

# Local Market Update – February 2024

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



## Nelson County

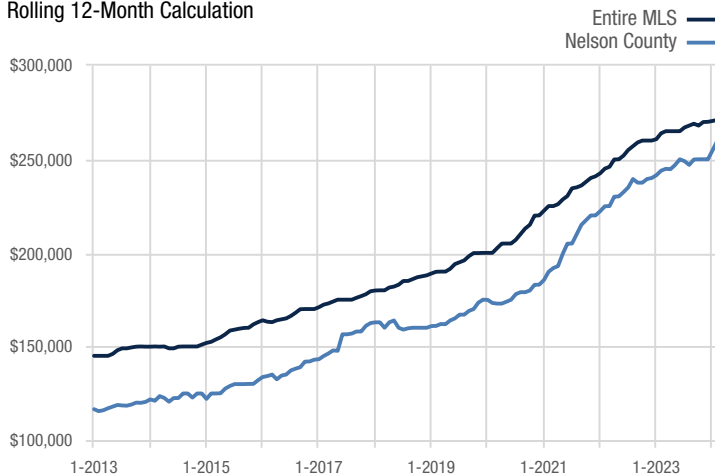
Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	42	73	+ 73.8%	84	119	+ 41.7%
Pending Sales	46	52	+ 13.0%	80	93	+ 16.3%
Closed Sales	35	35	0.0%	62	67	+ 8.1%
Cumulative Days on Market Until Sale	76	91	+ 19.7%	67	82	+ 22.4%
Median Sales Price*	\$236,797	\$300,000	+ 26.7%	\$233,399	\$292,000	+ 25.1%
Average Sales Price*	\$275,552	\$292,770	+ 6.2%	\$263,220	\$293,896	+ 11.7%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	98.0%	97.1%	- 0.9%
Inventory of Homes for Sale	90	126	+ 40.0%	—	—	—
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	5	1	- 80.0%	7	3	- 57.1%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	2	—	3	4	+ 33.3%
Cumulative Days on Market Until Sale	—	8	—	124	42	- 66.1%
Median Sales Price*	—	\$234,950	—	\$204,000	\$231,475	+ 13.5%
Average Sales Price*	—	\$234,950	—	\$200,983	\$226,475	+ 12.7%
Percent of List Price Received*	—	100.0%	—	99.7%	98.0%	- 1.7%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	4.7	2.5	- 46.8%	—	—	—

\* 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.

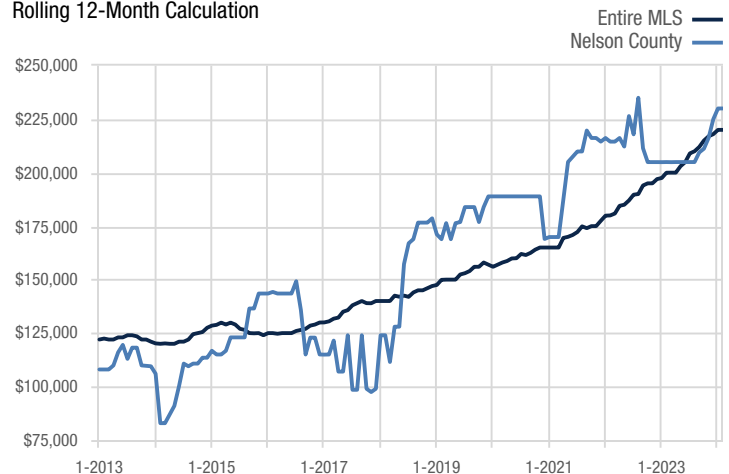
### Median Sales Price - Single Family

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.