

Local Market Update – April 2023

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



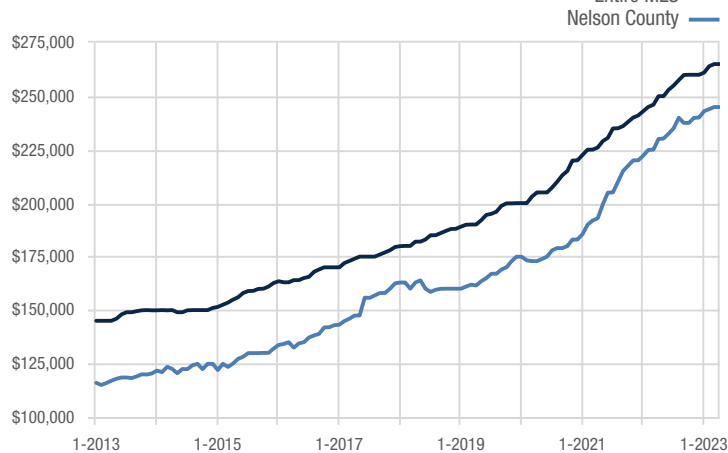
Nelson County

| Single Family Key Metrics | April | | | Year to Date | | |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 4-2022 | Thru 4-2023 | % Change |
| New Listings | 82 | 47 | - 42.7% | 227 | 179 | - 21.1% |
| Pending Sales | 43 | 40 | - 7.0% | 197 | 176 | - 10.7% |
| Closed Sales | 60 | 49 | - 18.3% | 183 | 154 | - 15.8% |
| Cumulative Days on Market Until Sale | 27 | 64 | + 137.0% | 35 | 66 | + 88.6% |
| Median Sales Price* | \$245,450 | \$243,000 | - 1.0% | \$230,000 | \$236,899 | + 3.0% |
| Average Sales Price* | \$288,693 | \$303,567 | + 5.2% | \$255,319 | \$278,184 | + 9.0% |
| Percent of List Price Received* | 99.6% | 98.2% | - 1.4% | 99.3% | 98.2% | - 1.1% |
| Inventory of Homes for Sale | 70 | 76 | + 8.6% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.8 | + 20.0% | — | — | — |

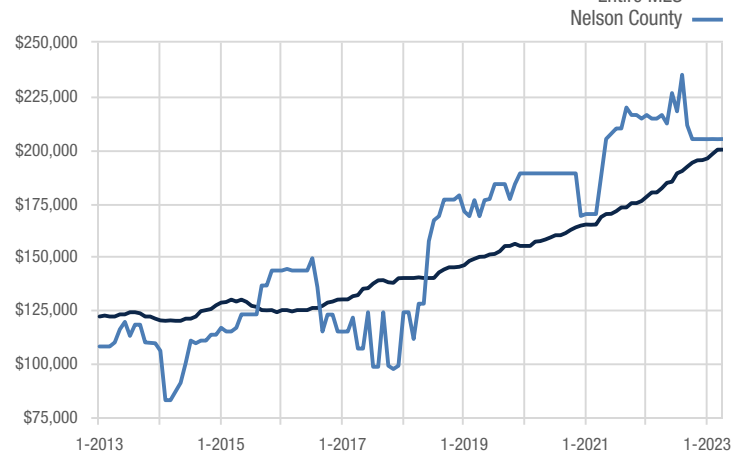
| Townhouse/Condo Key Metrics | April | | | Year to Date | | |
|--------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 4-2022 | Thru 4-2023 | % Change |
| New Listings | 1 | 2 | + 100.0% | 5 | 14 | + 180.0% |
| Pending Sales | 0 | 3 | — | 8 | 8 | 0.0% |
| Closed Sales | 3 | 4 | + 33.3% | 11 | 8 | - 27.3% |
| Cumulative Days on Market Until Sale | 171 | 34 | - 80.1% | 77 | 69 | - 10.4% |
| Median Sales Price* | \$485,000 | \$269,000 | - 44.5% | \$245,000 | \$227,475 | - 7.2% |
| Average Sales Price* | \$396,300 | \$328,750 | - 17.0% | \$328,873 | \$262,619 | - 20.1% |
| Percent of List Price Received* | 97.7% | 98.4% | + 0.7% | 96.5% | 99.3% | + 2.9% |
| Inventory of Homes for Sale | 6 | 9 | + 50.0% | — | — | — |
| Months Supply of Inventory | 2.1 | 3.2 | + 52.4% | — | — | — |

* 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



Median Sales Price - Townhouse/Condo



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.