



# Nelson County

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	42	46	+ 9.5%	42	46	+ 9.5%
Pending Sales	34	39	+ 14.7%	34	39	+ 14.7%
Closed Sales	27	32	+ 18.5%	27	32	+ 18.5%
Cumulative Days on Market Until Sale	55	73	+ 32.7%	55	73	+ 32.7%
Median Sales Price*	\$225,000	\$279,950	+ 24.4%	\$225,000	\$279,950	+ 24.4%
Average Sales Price*	\$247,233	\$295,128	+ 19.4%	\$247,233	\$295,128	+ 19.4%
Percent of List Price Received*	97.9%	96.9%	- 1.0%	97.9%	96.9%	- 1.0%
Inventory of Homes for Sale	100	128	+ 28.0%	—	—	—
Months Supply of Inventory	2.4	3.2	+ 33.3%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Cumulative Days on Market Until Sale	124	76	- 38.7%	124	76	- 38.7%
Median Sales Price*	\$204,000	\$218,000	+ 6.9%	\$204,000	\$218,000	+ 6.9%
Average Sales Price*	\$200,983	\$218,000	+ 8.5%	\$200,983	\$218,000	+ 8.5%
Percent of List Price Received*	99.7%	95.9%	- 3.8%	99.7%	95.9%	- 3.8%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	4.8	2.8	- 41.7%	—	—	—

\* 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.

