

Local Market Update – February 2023

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



Nelson County

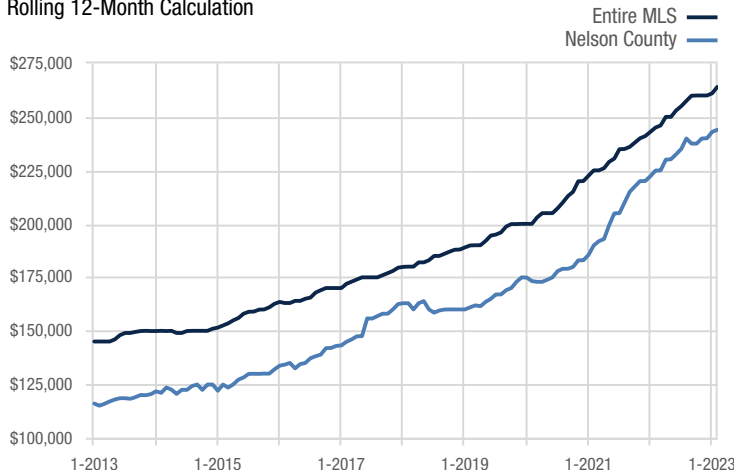
Single Family Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	52	40	- 23.1%	89	82	- 7.9%
Pending Sales	45	47	+ 4.4%	92	82	- 10.9%
Closed Sales	37	34	- 8.1%	73	61	- 16.4%
Cumulative Days on Market Until Sale	48	77	+ 60.4%	36	68	+ 88.9%
Median Sales Price*	\$230,000	\$237,899	+ 3.4%	\$220,000	\$236,797	+ 7.6%
Average Sales Price*	\$259,909	\$277,676	+ 6.8%	\$241,611	\$264,202	+ 9.4%
Percent of List Price Received*	98.7%	98.0%	- 0.7%	99.1%	97.9%	- 1.2%
Inventory of Homes for Sale	50	85	+ 70.0%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	5	+ 400.0%	1	7	+ 600.0%
Pending Sales	4	0	- 100.0%	6	1	- 83.3%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Cumulative Days on Market Until Sale	20	—	—	11	124	+ 1,027.3%
Median Sales Price*	\$184,950	—	—	\$184,950	\$204,000	+ 10.3%
Average Sales Price*	\$184,950	—	—	\$197,475	\$200,983	+ 1.8%
Percent of List Price Received*	85.7%	—	—	92.3%	99.7%	+ 8.0%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	1.8	4.7	+ 161.1%	—	—	—

* 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.

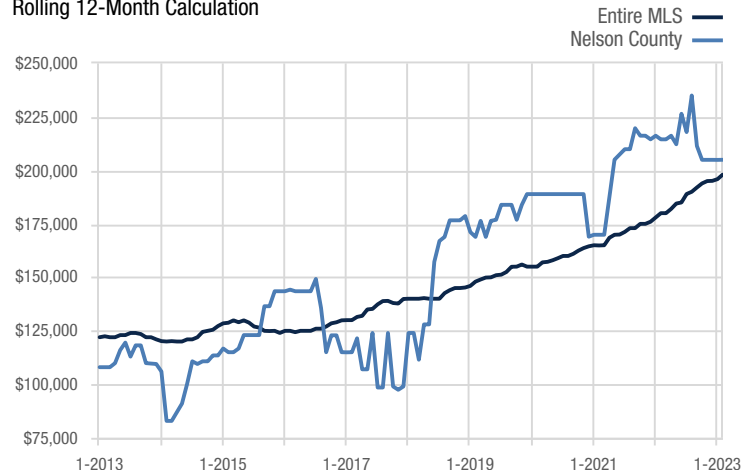
Median Sales Price - Single Family

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.