

Local Market Update – April 2024

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



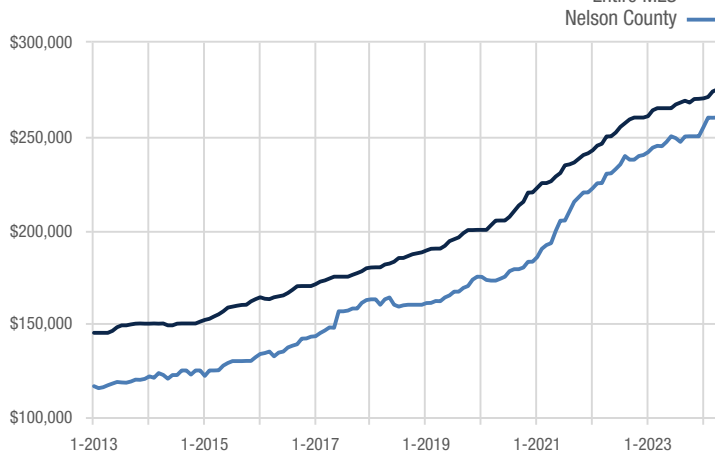
Nelson County

Single Family Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	48	65	+ 35.4%	180	245	+ 36.1%
Pending Sales	37	41	+ 10.8%	173	197	+ 13.9%
Closed Sales	50	57	+ 14.0%	155	180	+ 16.1%
Cumulative Days on Market Until Sale	62	65	+ 4.8%	66	70	+ 6.1%
Median Sales Price*	\$242,000	\$269,500	+ 11.4%	\$236,797	\$270,000	+ 14.0%
Average Sales Price*	\$300,796	\$301,359	+ 0.2%	\$277,454	\$295,332	+ 6.4%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	82	118	+ 43.9%	—	—	—
Months Supply of Inventory	2.0	2.8	+ 40.0%	—	—	—

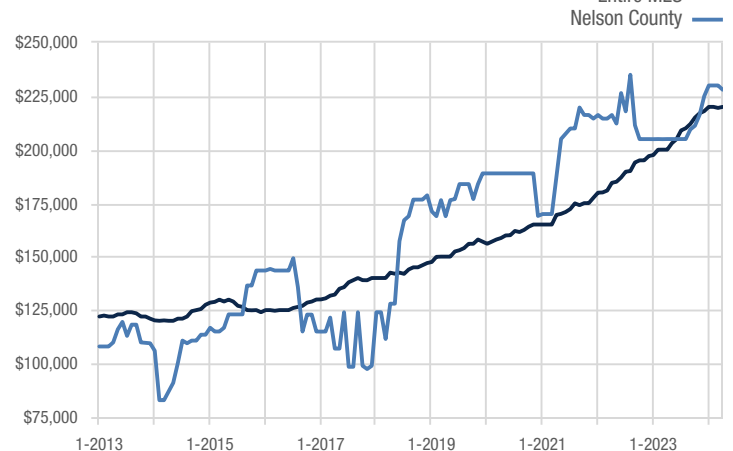
Townhouse/Condo Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	2	2	0.0%	14	8	- 42.9%
Pending Sales	2	2	0.0%	7	7	0.0%
Closed Sales	4	2	- 50.0%	8	7	- 12.5%
Cumulative Days on Market Until Sale	34	199	+ 485.3%	69	81	+ 17.4%
Median Sales Price*	\$269,000	\$258,325	- 4.0%	\$227,475	\$228,000	+ 0.2%
Average Sales Price*	\$328,750	\$258,325	- 21.4%	\$262,619	\$219,793	- 16.3%
Percent of List Price Received*	98.4%	97.0%	- 1.4%	99.3%	96.0%	- 3.3%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	3.7	2.8	- 24.3%	—	—	—

* 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



Median Sales Price - Townhouse/Condo



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.