

Local Market Update – November 2023

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



Nelson County

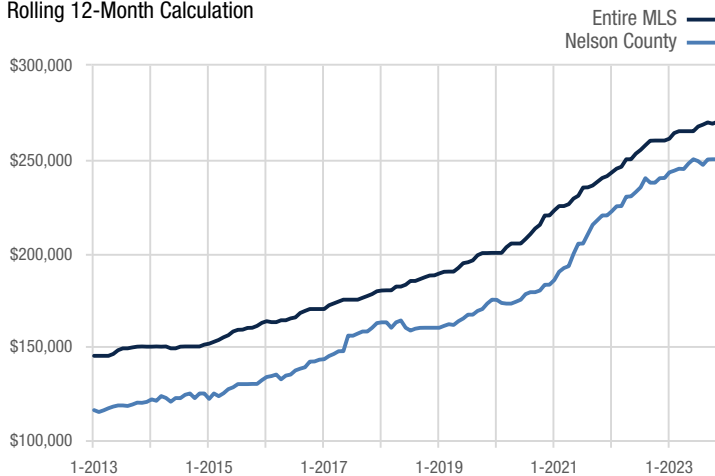
Single Family Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	40	55	+ 37.5%	650	587	- 9.7%
Pending Sales	33	22	- 33.3%	494	451	- 8.7%
Closed Sales	40	25	- 37.5%	499	443	- 11.2%
Cumulative Days on Market Until Sale	46	51	+ 10.9%	32	54	+ 68.8%
Median Sales Price*	\$239,950	\$253,475	+ 5.6%	\$240,000	\$252,250	+ 5.1%
Average Sales Price*	\$248,239	\$280,367	+ 12.9%	\$262,589	\$282,847	+ 7.7%
Percent of List Price Received*	98.3%	96.4%	- 1.9%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	121	140	+ 15.7%	—	—	—
Months Supply of Inventory	2.8	3.5	+ 25.0%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	43	35	- 18.6%
Pending Sales	1	1	0.0%	25	23	- 8.0%
Closed Sales	2	2	0.0%	28	22	- 21.4%
Cumulative Days on Market Until Sale	137	42	- 69.3%	86	67	- 22.1%
Median Sales Price*	\$349,950	\$322,500	- 7.8%	\$209,925	\$220,000	+ 4.8%
Average Sales Price*	\$349,950	\$322,500	- 7.8%	\$303,148	\$262,316	- 13.5%
Percent of List Price Received*	98.1%	99.5%	+ 1.4%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	6.2	2.7	- 56.5%	—	—	—

* 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.

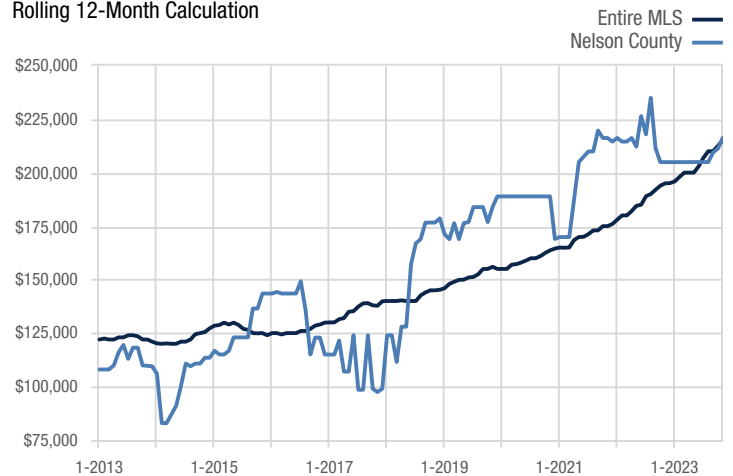
Median Sales Price - Single Family

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.