

Local Market Update – December 2024

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



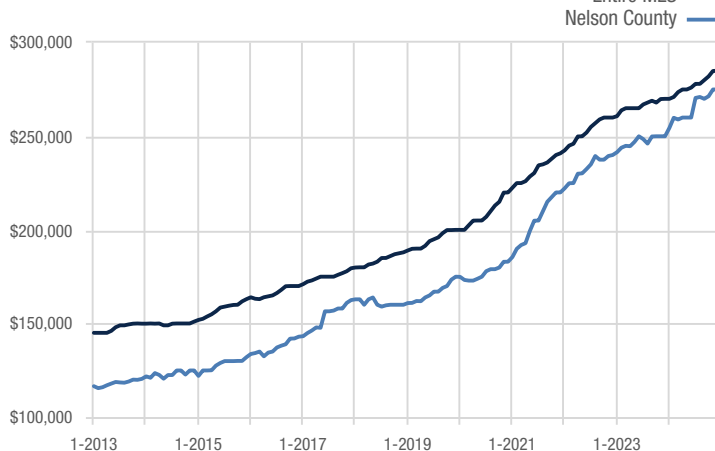
Nelson County

Single Family Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	33	52	+ 57.6%	624	806	+ 29.2%
Pending Sales	31	30	- 3.2%	481	571	+ 18.7%
Closed Sales	37	42	+ 13.5%	481	576	+ 19.8%
Cumulative Days on Market Until Sale	50	67	+ 34.0%	53	70	+ 32.1%
Median Sales Price*	\$237,900	\$257,200	+ 8.1%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$274,227	\$301,431	+ 9.9%	\$281,870	\$300,473	+ 6.6%
Percent of List Price Received*	96.9%	97.1%	+ 0.2%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	139	148	+ 6.5%	—	—	—
Months Supply of Inventory	3.5	3.1	- 11.4%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	5	+ 150.0%	38	39	+ 2.6%
Pending Sales	1	2	+ 100.0%	24	24	0.0%
Closed Sales	2	2	0.0%	24	23	- 4.2%
Cumulative Days on Market Until Sale	3	38	+ 1,166.7%	62	58	- 6.5%
Median Sales Price*	\$230,750	\$265,000	+ 14.8%	\$225,000	\$229,900	+ 2.2%
Average Sales Price*	\$230,750	\$265,000	+ 14.8%	\$259,685	\$233,437	- 10.1%
Percent of List Price Received*	100.3%	95.6%	- 4.7%	98.3%	96.8%	- 1.5%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	3.3	4.6	+ 39.4%	—	—	—

* 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



Median Sales Price - Townhouse/Condo



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.