

Local Market Update – March 2023

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



Nelson County

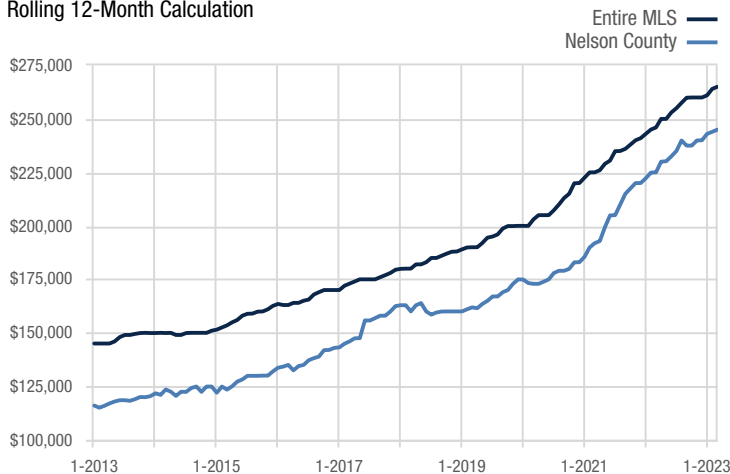
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
Key Metrics						
New Listings	56	46	- 17.9%	145	129	- 11.0%
Pending Sales	62	52	- 16.1%	154	131	- 14.9%
Closed Sales	50	42	- 16.0%	123	103	- 16.3%
Cumulative Days on Market Until Sale	44	70	+ 59.1%	40	68	+ 70.0%
Median Sales Price*	\$216,575	\$231,000	+ 6.7%	\$220,000	\$232,000	+ 5.5%
Average Sales Price*	\$235,285	\$270,736	+ 15.1%	\$239,039	\$266,866	+ 11.6%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.2%	98.1%	- 1.1%
Inventory of Homes for Sale	37	79	+ 113.5%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

Townhouse/Condo	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	4	12	+ 200.0%
Pending Sales	2	4	+ 100.0%	8	5	- 37.5%
Closed Sales	4	0	- 100.0%	8	3	- 62.5%
Cumulative Days on Market Until Sale	74	—	—	42	124	+ 195.2%
Median Sales Price*	\$434,950	—	—	\$219,950	\$204,000	- 7.3%
Average Sales Price*	\$409,700	—	—	\$303,588	\$200,983	- 33.8%
Percent of List Price Received*	99.8%	—	—	96.1%	99.7%	+ 3.7%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.7	4.0	+ 135.3%	—	—	—

* 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.

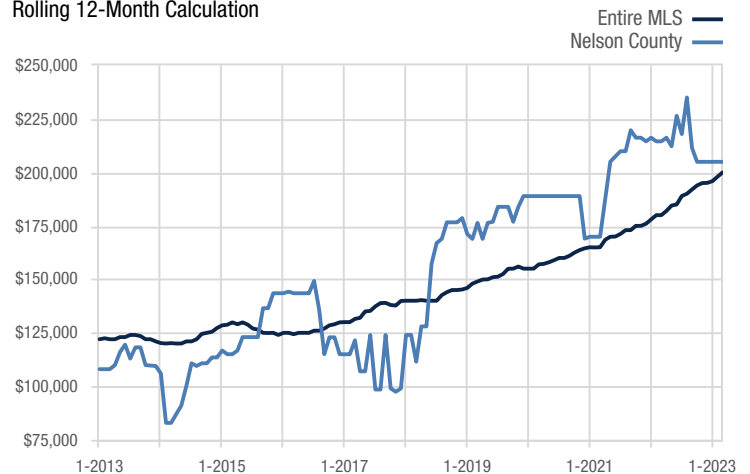
Median Sales Price - Single Family

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.

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