

# Local Market Update – December 2022

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



## Nelson County

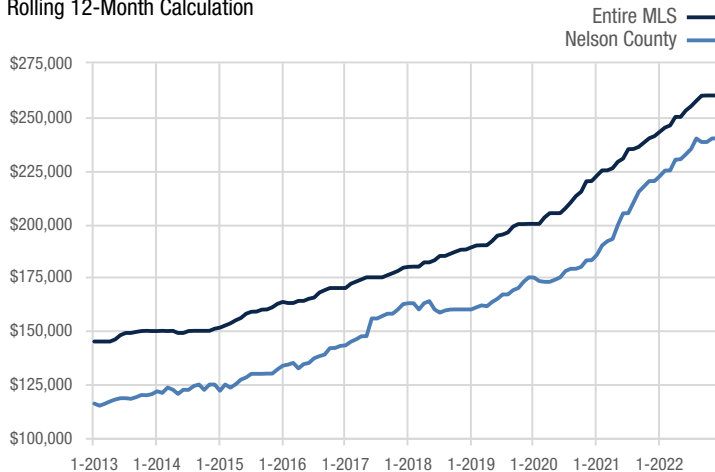
Single Family Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	29	22	- 24.1%	605	671	+ 10.9%
Pending Sales	33	31	- 6.1%	535	527	- 1.5%
Closed Sales	46	35	- 23.9%	537	533	- 0.7%
Cumulative Days on Market Until Sale	30	57	+ 90.0%	31	34	+ 9.7%
Median Sales Price*	\$227,500	<b>\$236,000</b>	+ 3.7%	\$220,000	<b>\$240,000</b>	+ 9.1%
Average Sales Price*	\$245,818	<b>\$251,692</b>	+ 2.4%	\$236,843	<b>\$262,066</b>	+ 10.6%
Percent of List Price Received*	96.8%	<b>97.2%</b>	+ 0.4%	99.1%	<b>98.7%</b>	- 0.4%
Inventory of Homes for Sale	67	<b>96</b>	+ 43.3%	—	—	—
Months Supply of Inventory	1.5	<b>2.2</b>	+ 46.7%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	4	1	- 75.0%	39	38	- 2.6%
Pending Sales	1	3	+ 200.0%	29	28	- 3.4%
Closed Sales	4	2	- 50.0%	36	30	- 16.7%
Cumulative Days on Market Until Sale	32	87	+ 171.9%	37	86	+ 132.4%
Median Sales Price*	\$189,400	<b>\$176,450</b>	- 6.8%	\$214,500	<b>\$204,925</b>	- 4.5%
Average Sales Price*	\$201,925	<b>\$176,450</b>	- 12.6%	\$210,531	<b>\$294,701</b>	+ 40.0%
Percent of List Price Received*	99.7%	<b>101.1%</b>	+ 1.4%	100.0%	<b>98.5%</b>	- 1.5%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	3.8	<b>2.1</b>	- 44.7%	—	—	—

\* 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.

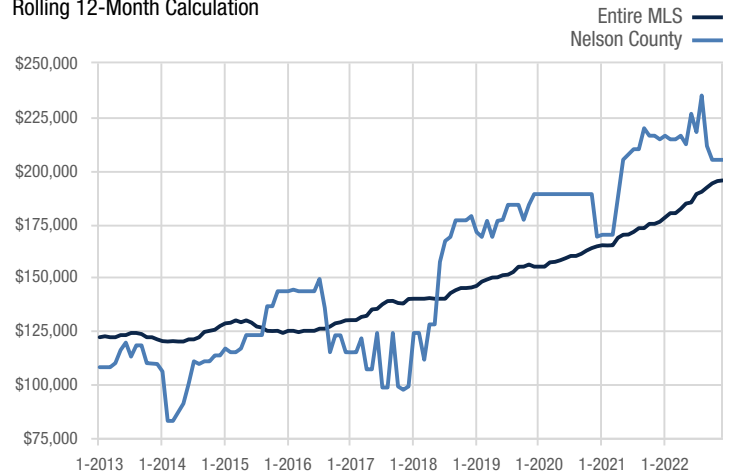
### Median Sales Price - Single Family

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.