

Local Market Update – June 2024

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



Nelson County

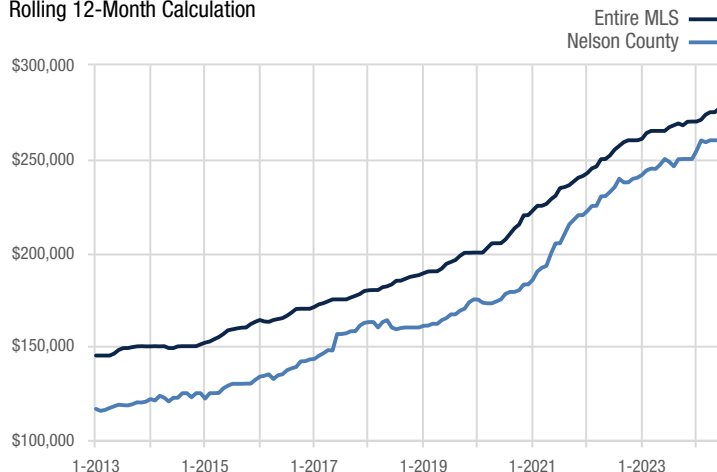
Single Family Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	56	70	+ 25.0%	296	393	+ 32.8%
Pending Sales	43	50	+ 16.3%	262	306	+ 16.8%
Closed Sales	50	55	+ 10.0%	250	283	+ 13.2%
Cumulative Days on Market Until Sale	42	69	+ 64.3%	64	67	+ 4.7%
Median Sales Price*	\$261,375	\$288,400	+ 10.3%	\$250,000	\$274,950	+ 10.0%
Average Sales Price*	\$298,439	\$305,763	+ 2.5%	\$283,411	\$296,487	+ 4.6%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	92	129	+ 40.2%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	0	7	—	17	16	- 5.9%
Pending Sales	3	2	- 33.3%	11	11	0.0%
Closed Sales	2	2	0.0%	11	11	0.0%
Cumulative Days on Market Until Sale	156	17	- 89.1%	85	87	+ 2.4%
Median Sales Price*	\$339,950	\$173,500	- 49.0%	\$250,000	\$215,000	- 14.0%
Average Sales Price*	\$339,950	\$173,500	- 49.0%	\$298,259	\$209,586	- 29.7%
Percent of List Price Received*	98.5%	96.0%	- 2.5%	98.8%	96.1%	- 2.7%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	3.2	3.2	0.0%	—	—	—

* 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.

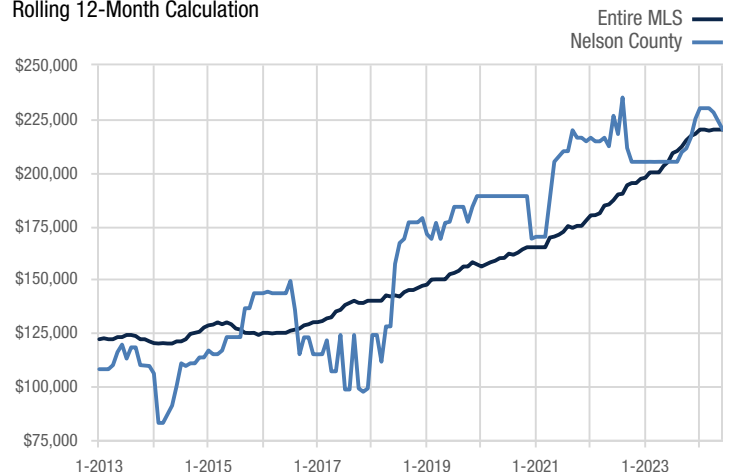
Median Sales Price - Single Family

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.

Current as of July 10, 2024. All data from the Greater Louisville Association of REALTORS®. Report © 2024 ShowingTime Plus, LLC.