

Local Market Update – September 2022

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



Nelson County

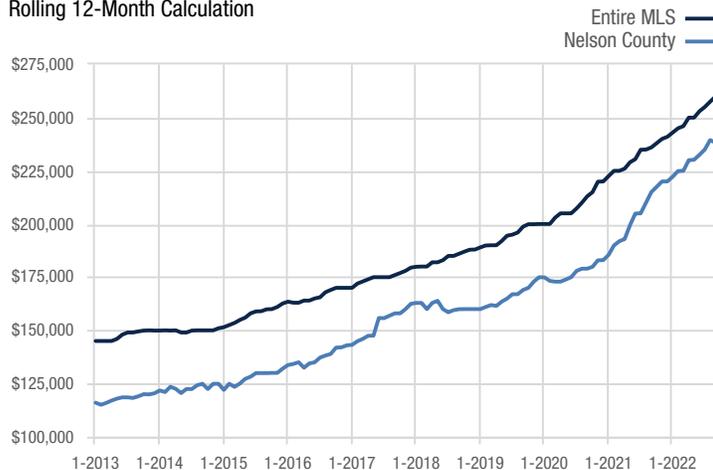
Single Family	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
Key Metrics						
New Listings	58	48	- 17.2%	464	551	+ 18.8%
Pending Sales	55	45	- 18.2%	412	429	+ 4.1%
Closed Sales	66	44	- 33.3%	389	417	+ 7.2%
Cumulative Days on Market Until Sale	20	31	+ 55.0%	30	29	- 3.3%
Median Sales Price*	\$243,000	\$238,750	- 1.7%	\$219,900	\$240,000	+ 9.1%
Average Sales Price*	\$253,402	\$264,968	+ 4.6%	\$231,346	\$263,892	+ 14.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	77	115	+ 49.4%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Townhouse/Condo	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	29	34	+ 17.2%
Pending Sales	3	6	+ 100.0%	21	25	+ 19.0%
Closed Sales	5	1	- 80.0%	28	20	- 28.6%
Cumulative Days on Market Until Sale	7	0	- 100.0%	33	86	+ 160.6%
Median Sales Price*	\$237,450	\$204,900	- 13.7%	\$224,900	\$242,500	+ 7.8%
Average Sales Price*	\$243,600	\$204,900	- 15.9%	\$211,148	\$313,215	+ 48.3%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	100.2%	97.7%	- 2.5%
Inventory of Homes for Sale	9	18	+ 100.0%	—	—	—
Months Supply of Inventory	4.1	6.0	+ 46.3%	—	—	—

* 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.

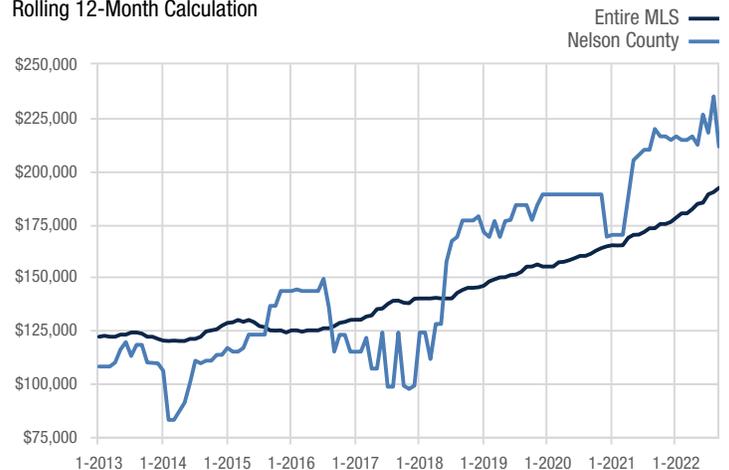
Median Sales Price - Single Family

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.