



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Jefferson
Annual Statistical
Review and Highlights

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Member Offices

2,474



Total Members/Subscribers

31,632



Counties

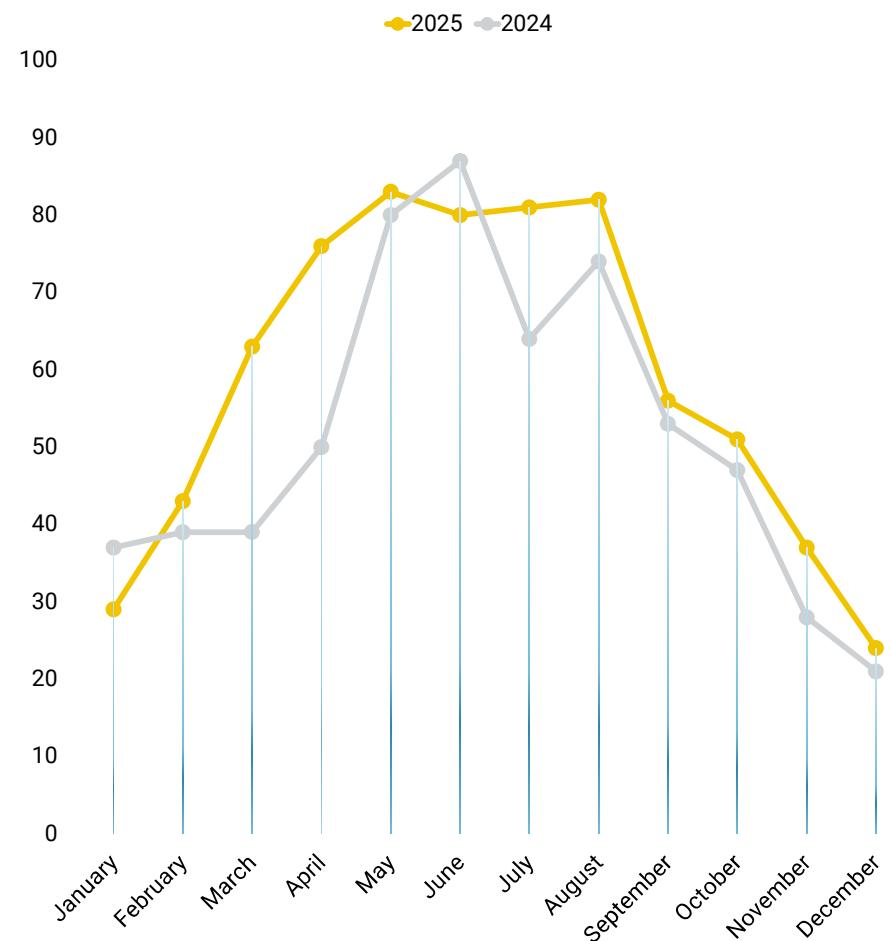
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Jefferson: Residential Homes and Condominiums

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).

	2025	2024	% chg.
January	29	37	-21.62%
February	43	39	10.26%
March	63	39	61.54%
April	76	50	52.00%
May	83	80	3.75%
June	80	87	-8.05%
July	81	64	26.56%
August	82	74	10.81%
September	56	53	5.66%
October	51	47	8.51%
November	37	28	32.14%
December	24	21	14.29%
Total	705	619	
% chg.		13.89%	

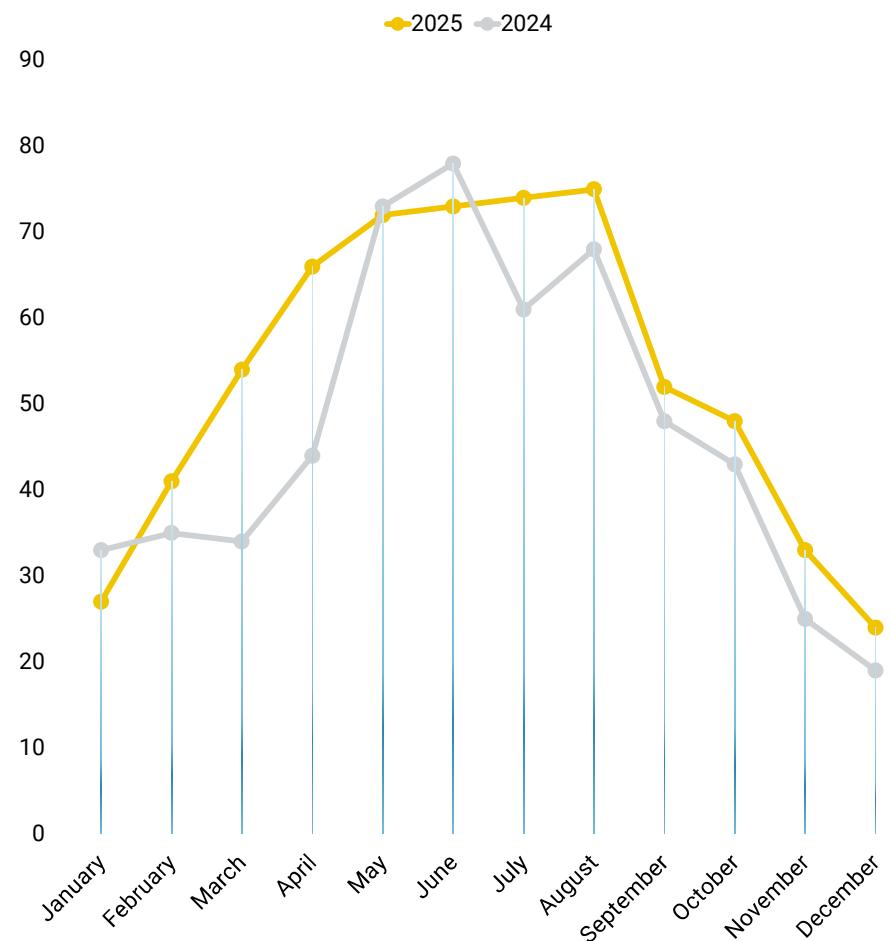


Jefferson: Residential Homes Only

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).

