

Local Market Update – October 2024

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



GREATER LOUISVILLE
ASSOCIATION OF REALTORS®

Nelson County

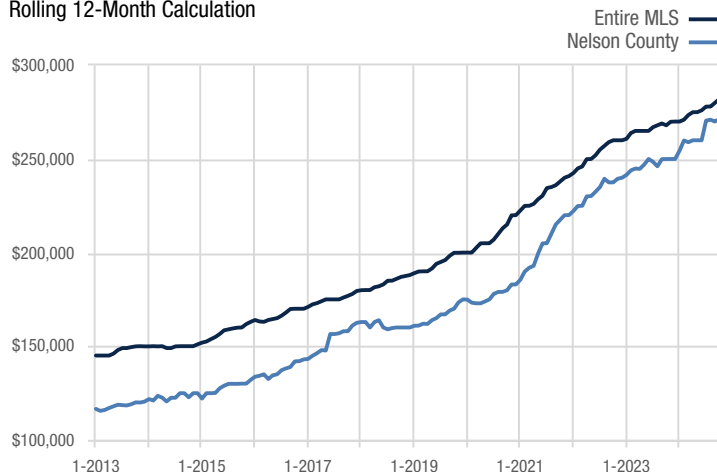
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	50	55	+ 10.0%	536	683	+ 27.4%
Pending Sales	37	48	+ 29.7%	426	512	+ 20.2%
Closed Sales	38	54	+ 42.1%	419	488	+ 16.5%
Cumulative Days on Market Until Sale	34	86	+ 152.9%	54	68	+ 25.9%
Median Sales Price*	\$254,950	\$260,000	+ 2.0%	\$250,500	\$275,000	+ 9.8%
Average Sales Price*	\$259,295	\$283,700	+ 9.4%	\$282,839	\$296,747	+ 4.9%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	133	124	- 6.8%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Townhouse/Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	6	1	- 83.3%	35	31	- 11.4%
Pending Sales	4	0	- 100.0%	22	20	- 9.1%
Closed Sales	0	1	—	20	21	+ 5.0%
Cumulative Days on Market Until Sale	—	154	—	69	60	- 13.0%
Median Sales Price*	—	\$425,000	—	\$216,250	\$229,900	+ 6.3%
Average Sales Price*	—	\$425,000	—	\$256,298	\$230,431	- 10.1%
Percent of List Price Received*	—	92.6%	—	98.0%	96.9%	- 1.1%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	3.1	5.0	+ 61.3%	—	—	—

* 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.

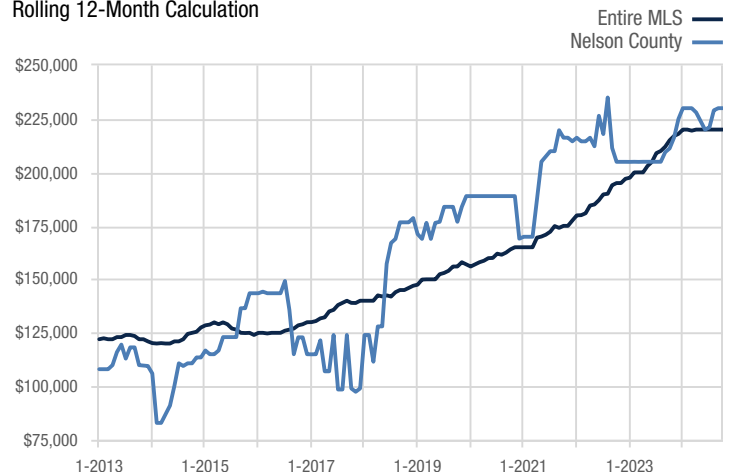
Median Sales Price - Single Family

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.