



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Jefferson
Annual Statistical
Review and Highlights

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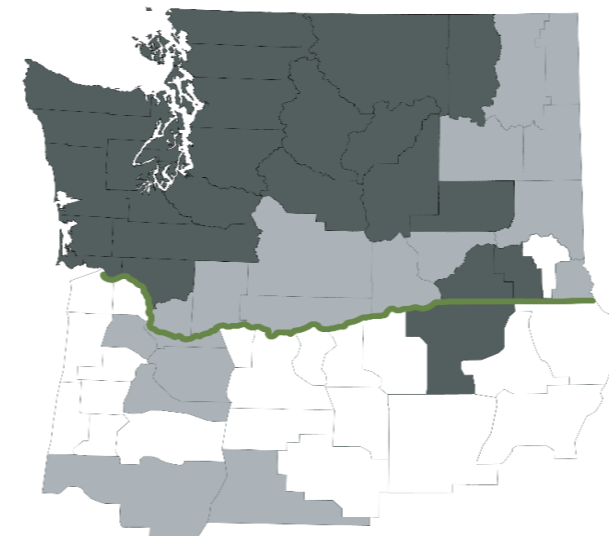
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

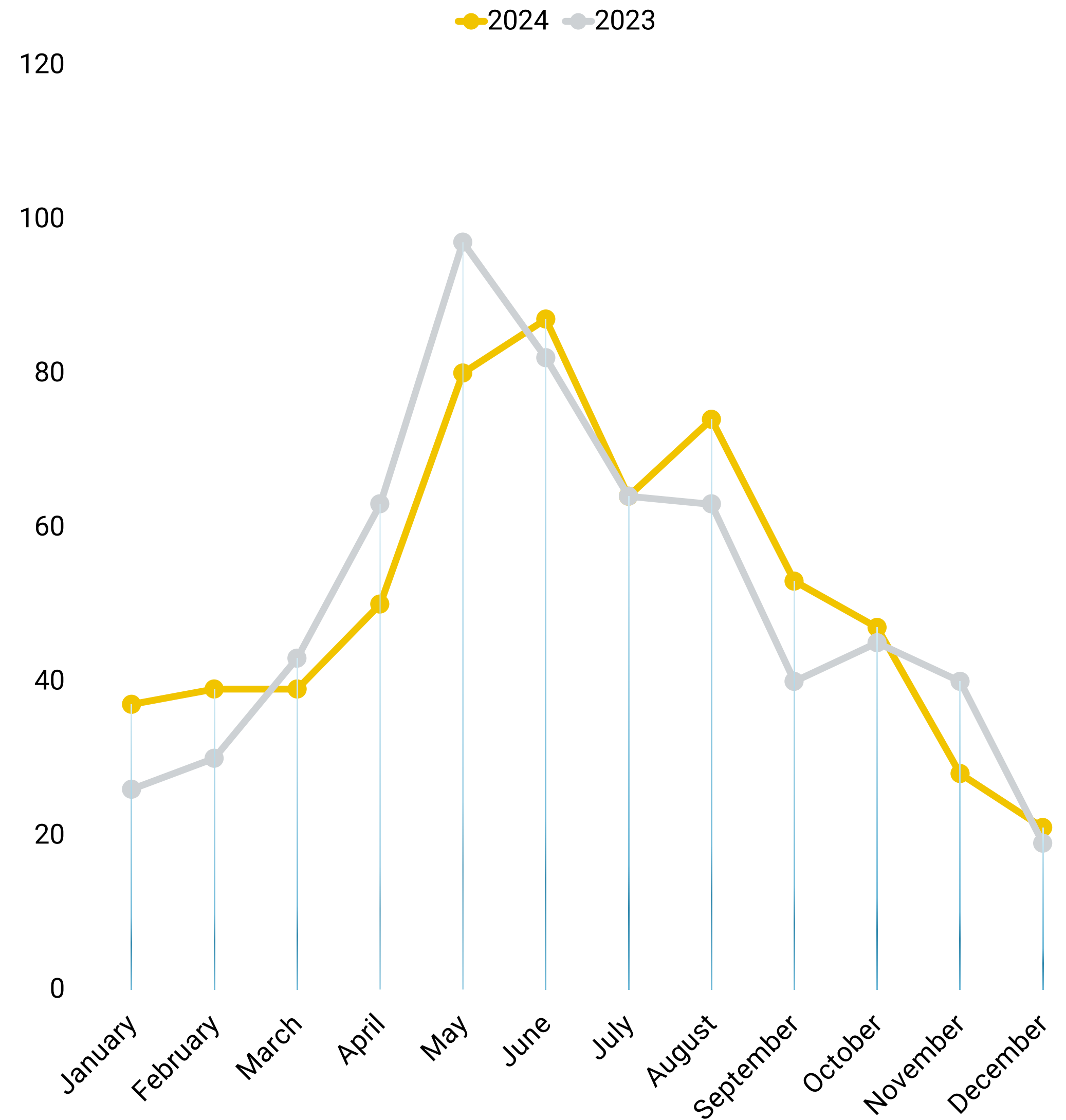
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Jefferson: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	37	26	42.31%
February	39	30	30.00%
March	39	43	-9.30%
April	50	63	-20.63%
May	80	97	-17.53%
June	87	82	6.10%
July	64	64	0.00%
August	74	63	17.46%
September	53	40	32.50%
October	47	45	4.44%
November	28	40	-30.00%
December	21	19	10.53%
Total	619	612	
% chg.			1.14%

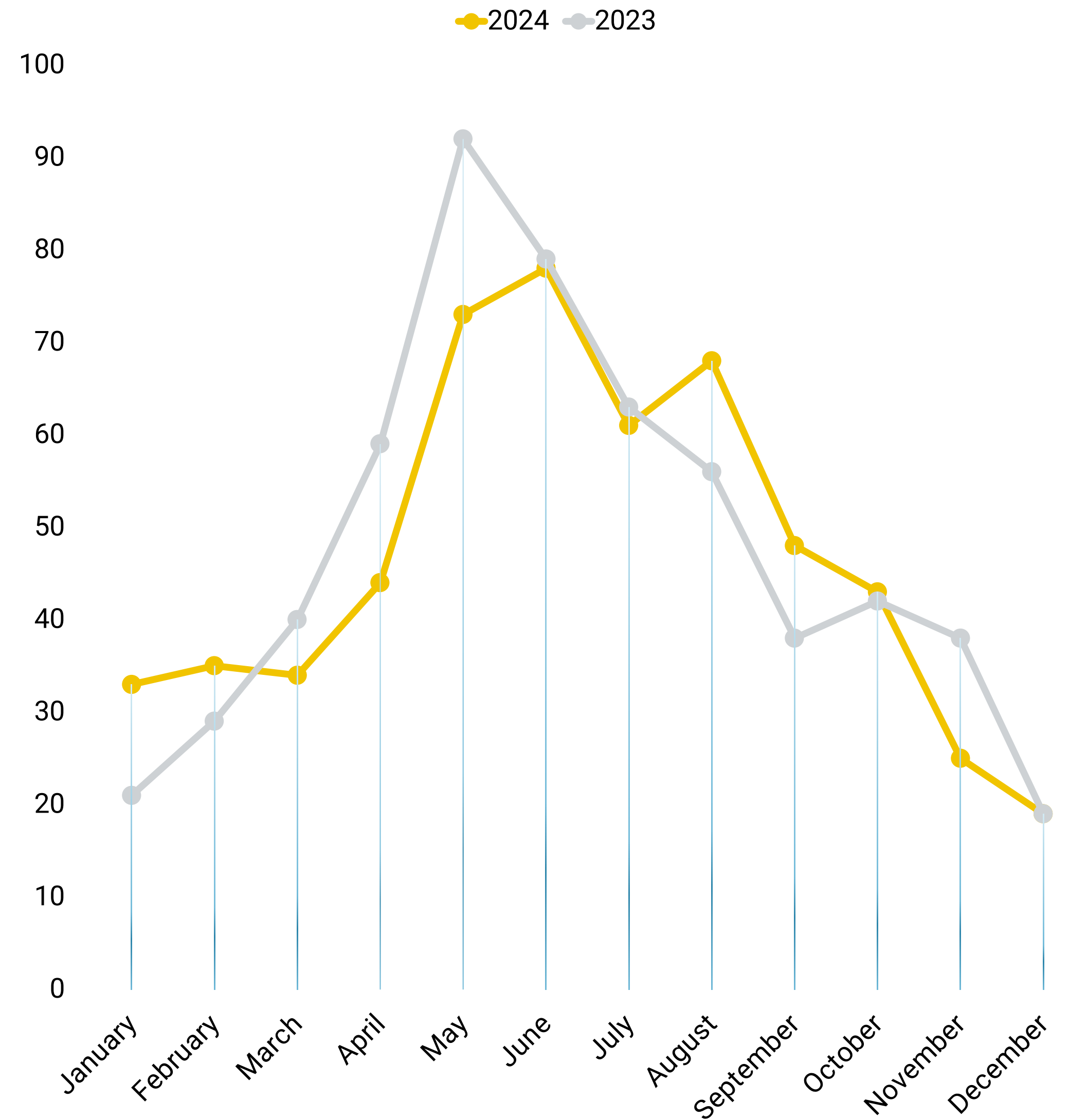


Jefferson: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	33	21	57.14%
February	35	29	20.69%
March	34	40	-15.00%
April	44	59	-25.42%
May	73	92	-20.65%
June	78	79	-1.27%
July	61	63	-3.17%
August	68	56	21.43%
September	48	38	26.32%
October	43	42	2.38%
November	25	38	-34.21%
December	19	19	0.00%
Total	561	576	
% chg.			-2.60%