	2025	2024	% chg.
January	27	33	-18.18%
February	41	35	17.14%
March	54	34	58.82%
April	66	44	50.00%
May	72	73	-1.37%
June	73	78	-6.41%
July	74	61	21.31%
August	75	68	10.29%
September	52	48	8.33%
October	48	43	11.63%
November	33	25	32.00%
December	24	19	26.32%
Total	639	561	
% chg.		13.90%	

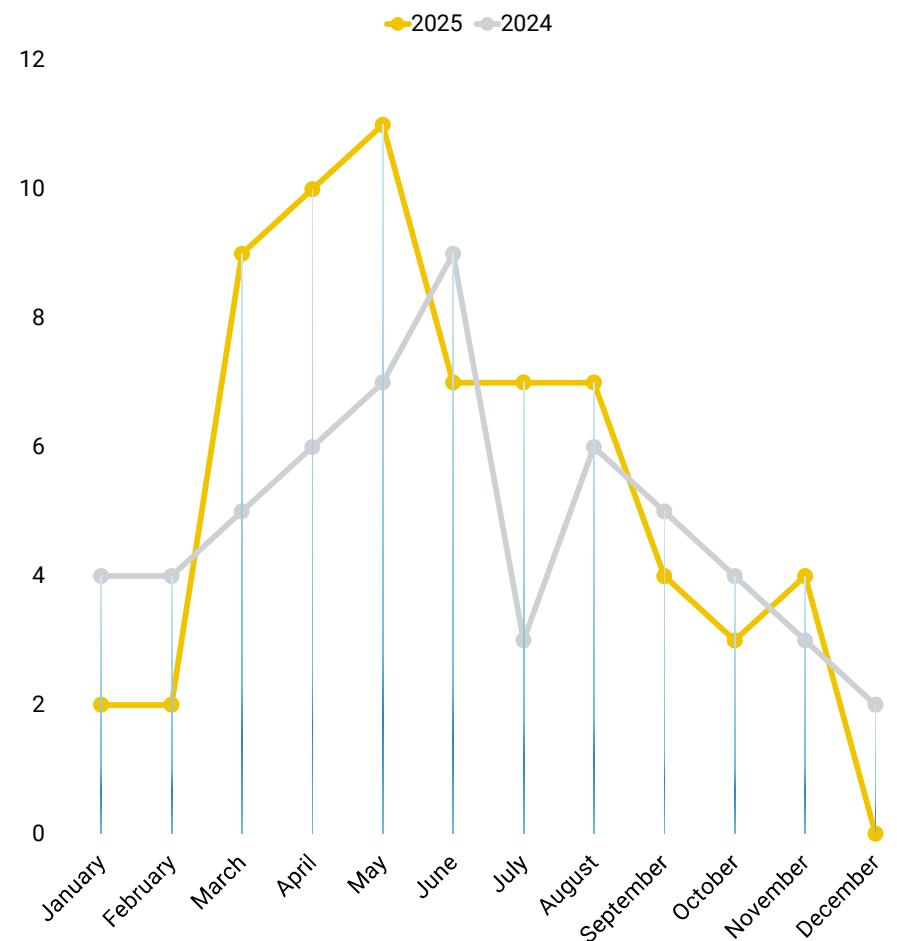


Jefferson: Condominiums Only

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).

	2025	2024	% chg.
January	2	4	-50.00%
February	2	4	-50.00%
March	9	5	80.00%
April	10	6	66.67%
May	11	7	57.14%
June	7	9	-22.22%
July	7	3	133.33%
August	7	6	16.67%
September	4	5	-20.00%
October	3	4	-25.00%
November	4	3	33.33%
December	0	2	-100.00%
Total	66	58	
% chg.		13.79%	

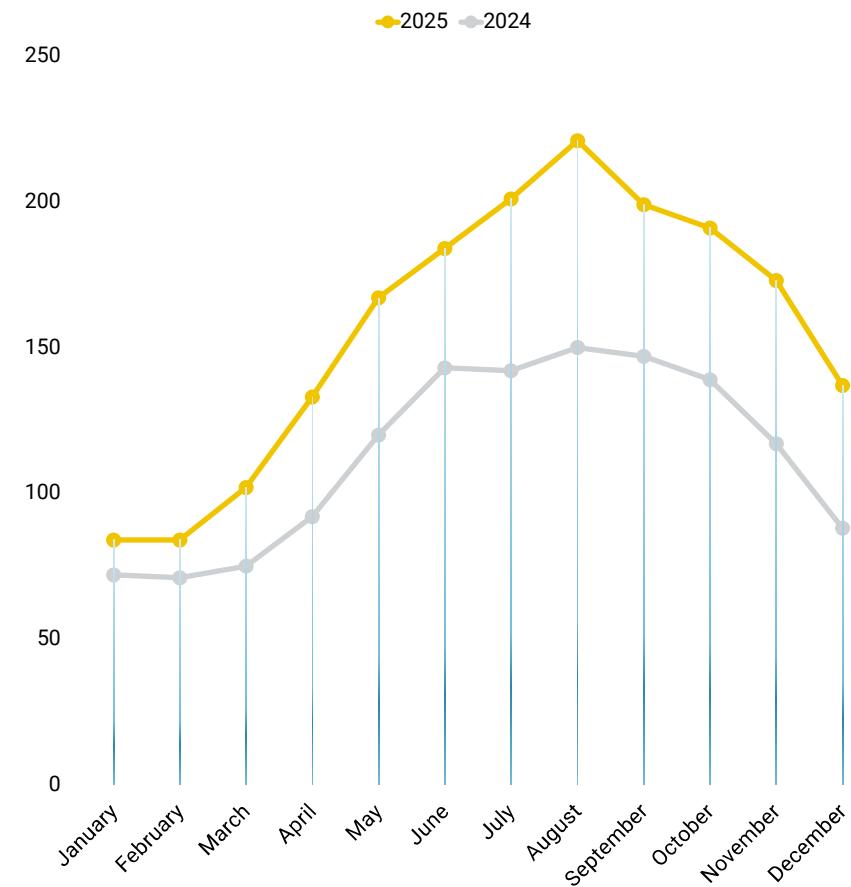


Jefferson: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	84	72	16.67%
February	84	71	18.31%
March	102	75	36.00%
April	133	92	44.57%
May	167	120	39.17%
June	184	143	28.67%
July	201	142	41.55%
August	221	150	47.33%
September	199	147	35.37%
October	191	139	37.41%
November	173	117	47.86%
December	137	88	55.68%
Total	1,876	1,356	
% chg.	38.35%		

