



# Nelson County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	72	72	0.0%	397	400	+ 0.8%
Pending Sales	49	47	- 4.1%	303	296	- 2.3%
Closed Sales	56	55	- 1.8%	283	271	- 4.2%
Cumulative Days on Market Until Sale	68	56	- 17.6%	67	77	+ 14.9%
Median Sales Price*	\$286,900	\$260,000	- 9.4%	\$274,900	\$275,000	+ 0.0%
Average Sales Price*	\$304,967	\$277,453	- 9.0%	\$296,209	\$310,317	+ 4.8%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	135	118	- 12.6%	—	—	—
Months Supply of Inventory	3.1	2.5	- 19.4%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	7	1	- 85.7%	17	10	- 41.2%
Pending Sales	3	0	- 100.0%	13	4	- 69.2%
Closed Sales	2	2	0.0%	12	7	- 41.7%
Cumulative Days on Market Until Sale	17	116	+ 582.4%	81	95	+ 17.3%
Median Sales Price*	\$173,500	\$233,450	+ 34.6%	\$221,500	\$239,900	+ 8.3%
Average Sales Price*	\$173,500	\$233,450	+ 34.6%	\$220,446	\$239,136	+ 8.5%
Percent of List Price Received*	96.0%	99.3%	+ 3.4%	96.4%	97.4%	+ 1.0%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.5	3.7	+ 48.0%	—	—	—

\* 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.