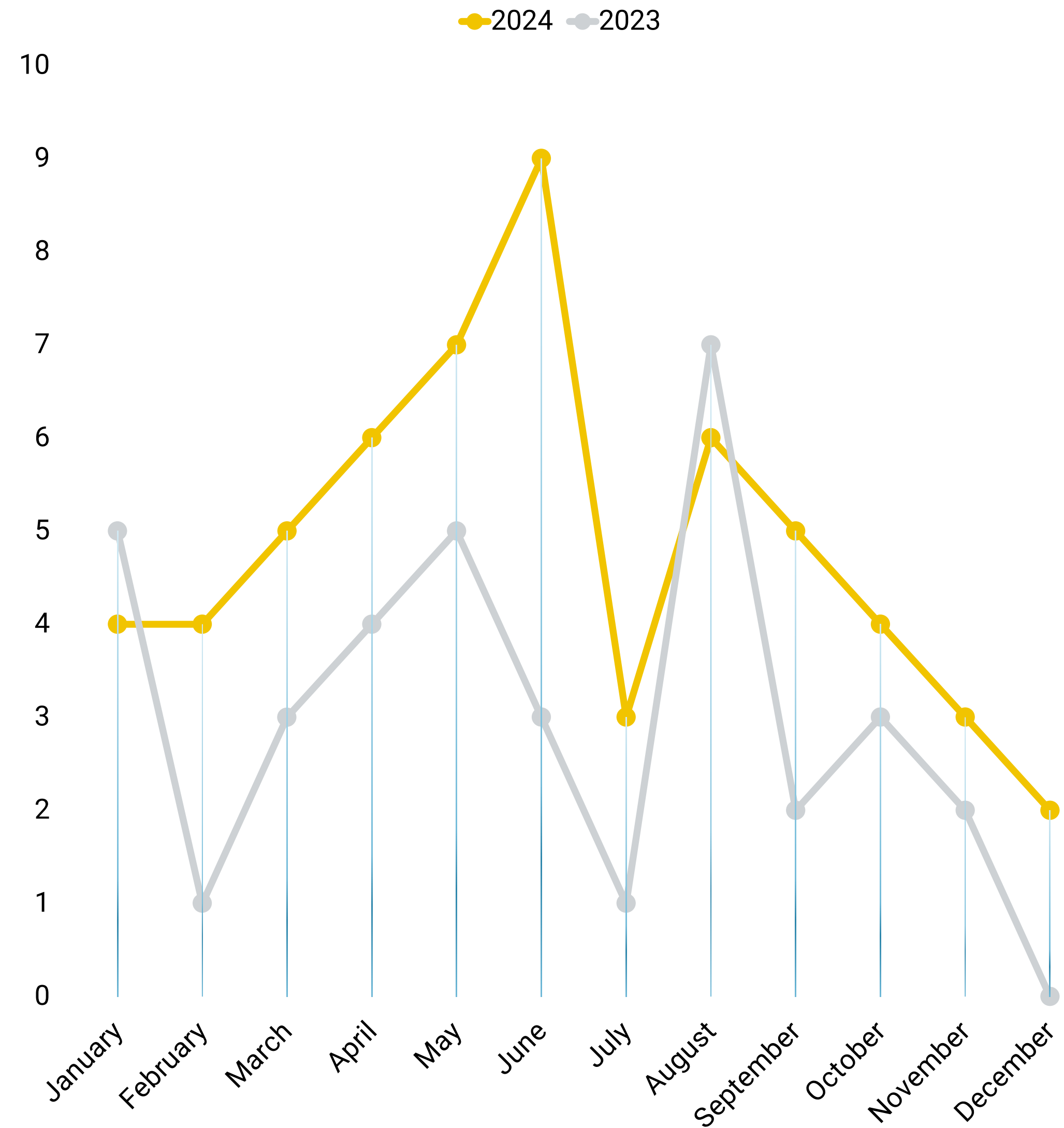


Jefferson: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	4	5	-20.00%
February	4	1	300.00%
March	5	3	66.67%
April	6	4	50.00%
May	7	5	40.00%
June	9	3	200.00%
July	3	1	200.00%
August	6	7	-14.29%
September	5	2	150.00%
October	4	3	33.33%
November	3	2	50.00%
December	2	0	0.00%
Total	58	36	
% chg.			61.11%

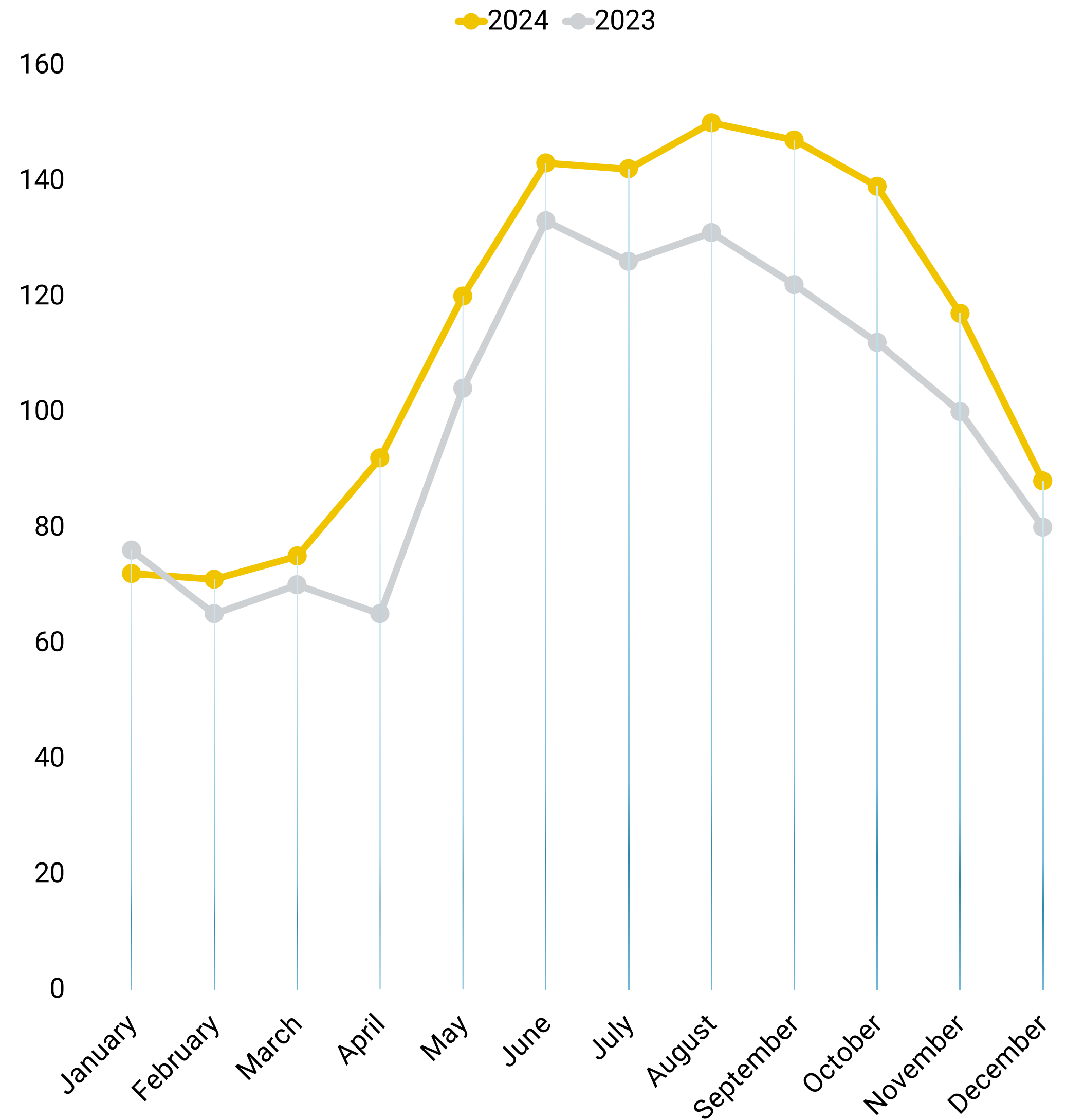


Jefferson: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	72	76	-5.26%
February	71	65	9.23%
March	75	70	7.14%
April	92	65	41.54%
May	120	104	15.38%
June	143	133	7.52%
July	142	126	12.70%
August	150	131	14.50%
September	147	122	20.49%
October	139	112	24.11%
November	117	100	17.00%
December	88	80	10.00%
Total	1,356	1,184	
% chg.			14.53%