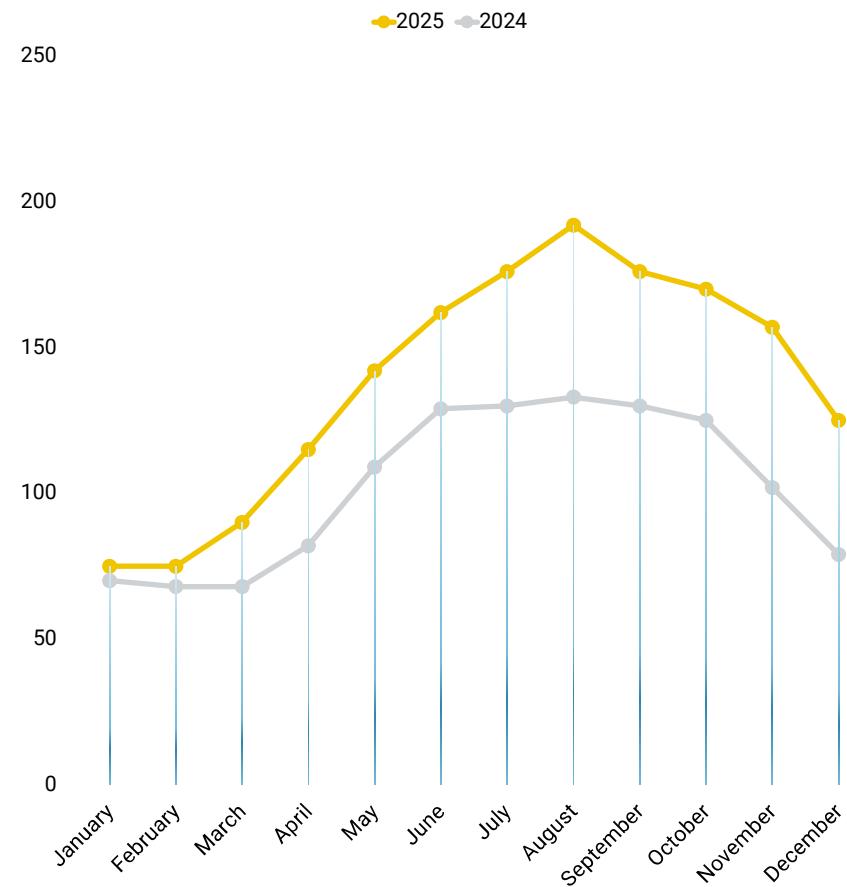


Jefferson: Residential Homes Only

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.

	2025	2024	% chg.
January	75	70	7.14%
February	75	68	10.29%
March	90	68	32.35%
April	115	82	40.24%
May	142	109	30.28%
June	162	129	25.58%
July	176	130	35.38%
August	192	133	44.36%
September	176	130	35.38%
October	170	125	36.00%
November	157	102	53.92%
December	125	79	58.23%
Total	1,655	1,225	
% chg.	35.10%		

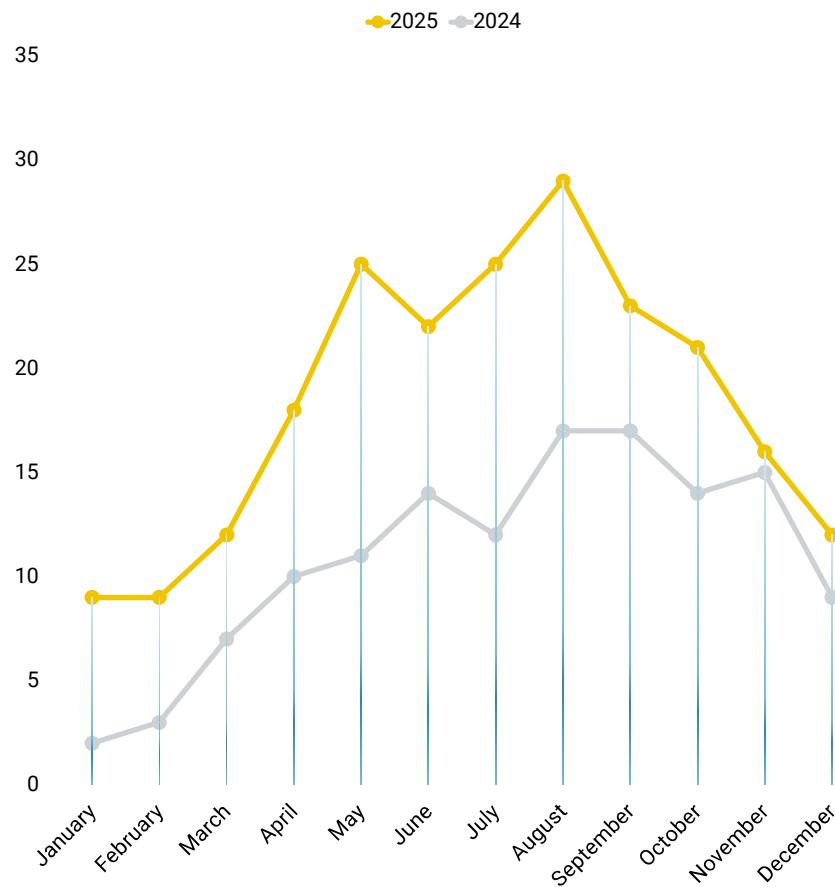


Jefferson: Condominiums Only

Active Listings by Month

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

	2025	2024	% chg.
January	9	2	350.00%
February	9	3	200.00%
March	12	7	71.43%
April	18	10	80.00%
May	25	11	127.27%
June	22	14	57.14%
July	25	12	108.33%
August	29	17	70.59%
September	23	17	35.29%
October	21	14	50.00%
November	16	15	6.67%
December	12	9	33.33%
Total	221	131	
% chg.	68.70%		



