



Shelby County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	67	86	+ 28.4%	342	391	+ 14.3%
Pending Sales	60	40	- 33.3%	269	256	- 4.8%
Closed Sales	54	50	- 7.4%	231	247	+ 6.9%
Cumulative Days on Market Until Sale	47	32	- 31.9%	55	51	- 7.3%
Median Sales Price*	\$336,750	\$357,500	+ 6.2%	\$335,000	\$330,000	- 1.5%
Average Sales Price*	\$391,054	\$546,690	+ 39.8%	\$404,163	\$418,194	+ 3.5%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	100	138	+ 38.0%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	6	1	- 83.3%	22	25	+ 13.6%
Pending Sales	3	7	+ 133.3%	19	24	+ 26.3%
Closed Sales	2	4	+ 100.0%	14	19	+ 35.7%
Cumulative Days on Market Until Sale	22	95	+ 331.8%	36	54	+ 50.0%
Median Sales Price*	\$365,150	\$383,750	+ 5.1%	\$299,950	\$318,500	+ 6.2%
Average Sales Price*	\$365,150	\$389,625	+ 6.7%	\$296,936	\$348,552	+ 17.4%
Percent of List Price Received*	95.7%	99.2%	+ 3.7%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

* 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.

