## **Local Market Update – December 2023**A Research Tool Provided by the Greater Louisville Association of REALTORS®

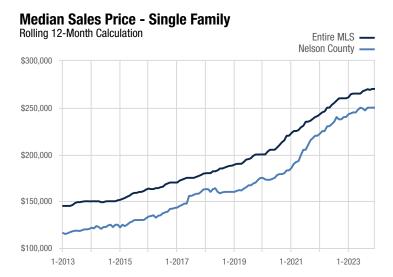


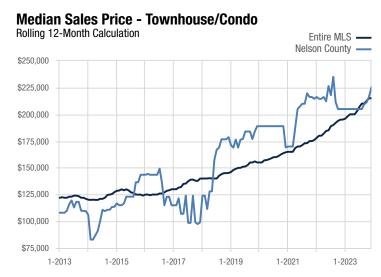
## **Nelson County**

| 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%  |              | _            | _        |  |

<sup>\*</sup> 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.





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.