

Local Market Update – August 2022

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



Nelson County

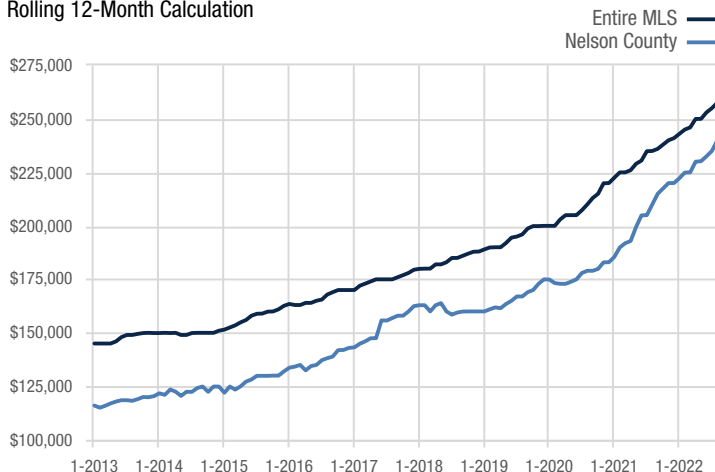
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	73	71	- 2.7%	406	503	+ 23.9%
Pending Sales	72	50	- 30.6%	357	384	+ 7.6%
Closed Sales	48	47	- 2.1%	323	372	+ 15.2%
Cumulative Days on Market Until Sale	15	23	+ 53.3%	32	29	- 9.4%
Median Sales Price*	\$202,000	\$254,900	+ 26.2%	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	\$214,939	\$261,341	+ 21.6%	\$226,825	\$263,859	+ 16.3%
Percent of List Price Received*	100.3%	97.2%	- 3.1%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	81	119	+ 46.9%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Townhouse/Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	7	0	- 100.0%	24	27	+ 12.5%
Pending Sales	5	1	- 80.0%	18	19	+ 5.6%
Closed Sales	1	3	+ 200.0%	23	19	- 17.4%
Cumulative Days on Market Until Sale	7	58	+ 728.6%	39	91	+ 133.3%
Median Sales Price*	\$142,900	\$259,990	+ 81.9%	\$209,900	\$245,000	+ 16.7%
Average Sales Price*	\$142,900	\$259,997	+ 81.9%	\$205,504	\$318,915	+ 55.2%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	100.4%	97.6%	- 2.8%
Inventory of Homes for Sale	7	17	+ 142.9%	—	—	—
Months Supply of Inventory	3.5	6.2	+ 77.1%	—	—	—

* 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.

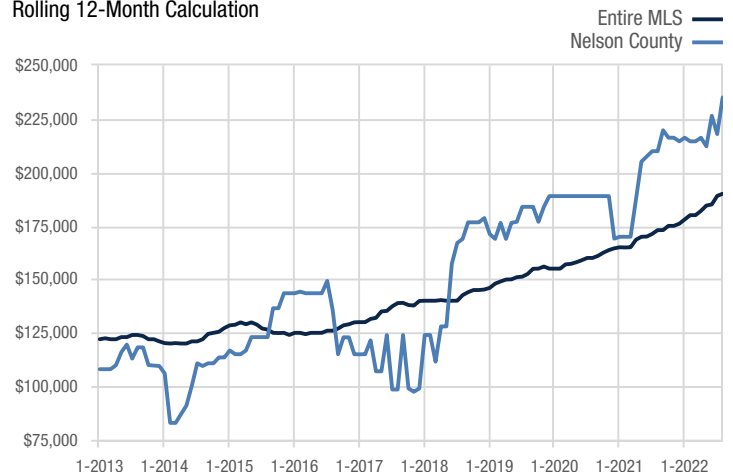
Median Sales Price - Single Family

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.