

Local Market Update – June 2023

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



Nelson County

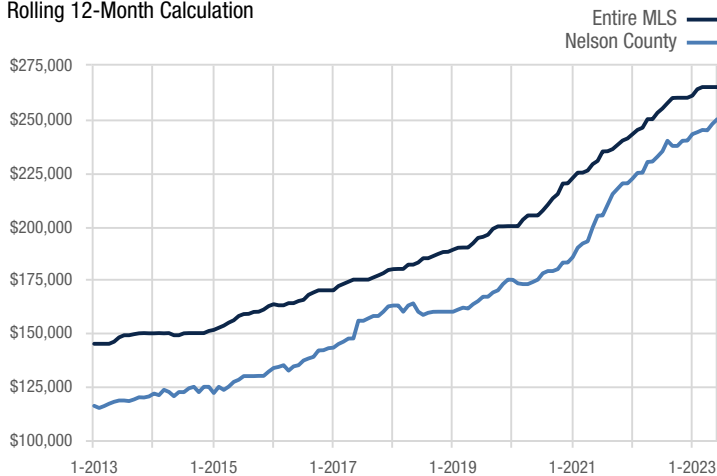
Single Family Key Metrics	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	83	55	- 33.7%	376	294	- 21.8%
Pending Sales	41	43	+ 4.9%	285	264	- 7.4%
Closed Sales	53	49	- 7.5%	285	249	- 12.6%
Cumulative Days on Market Until Sale	21	42	+ 100.0%	30	64	+ 113.3%
Median Sales Price*	\$239,900	\$262,000	+ 9.2%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$268,016	\$299,632	+ 11.8%	\$260,993	\$283,585	+ 8.7%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	111	87	- 21.6%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	0	- 100.0%	10	17	+ 70.0%
Pending Sales	3	3	0.0%	14	11	- 21.4%
Closed Sales	3	2	- 33.3%	15	11	- 26.7%
Cumulative Days on Market Until Sale	232	156	- 32.8%	103	85	- 17.5%
Median Sales Price*	\$499,000	\$339,950	- 31.9%	\$245,000	\$250,000	+ 2.0%
Average Sales Price*	\$439,667	\$339,950	- 22.7%	\$342,767	\$298,259	- 13.0%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	97.0%	98.8%	+ 1.9%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

* 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.

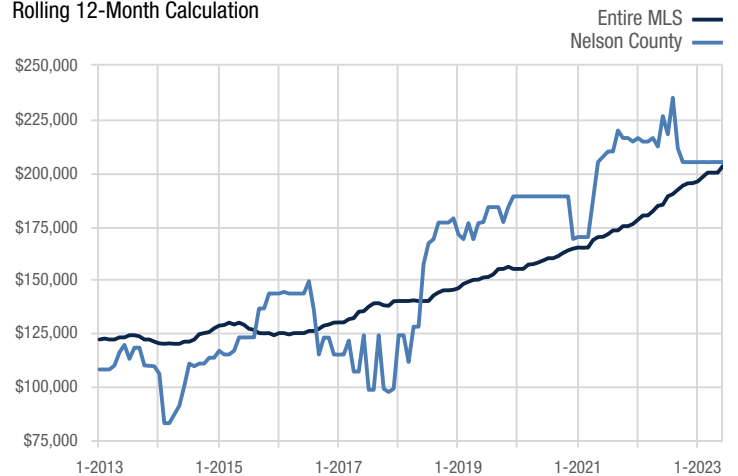
Median Sales Price - Single Family

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.