

Local Market Update – March 2024

A Research Tool Provided by the Greater Louisville Association of REALTORS®



Nelson County

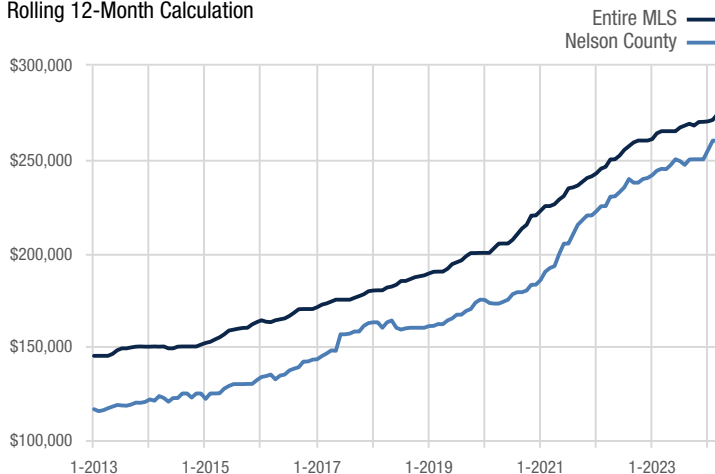
Single Family Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	48	61	+ 27.1%	132	180	+ 36.4%
Pending Sales	56	59	+ 5.4%	136	154	+ 13.2%
Closed Sales	43	52	+ 20.9%	105	122	+ 16.2%
Cumulative Days on Market Until Sale	68	63	- 7.4%	67	73	+ 9.0%
Median Sales Price*	\$232,000	\$245,500	+ 5.8%	\$232,000	\$275,000	+ 18.5%
Average Sales Price*	\$270,835	\$285,166	+ 5.3%	\$266,338	\$293,595	+ 10.2%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	77	106	+ 37.7%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Townhouse/Condo Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	5	3	- 40.0%	12	6	- 50.0%
Pending Sales	4	3	- 25.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Cumulative Days on Market Until Sale	45	3	- 93.3%	104	34	- 67.3%
Median Sales Price*	\$183,000	\$116,000	- 36.6%	\$199,000	\$228,000	+ 14.6%
Average Sales Price*	\$183,000	\$116,000	- 36.6%	\$196,488	\$204,380	+ 4.0%
Percent of List Price Received*	101.7%	85.9%	- 15.5%	100.2%	95.6%	- 4.6%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	4.0	2.2	- 45.0%	—	—	—

* 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.

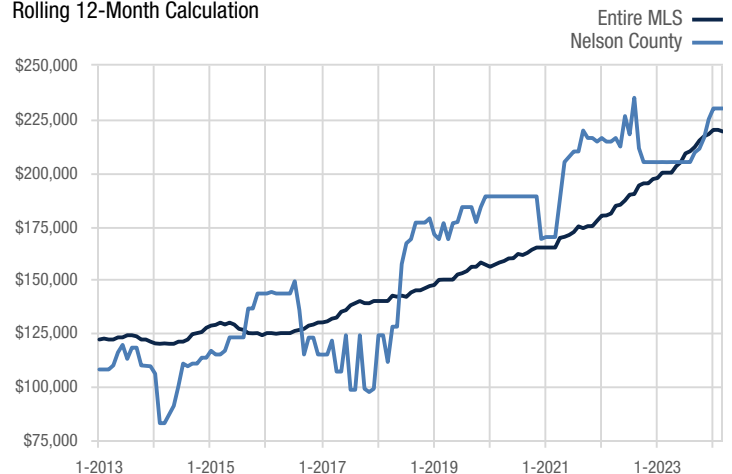
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.