

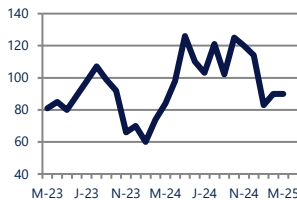
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JEFFERSON COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

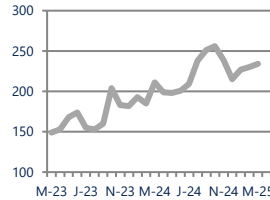
90



Up 7%
Vs. Year Ago

Active Inventory

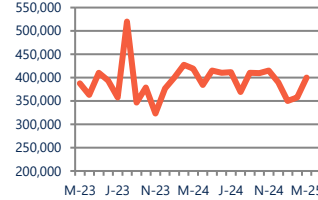
234



Up 11%
Vs. Year Ago

Median Sale Price

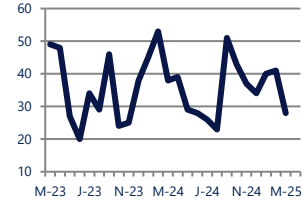
\$399,990



Down -5%
Vs. Year Ago

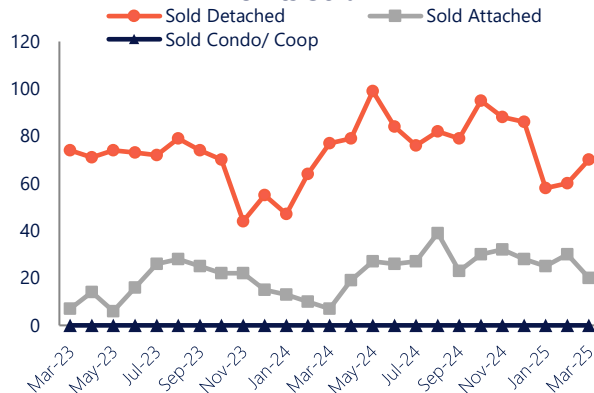
Days On Market

28



Down -26%
Vs. Year Ago

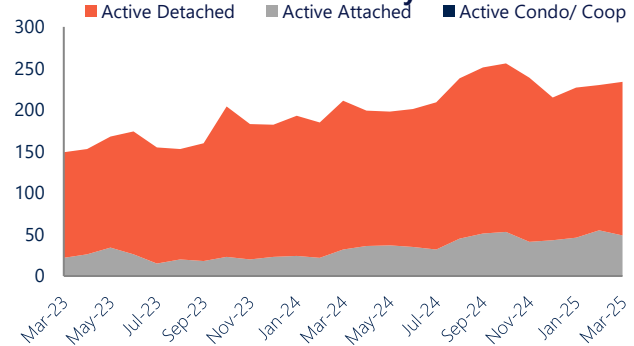
Units Sold*



Units Sold

The number of units sold remained stable in March, with 90 sold this month in Jefferson County. This month's total units sold was higher than at this time last year, an increase of 7% versus March 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 11%. The total number of active inventory this March was 234 compared to 211 in March 2024. This month's total of 234 is higher than the previous month's total supply of available inventory of 230, an increase of 2%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Jefferson County Homes was \$419,495. This March, the median sale price was \$399,990, a decrease of 5% or \$19,505 compared to last year. The current median sold price is 12% higher than in February.

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

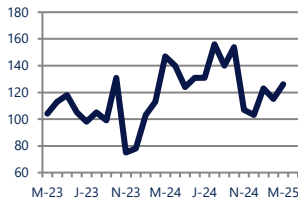
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JEFFERSON COUNTY HOUSING MARKET**

MARCH 2025

New Listings

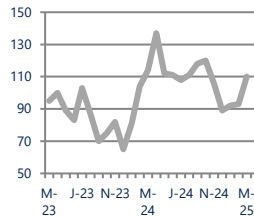
126



Down -14%
Vs. Year Ago

Current Contracts

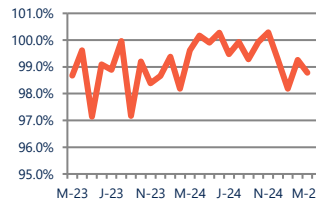
110



Down -4%
Vs. Year Ago

Sold Vs. List Price

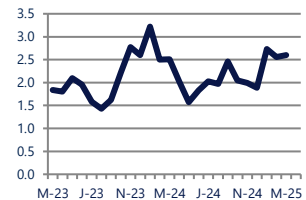
98.8%



Down -0.8%
Vs. Year Ago

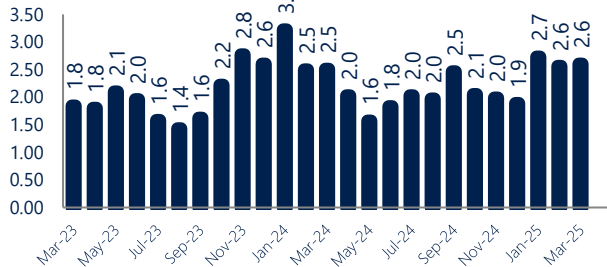
Months of Supply

2.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

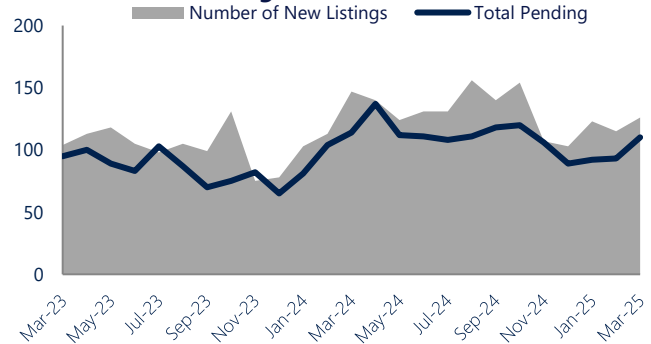
In March, there was 2.6 months of supply available in Jefferson County. The amount of supply is similar compared to a year ago.

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.

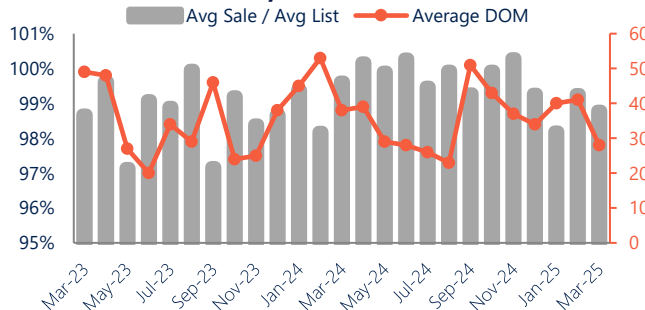
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Jefferson County compared to 147 in March 2024, a decrease of 14%. There were 110 current contracts pending sale this March compared to 114 a year ago. The number of current contracts is 4% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Jefferson County was 98.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 38, a decrease of 26%.