

Local Market Update – June 2022

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



Nelson County

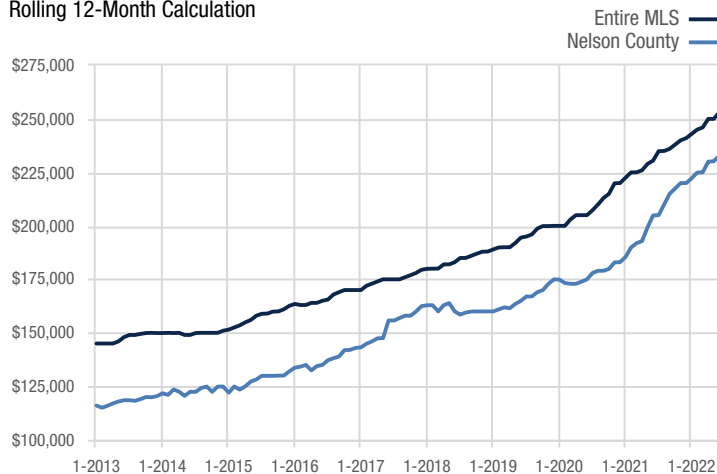
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	64	81	+ 26.6%	265	373	+ 40.8%
Pending Sales	43	41	- 4.7%	244	286	+ 17.2%
Closed Sales	46	52	+ 13.0%	243	284	+ 16.9%
Cumulative Days on Market Until Sale	36	21	- 41.7%	37	30	- 18.9%
Median Sales Price*	\$222,500	\$239,900	+ 7.8%	\$215,000	\$235,000	+ 9.3%
Average Sales Price*	\$246,610	\$268,765	+ 9.0%	\$222,057	\$261,105	+ 17.6%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	67	108	+ 61.2%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Townhouse/Condo	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	8	2	- 75.0%	16	10	- 37.5%
Pending Sales	3	3	0.0%	12	14	+ 16.7%
Closed Sales	3	3	0.0%	18	15	- 16.7%
Cumulative Days on Market Until Sale	109	232	+ 112.8%	46	103	+ 123.9%
Median Sales Price*	\$209,900	\$499,000	+ 137.7%	\$217,400	\$245,000	+ 12.7%
Average Sales Price*	\$239,967	\$439,667	+ 83.2%	\$206,094	\$342,767	+ 66.3%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.6%	97.0%	- 3.6%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

* 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.

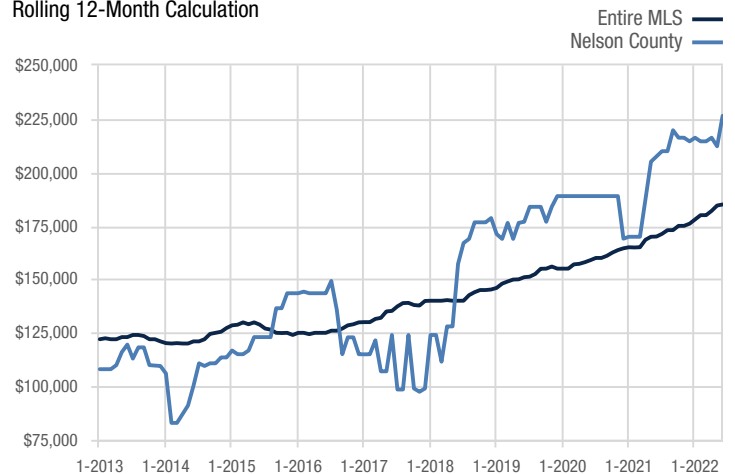
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.