

# Local Market Update – August 2024

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



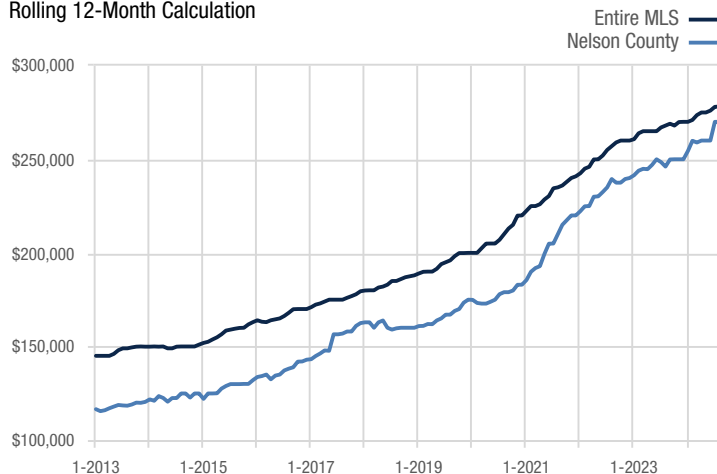
## Nelson County

Single Family Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	65	<b>88</b>	+ 35.4%	410	<b>558</b>	+ 36.1%
Pending Sales	45	<b>51</b>	+ 13.3%	352	<b>405</b>	+ 15.1%
Closed Sales	48	<b>49</b>	+ 2.1%	340	<b>383</b>	+ 12.6%
Cumulative Days on Market Until Sale	38	<b>46</b>	+ 21.1%	57	<b>66</b>	+ 15.8%
Median Sales Price*	\$247,450	<b>\$245,300</b>	- 0.9%	\$249,900	<b>\$275,000</b>	+ 10.0%
Average Sales Price*	\$309,730	<b>\$296,108</b>	- 4.4%	\$283,595	<b>\$299,136</b>	+ 5.5%
Percent of List Price Received*	98.2%	<b>98.7%</b>	+ 0.5%	98.2%	<b>97.9%</b>	- 0.3%
Inventory of Homes for Sale	103	<b>150</b>	+ 45.6%	—	—	—
Months Supply of Inventory	2.5	<b>3.4</b>	+ 36.0%	—	—	—

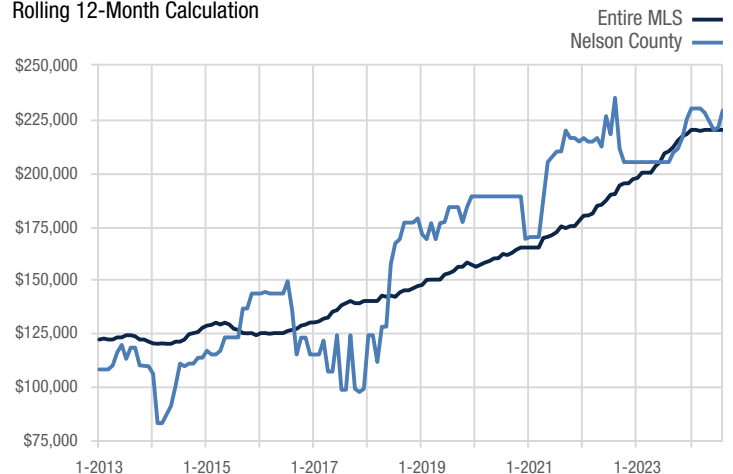
Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	5	<b>8</b>	+ 60.0%	26	<b>29</b>	+ 11.5%
Pending Sales	5	<b>7</b>	+ 40.0%	18	<b>20</b>	+ 11.1%
Closed Sales	5	<b>1</b>	- 80.0%	18	<b>14</b>	- 22.2%
Cumulative Days on Market Until Sale	69	<b>6</b>	- 91.3%	77	<b>75</b>	- 2.6%
Median Sales Price*	\$212,500	<b>\$245,000</b>	+ 15.3%	\$216,250	<b>\$218,500</b>	+ 1.0%
Average Sales Price*	\$196,280	<b>\$245,000</b>	+ 24.8%	\$258,236	<b>\$210,389</b>	- 18.5%
Percent of List Price Received*	95.7%	<b>100.0%</b>	+ 4.5%	97.8%	<b>96.1%</b>	- 1.7%
Inventory of Homes for Sale	6	<b>10</b>	+ 66.7%	—	—	—
Months Supply of Inventory	2.2	<b>4.2</b>	+ 90.9%	—	—	—

\* 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.