

Local Market Update – December 2025

A Research Tool Provided by the Greater Louisville Association of REALTORS®



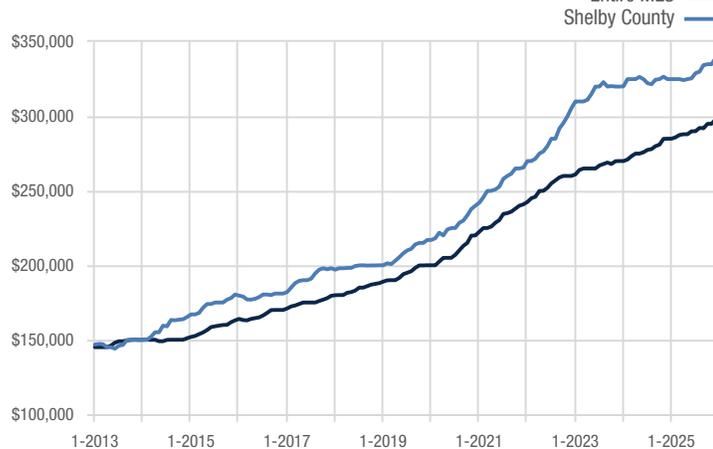
Shelby County

Single Family Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	36	31	- 13.9%	633	811	+ 28.1%
Pending Sales	35	29	- 17.1%	490	537	+ 9.6%
Closed Sales	38	43	+ 13.2%	485	544	+ 12.2%
Cumulative Days on Market Until Sale	54	55	+ 1.9%	50	48	- 4.0%
Median Sales Price*	\$332,500	\$353,000	+ 6.2%	\$325,000	\$339,000	+ 4.3%
Average Sales Price*	\$441,968	\$431,011	- 2.5%	\$404,329	\$420,913	+ 4.1%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	92	137	+ 48.9%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	0	- 100.0%	49	53	+ 8.2%
Pending Sales	5	2	- 60.0%	39	46	+ 17.9%
Closed Sales	6	2	- 66.7%	37	44	+ 18.9%
Cumulative Days on Market Until Sale	50	36	- 28.0%	38	61	+ 60.5%
Median Sales Price*	\$271,000	\$280,750	+ 3.6%	\$300,000	\$318,000	+ 6.0%
Average Sales Price*	\$280,667	\$280,750	+ 0.0%	\$298,502	\$329,526	+ 10.4%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

* 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.

Median Sales Price - Single Family



Median Sales Price - Townhouse/Condo



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.