## **Local Market Update – February 2025**A Research Tool Provided by the Greater Louisville Association of REALTORS®

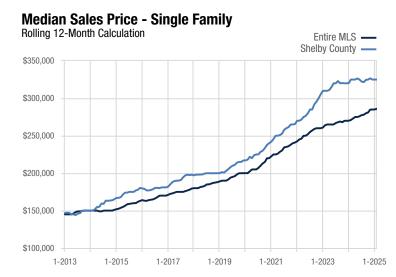


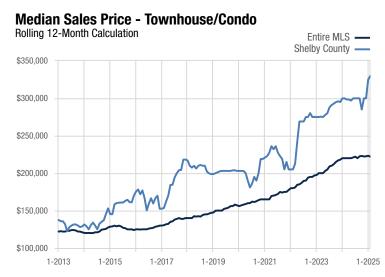
## **Shelby County**

Single Family	February			Year to Date			
Key Metrics	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			
Key Metrics	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%		_	_	

<sup>\*</sup> 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.





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.