

# Local Market Update – May 2024

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



## Nelson County

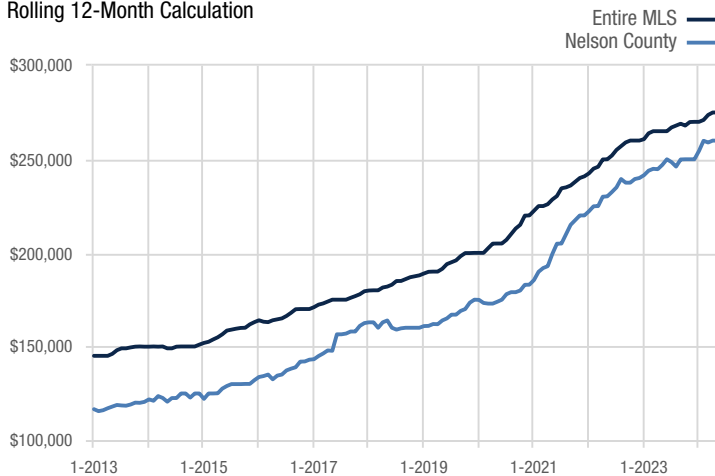
Single Family Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	60	77	+ 28.3%	240	323	+ 34.6%
Pending Sales	46	56	+ 21.7%	219	257	+ 17.4%
Closed Sales	45	43	- 4.4%	200	224	+ 12.0%
Cumulative Days on Market Until Sale	84	58	- 31.0%	70	68	- 2.9%
Median Sales Price*	\$280,000	<b>\$274,950</b>	- 1.8%	\$249,700	<b>\$273,150</b>	+ 9.4%
Average Sales Price*	\$287,232	<b>\$290,761</b>	+ 1.2%	\$279,654	<b>\$294,420</b>	+ 5.3%
Percent of List Price Received*	98.1%	<b>97.6%</b>	- 0.5%	98.2%	<b>97.8%</b>	- 0.4%
Inventory of Homes for Sale	90	124	+ 37.8%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	3	1	- 66.7%	17	9	- 47.1%
Pending Sales	1	2	+ 100.0%	8	9	+ 12.5%
Closed Sales	1	2	+ 100.0%	9	9	0.0%
Cumulative Days on Market Until Sale	76	179	+ 135.5%	70	103	+ 47.1%
Median Sales Price*	\$500,000	<b>\$209,950</b>	- 58.0%	\$250,000	<b>\$228,000</b>	- 8.8%
Average Sales Price*	\$500,000	<b>\$209,950</b>	- 58.0%	\$288,994	<b>\$217,606</b>	- 24.7%
Percent of List Price Received*	95.3%	<b>96.8%</b>	+ 1.6%	98.9%	<b>96.1%</b>	- 2.8%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	4.8	2.2	- 54.2%	—	—	—

\* 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.

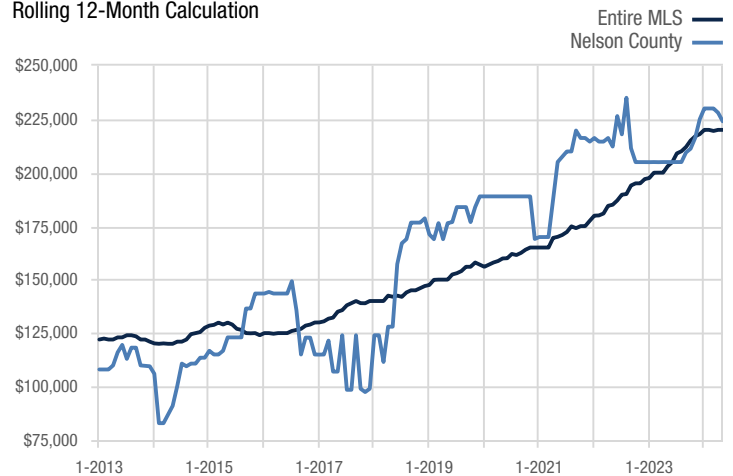
### Median Sales Price - Single Family

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.