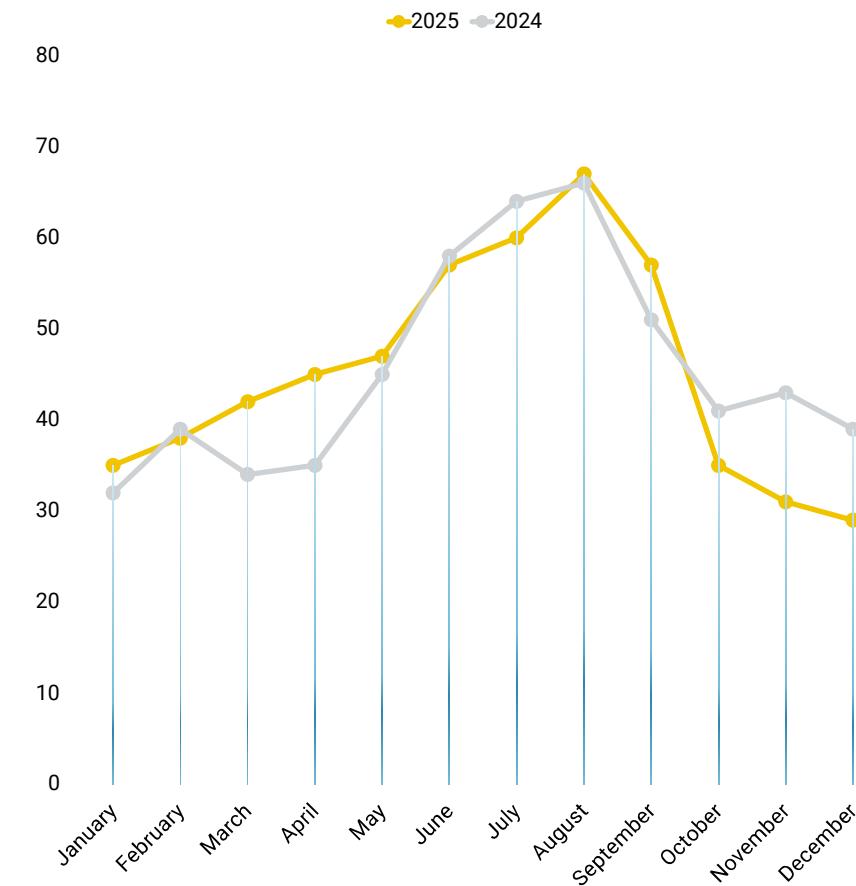
Jefferson: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	35	32	9.38%
February	38	39	-2.56%
March	42	34	23.53%
April	45	35	28.57%
May	47	45	4.44%
June	57	58	-1.72%
July	60	64	-6.25%
August	67	66	1.52%
September	57	51	11.76%
October	35	41	-14.63%
November	31	43	-27.91%
December	29	39	-25.64%
Total	543	547	
% chg.		-0.73%	



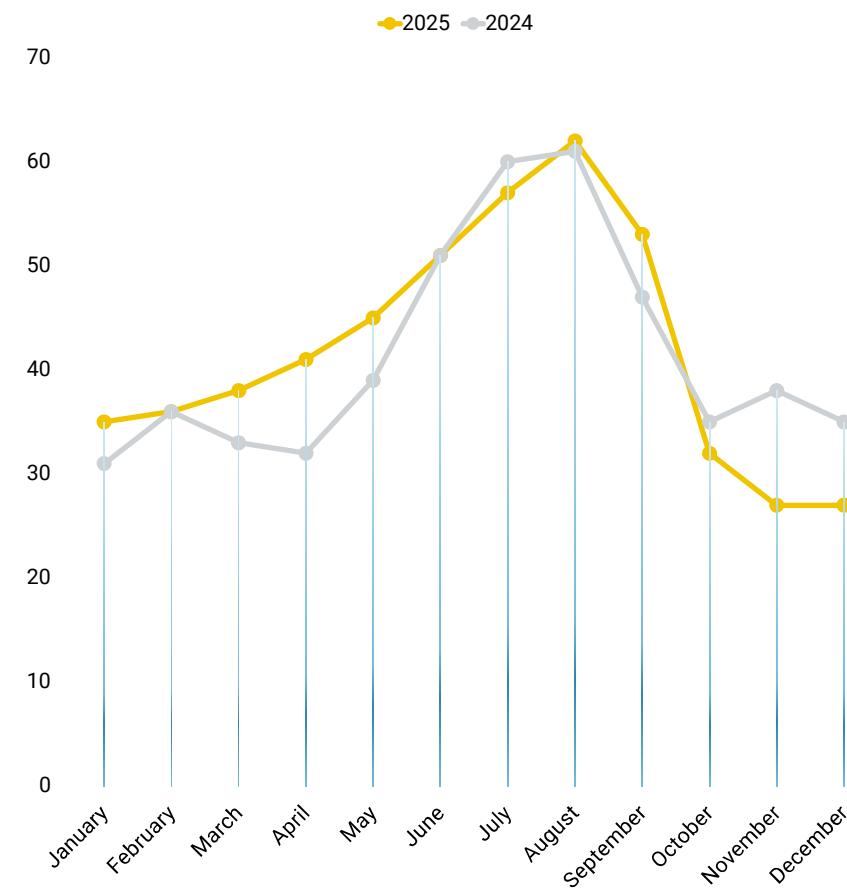
Jefferson: Residential Homes Only

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.

	2025	2024	% chg.
January	35	31	12.90%
February	36	36	0.00%
March	38	33	15.15%
April	41	32	28.13%
May	45	39	15.38%
June	51	51	0.00%
July	57	60	-5.00%
August	62	61	1.64%
September	53	47	12.77%
October	32	35	-8.57%
November	27	38	-28.95%
December	27	35	-22.86%
Total	504	498	
% chg.		1.20%	



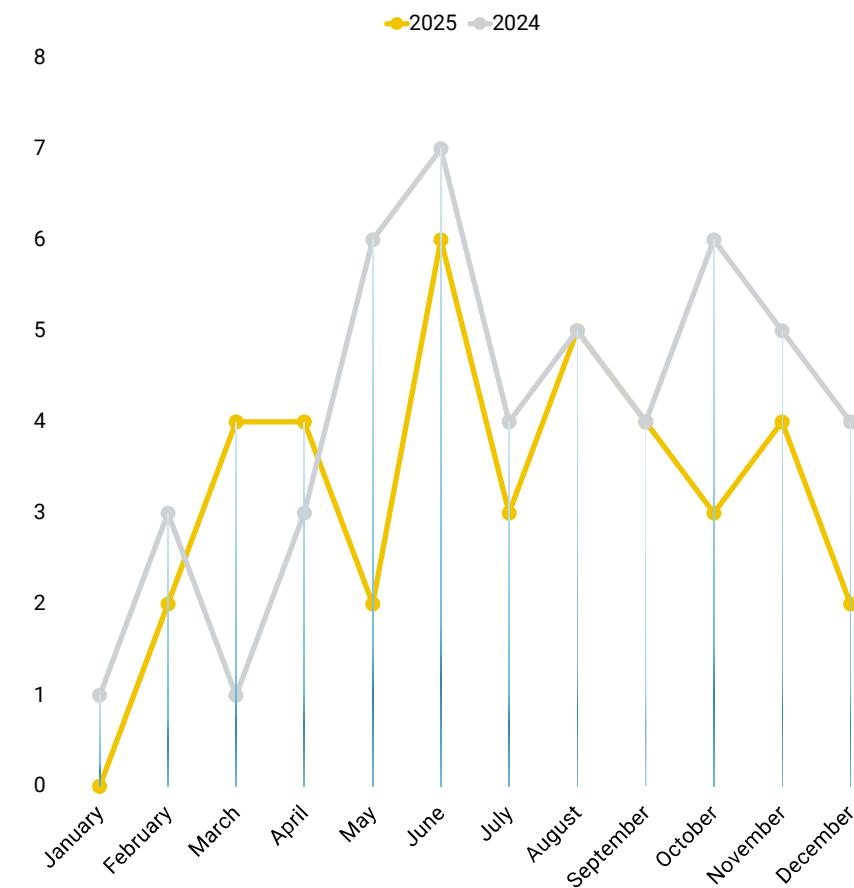
Jefferson: Condominiums Only

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.

