

Local Market Update – September 2024

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



Nelson County

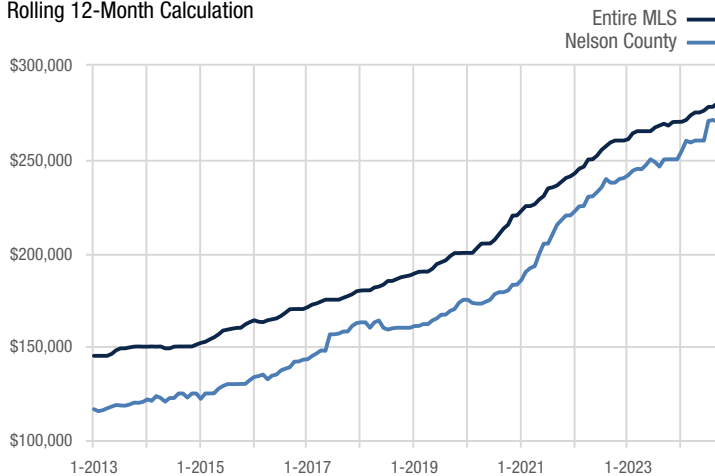
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	76	68	- 10.5%	486	627	+ 29.0%
Pending Sales	37	52	+ 40.5%	389	459	+ 18.0%
Closed Sales	41	49	+ 19.5%	381	434	+ 13.9%
Cumulative Days on Market Until Sale	44	69	+ 56.8%	56	66	+ 17.9%
Median Sales Price*	\$279,900	\$267,900	- 4.3%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$298,390	\$284,624	- 4.6%	\$285,187	\$298,389	+ 4.6%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	128	139	+ 8.6%	—	—	—
Months Supply of Inventory	3.1	3.0	- 3.2%	—	—	—

Townhouse/Condo	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	3	1	- 66.7%	29	30	+ 3.4%
Pending Sales	0	0	0.0%	18	20	+ 11.1%
Closed Sales	2	6	+ 200.0%	20	20	0.0%
Cumulative Days on Market Until Sale	4	10	+ 150.0%	69	55	- 20.3%
Median Sales Price*	\$238,850	\$239,900	+ 0.4%	\$216,250	\$228,950	+ 5.9%
Average Sales Price*	\$238,850	\$244,767	+ 2.5%	\$256,298	\$220,703	- 13.9%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	98.0%	97.1%	- 0.9%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	2.9	4.7	+ 62.1%	—	—	—

* 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.

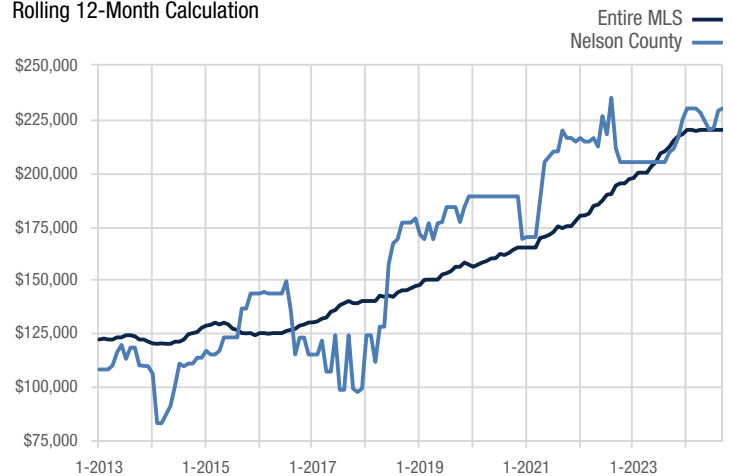
Median Sales Price - Single Family

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.