

# Local Market Update – July 2023

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



## Nelson County

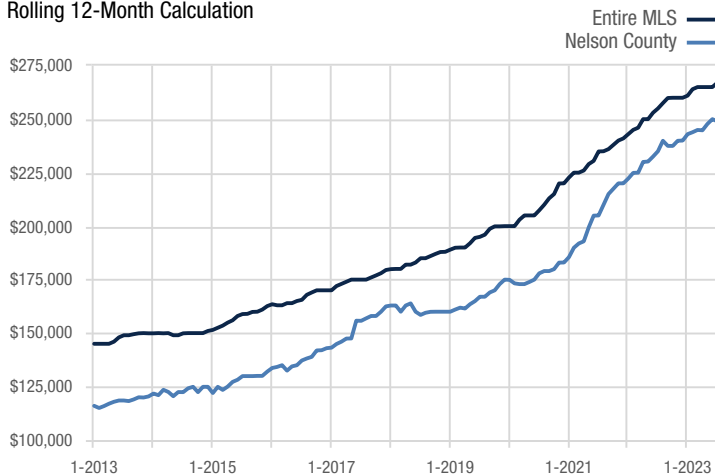
Single Family Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	59	48	- 18.6%	435	342	- 21.4%
Pending Sales	48	45	- 6.3%	333	307	- 7.8%
Closed Sales	40	41	+ 2.5%	325	291	- 10.5%
Cumulative Days on Market Until Sale	32	38	+ 18.8%	30	60	+ 100.0%
Median Sales Price*	\$279,500	<b>\$245,000</b>	- 12.3%	\$239,900	<b>\$250,000</b>	+ 4.2%
Average Sales Price*	\$287,214	<b>\$255,673</b>	- 11.0%	\$264,220	<b>\$279,503</b>	+ 5.8%
Percent of List Price Received*	97.1%	<b>97.5%</b>	+ 0.4%	99.2%	<b>98.2%</b>	- 1.0%
Inventory of Homes for Sale	115	<b>87</b>	- 24.3%	—	—	—
Months Supply of Inventory	2.4	<b>2.1</b>	- 12.5%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	17	4	- 76.5%	27	21	- 22.2%
Pending Sales	4	2	- 50.0%	18	13	- 27.8%
Closed Sales	1	2	+ 100.0%	16	13	- 18.8%
Cumulative Days on Market Until Sale	2	50	+ 2,400.0%	97	80	- 17.5%
Median Sales Price*	\$137,900	<b>\$193,000</b>	+ 40.0%	\$242,500	<b>\$220,000</b>	- 9.3%
Average Sales Price*	\$137,900	<b>\$193,000</b>	+ 40.0%	\$329,963	<b>\$282,065</b>	- 14.5%
Percent of List Price Received*	98.6%	<b>97.4%</b>	- 1.2%	97.1%	<b>98.6%</b>	+ 1.5%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	5.8	<b>3.9</b>	- 32.8%	—	—	—

\* 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.

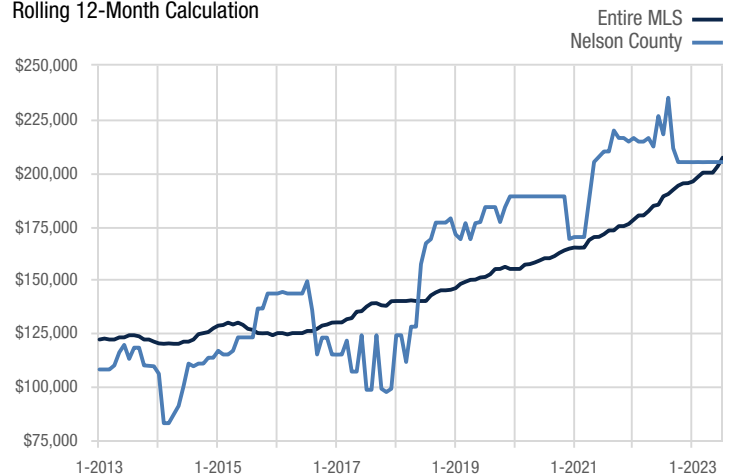
### Median Sales Price - Single Family

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.