



Shelby County

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	43	39	- 9.3%	43	39	- 9.3%
Pending Sales	41	34	- 17.1%	41	34	- 17.1%
Closed Sales	21	24	+ 14.3%	21	24	+ 14.3%
Cumulative Days on Market Until Sale	63	33	- 47.6%	63	33	- 47.6%
Median Sales Price*	\$318,000	\$313,000	- 1.6%	\$318,000	\$313,000	- 1.6%
Average Sales Price*	\$360,776	\$354,411	- 1.8%	\$360,776	\$354,411	- 1.8%
Percent of List Price Received*	97.9%	96.9%	- 1.0%	97.9%	96.9%	- 1.0%
Inventory of Homes for Sale	72	74	+ 2.8%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	3	3	0.0%	3	3	0.0%
Cumulative Days on Market Until Sale	38	67	+ 76.3%	38	67	+ 76.3%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$255,800	\$264,333	+ 3.3%	\$255,800	\$264,333	+ 3.3%
Percent of List Price Received*	98.5%	95.3%	- 3.2%	98.5%	95.3%	- 3.2%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

* 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.

