

# Local Market Update – October 2023

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



## Nelson County

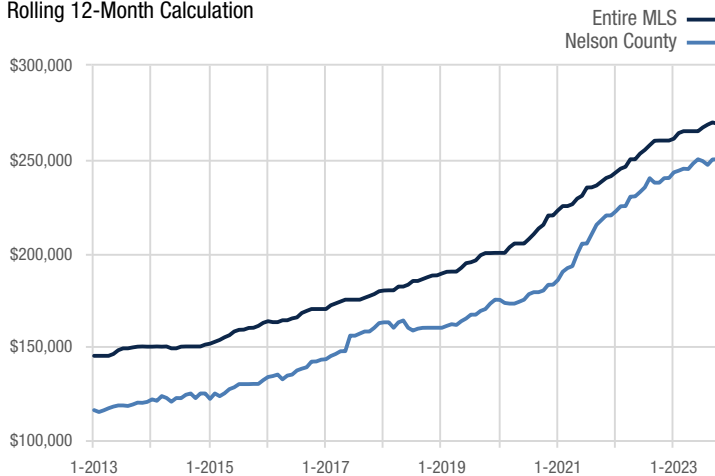
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	55	50	- 9.1%	610	532	- 12.8%
Pending Sales	40	40	0.0%	461	433	- 6.1%
Closed Sales	35	37	+ 5.7%	459	416	- 9.4%
Cumulative Days on Market Until Sale	45	35	- 22.2%	31	54	+ 74.2%
Median Sales Price*	\$244,700	<b>\$255,000</b>	+ 4.2%	\$240,000	<b>\$254,450</b>	+ 6.0%
Average Sales Price*	\$272,726	<b>\$261,168</b>	- 4.2%	\$263,840	<b>\$283,653</b>	+ 7.5%
Percent of List Price Received*	97.9%	<b>99.7%</b>	+ 1.8%	98.8%	<b>98.4%</b>	- 0.4%
Inventory of Homes for Sale	133	<b>122</b>	- 8.3%	—	—	—
Months Supply of Inventory	3.0	<b>3.0</b>	0.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	9	5	- 44.4%	43	34	- 20.9%
Pending Sales	0	4	—	24	22	- 8.3%
Closed Sales	6	0	- 100.0%	26	20	- 23.1%
Cumulative Days on Market Until Sale	69	—	—	82	69	- 15.9%
Median Sales Price*	\$204,925	—	—	\$209,925	<b>\$216,250</b>	+ 3.0%
Average Sales Price*	\$253,992	—	—	\$299,548	<b>\$256,298</b>	- 14.4%
Percent of List Price Received*	100.1%	—	—	98.3%	<b>98.0%</b>	- 0.3%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	6.0	<b>2.7</b>	- 55.0%	—	—	—

\* 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.

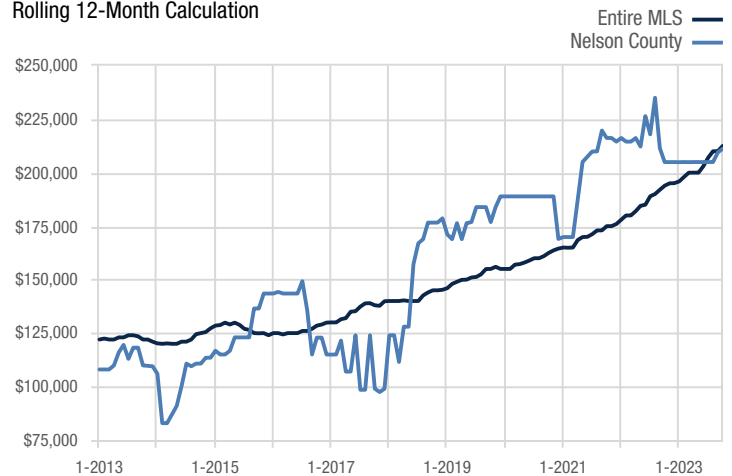
### Median Sales Price - Single Family

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.