



# Nelson County

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	22	33	+ 50.0%	672	621	- 7.6%
Pending Sales	30	30	0.0%	524	479	- 8.6%
Closed Sales	35	36	+ 2.9%	534	480	- 10.1%
Cumulative Days on Market Until Sale	57	49	- 14.0%	34	53	+ 55.9%
Median Sales Price*	\$236,000	\$237,450	+ 0.6%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$251,692	\$273,372	+ 8.6%	\$261,875	\$281,952	+ 7.7%
Percent of List Price Received*	97.2%	96.9%	- 0.3%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	101	138	+ 36.6%	—	—	—
Months Supply of Inventory	2.3	3.5	+ 52.2%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	2	+ 100.0%	44	37	- 15.9%
Pending Sales	3	1	- 66.7%	28	24	- 14.3%
Closed Sales	2	2	0.0%	30	24	- 20.0%
Cumulative Days on Market Until Sale	87	3	- 96.6%	86	62	- 27.9%
Median Sales Price*	\$176,450	\$230,750	+ 30.8%	\$204,925	\$225,000	+ 9.8%
Average Sales Price*	\$176,450	\$230,750	+ 30.8%	\$294,701	\$259,685	- 11.9%
Percent of List Price Received*	101.1%	100.3%	- 0.8%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	4.3	2.9	- 32.6%	—	—	—

\* 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.

