

# Local Market Update – July 2024

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



## Nelson County

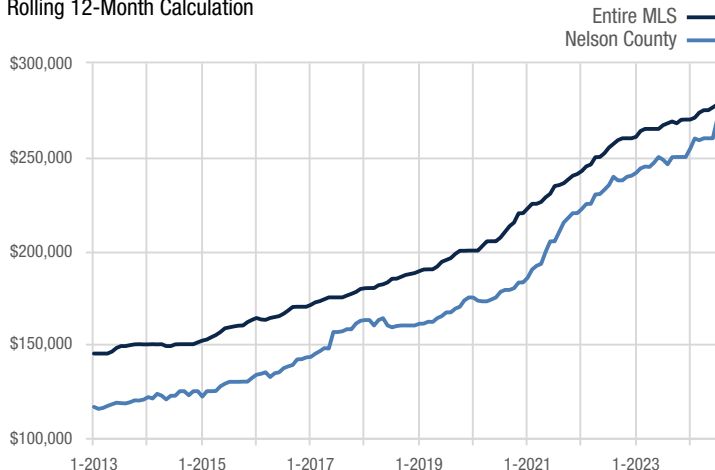
Single Family Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	49	<b>74</b>	+ 51.0%	345	<b>470</b>	+ 36.2%
Pending Sales	45	<b>49</b>	+ 8.9%	307	<b>352</b>	+ 14.7%
Closed Sales	42	<b>50</b>	+ 19.0%	292	<b>333</b>	+ 14.0%
Cumulative Days on Market Until Sale	37	<b>79</b>	+ 113.5%	60	<b>69</b>	+ 15.0%
Median Sales Price*	\$238,000	<b>\$295,000</b>	+ 23.9%	\$249,950	<b>\$280,000</b>	+ 12.0%
Average Sales Price*	\$254,821	<b>\$317,995</b>	+ 24.8%	\$279,299	<b>\$299,691</b>	+ 7.3%
Percent of List Price Received*	97.6%	<b>97.9%</b>	+ 0.3%	98.2%	<b>97.8%</b>	- 0.4%
Inventory of Homes for Sale	91	<b>134</b>	+ 47.3%	—	—	—
Months Supply of Inventory	2.2	<b>3.1</b>	+ 40.9%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	4	<b>5</b>	+ 25.0%	21	<b>21</b>	0.0%
Pending Sales	2	<b>1</b>	- 50.0%	13	<b>12</b>	- 7.7%
Closed Sales	2	<b>2</b>	0.0%	13	<b>13</b>	0.0%
Cumulative Days on Market Until Sale	50	<b>41</b>	- 18.0%	80	<b>80</b>	0.0%
Median Sales Price*	\$193,000	<b>\$197,500</b>	+ 2.3%	\$220,000	<b>\$215,000</b>	- 2.3%
Average Sales Price*	\$193,000	<b>\$197,500</b>	+ 2.3%	\$282,065	<b>\$207,727</b>	- 26.4%
Percent of List Price Received*	97.4%	<b>94.4%</b>	- 3.1%	98.6%	<b>95.9%</b>	- 2.7%
Inventory of Homes for Sale	9	<b>11</b>	+ 22.2%	—	—	—
Months Supply of Inventory	3.9	<b>5.3</b>	+ 35.9%	—	—	—

\* 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.

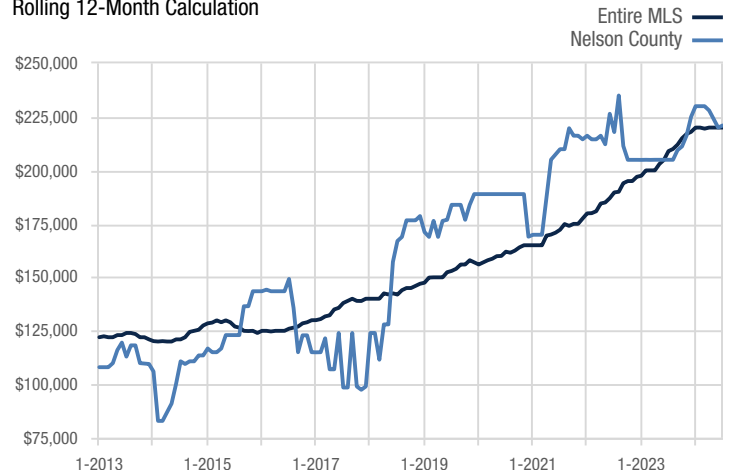
### Median Sales Price - Single Family

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.