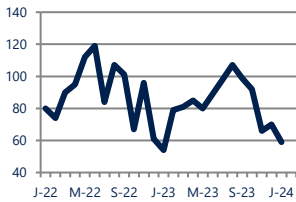


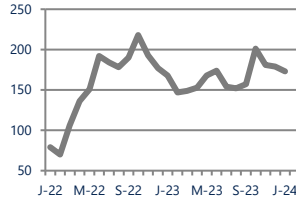


**Units Sold**  
59



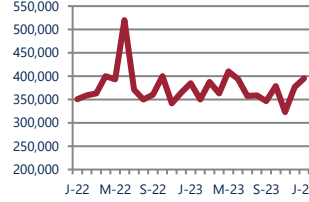
**Up 9%**  
Vs. Year Ago

**Active Inventory**  
173



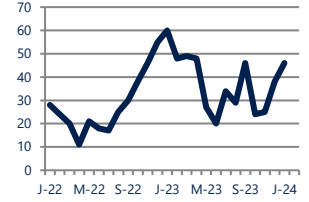
**Up 3%**  
Vs. Year Ago

**Median Sale Price**  
\$395,000



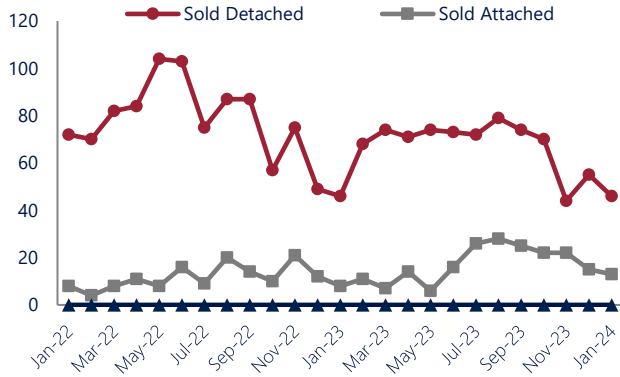
**Up 3%**  
Vs. Year Ago

**Days On Market**  
46



**Down -23%**  
Vs. Year Ago

**Units Sold\***



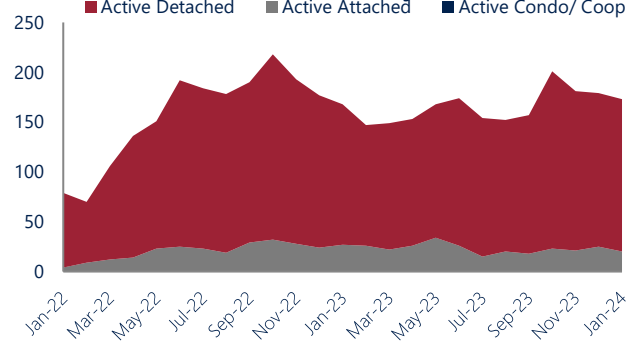
**Units Sold**

There was a decrease in total units sold in January, with 59 sold this month in Jefferson County versus 70 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 9% versus January 2023.

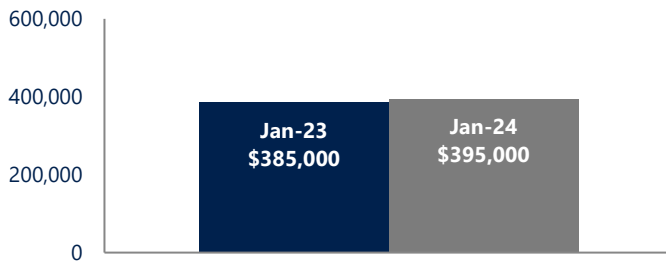
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 5 units or 3%. The total number of active inventory this January was 173 compared to 168 in January 2023. This month's total of 173 is lower than the previous month's total supply of available inventory of 179, a decrease of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last January, the median sale price for Jefferson County Homes was \$385,000. This January, the median sale price was \$395,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 5% higher than in December.

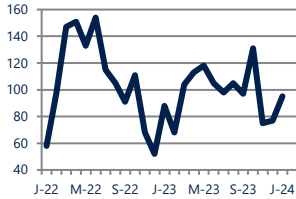
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*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.



### New Listings

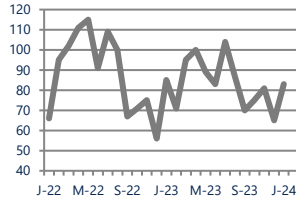
95



Up 8%  
Vs. Year Ago

### Current Contracts

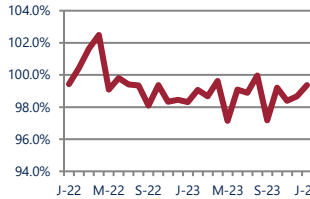
83



Down -2%  
Vs. Year Ago

### Sold Vs. List Price

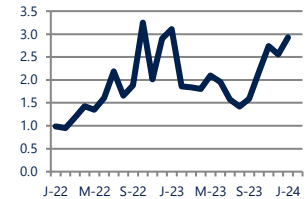
99.4%



Up 1.1%  
Vs. Year Ago

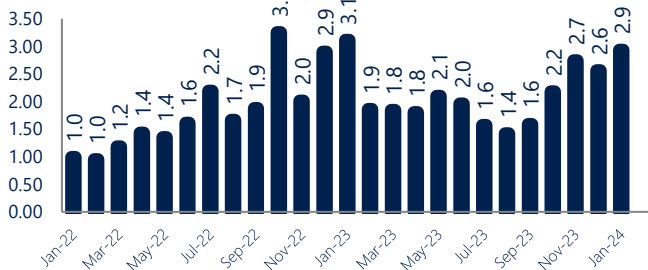
### Months of Supply

2.9



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

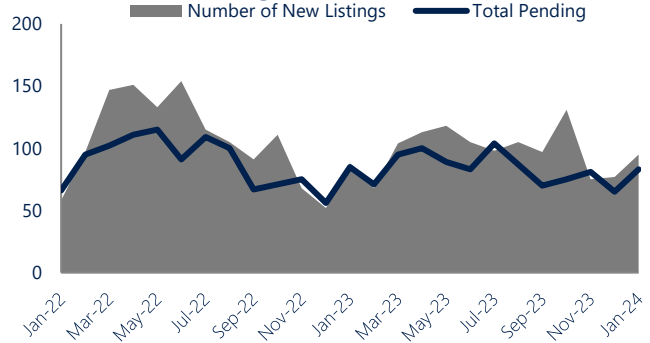
In January, there was 2.9 months of supply available in Jefferson County, compared to 3.1 in January 2023. That is a decrease of 6% versus a year ago.

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.

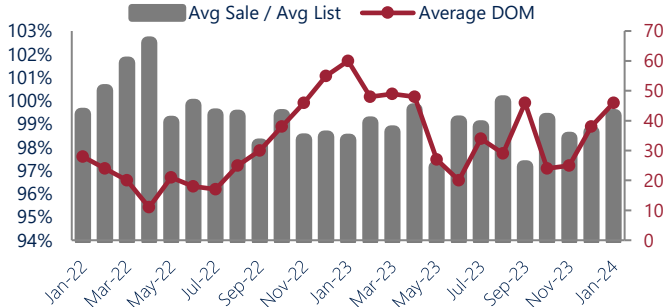
### New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Jefferson County compared to 88 in January 2023, an increase of 8%. There were 83 current contracts pending sale this January compared to 85 a year ago. The number of current contracts is 2% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Jefferson County was 99.4% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 60, a decrease of 23%.