



Nelson County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	78	81	+ 3.8%	325	328	+ 0.9%
Pending Sales	55	48	- 12.7%	254	240	- 5.5%
Closed Sales	47	39	- 17.0%	227	214	- 5.7%
Cumulative Days on Market Until Sale	54	104	+ 92.6%	67	83	+ 23.9%
Median Sales Price*	\$274,950	\$294,000	+ 6.9%	\$274,000	\$282,450	+ 3.1%
Average Sales Price*	\$290,345	\$338,699	+ 16.7%	\$294,068	\$319,573	+ 8.7%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	128	123	- 3.9%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	1	0.0%	10	9	- 10.0%
Pending Sales	2	0	- 100.0%	10	3	- 70.0%
Closed Sales	2	0	- 100.0%	10	5	- 50.0%
Cumulative Days on Market Until Sale	179	—	—	93	87	- 6.5%
Median Sales Price*	\$209,950	—	—	\$231,475	\$239,900	+ 3.6%
Average Sales Price*	\$209,950	—	—	\$229,835	\$241,410	+ 5.0%
Percent of List Price Received*	96.8%	—	—	96.5%	96.6%	+ 0.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.1	3.3	+ 57.1%	—	—	—

* 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.

