



# Shelby County

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	48	53	+ 10.4%	88	104	+ 18.2%
Pending Sales	22	39	+ 77.3%	60	69	+ 15.0%
Closed Sales	31	29	- 6.5%	55	58	+ 5.5%
Cumulative Days on Market Until Sale	78	57	- 26.9%	58	56	- 3.4%
Median Sales Price*	\$347,969	\$345,500	- 0.7%	\$346,500	\$319,950	- 7.7%
Average Sales Price*	\$456,952	\$431,160	- 5.6%	\$412,207	\$381,891	- 7.4%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	88	100	+ 13.6%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	2	- 60.0%	8	4	- 50.0%
Pending Sales	5	2	- 60.0%	11	3	- 72.7%
Closed Sales	3	0	- 100.0%	6	4	- 33.3%
Cumulative Days on Market Until Sale	25	—	—	46	21	- 54.3%
Median Sales Price*	\$229,900	—	—	\$264,950	\$375,000	+ 41.5%
Average Sales Price*	\$324,967	—	—	\$294,650	\$342,500	+ 16.2%
Percent of List Price Received*	96.4%	—	—	95.9%	96.3%	+ 0.4%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.8	+ 366.7%	—	—	—

\* 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.

