

Local Market Update – May 2023

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



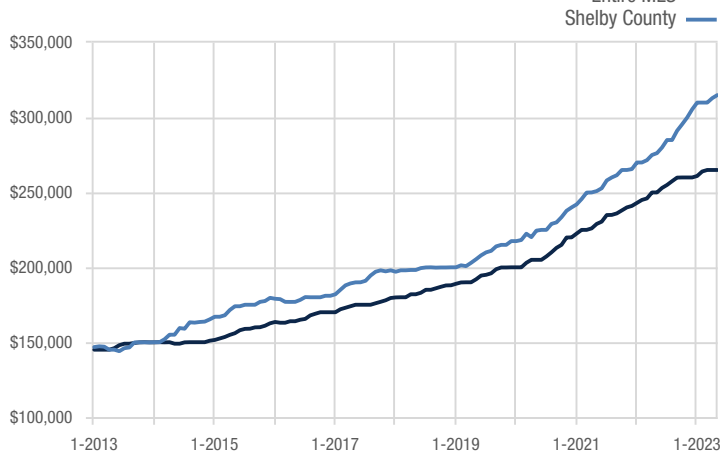
Shelby County

Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	63	67	+ 6.3%	316	263	- 16.8%
Pending Sales	66	39	- 40.9%	263	197	- 25.1%
Closed Sales	51	46	- 9.8%	254	179	- 29.5%
Cumulative Days on Market Until Sale	39	47	+ 20.5%	30	55	+ 83.3%
Median Sales Price*	\$285,000	\$332,500	+ 16.7%	\$289,950	\$316,500	+ 9.2%
Average Sales Price*	\$336,380	\$480,474	+ 42.8%	\$333,877	\$381,879	+ 14.4%
Percent of List Price Received*	100.4%	97.8%	- 2.6%	99.0%	97.7%	- 1.3%
Inventory of Homes for Sale	67	93	+ 38.8%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	7	3	- 57.1%	23	17	- 26.1%
Pending Sales	5	3	- 40.0%	19	19	0.0%
Closed Sales	3	4	+ 33.3%	14	18	+ 28.6%
Cumulative Days on Market Until Sale	3	121	+ 3,933.3%	12	67	+ 458.3%
Median Sales Price*	\$285,000	\$352,000	+ 23.5%	\$285,750	\$291,450	+ 2.0%
Average Sales Price*	\$353,667	\$392,803	+ 11.1%	\$324,564	\$320,076	- 1.4%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	100.1%	97.8%	- 2.3%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

* 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



Median Sales Price - Townhouse/Condo



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.