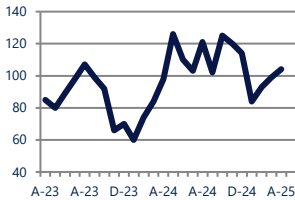


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JEFFERSON COUNTY HOUSING MARKET**

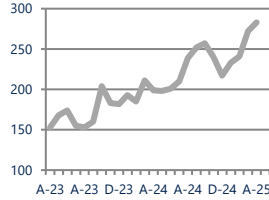
APRIL 2025

Units Sold 104



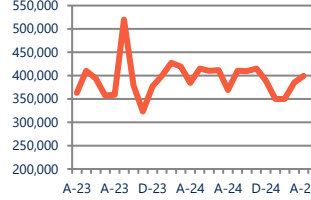
Up 6%
Vs. Year Ago

Active Inventory 283



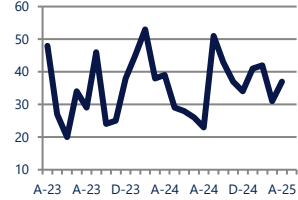
Up 42%
Vs. Year Ago

Median Sale Price \$399,490



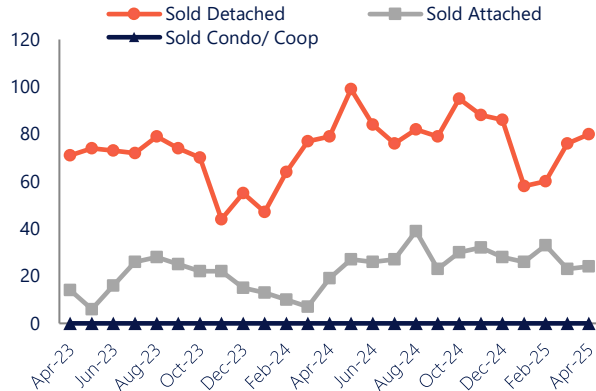
Up 4%
Vs. Year Ago

Days On Market 37



Down -5%
Vs. Year Ago

Units Sold*



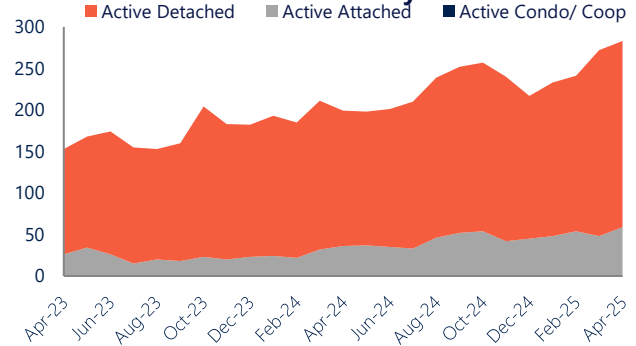
Units Sold

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

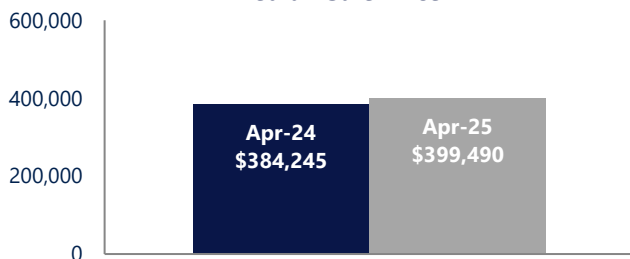
Active Inventory

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%.

Active Inventory*



Median Sale Price



Median Sale Price

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.

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

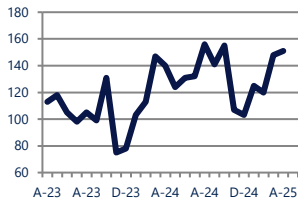
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JEFFERSON COUNTY HOUSING MARKET**

APRIL 2025

New Listings

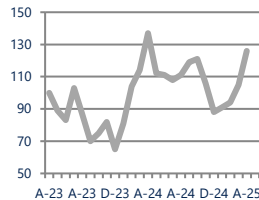
151



Up 8%
Vs. Year Ago

Current Contracts

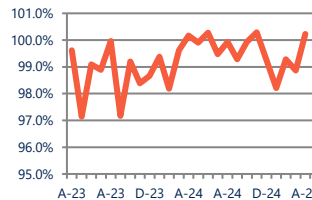
126



Down -8%
Vs. Year Ago

Sold Vs. List Price

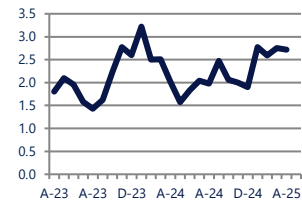
100.2%



No Change
Vs. Year Ago

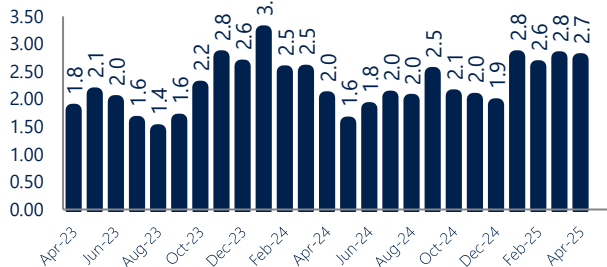
Months of Supply

2.7



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

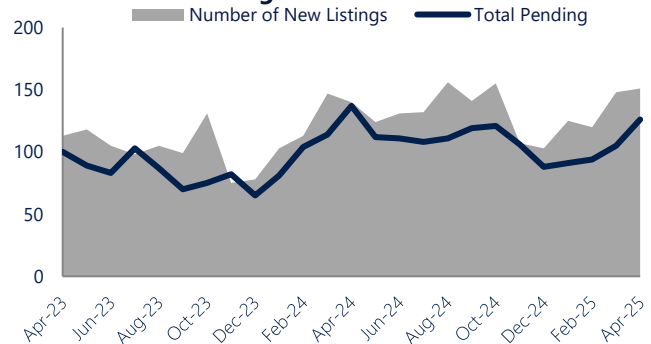
In April, there was 2.7 months of supply available in Jefferson County, compared to 2.0 in April 2024. That is an increase of 34% versus a year ago.

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.

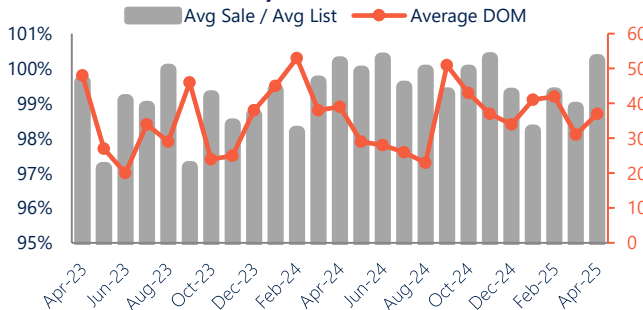
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Jefferson County was 100.2% 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%.