

Local Market Update – July 2022

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



Nelson County

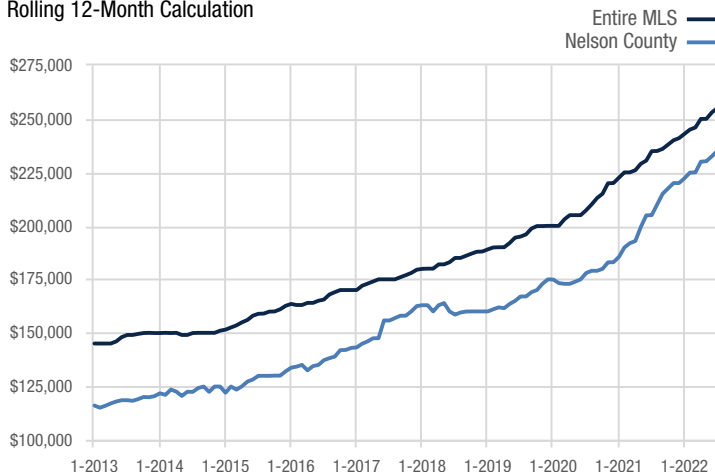
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	68	59	- 13.2%	333	432	+ 29.7%
Pending Sales	41	45	+ 9.8%	285	330	+ 15.8%
Closed Sales	32	39	+ 21.9%	275	324	+ 17.8%
Cumulative Days on Market Until Sale	19	32	+ 68.4%	35	30	- 14.3%
Median Sales Price*	\$229,950	\$275,900	+ 20.0%	\$217,000	\$239,450	+ 10.3%
Average Sales Price*	\$280,488	\$285,424	+ 1.8%	\$228,856	\$263,936	+ 15.3%
Percent of List Price Received*	99.4%	97.5%	- 1.9%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	87	113	+ 29.9%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse/Condo	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	1	17	+ 1,600.0%	17	27	+ 58.8%
Pending Sales	1	4	+ 300.0%	13	18	+ 38.5%
Closed Sales	4	0	- 100.0%	22	15	- 31.8%
Cumulative Days on Market Until Sale	14	—	—	40	103	+ 157.5%
Median Sales Price*	\$209,000	—	—	\$217,400	\$245,000	+ 12.7%
Average Sales Price*	\$218,500	—	—	\$208,350	\$342,767	+ 64.5%
Percent of List Price Received*	99.6%	—	—	100.4%	97.0%	- 3.4%
Inventory of Homes for Sale	6	18	+ 200.0%	—	—	—
Months Supply of Inventory	3.3	5.8	+ 75.8%	—	—	—

* 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.

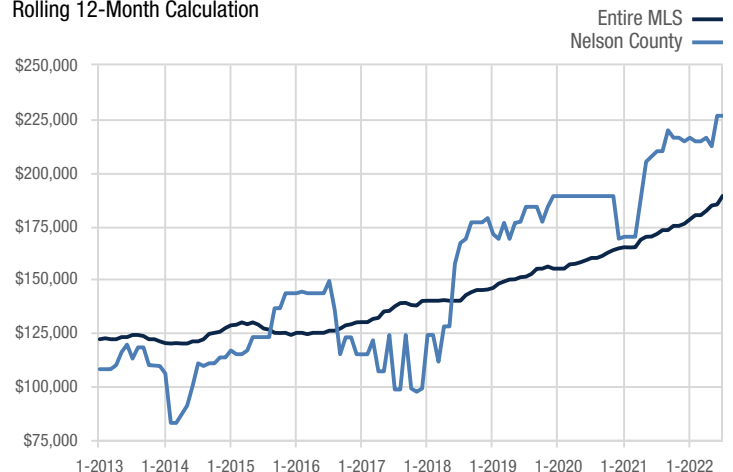
Median Sales Price - Single Family

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.