## THE LONG & FOSTER MARKET MINUTE™

#### FOCUS ON: JEFFERSON COUNTY HOUSING MARKET

APRIL 2025



**Units Sold** 

300 250 200

150

100

50

0

P61-33 hnu-53



#### **Active Inventory**

Versus last year, the total number of homes available this month is higher by 84 units or 42%. The total number of active inventory this April was 283 compared to 199 in April 2024. This month's total of 283 is higher than the previous month's total supply of available inventory of 272, an increase of 4%.



#### **Median Sale Price**

AUGIZS 000.23

Decilis feb-24

Last April, the median sale price for Jefferson County Homes was \$384,245. This April, the median sale price was \$399,490, an increase of 4% or \$15,245 compared to last year. The current median sold price is 4% higher than in March.

APT-2A wn-24 AU9-2A

There was an increase in total units sold in April, with 104 sold this month in Jefferson County versus 99 last month, an increase

of 5%. This month's total units sold was higher than at this time

Active Inventory

Active Attached

Active Condo/ Coop

ocila Decila feb 25 P61-25

last year, an increase of 6% versus April 2024.

Active Detached

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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#### FOCUS ON: JEFFERSON COUNTY HOUSING MARKET

**Current Contracts** 

#### APRIL 2025



**Up 8%** Vs. Year Ago



Down -8% Vs. Year Ago



Sold Vs. List Price

**No Change** Vs. Year Ago

## Months of Supply 2.7



Up 34% Vs. Year Ago



### **New Listings & Current Contracts**

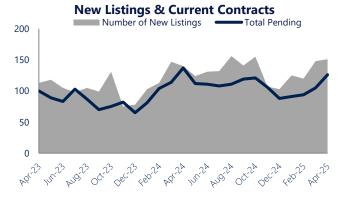
This month there were 151 homes newly listed for sale in Jefferson County compared to 140 in April 2024, an increase of 8%. There were 126 current contracts pending sale this April compared to 137 a year ago. The number of current contracts is 8% lower than last April.



#### **Months of Supply**

In April, there was 2.7 months of supply available in Jefferson County, compared to 2.0 in April 2024. That is an increase of 34% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.



### 50 Sale Price to List Price Ratio

<sup>40</sup> In April, the average sale price in Jefferson County was 100.2% <sub>30</sub> of the average list price, which is similar compared to a year ago.

### **Days On Market**

This month, the average number of days on market was 37, lower than the average last year, which was 39, a decrease of 5%.



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