	2025	2024	% chg.
January	0	1	-100.00%
February	2	3	-33.33%
March	4	1	300.00%
April	4	3	33.33%
May	2	6	-66.67%
June	6	7	-14.29%
July	3	4	-25.00%
August	5	5	0.00%
September	4	4	0.00%
October	3	6	-50.00%
November	4	5	-20.00%
December	2	4	-50.00%
Total	39	49	
% chg.		-20.41%	

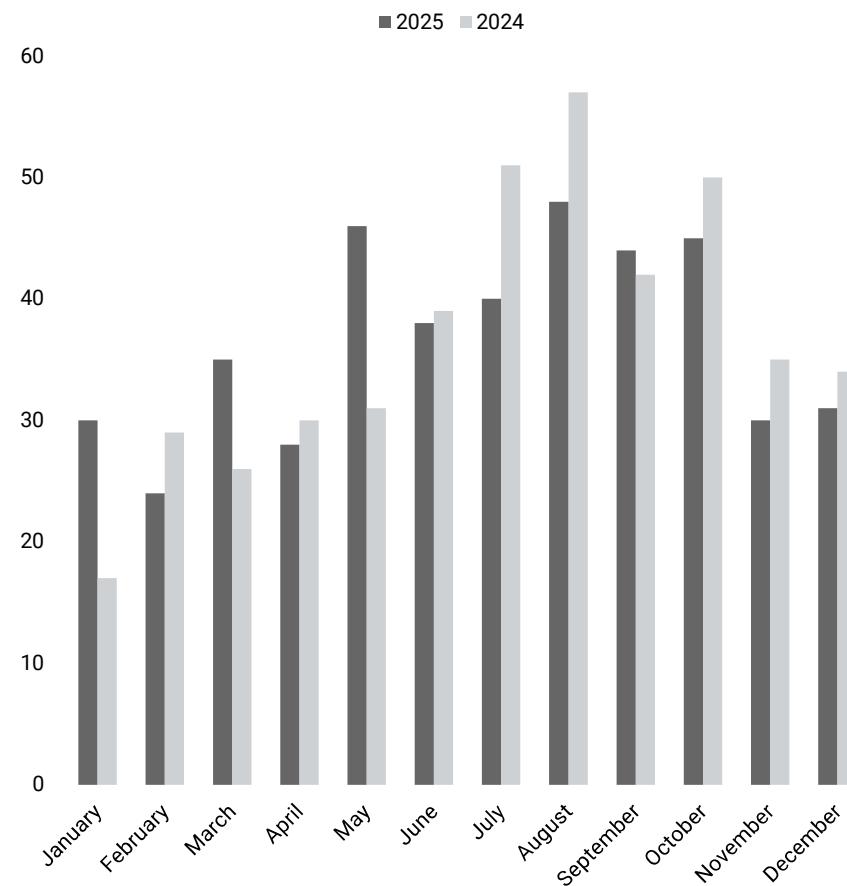


Jefferson: Residential Homes and Condominiums

Closed Sales by Month

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

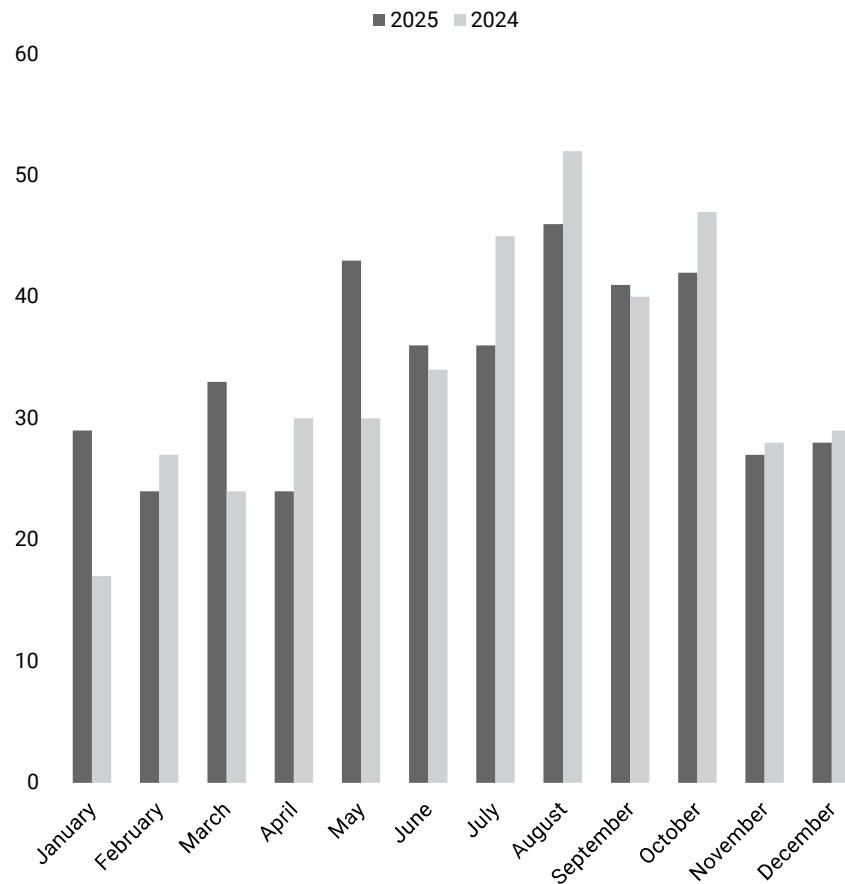
	2025	2024	% chg.
January	30	17	76.47%
February	24	29	-17.24%
March	35	26	34.62%
April	28	30	-6.67%
May	46	31	48.39%
June	38	39	-2.56%
July	40	51	-21.57%
August	48	57	-15.79%
September	44	42	4.76%
October	45	50	-10.00%
November	30	35	-14.29%
December	31	34	-8.82%
Total	439	441	
% chg.		-0.45%	



