

Local Market Update – August 2023

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



Shelby County

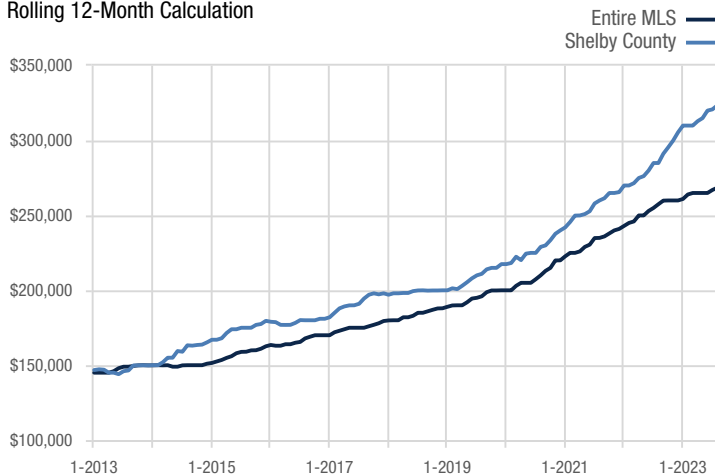
Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	76	62	- 18.4%	561	454	- 19.1%
Pending Sales	60	46	- 23.3%	429	350	- 18.4%
Closed Sales	66	52	- 21.2%	445	325	- 27.0%
Cumulative Days on Market Until Sale	23	41	+ 78.3%	29	46	+ 58.6%
Median Sales Price*	\$308,984	\$346,750	+ 12.2%	\$299,900	\$330,000	+ 10.0%
Average Sales Price*	\$342,635	\$415,091	+ 21.1%	\$343,324	\$422,753	+ 23.1%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	99.2%	98.1%	- 1.1%
Inventory of Homes for Sale	98	85	- 13.3%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	3	- 50.0%	45	27	- 40.0%
Pending Sales	4	3	- 25.0%	34	31	- 8.8%
Closed Sales	3	3	0.0%	29	28	- 3.4%
Cumulative Days on Market Until Sale	18	5	- 72.2%	21	61	+ 190.5%
Median Sales Price*	\$233,000	\$295,000	+ 26.6%	\$275,000	\$294,950	+ 7.3%
Average Sales Price*	\$231,000	\$294,933	+ 27.7%	\$287,607	\$320,716	+ 11.5%
Percent of List Price Received*	99.8%	98.3%	- 1.5%	99.9%	98.3%	- 1.6%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	2.6	0.6	- 76.9%	—	—	—

* 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.

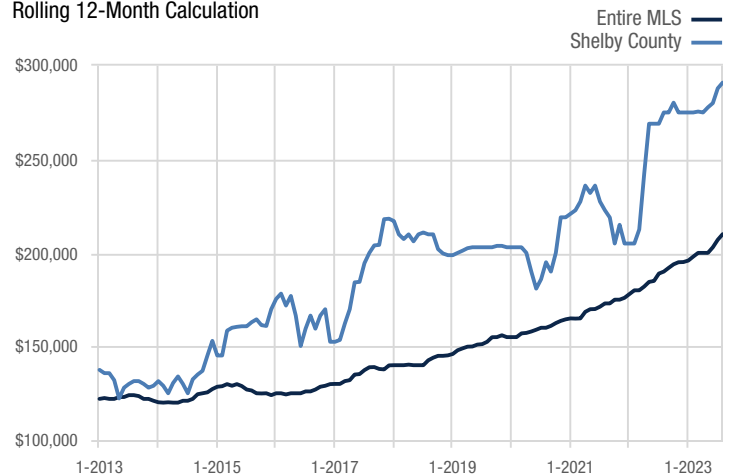
Median Sales Price - Single Family

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.