

# Local Market Update – November 2022

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



## Nelson County

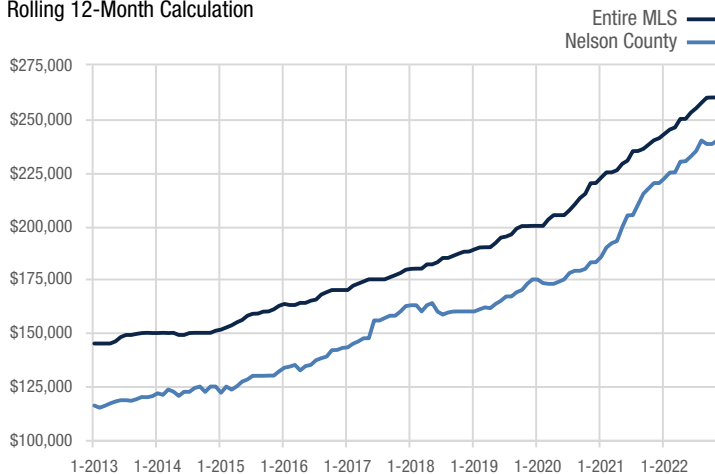
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	56	39	- 30.4%	576	649	+ 12.7%
Pending Sales	43	34	- 20.9%	502	500	- 0.4%
Closed Sales	49	41	- 16.3%	491	499	+ 1.6%
Cumulative Days on Market Until Sale	32	45	+ 40.6%	31	32	+ 3.2%
Median Sales Price*	\$224,450	<b>\$244,900</b>	+ 9.1%	\$220,000	<b>\$240,000</b>	+ 9.1%
Average Sales Price*	\$238,889	<b>\$259,384</b>	+ 8.6%	\$235,998	<b>\$263,682</b>	+ 11.7%
Percent of List Price Received*	98.2%	<b>98.1%</b>	- 0.1%	99.3%	<b>98.8%</b>	- 0.5%
Inventory of Homes for Sale	84	<b>114</b>	+ 35.7%	—	—	—
Months Supply of Inventory	1.9	<b>2.6</b>	+ 36.8%	—	—	—

Townhouse/Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	5	0	- 100.0%	35	37	+ 5.7%
Pending Sales	5	1	- 80.0%	28	26	- 7.1%
Closed Sales	2	2	0.0%	32	28	- 12.5%
Cumulative Days on Market Until Sale	140	137	- 2.1%	38	86	+ 126.3%
Median Sales Price*	\$259,500	<b>\$349,950</b>	+ 34.9%	\$217,900	<b>\$209,925</b>	- 3.7%
Average Sales Price*	\$259,500	<b>\$349,950</b>	+ 34.9%	\$211,642	<b>\$303,148</b>	+ 43.2%
Percent of List Price Received*	96.2%	<b>98.1%</b>	+ 2.0%	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	3.0	<b>3.3</b>	+ 10.0%	—	—	—

\* 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.

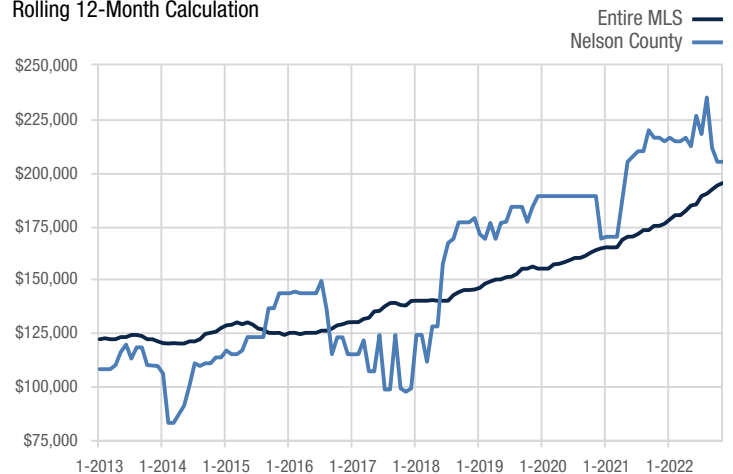
### Median Sales Price - Single Family

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.

Current as of December 10, 2022. All data from the Greater Louisville Association of REALTORS®. Report © 2022 ShowingTime.