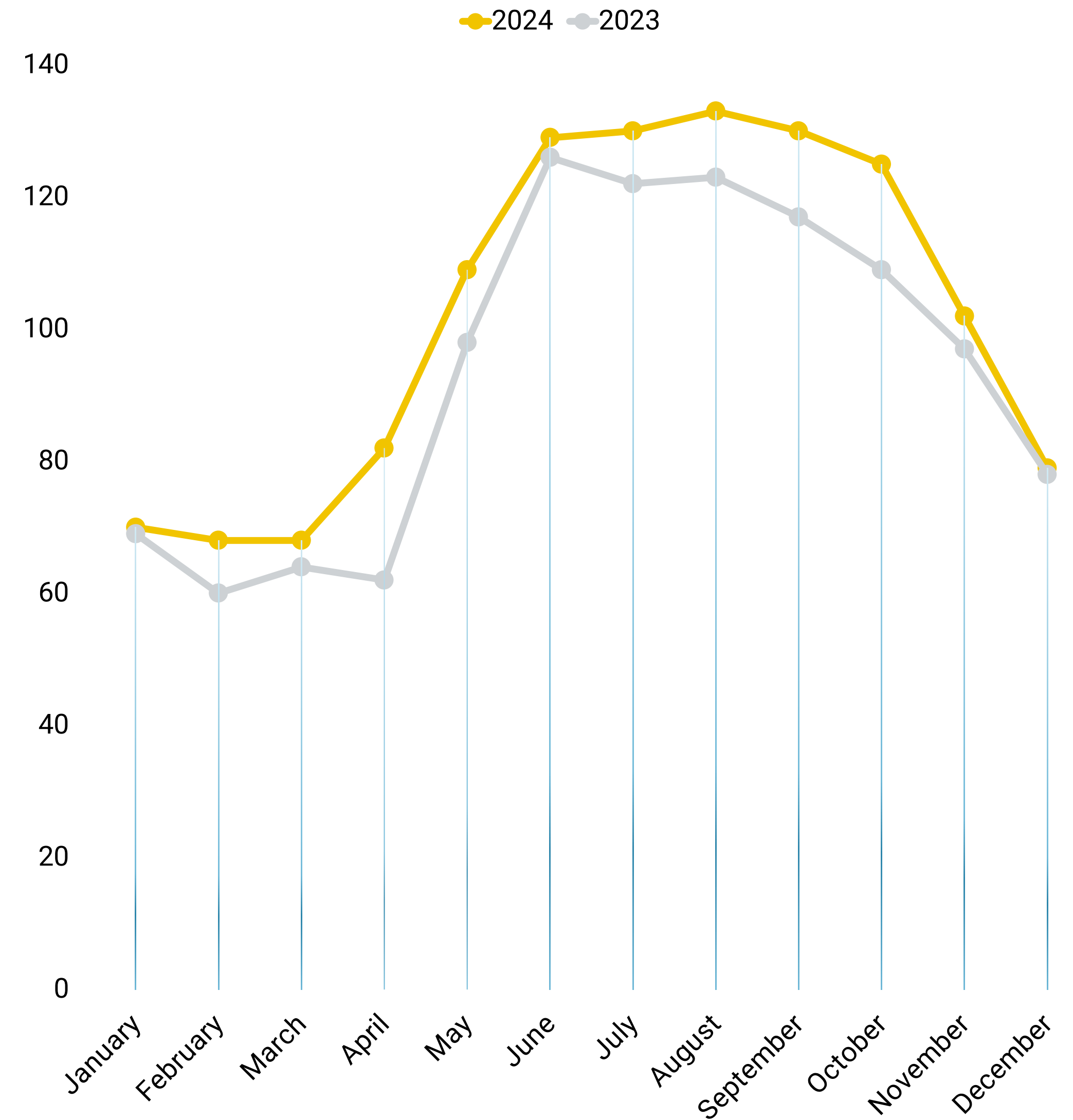


Jefferson: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	70	69	1.45%
February	68	60	13.33%
March	68	64	6.25%
April	82	62	32.26%
May	109	98	11.22%
June	129	126	2.38%
July	130	122	6.56%
August	133	123	8.13%
September	130	117	11.11%
October	125	109	14.68%
November	102	97	5.15%
December	79	78	1.28%
Total	1,225	1,125	
% chg.	8.89%		

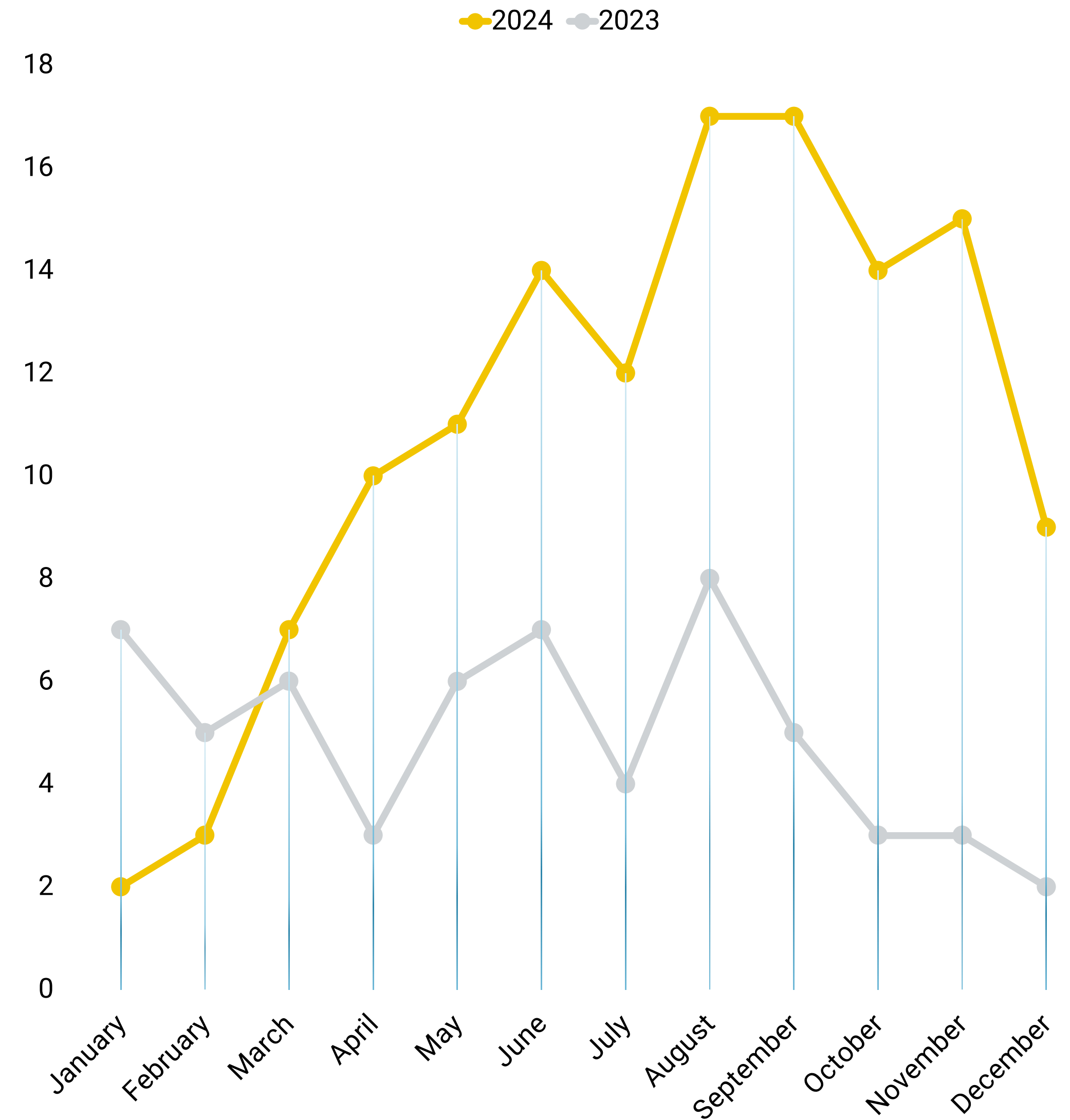


Jefferson: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	2	7	-71.43%
February	3	5	-40.00%
March	7	6	16.67%
April	10	3	233.33%
May	11	6	83.33%
June	14	7	100.00%
July	12	4	200.00%
August	17	8	112.50%
September	17	5	240.00%
October	14	3	366.67%
November	15	3	400.00%
December	9	2	350.00%
Total	131	59	
% chg.			122.03%



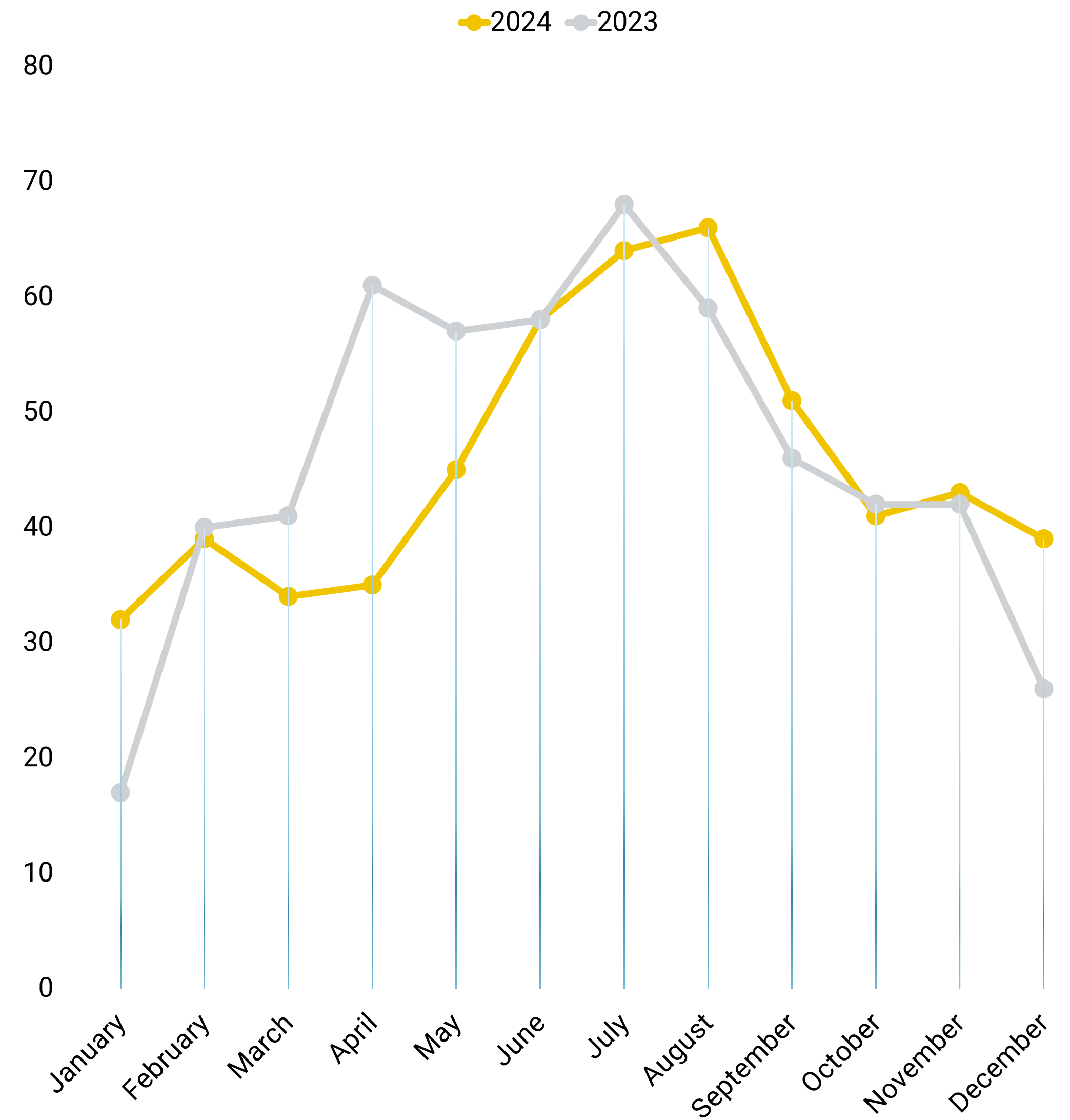
Jefferson: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	32	17	88.24%
February	39	40	-2.50%
March	34	41	-17.07%
April	35	61	-42.62%
May	45	57	-21.05%
June	58	58	0.00%
July	64	68	-5.88%
August	66	59	11.86%
September	51	46	10.87%
October	41	42	-2.38%
November	43	42	2.38%
December	39	26	50.00%
Total	547	557	
% chg.	-1.80%		



