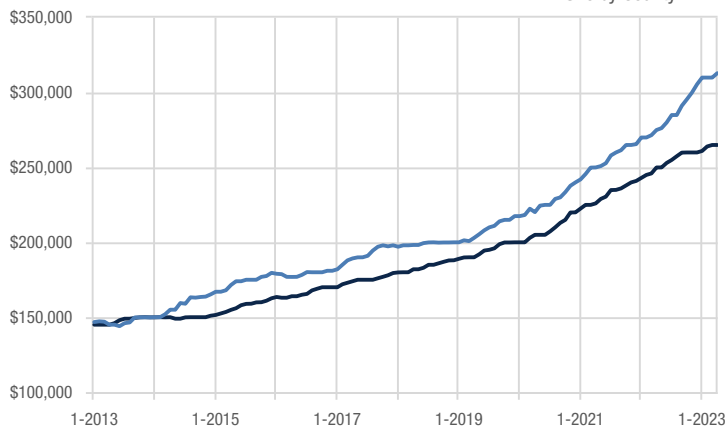
Single Family Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	85	54	- 36.5%	253	193	- 23.7%
Pending Sales	49	34	- 30.6%	197	152	- 22.8%
Closed Sales	65	39	- 40.0%	203	133	- 34.5%
Cumulative Days on Market Until Sale	23	39	+ 69.6%	28	57	+ 103.6%
Median Sales Price*	\$308,000	<b>\$315,000</b>	+ 2.3%	\$293,000	<b>\$315,000</b>	+ 7.5%
Average Sales Price*	\$340,838	<b>\$331,792</b>	- 2.7%	\$333,248	<b>\$347,521</b>	+ 4.3%
Percent of List Price Received*	99.2%	<b>98.0%</b>	- 1.2%	98.7%	<b>97.7%</b>	- 1.0%
Inventory of Homes for Sale	80	<b>87</b>	+ 8.8%	—	—	—
Months Supply of Inventory	1.4	<b>2.0</b>	+ 42.9%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	4	+ 33.3%	16	13	- 18.8%
Pending Sales	3	2	- 33.3%	14	16	+ 14.3%
Closed Sales	6	0	- 100.0%	11	14	+ 27.3%
Cumulative Days on Market Until Sale	10	—	—	15	51	+ 240.0%
Median Sales Price*	\$311,000	—	—	\$286,500	<b>\$284,940</b>	- 0.5%
Average Sales Price*	\$349,317	—	—	\$316,627	<b>\$299,296</b>	- 5.5%
Percent of List Price Received*	99.7%	—	—	99.6%	<b>97.1%</b>	- 2.5%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	—	—	—

\* 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.