Jefferson: Residential Homes Only Closed Sales by Month

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

	2025	2024	% chg.
January	29	17	70.59%
February	24	27	-11.11%
March	33	24	37.50%
April	24	30	-20.00%
May	43	30	43.33%
June	36	34	5.88%
July	36	45	-20.00%
August	46	52	-11.54%
September	41	40	2.50%
October	42	47	-10.64%
November	27	28	-3.57%
December	28	29	-3.45%
Total	409	403	
% chg.		1.49%	

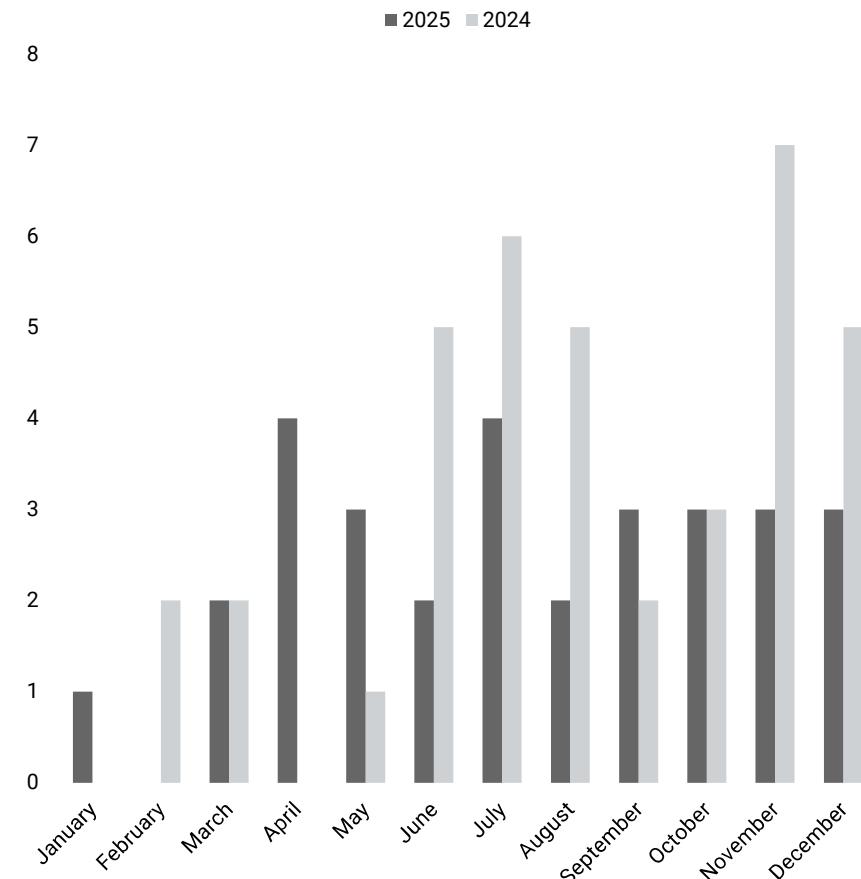


Jefferson: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	1	0	0.00%
February	0	2	-100.00%
March	2	2	0.00%
April	4	0	0.00%
May	3	1	200.00%
June	2	5	-60.00%
July	4	6	-33.33%
August	2	5	-60.00%
September	3	2	50.00%
October	3	3	0.00%
November	3	7	-57.14%
December	3	5	-40.00%
Total	30	38	
% chg.		-21.05%	

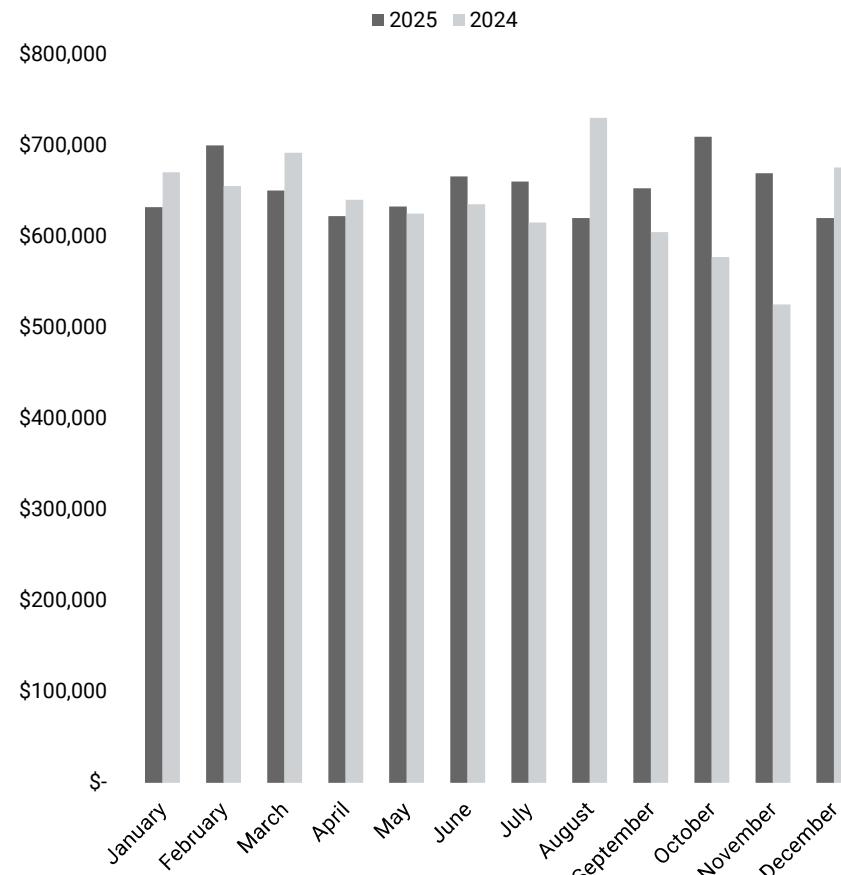


Jefferson: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	\$ 632,000	\$ 670,000	-5.67%
February	\$ 699,500	\$ 655,000	6.79%
March	\$ 650,000	\$ 691,500	-6.00%
April	\$ 622,000	\$ 640,000	-2.81%
May	\$ 632,500	\$ 625,000	1.20%
June	\$ 665,500	\$ 635,000	4.80%
July	\$ 660,000	\$ 615,000	7.32%
August	\$ 620,000	\$ 730,000	-15.07%
September	\$ 652,500	\$ 604,500	7.94%
October	\$ 709,000	\$ 577,000	22.88%
November	\$ 669,000	\$ 525,100	27.40%
December	\$ 620,000	\$ 675,550	-8.22%
Total	\$ 650,000	\$ 640,000	
% chg.		1.56%	