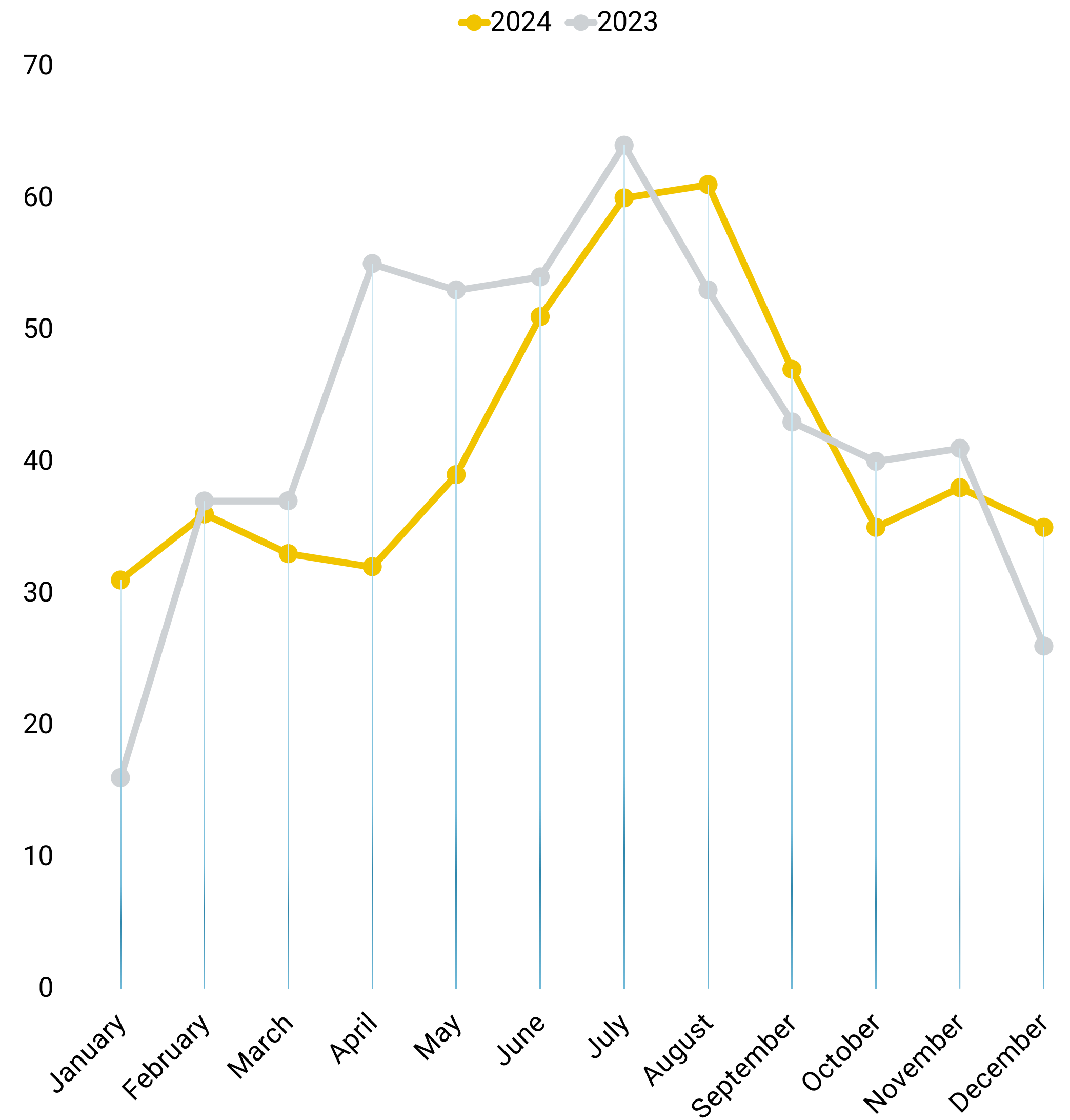
Jefferson: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	31	16	93.75%
February	36	37	-2.70%
March	33	37	-10.81%
April	32	55	-41.82%
May	39	53	-26.42%
June	51	54	-5.56%
July	60	64	-6.25%
August	61	53	15.09%
September	47	43	9.30%
October	35	40	-12.50%
November	38	41	-7.32%
December	35	26	34.62%
Total	498	519	
% chg.	-4.05%		



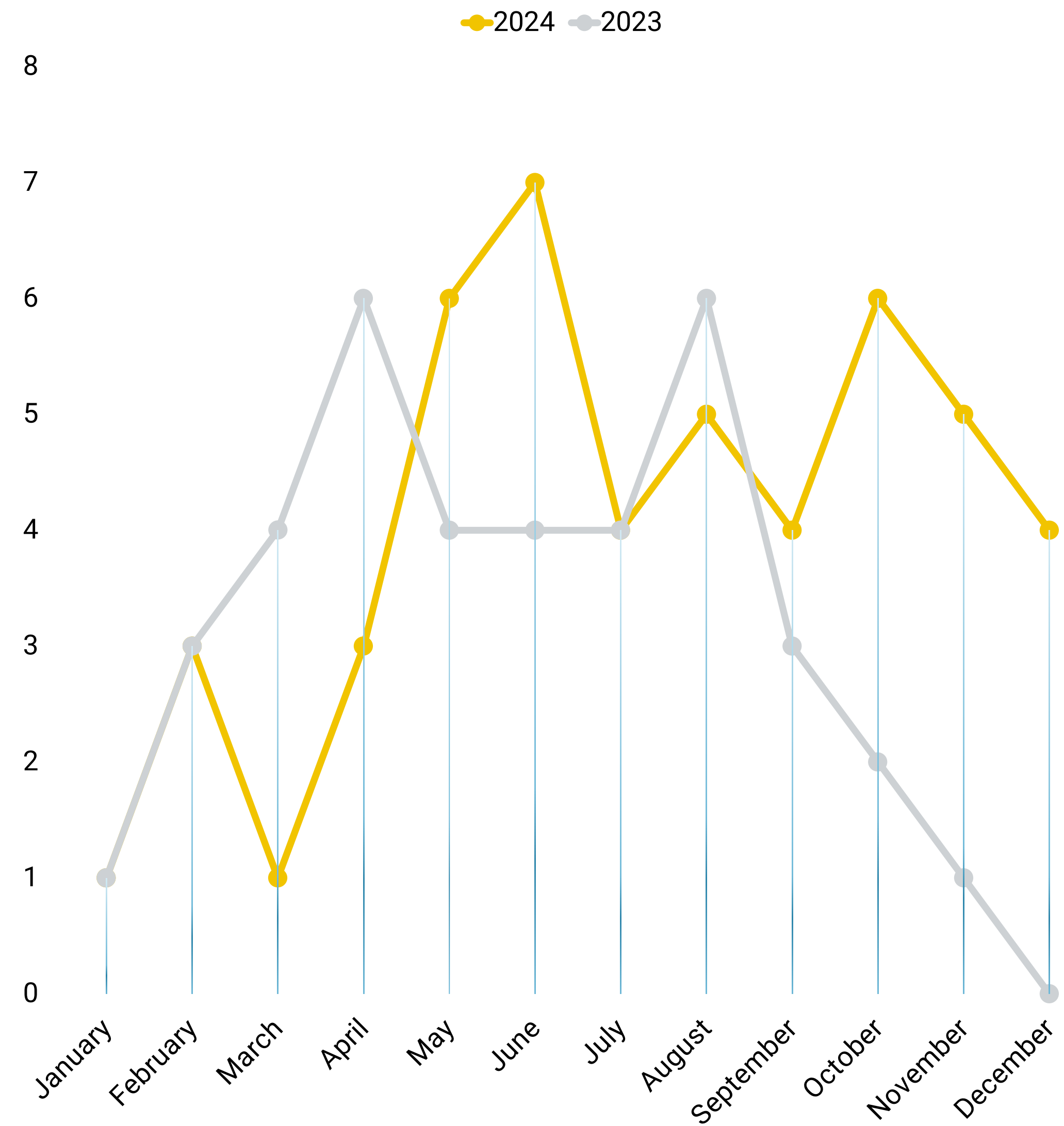
Jefferson: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	1	1	0.00%
February	3	3	0.00%
March	1	4	-75.00%
April	3	6	-50.00%
May	6	4	50.00%
June	7	4	75.00%
July	4	4	0.00%
August	5	6	-16.67%
September	4	3	33.33%
October	6	2	200.00%
November	5	1	400.00%
December	4	0	0.00%
Total	49	38	
% chg.			28.95%

