

Local Market Update – July 2023

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



Shelby County

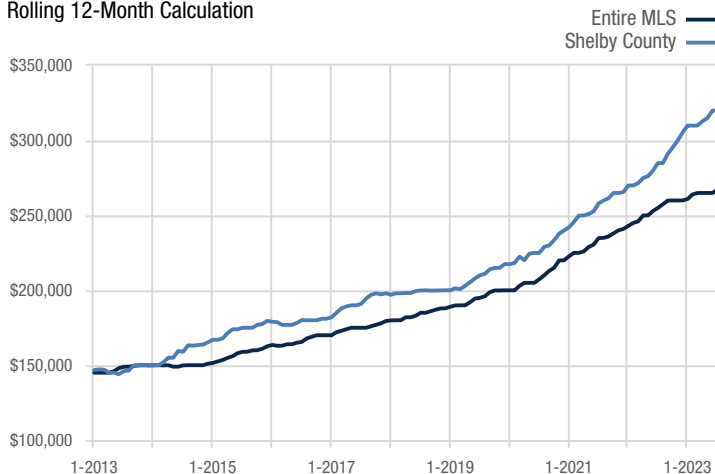
Single Family Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	81	59	- 27.2%	485	392	- 19.2%
Pending Sales	47	46	- 2.1%	369	304	- 17.6%
Closed Sales	59	45	- 23.7%	379	269	- 29.0%
Cumulative Days on Market Until Sale	34	30	- 11.8%	30	46	+ 53.3%
Median Sales Price*	\$326,785	\$342,700	+ 4.9%	\$297,220	\$325,000	+ 9.3%
Average Sales Price*	\$395,062	\$588,290	+ 48.9%	\$343,444	\$423,604	+ 23.3%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	99.3%	98.0%	- 1.3%
Inventory of Homes for Sale	100	84	- 16.0%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	9	3	- 66.7%	39	24	- 38.5%
Pending Sales	5	6	+ 20.0%	30	27	- 10.0%
Closed Sales	5	3	- 40.0%	26	25	- 3.8%
Cumulative Days on Market Until Sale	19	98	+ 415.8%	21	68	+ 223.8%
Median Sales Price*	\$275,500	\$305,000	+ 10.7%	\$280,250	\$294,900	+ 5.2%
Average Sales Price*	\$238,000	\$326,967	+ 37.4%	\$294,138	\$323,810	+ 10.1%
Percent of List Price Received*	97.5%	99.1%	+ 1.6%	99.9%	98.3%	- 1.6%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

* 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.

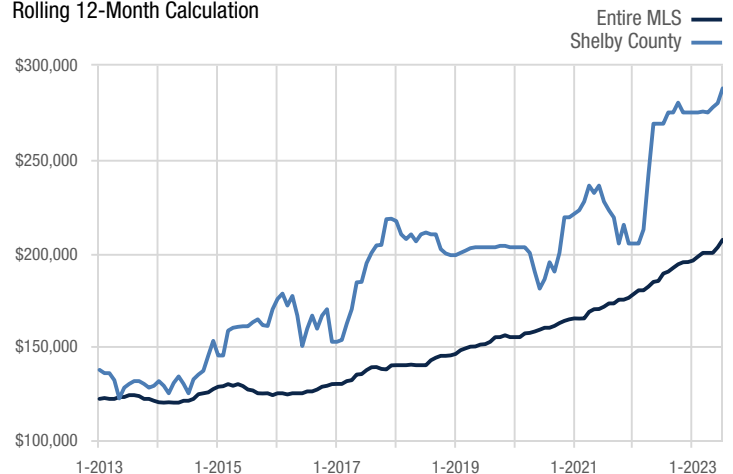
Median Sales Price - Single Family

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.