

# Local Market Update – November 2024

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



## Nelson County

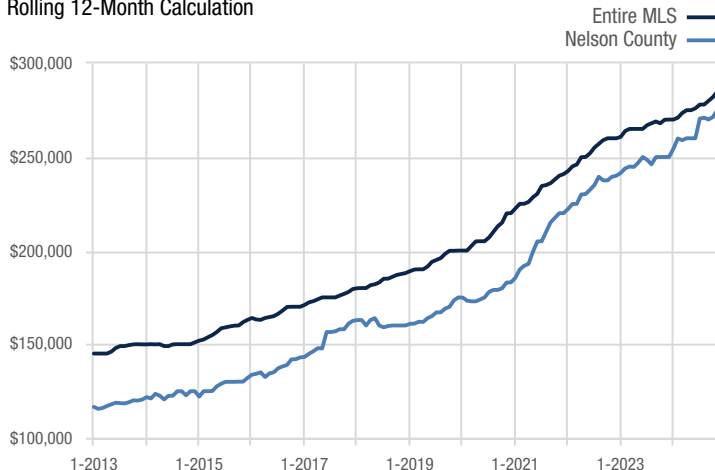
| Single Family                        | November  |           |          | Year to Date |              |          |
|--------------------------------------|-----------|-----------|----------|--------------|--------------|----------|
|                                      | 2023      | 2024      | % Change | Thru 11-2023 | Thru 11-2024 | % Change |
| New Listings                         | 55        | 65        | + 18.2%  | 591          | 748          | + 26.6%  |
| Pending Sales                        | 24        | 33        | + 37.5%  | 450          | 545          | + 21.1%  |
| Closed Sales                         | 25        | 43        | + 72.0%  | 444          | 533          | + 20.0%  |
| Cumulative Days on Market Until Sale | 50        | 87        | + 74.0%  | 54           | 70           | + 29.6%  |
| Median Sales Price*                  | \$246,950 | \$290,000 | + 17.4%  | \$250,250    | \$277,600    | + 10.9%  |
| Average Sales Price*                 | \$276,952 | \$329,680 | + 19.0%  | \$282,507    | \$299,318    | + 6.0%   |
| Percent of List Price Received*      | 96.5%     | 96.0%     | - 0.5%   | 98.2%        | 97.8%        | - 0.4%   |
| Inventory of Homes for Sale          | 146       | 138       | - 5.5%   | —            | —            | —        |
| Months Supply of Inventory           | 3.7       | 2.9       | - 21.6%  | —            | —            | —        |

| Townhouse/Condo                      | November  |      |          | Year to Date |              |          |
|--------------------------------------|-----------|------|----------|--------------|--------------|----------|
|                                      | 2023      | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % Change |
| New Listings                         | 1         | 3    | + 200.0% | 36           | 34           | - 5.6%   |
| Pending Sales                        | 1         | 1    | 0.0%     | 23           | 21           | - 8.7%   |
| Closed Sales                         | 2         | 0    | - 100.0% | 22           | 21           | - 4.5%   |
| Cumulative Days on Market Until Sale | 42        | —    | —        | 67           | 60           | - 10.4%  |
| Median Sales Price*                  | \$322,500 | —    | —        | \$220,000    | \$229,900    | + 4.5%   |
| Average Sales Price*                 | \$322,500 | —    | —        | \$262,316    | \$230,431    | - 12.2%  |
| Percent of List Price Received*      | 99.5%     | —    | —        | 98.1%        | 96.9%        | - 1.2%   |
| Inventory of Homes for Sale          | 8         | 12   | + 50.0%  | —            | —            | —        |
| Months Supply of Inventory           | 3.1       | 5.5  | + 77.4%  | —            | —            | —        |

\* 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.

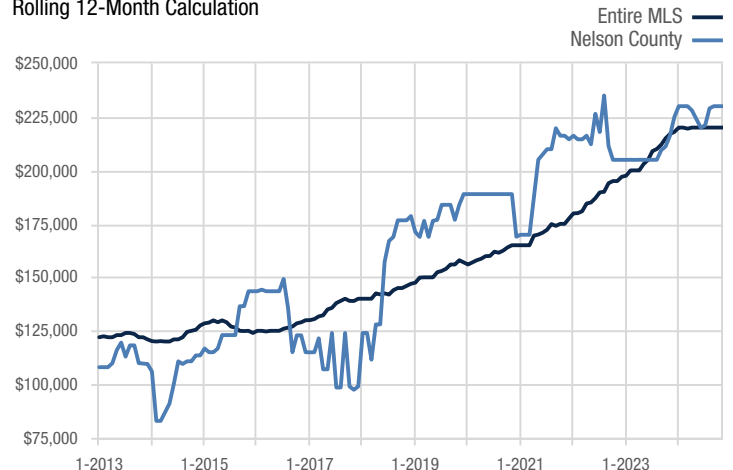
### Median Sales Price - Single Family

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.