



Shelby County

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	72	68	- 5.6%	275	304	+ 10.5%
Pending Sales	59	43	- 27.1%	209	212	+ 1.4%
Closed Sales	48	36	- 25.0%	177	196	+ 10.7%
Cumulative Days on Market Until Sale	31	43	+ 38.7%	57	56	- 1.8%
Median Sales Price*	\$345,000	\$332,000	- 3.8%	\$335,000	\$320,000	- 4.5%
Average Sales Price*	\$464,749	\$447,978	- 3.6%	\$408,163	\$383,696	- 6.0%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	106	110	+ 3.8%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	8	+ 166.7%	16	24	+ 50.0%
Pending Sales	4	5	+ 25.0%	16	17	+ 6.3%
Closed Sales	1	5	+ 400.0%	12	15	+ 25.0%
Cumulative Days on Market Until Sale	35	69	+ 97.1%	38	43	+ 13.2%
Median Sales Price*	\$400,000	\$300,000	- 25.0%	\$268,950	\$304,990	+ 13.4%
Average Sales Price*	\$400,000	\$308,998	- 22.8%	\$285,567	\$337,599	+ 18.2%
Percent of List Price Received*	95.3%	97.3%	+ 2.1%	97.5%	97.1%	- 0.4%
Inventory of Homes for Sale	5	13	+ 160.0%	—	—	—
Months Supply of Inventory	1.5	3.9	+ 160.0%	—	—	—

* 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.

