

# Local Market Update – October 2023

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



## Shelby County

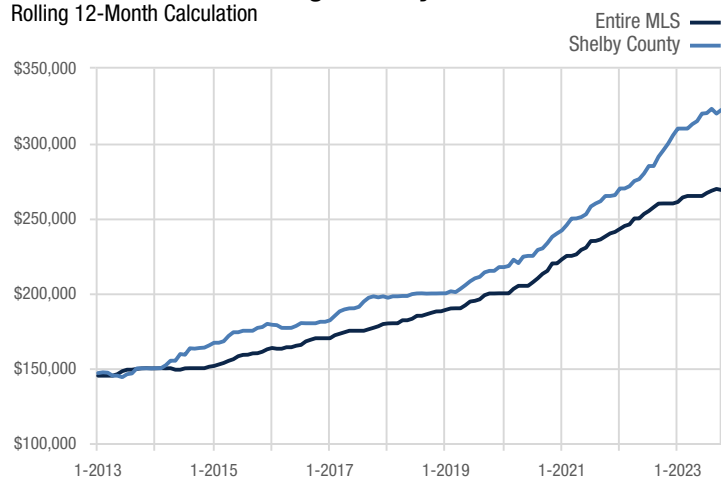
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	56	49	- 12.5%	675	555	- 17.8%
Pending Sales	49	29	- 40.8%	518	419	- 19.1%
Closed Sales	55	37	- 32.7%	564	404	- 28.4%
Cumulative Days on Market Until Sale	38	67	+ 76.3%	31	46	+ 48.4%
Median Sales Price*	\$300,000	<b>\$283,250</b>	- 5.6%	\$301,000	<b>\$321,589</b>	+ 6.8%
Average Sales Price*	\$357,934	<b>\$352,883</b>	- 1.4%	\$353,289	<b>\$407,800</b>	+ 15.4%
Percent of List Price Received*	98.6%	<b>95.6%</b>	- 3.0%	99.0%	<b>97.9%</b>	- 1.1%
Inventory of Homes for Sale	91	<b>94</b>	+ 3.3%	—	—	—
Months Supply of Inventory	1.8	<b>2.4</b>	+ 33.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	6	2	- 66.7%	56	30	- 46.4%
Pending Sales	4	1	- 75.0%	42	33	- 21.4%
Closed Sales	3	2	- 33.3%	38	35	- 7.9%
Cumulative Days on Market Until Sale	2	63	+ 3,050.0%	22	61	+ 177.3%
Median Sales Price*	\$350,000	<b>\$387,000</b>	+ 10.6%	\$275,250	<b>\$296,900</b>	+ 7.9%
Average Sales Price*	\$320,333	<b>\$387,000</b>	+ 20.8%	\$293,866	<b>\$321,373</b>	+ 9.4%
Percent of List Price Received*	102.0%	<b>100.0%</b>	- 2.0%	99.7%	<b>98.5%</b>	- 1.2%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	2.2	<b>0.6</b>	- 72.7%	—	—	—

\* 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.

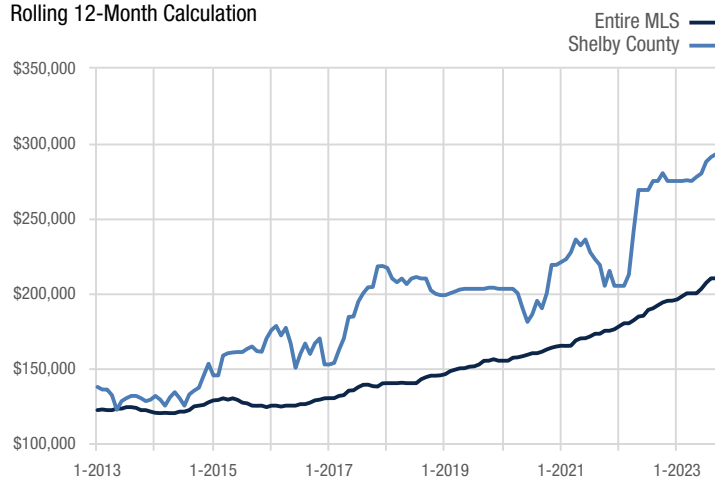
### Median Sales Price - Single Family

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.