

Local Market Update – May 2023

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



Nelson County

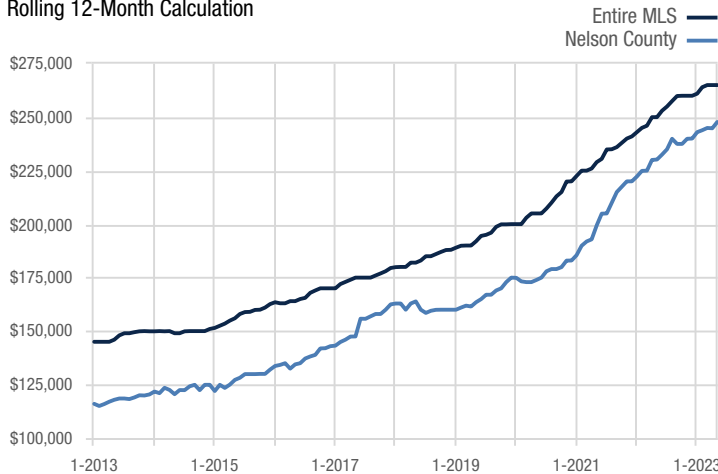
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	66	60	- 9.1%	293	239	- 18.4%
Pending Sales	47	43	- 8.5%	244	217	- 11.1%
Closed Sales	49	45	- 8.2%	232	200	- 13.8%
Cumulative Days on Market Until Sale	19	84	+ 342.1%	32	70	+ 118.8%
Median Sales Price*	\$259,000	\$280,000	+ 8.1%	\$234,950	\$249,700	+ 6.3%
Average Sales Price*	\$274,584	\$287,232	+ 4.6%	\$259,388	\$279,711	+ 7.8%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	82	88	+ 7.3%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	3	0.0%	8	17	+ 112.5%
Pending Sales	3	2	- 33.3%	11	9	- 18.2%
Closed Sales	1	1	0.0%	12	9	- 25.0%
Cumulative Days on Market Until Sale	1	76	+ 7,500.0%	71	70	- 1.4%
Median Sales Price*	\$204,900	\$500,000	+ 144.0%	\$224,950	\$250,000	+ 11.1%
Average Sales Price*	\$204,900	\$500,000	+ 144.0%	\$318,542	\$288,994	- 9.3%
Percent of List Price Received*	100.0%	95.3%	- 4.7%	96.8%	98.9%	+ 2.2%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	2.1	4.2	+ 100.0%	—	—	—

* 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.

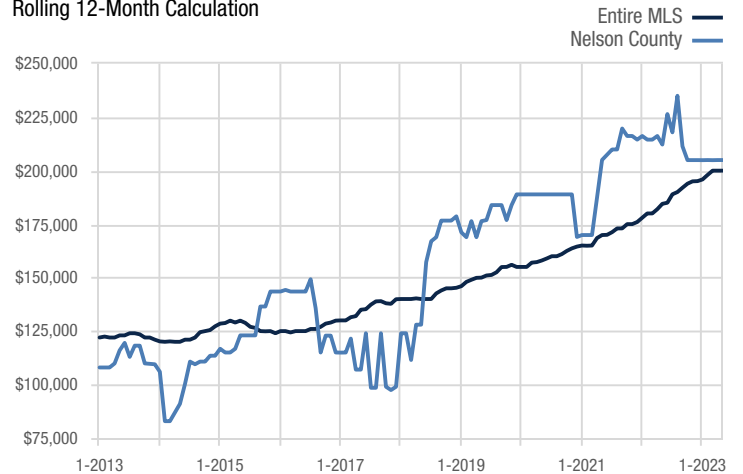
Median Sales Price - Single Family

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.