

# Local Market Update – February 2024

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



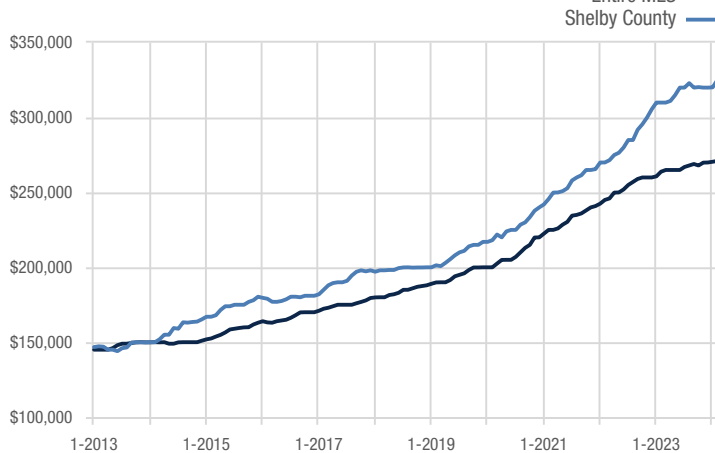
## Shelby County

Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	36	47	+ 30.6%	79	86	+ 8.9%
Pending Sales	42	18	- 57.1%	83	57	- 31.3%
Closed Sales	34	31	- 8.8%	55	55	0.0%
Cumulative Days on Market Until Sale	84	78	- 7.1%	76	58	- 23.7%
Median Sales Price*	\$300,000	<b>\$347,969</b>	+ 16.0%	\$310,000	<b>\$346,500</b>	+ 11.8%
Average Sales Price*	\$353,272	<b>\$456,952</b>	+ 29.3%	\$356,137	<b>\$412,207</b>	+ 15.7%
Percent of List Price Received*	95.8%	<b>99.0%</b>	+ 3.3%	96.6%	<b>98.1%</b>	+ 1.6%
Inventory of Homes for Sale	56	88	+ 57.1%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	2	5	+ 150.0%	7	8	+ 14.3%
Pending Sales	4	3	- 25.0%	10	8	- 20.0%
Closed Sales	4	2	- 50.0%	7	5	- 28.6%
Cumulative Days on Market Until Sale	51	34	- 33.3%	45	54	+ 20.0%
Median Sales Price*	\$283,935	<b>\$217,450</b>	- 23.4%	\$279,990	<b>\$229,900</b>	- 17.9%
Average Sales Price*	\$281,440	<b>\$217,450</b>	- 22.7%	\$270,451	<b>\$245,580</b>	- 9.2%
Percent of List Price Received*	96.1%	<b>97.7%</b>	+ 1.7%	97.1%	<b>96.3%</b>	- 0.8%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

\* 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



### Median Sales Price - Townhouse/Condo



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.