

Local Market Update – October 2022

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



Nelson County

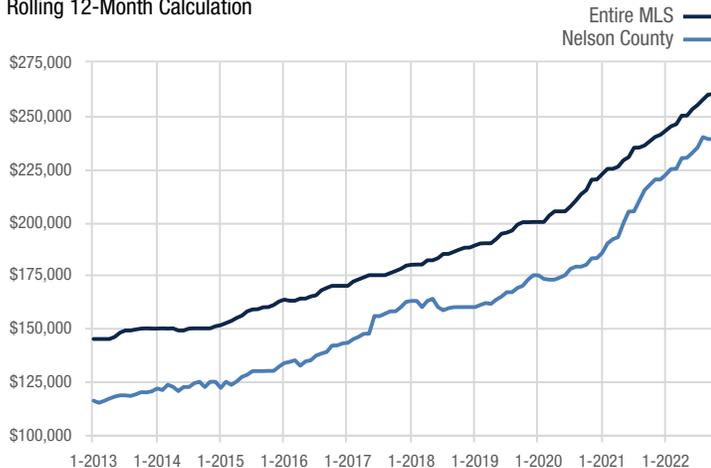
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	56	55	- 1.8%	520	607	+ 16.7%
Pending Sales	47	40	- 14.9%	459	467	+ 1.7%
Closed Sales	53	35	- 34.0%	442	457	+ 3.4%
Cumulative Days on Market Until Sale	39	45	+ 15.4%	31	31	0.0%
Median Sales Price*	\$249,900	\$244,700	- 2.1%	\$220,000	\$240,000	+ 9.1%
Average Sales Price*	\$267,441	\$272,726	+ 2.0%	\$235,684	\$264,207	+ 12.1%
Percent of List Price Received*	99.2%	97.9%	- 1.3%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	79	124	+ 57.0%	—	—	—
Months Supply of Inventory	1.8	2.7	+ 50.0%	—	—	—

Townhouse/Condo	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	30	37	+ 23.3%
Pending Sales	2	0	- 100.0%	23	25	+ 8.7%
Closed Sales	2	6	+ 200.0%	30	26	- 13.3%
Cumulative Days on Market Until Sale	2	69	+ 3,350.0%	31	82	+ 164.5%
Median Sales Price*	\$170,450	\$204,925	+ 20.2%	\$217,900	\$209,925	- 3.7%
Average Sales Price*	\$170,450	\$253,992	+ 49.0%	\$208,341	\$299,548	+ 43.8%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	100.3%	98.3%	- 2.0%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	3.5	3.5	0.0%	—	—	—

* 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.

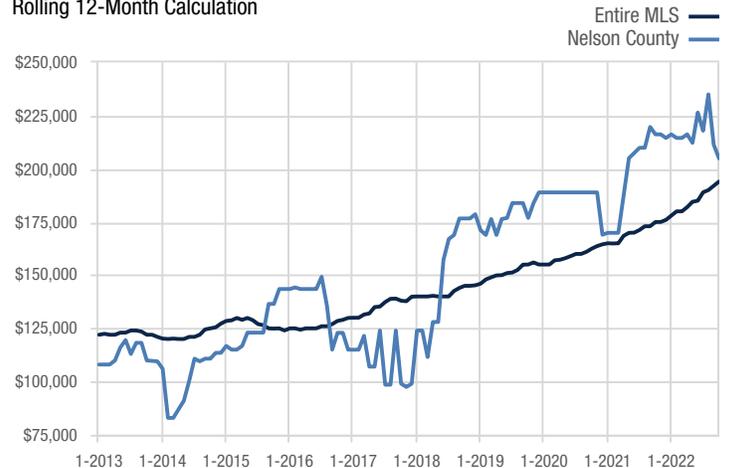
Median Sales Price - Single Family

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.