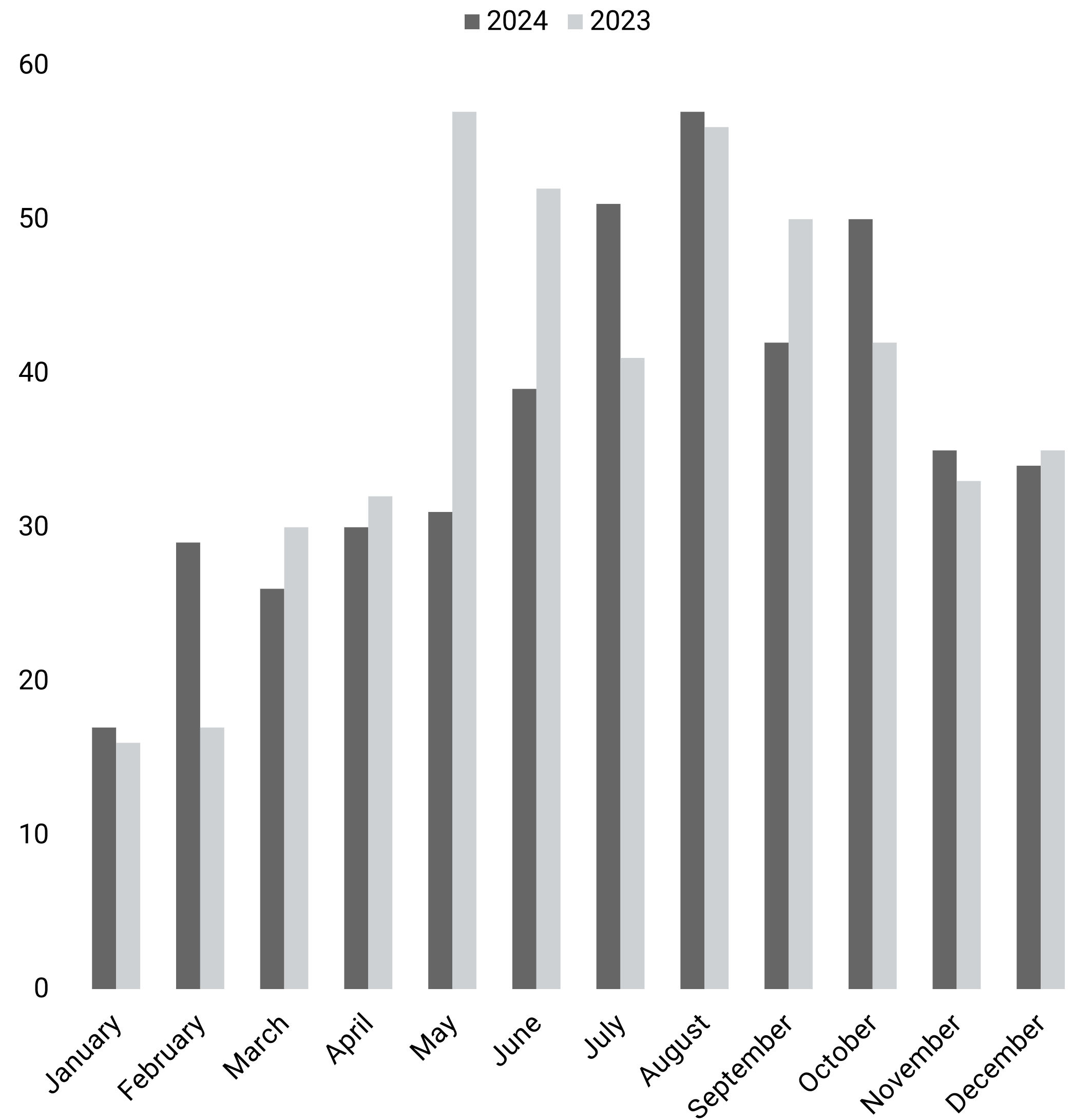


Jefferson: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
January	17	16	6.25%
February	29	17	70.59%
March	26	30	-13.33%
April	30	32	-6.25%
May	31	57	-45.61%
June	39	52	-25.00%
July	51	41	24.39%
August	57	56	1.79%
September	42	50	-16.00%
October	50	42	19.05%
November	35	33	6.06%
December	34	35	-2.86%
Total	441	461	
% chg.			-4.34%

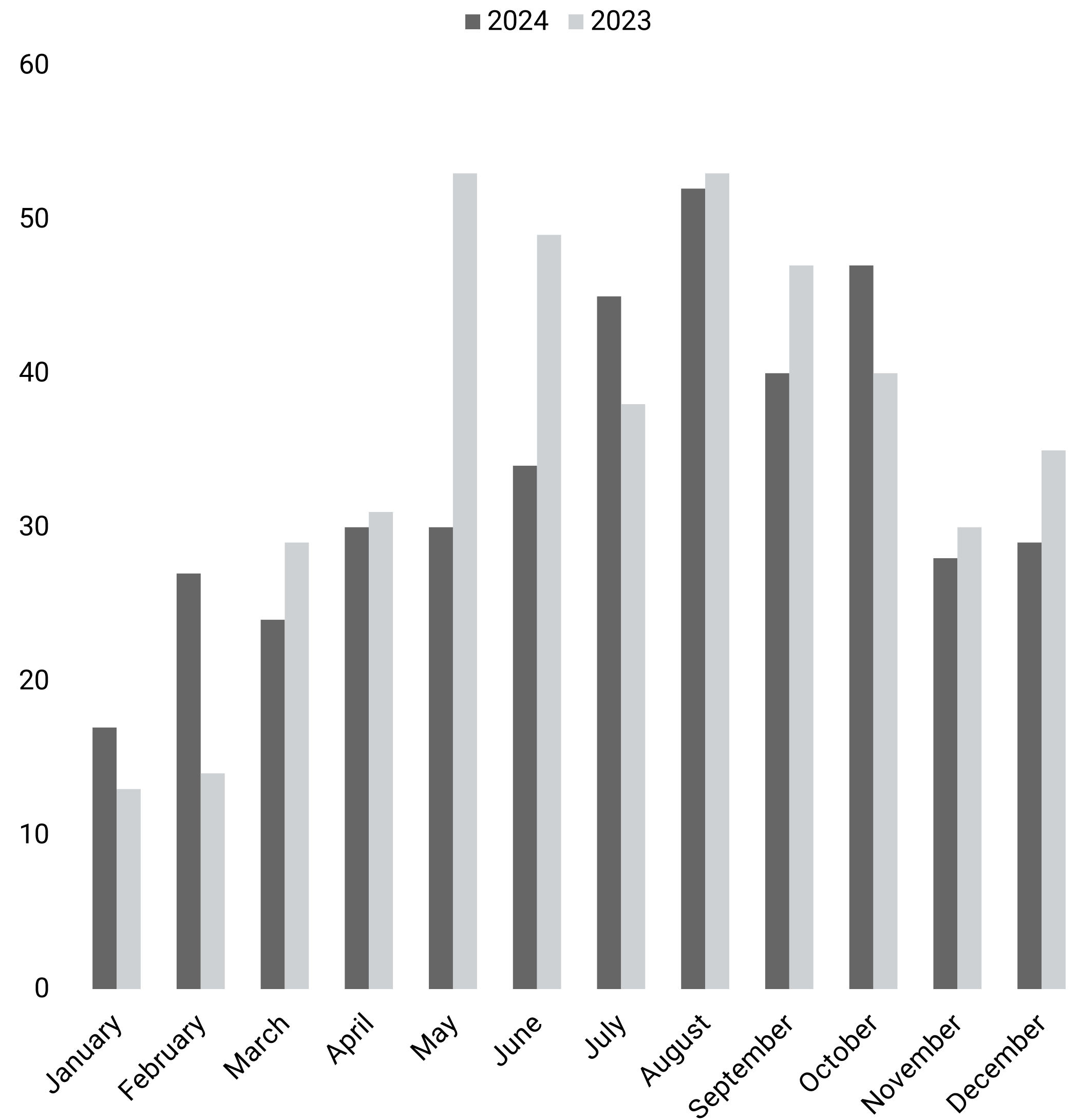


Jefferson: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2024	2023	% chg.
January	17	13	30.77%
February	27	14	92.86%
March	24	29	-17.24%
April	30	31	-3.23%
May	30	53	-43.40%
June	34	49	-30.61%
July	45	38	18.42%
August	52	53	-1.89%
September	40	47	-14.89%
October	47	40	17.50%
November	28	30	-6.67%
December	29	35	-17.14%
Total	403	432	
% chg.			-6.71%