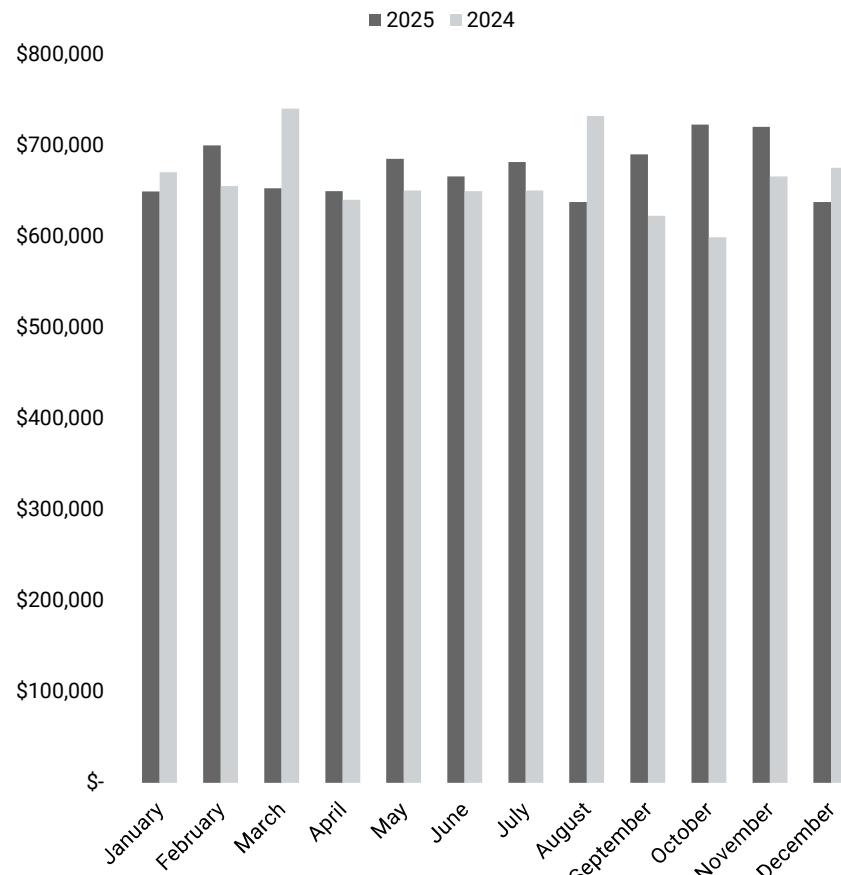


Jefferson: Residential Homes Only

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.

	2025	2024	% chg.
January	\$ 649,000	\$ 670,000	-3.13%
February	\$ 699,500	\$ 655,000	6.79%
March	\$ 652,500	\$ 739,995	-11.82%
April	\$ 649,500	\$ 640,000	1.48%
May	\$ 685,000	\$ 649,995	5.39%
June	\$ 665,500	\$ 649,500	2.46%
July	\$ 681,250	\$ 650,000	4.81%
August	\$ 637,500	\$ 731,875	-12.89%
September	\$ 690,000	\$ 622,500	10.84%
October	\$ 722,500	\$ 599,000	20.62%
November	\$ 720,000	\$ 665,750	8.15%
December	\$ 637,450	\$ 675,000	-5.56%
Total	\$ 665,000	\$ 650,000	
% chg.		2.31%	

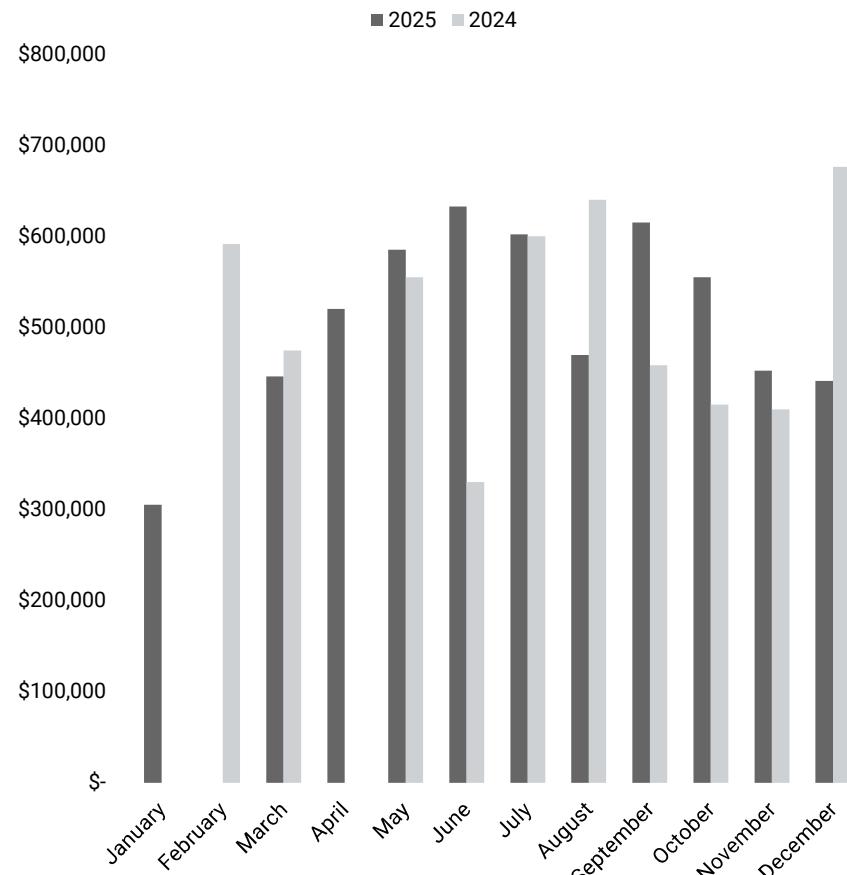


Jefferson: Condominiums Only

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.

