



# Jefferson County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1,086	1,236	+ 13.8%	4,618	4,824	+ 4.5%
Pending Sales	764	622	- 18.6%	3,657	3,383	- 7.5%
Closed Sales	817	739	- 9.5%	3,290	3,137	- 4.7%
Cumulative Days on Market Until Sale	35	35	0.0%	41	46	+ 12.2%
Median Sales Price*	\$287,000	\$280,000	- 2.4%	\$260,000	\$275,000	+ 5.8%
Average Sales Price*	\$346,490	\$339,348	- 2.1%	\$309,382	\$326,152	+ 5.4%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	1,059	1,499	+ 41.5%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	195	195	0.0%	776	833	+ 7.3%
Pending Sales	144	129	- 10.4%	645	627	- 2.8%
Closed Sales	141	135	- 4.3%	560	565	+ 0.9%
Cumulative Days on Market Until Sale	28	35	+ 25.0%	36	41	+ 13.9%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$220,000	\$220,000	0.0%
Average Sales Price*	\$256,548	\$260,175	+ 1.4%	\$242,980	\$247,807	+ 2.0%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	190	245	+ 28.9%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

\* 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.