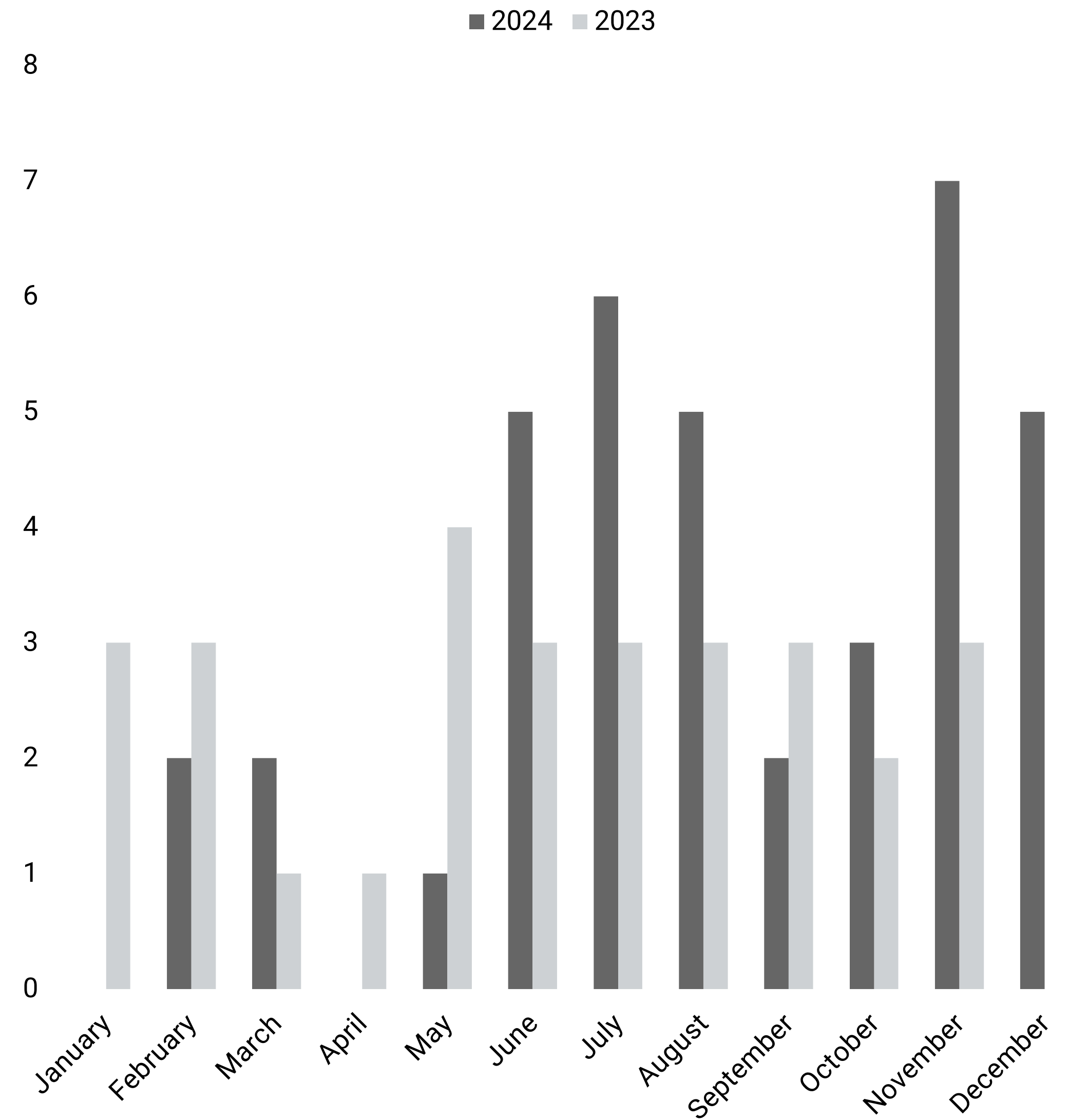


Jefferson: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2024	2023	% chg.
January	0	3	-100.00%
February	2	3	-33.33%
March	2	1	100.00%
April	0	1	-100.00%
May	1	4	-75.00%
June	5	3	66.67%
July	6	3	100.00%
August	5	3	66.67%
September	2	3	-33.33%
October	3	2	50.00%
November	7	3	133.33%
December	5	0	0.00%
Total	38	29	
% chg.			31.03%

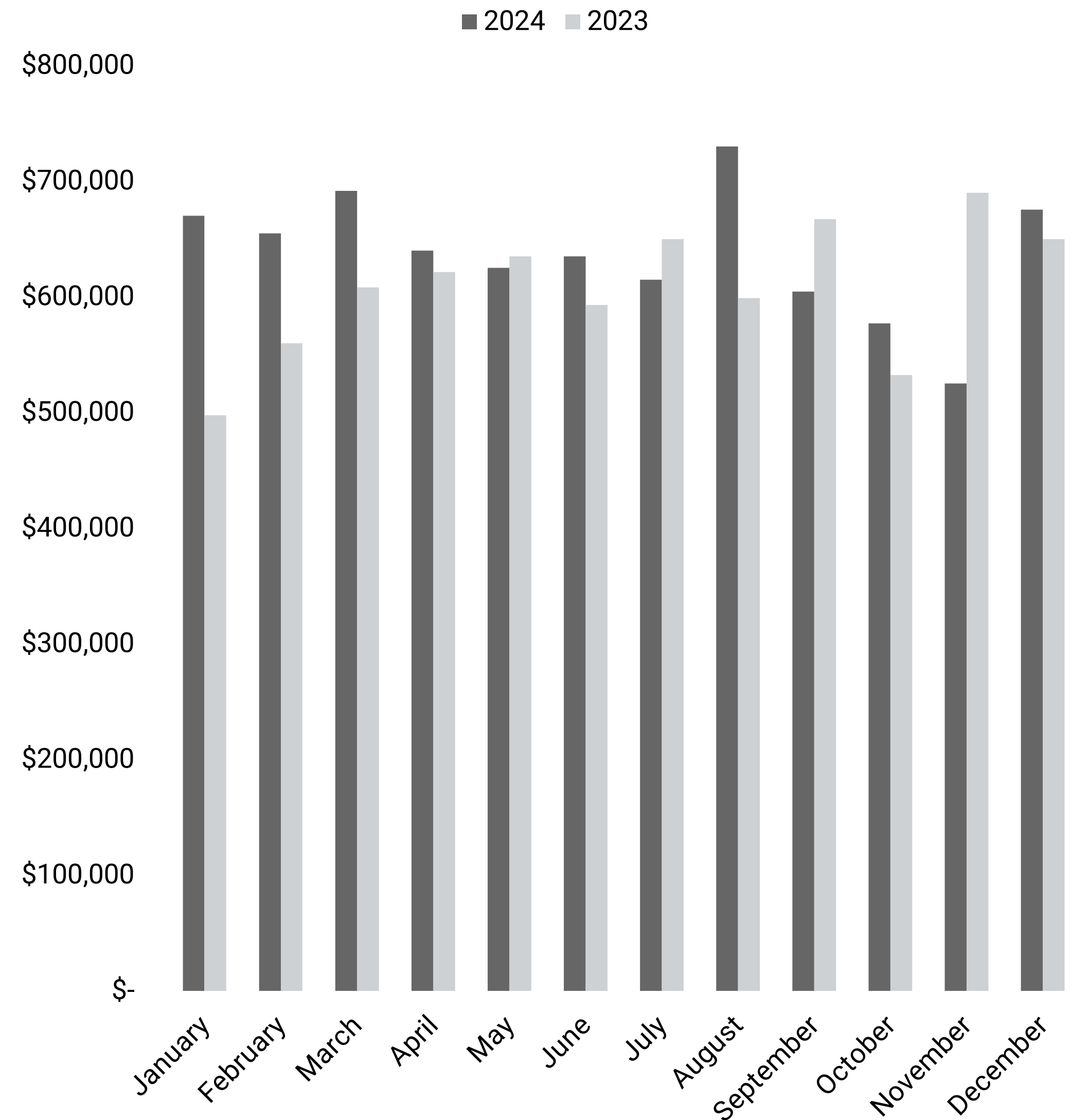


Jefferson: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 670,000	\$ 497,500	34.67%
February	\$ 655,000	\$ 560,000	16.96%
March	\$ 691,500	\$ 608,382	13.66%
April	\$ 640,000	\$ 621,450	2.98%
May	\$ 625,000	\$ 635,000	-1.57%
June	\$ 635,000	\$ 592,975	7.09%
July	\$ 615,000	\$ 650,000	-5.38%
August	\$ 730,000	\$ 599,000	21.87%
September	\$ 604,500	\$ 667,000	-9.37%
October	\$ 577,000	\$ 532,500	8.36%
November	\$ 525,100	\$ 689,990	-23.90%
December	\$ 675,550	\$ 650,000	3.93%
Total	\$ 640,000	\$ 625,000	
% chg.			2.40%

