

Local Market Update – November 2023

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



Shelby County

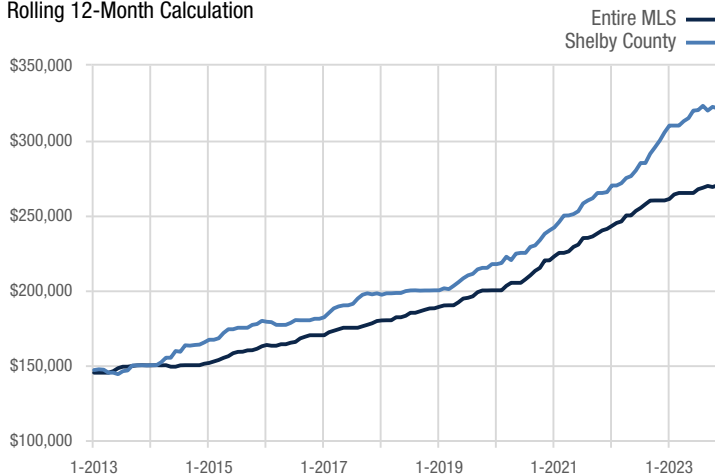
Single Family Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	33	57	+ 72.7%	708	612	- 13.6%
Pending Sales	36	35	- 2.8%	554	457	- 17.5%
Closed Sales	36	40	+ 11.1%	600	444	- 26.0%
Cumulative Days on Market Until Sale	38	36	- 5.3%	31	45	+ 45.2%
Median Sales Price*	\$305,059	\$312,450	+ 2.4%	\$302,000	\$320,000	+ 6.0%
Average Sales Price*	\$431,228	\$356,190	- 17.4%	\$357,973	\$403,119	+ 12.6%
Percent of List Price Received*	96.4%	98.0%	+ 1.7%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	74	98	+ 32.4%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	2	5	+ 150.0%	58	35	- 39.7%
Pending Sales	2	2	0.0%	44	35	- 20.5%
Closed Sales	3	2	- 33.3%	41	37	- 9.8%
Cumulative Days on Market Until Sale	15	25	+ 66.7%	21	59	+ 181.0%
Median Sales Price*	\$183,000	\$318,675	+ 74.1%	\$275,000	\$296,900	+ 8.0%
Average Sales Price*	\$183,500	\$318,675	+ 73.7%	\$285,790	\$321,227	+ 12.4%
Percent of List Price Received*	98.2%	96.6%	- 1.6%	99.6%	98.4%	- 1.2%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

* 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.

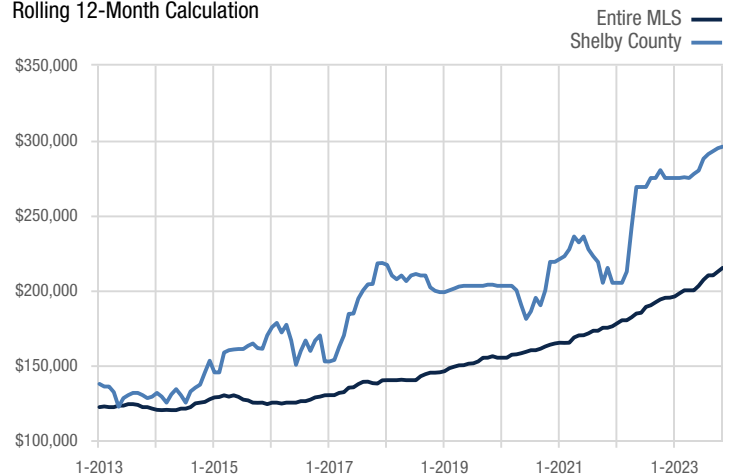
Median Sales Price - Single Family

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.