Nelson County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	52	45	- 13.5%	813	828	+ 1.8%
Pending Sales	32	27	- 15.6%	570	510	- 10.5%
Closed Sales	42	34	- 19.0%	574	510	- 11.1%
Cumulative Days on Market Until Sale	67	65	- 3.0%	70	71	+ 1.4%
Median Sales Price*	$257,200	$292,900	+ 13.9%	$275,000	$276,074	+ 0.4%
Average Sales Price*	$301,431	$310,380	+ 3.0%	$300,559	$311,922	+ 3.8%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	156	155	- 0.6%	—	—	—
Months Supply of Inventory	3.3	3.6	+ 9.1%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	1	- 80.0%	41	18	- 56.1%
Pending Sales	2	0	- 100.0%	26	10	- 61.5%
Closed Sales	2	1	- 50.0%	25	13	- 48.0%
Cumulative Days on Market Until Sale	38	255	+ 571.1%	55	108	+ 96.4%
Median Sales Price*	$265,000	$319,900	+ 20.7%	$229,900	$250,000	+ 8.7%
Average Sales Price*	$265,000	$319,900	+ 20.7%	$236,838	$258,058	+ 9.0%
Percent of List Price Received*	95.6%	100.0%	+ 4.6%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	11	2	- 81.8%	—	—	—
Months Supply of Inventory	4.7	1.6	- 66.0%	—	—	—

* 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.
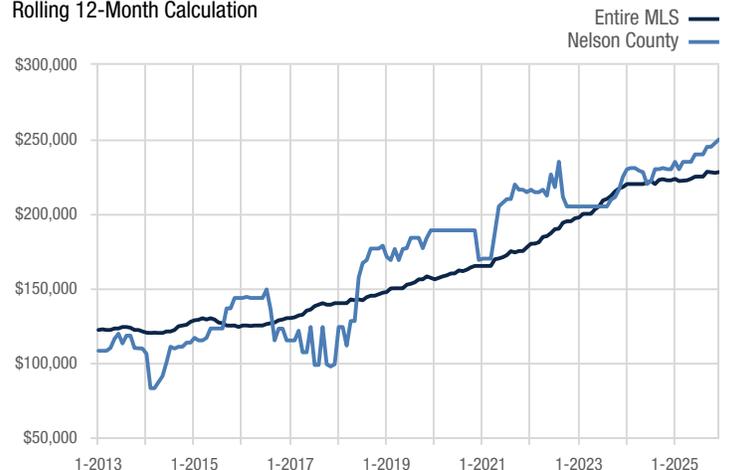
Median Sales Price - Single Family
Rolling 12-Month Calculation

Entire MLS —
Nelson County —
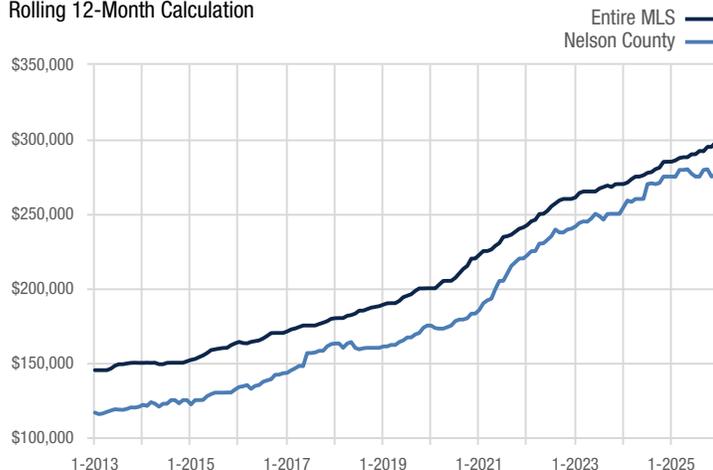
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

Entire MLS —
Nelson County —

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.