



Jefferson County

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	841	752	- 10.6%	1,604	1,489	- 7.2%
Pending Sales	718	519	- 27.7%	1,320	1,047	- 20.7%
Closed Sales	569	464	- 18.5%	1,024	946	- 7.6%
Cumulative Days on Market Until Sale	48	56	+ 16.7%	45	52	+ 15.6%
Median Sales Price*	\$245,850	\$275,000	+ 11.9%	\$245,200	\$270,000	+ 10.1%
Average Sales Price*	\$282,520	\$332,627	+ 17.7%	\$288,550	\$323,276	+ 12.0%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	951	1,212	+ 27.4%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	150	137	- 8.7%	277	278	+ 0.4%
Pending Sales	113	86	- 23.9%	225	190	- 15.6%
Closed Sales	90	100	+ 11.1%	174	187	+ 7.5%
Cumulative Days on Market Until Sale	43	49	+ 14.0%	41	43	+ 4.9%
Median Sales Price*	\$212,450	\$194,875	- 8.3%	\$217,000	\$210,000	- 3.2%
Average Sales Price*	\$239,808	\$232,457	- 3.1%	\$244,651	\$237,493	- 2.9%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	175	222	+ 26.9%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

