THE LONG & FOSTER MARKET MINUTE™

550,000

500,000

450,000

400 000

350,000

300,000

250.000

200,000

2024.

300 250 200

150

100

50

0

Mar.23 May 23 101-23 Ser 23 404.23 Van-2A

Units Sold

Median Sale Price

\$399,990

M-23 J-23 N-23 M-24 J-24 N-24 M-25

Down -5%

Vs. Year Ago

Active Detached

FOCUS ON: JEFFERSON COUNTY HOUSING MARKET

MARCH 2025

Days On Market

28

M-23 J-23 N-23 M-24 J-24 N-24 M-25

Down -26%

Vs. Year Ago

Active Condo/ Coop

Sep. 2A 404.24 Jan 25 Mar25

60

50

40

30

20

10

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

Active Inventory

Active Attached





Up 11%

Vs. Year Ago

Up 7% Vs. Year Ago



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

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.

Mariza May2A 101.24

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

MARCH 2025





New Listings & Current Contracts

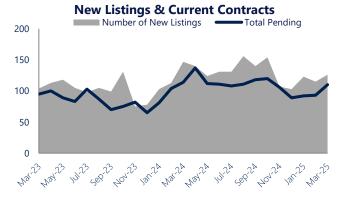
This month there were 126 homes newly listed for sale in Jefferson County compared to 147 in March 2024, a decrease of 14%. There were 110 current contracts pending sale this March compared to 114 a year ago. The number of current contracts is 4% lower than last March.



Months of Supply In March, there was 2.6 months of

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.



50 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%.



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