## **Local Market Update – April 2025**A Research Tool Provided by the Greater Louisville Association of REALTORS®

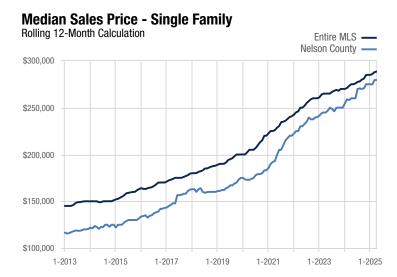


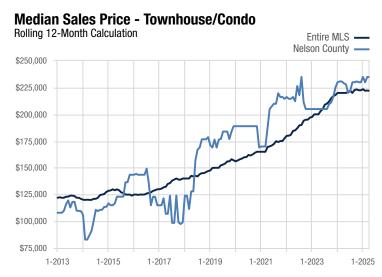
## **Nelson County**

| Single Family                        | April     |           |          | Year to Date |             |          |  |
|--------------------------------------|-----------|-----------|----------|--------------|-------------|----------|--|
| Key Metrics                          | 2024      | 2025      | % Change | Thru 4-2024  | Thru 4-2025 | % Change |  |
| New Listings                         | 68        | 73        | + 7.4%   | 247          | 243         | - 1.6%   |  |
| Pending Sales                        | 44        | 46        | + 4.5%   | 199          | 190         | - 4.5%   |  |
| Closed Sales                         | 58        | 52        | - 10.3%  | 180          | 175         | - 2.8%   |  |
| Cumulative Days on Market Until Sale | 64        | 84        | + 31.3%  | 70           | 79          | + 12.9%  |  |
| Median Sales Price*                  | \$269,750 | \$264,950 | - 1.8%   | \$270,000    | \$275,000   | + 1.9%   |  |
| Average Sales Price*                 | \$301,075 | \$291,894 | - 3.0%   | \$295,025    | \$315,311   | + 6.9%   |  |
| Percent of List Price Received*      | 98.1%     | 98.3%     | + 0.2%   | 97.8%        | 97.7%       | - 0.1%   |  |
| Inventory of Homes for Sale          | 119       | 123       | + 3.4%   |              | _           | _        |  |
| Months Supply of Inventory           | 2.8       | 2.6       | - 7.1%   |              | _           | _        |  |

| Townhouse/Condo                      | April     |      |          | Year to Date |             |          |  |
|--------------------------------------|-----------|------|----------|--------------|-------------|----------|--|
| Key Metrics                          | 2024      | 2025 | % Change | Thru 4-2024  | Thru 4-2025 | % Change |  |
| New Listings                         | 2         | 3    | + 50.0%  | 9            | 8           | - 11.1%  |  |
| Pending Sales                        | 2         | 0    | - 100.0% | 8            | 2           | - 75.0%  |  |
| Closed Sales                         | 2         | 0    | - 100.0% | 8            | 5           | - 37.5%  |  |
| Cumulative Days on Market Until Sale | 199       | _    |          | 72           | 87          | + 20.8%  |  |
| Median Sales Price*                  | \$258,325 |      |          | \$231,475    | \$239,900   | + 3.6%   |  |
| Average Sales Price*                 | \$258,325 | _    |          | \$234,806    | \$241,410   | + 2.8%   |  |
| Percent of List Price Received*      | 97.0%     |      |          | 96.5%        | 96.6%       | + 0.1%   |  |
| Inventory of Homes for Sale          | 6         | 9    | + 50.0%  |              | _           | _        |  |
| Months Supply of Inventory           | 2.6       | 4.1  | + 57.7%  |              | _           | _        |  |

<sup>\*</sup> 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.





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.