

# Local Market Update – January 2023

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



## Nelson County

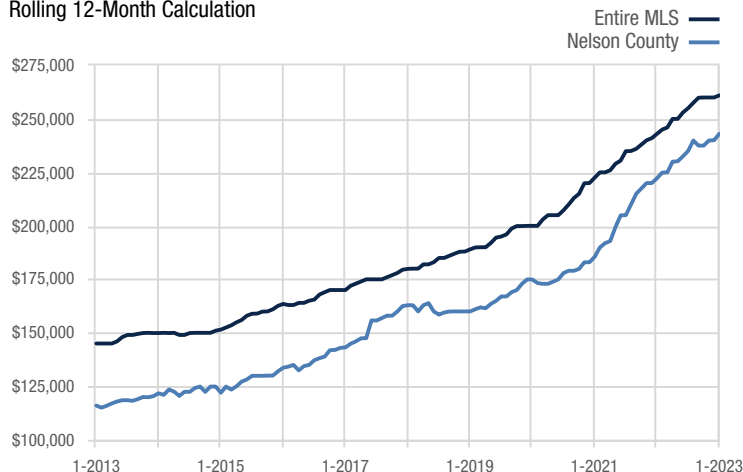
Single Family Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	37	42	+ 13.5%	37	42	+ 13.5%
Pending Sales	47	36	- 23.4%	47	36	- 23.4%
Closed Sales	36	27	- 25.0%	36	27	- 25.0%
Cumulative Days on Market Until Sale	24	55	+ 129.2%	24	55	+ 129.2%
Median Sales Price*	\$206,950	<b>\$225,000</b>	+ 8.7%	\$206,950	<b>\$225,000</b>	+ 8.7%
Average Sales Price*	\$222,804	<b>\$247,233</b>	+ 11.0%	\$222,804	<b>\$247,233</b>	+ 11.0%
Percent of List Price Received*	99.6%	<b>97.9%</b>	- 1.7%	99.6%	<b>97.9%</b>	- 1.7%
Inventory of Homes for Sale	49	97	+ 98.0%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	0	2	—	0	2	—
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Cumulative Days on Market Until Sale	3	124	+ 4,033.3%	3	124	+ 4,033.3%
Median Sales Price*	\$210,000	<b>\$204,000</b>	- 2.9%	\$210,000	<b>\$204,000</b>	- 2.9%
Average Sales Price*	\$210,000	<b>\$200,983</b>	- 4.3%	\$210,000	<b>\$200,983</b>	- 4.3%
Percent of List Price Received*	99.0%	<b>99.7%</b>	+ 0.7%	99.0%	<b>99.7%</b>	+ 0.7%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	3.1	4.3	+ 38.7%	—	—	—

\* 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.

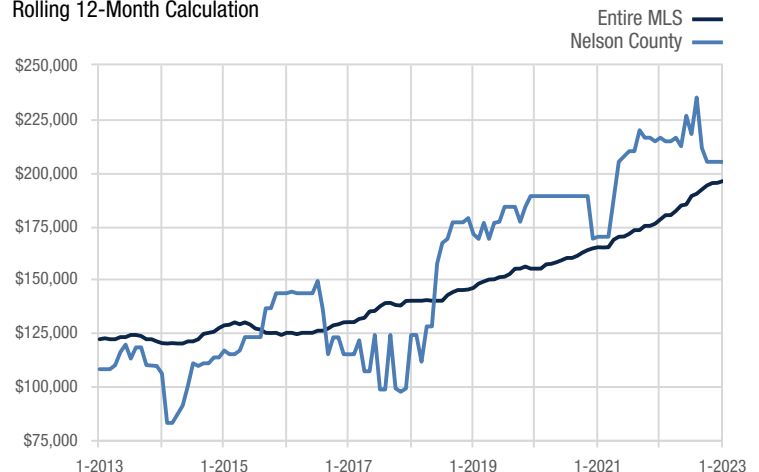
### Median Sales Price - Single Family

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.

Current as of February 10, 2023. All data from the Greater Louisville Association of REALTORS®. Report © 2023 ShowingTime.