



# Shelby County

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	45	63	+ 40.0%	133	167	+ 25.6%
Pending Sales	57	46	- 19.3%	117	123	+ 5.1%
Closed Sales	42	44	+ 4.8%	97	103	+ 6.2%
Cumulative Days on Market Until Sale	72	53	- 26.4%	64	54	- 15.6%
Median Sales Price*	\$324,995	\$329,495	+ 1.4%	\$327,000	\$323,726	- 1.0%
Average Sales Price*	\$375,631	\$369,169	- 1.7%	\$396,370	\$376,826	- 4.9%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	67	91	+ 35.8%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	5	+ 400.0%	9	9	0.0%
Pending Sales	1	3	+ 200.0%	12	6	- 50.0%
Closed Sales	5	2	- 60.0%	11	6	- 45.5%
Cumulative Days on Market Until Sale	29	11	- 62.1%	38	18	- 52.6%
Median Sales Price*	\$238,000	\$466,000	+ 95.8%	\$238,000	\$375,000	+ 57.6%
Average Sales Price*	\$251,780	\$466,000	+ 85.1%	\$275,164	\$383,667	+ 39.4%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	97.7%	96.6%	- 1.1%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	0.7	3.3	+ 371.4%	—	—	—

\* 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.

