



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%	—	—	—

* 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.

