



# Shelby County

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	37	30	- 18.9%	745	645	- 13.4%
Pending Sales	15	25	+ 66.7%	569	490	- 13.9%
Closed Sales	32	42	+ 31.3%	632	490	- 22.5%
Cumulative Days on Market Until Sale	60	65	+ 8.3%	33	47	+ 42.4%
Median Sales Price*	\$339,375	\$332,500	- 2.0%	\$305,490	\$320,000	+ 4.7%
Average Sales Price*	\$369,498	\$461,118	+ 24.8%	\$358,557	\$407,163	+ 13.6%
Percent of List Price Received*	96.5%	99.0%	+ 2.6%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	81	85	+ 4.9%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	3	- 25.0%	62	38	- 38.7%
Pending Sales	2	2	0.0%	46	38	- 17.4%
Closed Sales	3	4	+ 33.3%	44	41	- 6.8%
Cumulative Days on Market Until Sale	129	35	- 72.9%	29	57	+ 96.6%
Median Sales Price*	\$290,958	\$247,500	- 14.9%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$278,819	\$294,750	+ 5.7%	\$285,315	\$318,644	+ 11.7%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	2.9	1.3	- 55.2%	—	—	—

\* 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.

