

# Local Market Update – August 2023

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



## Nelson County

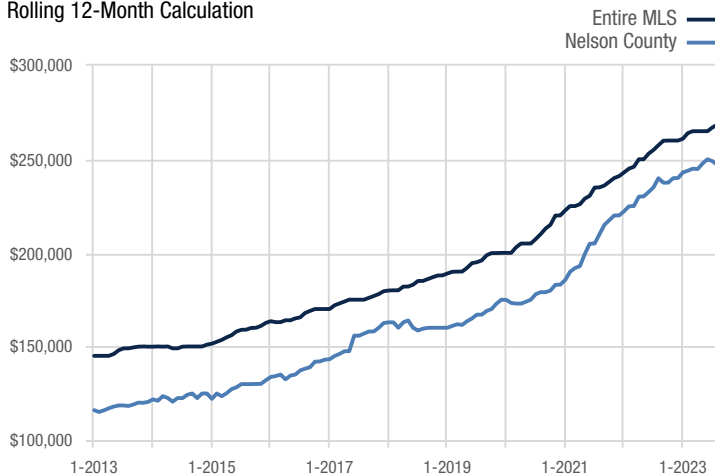
Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	72	63	- 12.5%	507	405	- 20.1%
Pending Sales	49	46	- 6.1%	382	354	- 7.3%
Closed Sales	49	46	- 6.1%	374	337	- 9.9%
Cumulative Days on Market Until Sale	22	38	+ 72.7%	29	57	+ 96.6%
Median Sales Price*	\$254,900	<b>\$247,450</b>	- 2.9%	\$240,000	<b>\$249,900</b>	+ 4.1%
Average Sales Price*	\$260,368	<b>\$312,871</b>	+ 20.2%	\$263,715	<b>\$284,057</b>	+ 7.7%
Percent of List Price Received*	97.2%	<b>98.1%</b>	+ 0.9%	98.9%	<b>98.2%</b>	- 0.7%
Inventory of Homes for Sale	124	97	- 21.8%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	5	—	27	26	- 3.7%
Pending Sales	1	6	+ 500.0%	19	19	0.0%
Closed Sales	3	4	+ 33.3%	19	17	- 10.5%
Cumulative Days on Market Until Sale	58	45	- 22.4%	91	72	- 20.9%
Median Sales Price*	\$259,990	<b>\$195,700</b>	- 24.7%	\$245,000	<b>\$212,500</b>	- 13.3%
Average Sales Price*	\$259,997	<b>\$190,350</b>	- 26.8%	\$318,915	<b>\$260,485</b>	- 18.3%
Percent of List Price Received*	100.3%	<b>96.3%</b>	- 4.0%	97.6%	<b>98.0%</b>	+ 0.4%
Inventory of Homes for Sale	17	5	- 70.6%	—	—	—
Months Supply of Inventory	6.2	1.8	- 71.0%	—	—	—

\* 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.

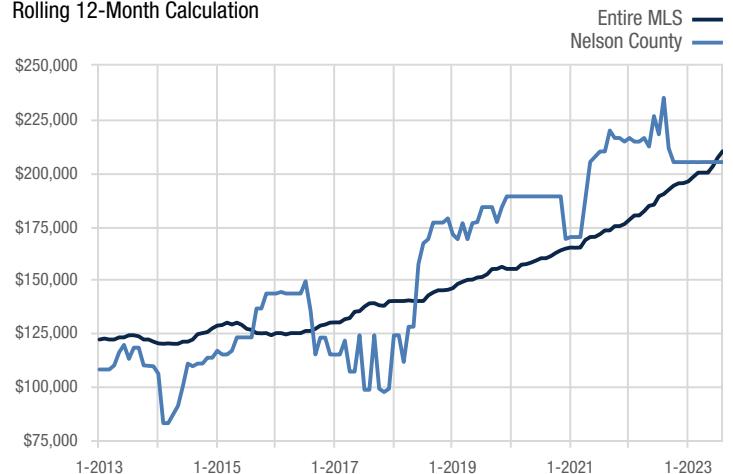
### Median Sales Price - Single Family

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.