

# Local Market Update – September 2023

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



## Nelson County

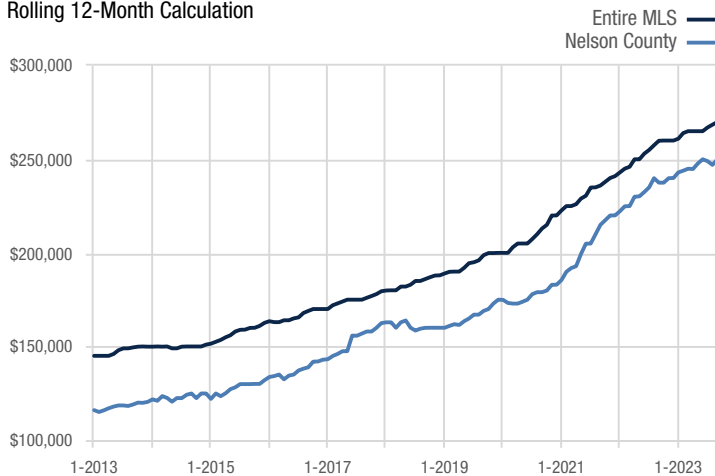
Single Family Key Metrics	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	48	75	+ 56.3%	555	481	- 13.3%
Pending Sales	39	37	- 5.1%	421	390	- 7.4%
Closed Sales	50	40	- 20.0%	424	379	- 10.6%
Cumulative Days on Market Until Sale	35	45	+ 28.6%	30	56	+ 86.7%
Median Sales Price*	\$236,250	<b>\$279,950</b>	+ 18.5%	\$239,975	<b>\$250,000</b>	+ 4.2%
Average Sales Price*	\$258,550	<b>\$303,350</b>	+ 17.3%	\$263,106	<b>\$285,848</b>	+ 8.6%
Percent of List Price Received*	98.8%	<b>98.8%</b>	0.0%	98.9%	<b>98.2%</b>	- 0.7%
Inventory of Homes for Sale	127	<b>122</b>	- 3.9%	—	—	—
Months Supply of Inventory	2.8	<b>3.0</b>	+ 7.1%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	7	3	- 57.1%	34	29	- 14.7%
Pending Sales	5	0	- 100.0%	24	18	- 25.0%
Closed Sales	1	2	+ 100.0%	20	20	0.0%
Cumulative Days on Market Until Sale	0	4	—	86	69	- 19.8%
Median Sales Price*	\$204,900	<b>\$238,850</b>	+ 16.6%	\$242,500	<b>\$216,250</b>	- 10.8%
Average Sales Price*	\$204,900	<b>\$238,850</b>	+ 16.6%	\$313,215	<b>\$256,298</b>	- 18.2%
Percent of List Price Received*	100.0%	<b>99.8%</b>	- 0.2%	97.7%	<b>98.0%</b>	+ 0.3%
Inventory of Homes for Sale	19	7	- 63.2%	—	—	—
Months Supply of Inventory	6.5	<b>2.9</b>	- 55.4%	—	—	—

\* 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.

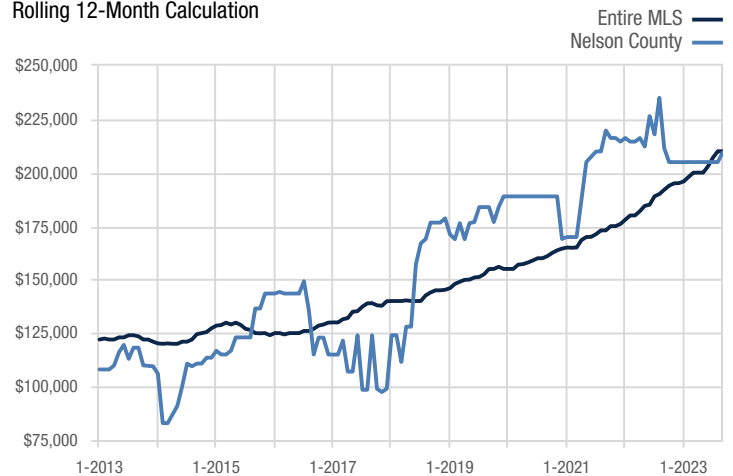
### Median Sales Price - Single Family

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.