

Local Market Update – October 2024

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



Shelby County

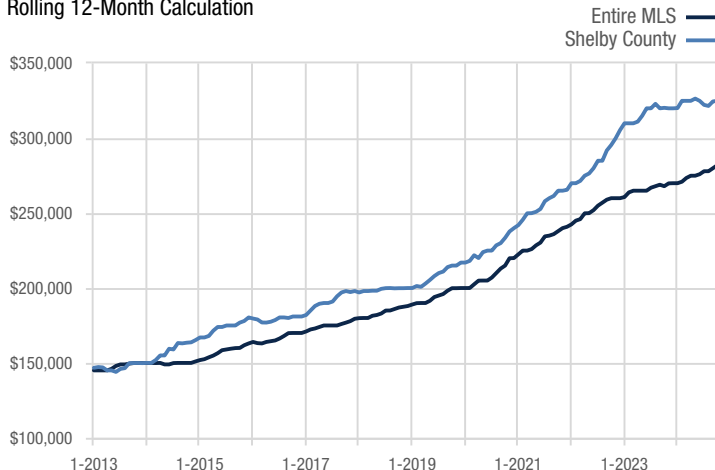
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	49	64	+ 30.6%	554	553	- 0.2%
Pending Sales	33	29	- 12.1%	421	418	- 0.7%
Closed Sales	39	36	- 7.7%	405	415	+ 2.5%
Cumulative Days on Market Until Sale	66	34	- 48.5%	46	48	+ 4.3%
Median Sales Price*	\$284,900	\$347,850	+ 22.1%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$349,784	\$462,039	+ 32.1%	\$406,553	\$405,270	- 0.3%
Percent of List Price Received*	95.9%	98.0%	+ 2.2%	97.9%	98.6%	+ 0.7%
Inventory of Homes for Sale	94	113	+ 20.2%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	4	+ 100.0%	30	37	+ 23.3%
Pending Sales	1	2	+ 100.0%	33	29	- 12.1%
Closed Sales	2	3	+ 50.0%	35	29	- 17.1%
Cumulative Days on Market Until Sale	63	28	- 55.6%	61	38	- 37.7%
Median Sales Price*	\$387,000	\$264,900	- 31.6%	\$296,900	\$299,900	+ 1.0%
Average Sales Price*	\$387,000	\$290,267	- 25.0%	\$321,373	\$295,486	- 8.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.6	+ 333.3%	—	—	—

* 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.

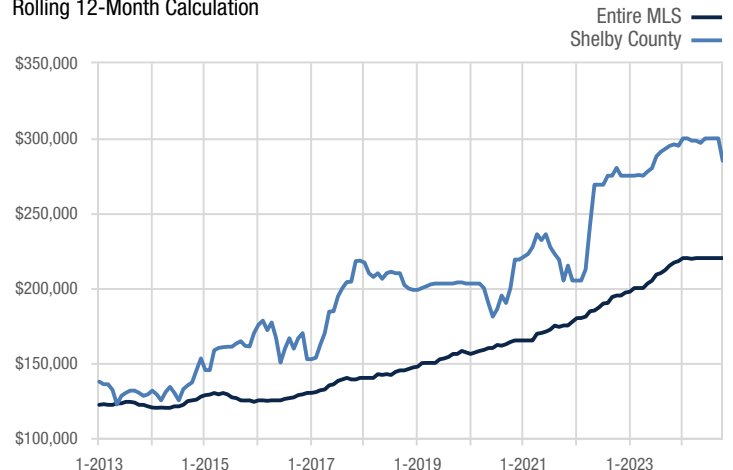
Median Sales Price - Single Family

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.