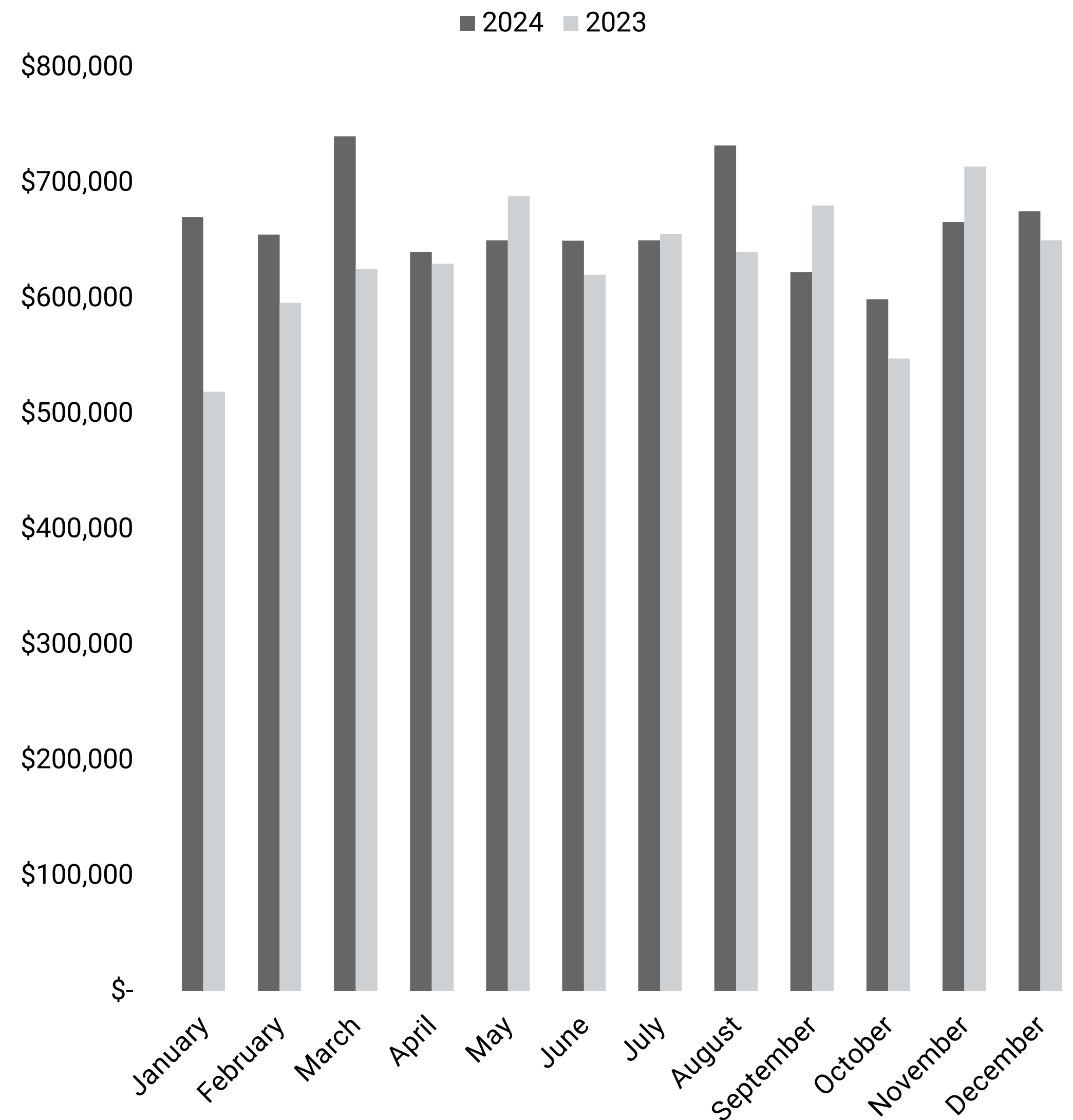


Jefferson: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 670,000	\$ 519,000	29.09%
February	\$ 655,000	\$ 596,050	9.89%
March	\$ 739,995	\$ 625,000	18.40%
April	\$ 640,000	\$ 629,900	1.60%
May	\$ 649,995	\$ 688,000	-5.52%
June	\$ 649,500	\$ 620,000	4.76%
July	\$ 650,000	\$ 655,500	-0.84%
August	\$ 731,875	\$ 640,000	14.36%
September	\$ 622,500	\$ 680,000	-8.46%
October	\$ 599,000	\$ 547,500	9.41%
November	\$ 665,750	\$ 713,677	-6.72%
December	\$ 675,000	\$ 650,000	3.85%
Total	\$ 650,000	\$ 645,000	
% chg.			0.78%

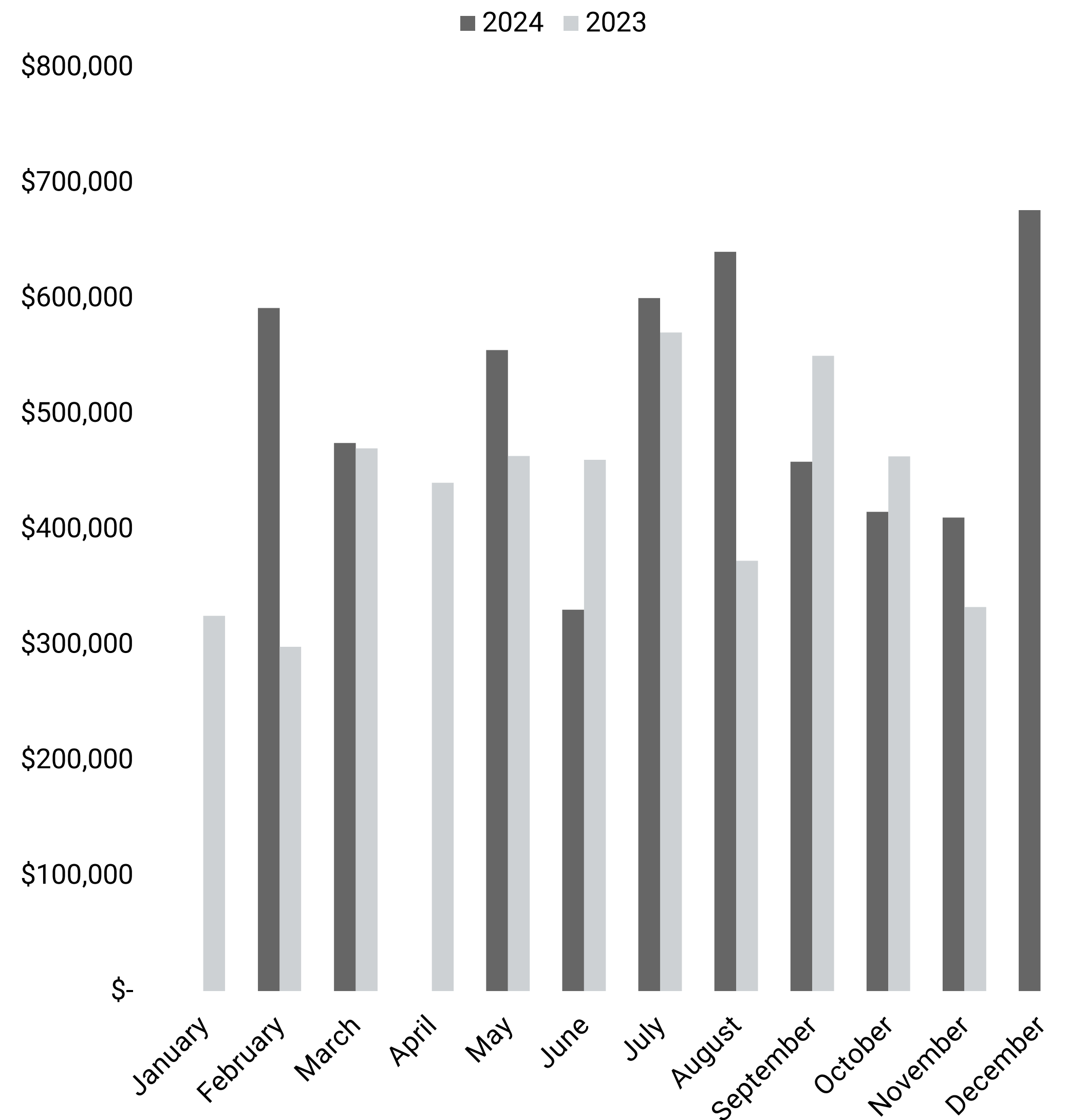


Jefferson: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ -	\$ 325,000	-100.00%
February	\$ 591,500	\$ 298,000	98.49%
March	\$ 474,500	\$ 470,000	0.96%
April	\$ -	\$ 440,000	-100.00%
May	\$ 555,000	\$ 463,188	19.82%
June	\$ 330,000	\$ 460,000	-28.26%
July	\$ 600,000	\$ 570,000	5.26%
August	\$ 639,950	\$ 372,500	71.80%
September	\$ 458,250	\$ 550,000	-16.68%
October	\$ 415,000	\$ 463,000	-10.37%
November	\$ 410,000	\$ 332,500	23.31%
December	\$ 676,100	\$ -	0.00%
Total	\$ 494,000	\$ 455,000	
% chg.			8.57%



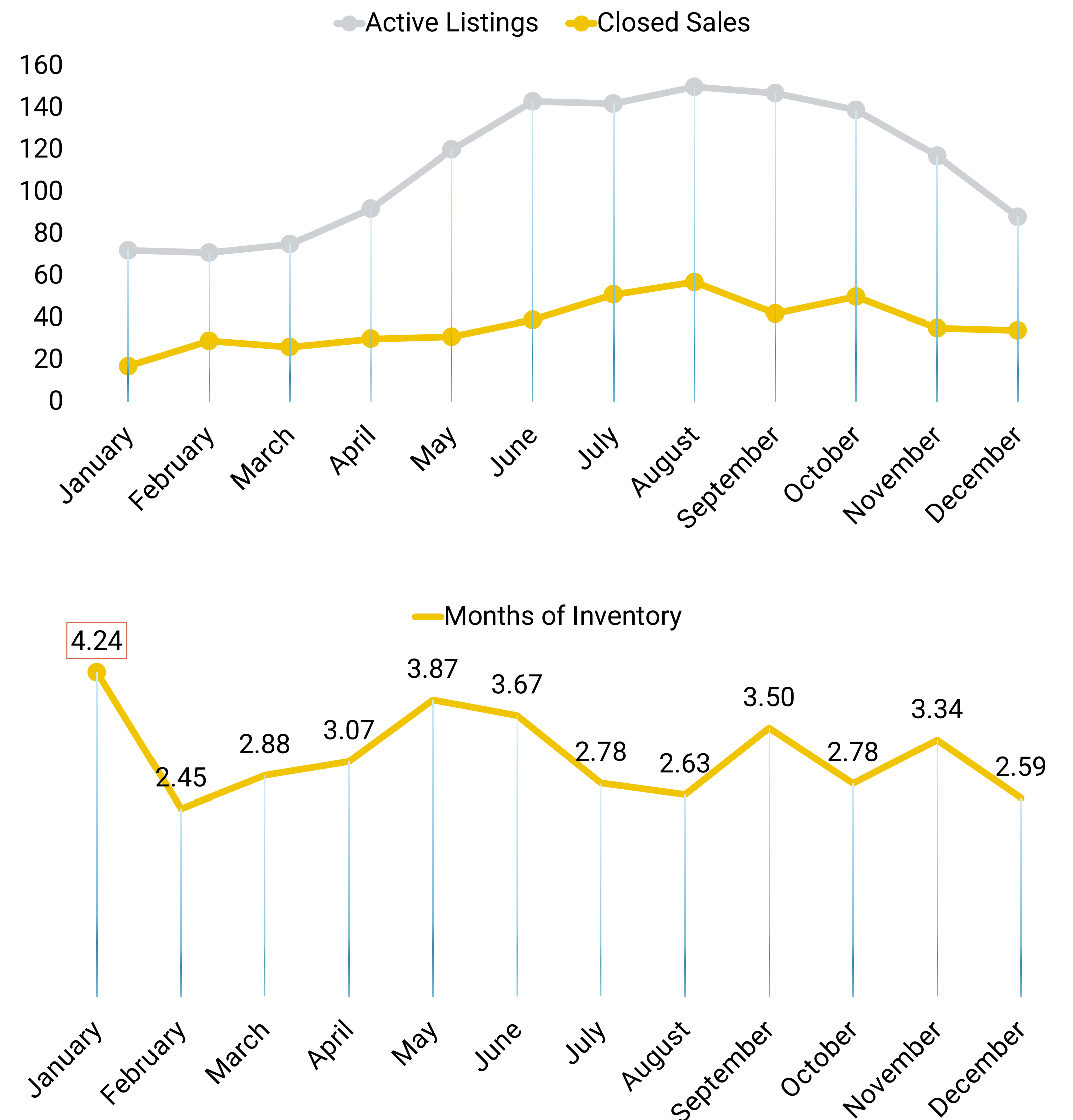
Jefferson: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	72	17	4.24
February	71	29	2.45
March	75	26	2.88
April	92	30	3.07
May	120	31	3.87
June	143	39	3.67
July	142	51	2.78
August	150	57	2.63
September	147	42	3.50
October	139	50	2.78
November	117	35	3.34
December	88	34	2.59



