



Nelson County

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	73	48	- 34.2%	118	106	- 10.2%
Pending Sales	57	48	- 15.8%	95	91	- 4.2%
Closed Sales	37	32	- 13.5%	69	60	- 13.0%
Cumulative Days on Market Until Sale	91	60	- 34.1%	82	59	- 28.0%
Median Sales Price*	\$300,000	\$274,950	- 8.4%	\$292,000	\$269,900	- 7.6%
Average Sales Price*	\$302,636	\$291,777	- 3.6%	\$299,154	\$314,352	+ 5.1%
Percent of List Price Received*	97.4%	98.2%	+ 0.8%	97.1%	97.3%	+ 0.2%
Inventory of Homes for Sale	122	128	+ 4.9%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	4	5	+ 25.0%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Cumulative Days on Market Until Sale	7	143	+ 1,942.9%	35	101	+ 188.6%
Median Sales Price*	\$234,950	\$325,000	+ 38.3%	\$234,950	\$239,900	+ 2.1%
Average Sales Price*	\$269,933	\$325,000	+ 20.4%	\$249,160	\$234,967	- 5.7%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	98.4%	95.3%	- 3.2%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.9	3.1	+ 6.9%	—	—	—

* 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.