	2025	2024	% chg.
January	\$ 305,000	\$ -	0.00%
February	\$ -	\$ 591,500	-100.00%
March	\$ 446,000	\$ 474,500	-6.01%
April	\$ 520,000	\$ -	0.00%
May	\$ 585,000	\$ 555,000	5.41%
June	\$ 632,500	\$ 330,000	91.67%
July	\$ 602,000	\$ 600,000	0.33%
August	\$ 469,500	\$ 639,950	-26.63%
September	\$ 615,000	\$ 458,250	34.21%
October	\$ 555,000	\$ 415,000	33.73%
November	\$ 452,500	\$ 410,000	10.37%
December	\$ 441,000	\$ 676,100	-34.77%
Total	\$ 559,000	\$ 494,000	
% chg.		13.16%	



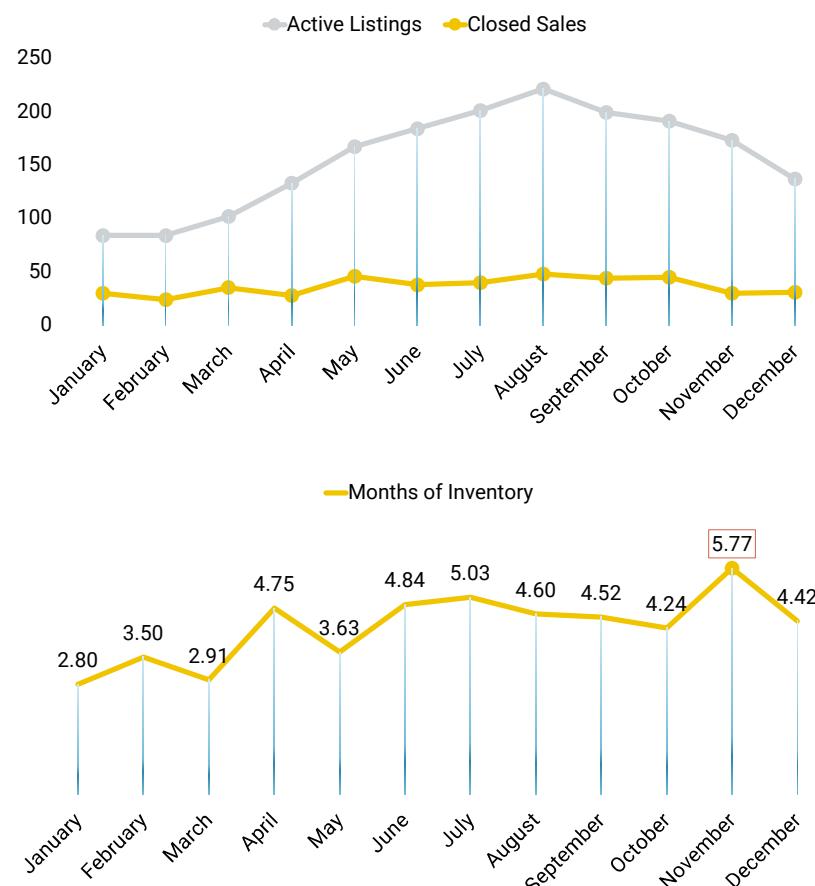
Jefferson: Residential Homes and Condominiums

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	84	30	2.80
February	84	24	3.50
March	102	35	2.91
April	133	28	4.75
May	167	46	3.63
June	184	38	4.84
July	201	40	5.03
August	221	48	4.60
September	199	44	4.52
October	191	45	4.24
November	173	30	5.77
December	137	31	4.42



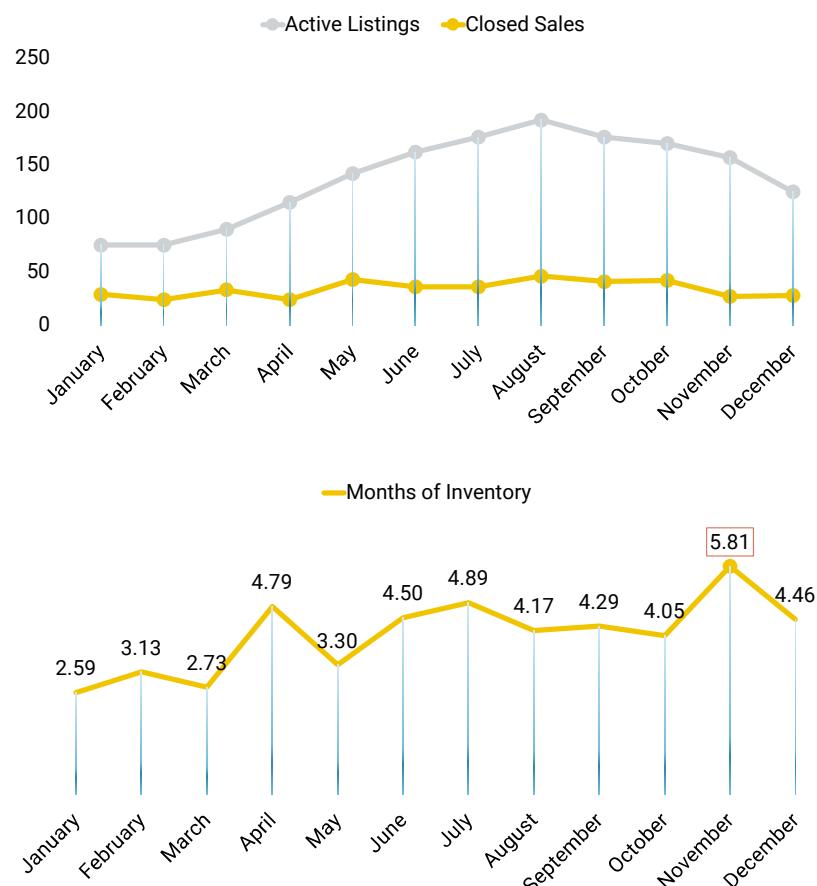
Jefferson: Residential Homes Only

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	75	29	2.59
February	75	24	3.13
March	90	33	2.73
April	115	24	4.79
May	142	43	3.30
June	162	36	4.50
July	176	36	4.89
August	192	46	4.17
September	176	41	4.29
October	170	42	4.05
November	157	27	5.81
December	125	28	4.46



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	9	1	9.00
February	9	0	0.00
March	12	2	6.00
April	18	4	4.50
May	25	3	8.33
June	22	2	11.00
July	25	4	6.25
August	29	2	14.50
September	23	3	7.67
October	21	3	7.00
November	16	3	5.33
December	12	3	4.00