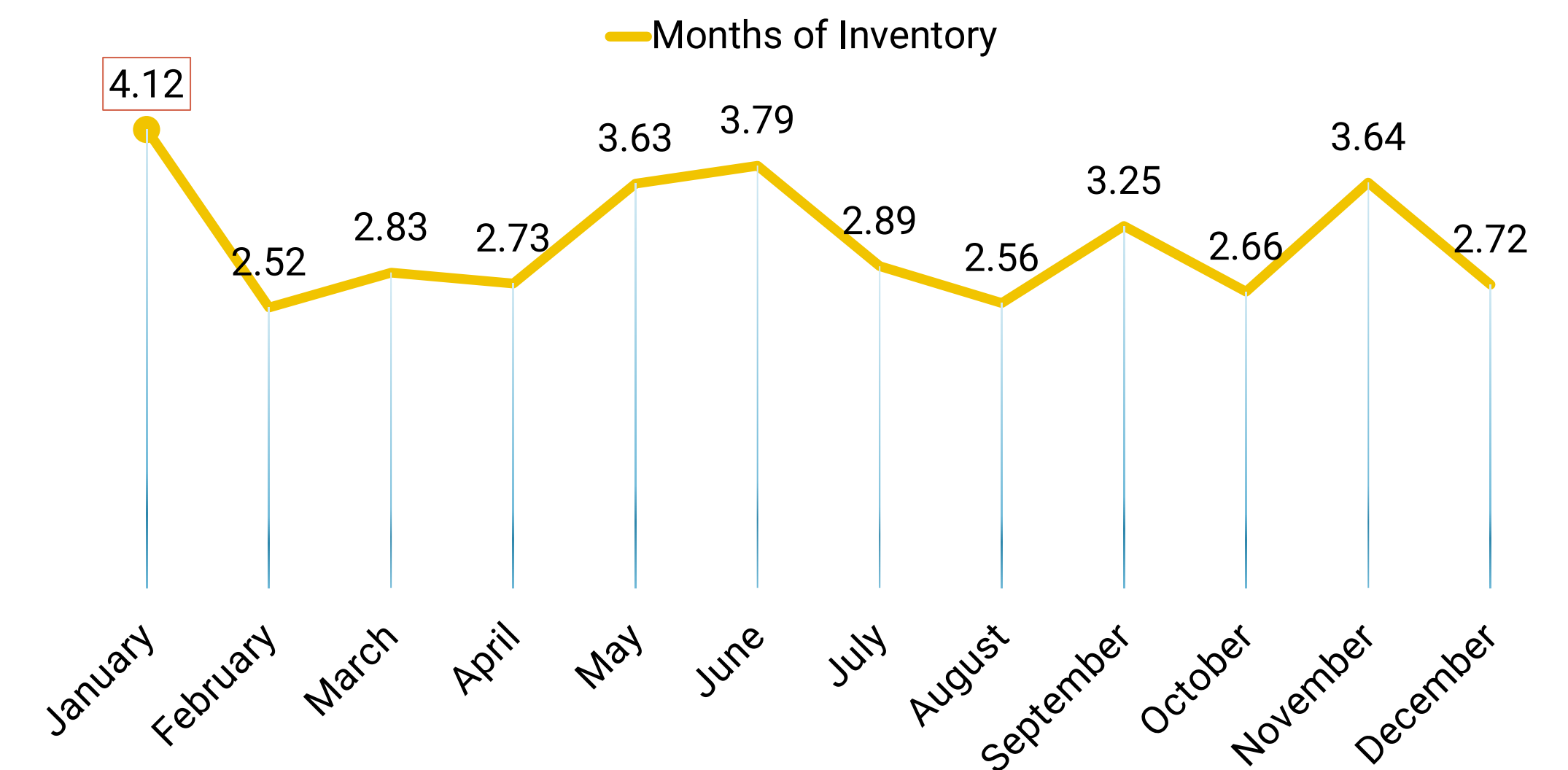
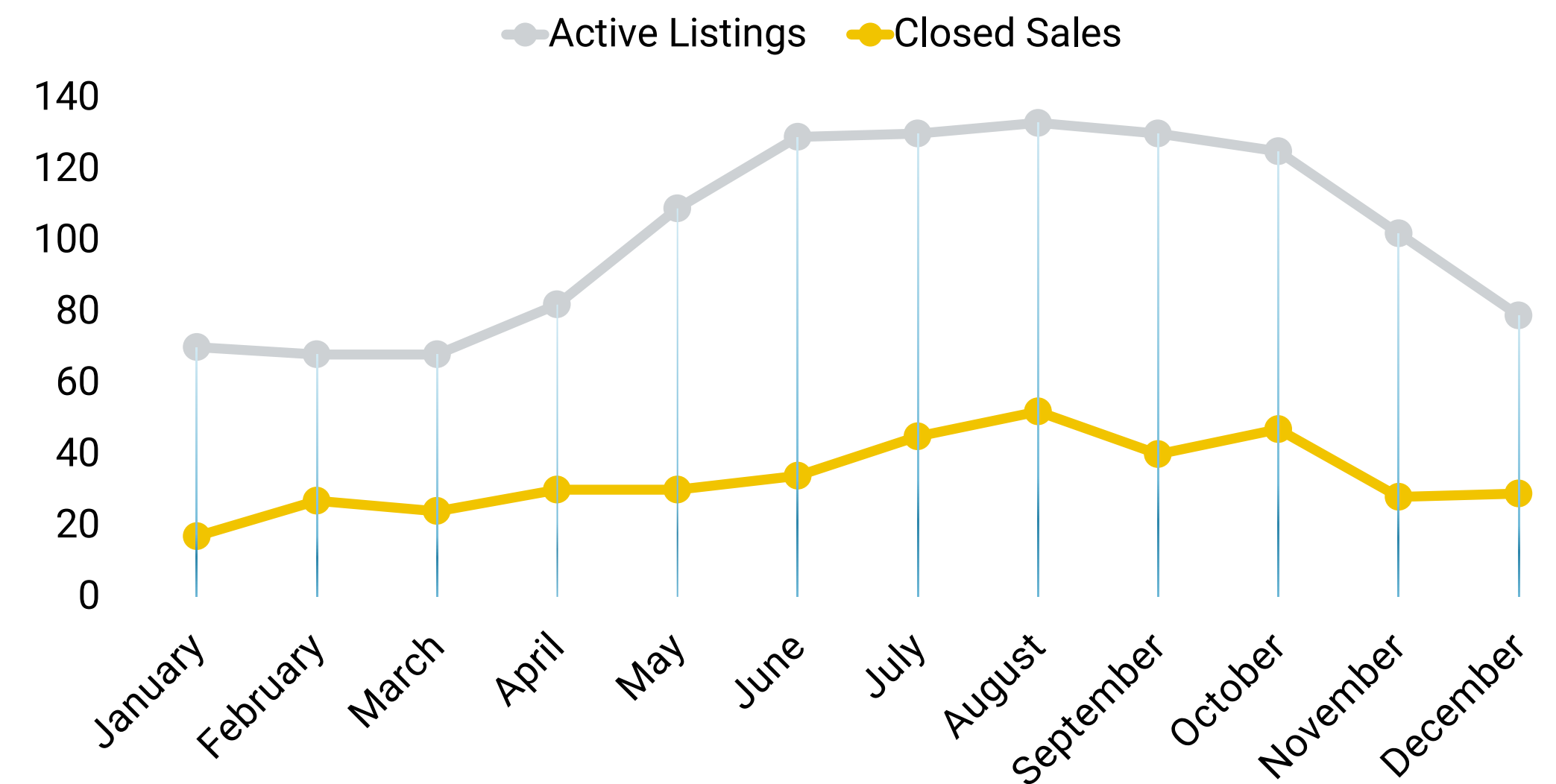
Jefferson: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	70	17	4.12
February	68	27	2.52
March	68	24	2.83
April	82	30	2.73
May	109	30	3.63
June	129	34	3.79
July	130	45	2.89
August	133	52	2.56
September	130	40	3.25
October	125	47	2.66
November	102	28	3.64
December	79	29	2.72



Jefferson: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	2	0	0.00
February	3	2	1.50
March	7	2	3.50
April	10	0	0.00
May	11	1	11.00
June	14	5	2.80
July	12	6	2.00
August	17	5	3.40
September	17	2	8.50
October	14	3	4.67
November	15	7	2.14
December	9	5	1.80

