

Local Market Update – January 2025

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



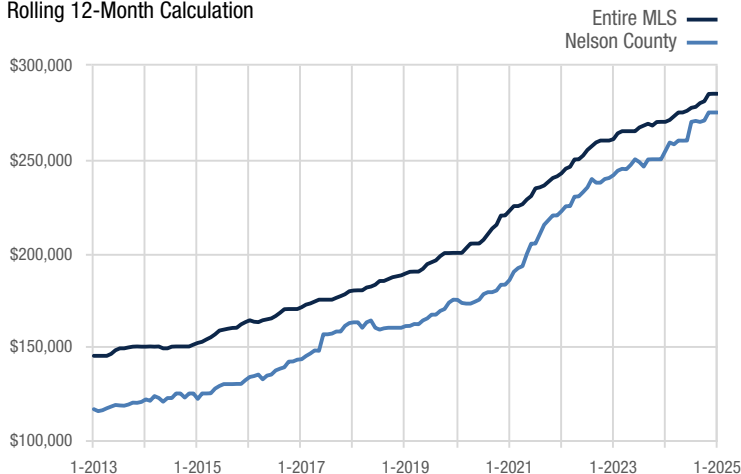
Nelson County

Single Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	45	57	+ 26.7%	45	57	+ 26.7%
Pending Sales	38	40	+ 5.3%	38	40	+ 5.3%
Closed Sales	32	27	- 15.6%	32	27	- 15.6%
Cumulative Days on Market Until Sale	73	57	- 21.9%	73	57	- 21.9%
Median Sales Price*	\$279,950	\$255,000	- 8.9%	\$279,950	\$255,000	- 8.9%
Average Sales Price*	\$295,128	\$346,269	+ 17.3%	\$295,128	\$346,269	+ 17.3%
Percent of List Price Received*	96.9%	96.1%	- 0.8%	96.9%	96.1%	- 0.8%
Inventory of Homes for Sale	131	142	+ 8.4%	—	—	—
Months Supply of Inventory	3.2	3.0	- 6.3%	—	—	—

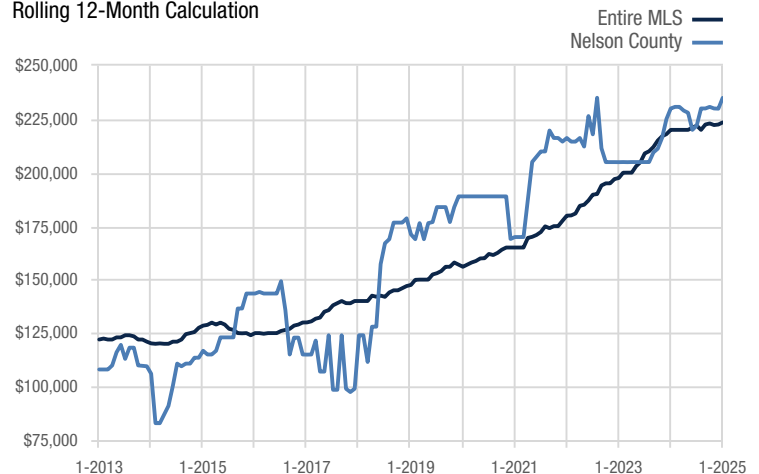
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Cumulative Days on Market Until Sale	76	81	+ 6.6%	76	81	+ 6.6%
Median Sales Price*	\$218,000	\$189,950	- 12.9%	\$218,000	\$189,950	- 12.9%
Average Sales Price*	\$218,000	\$189,950	- 12.9%	\$218,000	\$189,950	- 12.9%
Percent of List Price Received*	95.9%	93.8%	- 2.2%	95.9%	93.8%	- 2.2%
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.