

Kentucky Realtors release August 2025 housing data

Monthly housing market report focuses on the state of real estate in Kentucky

SPECIAL TO THE NEWS DEMOCRAT

Kentucky Realtors, the largest professional association of realtors in the Commonwealth, recently released housing market data for August 2025, showing that the total volume of real estate sold for the month was \$1.46 billion.

Complete market details for Kentucky in August include:

- **Total sales volume:** \$1.46B, up 8.6% year-over-year (YoY), down 6.95% month-over-month (MoM)
- **Total number of listings sold:** 4,581, up 5.9% YoY, down 4.23% MoM
- **Median sales price:** \$277,490, up 4.7% YoY, down 0.89% MoM
- **Days on the market:** 16, up 3 days YoY, up 2 days MoM
- **New listings:** 6,320, up 0.8% YoY, down 8.71% MoM
- **Months of supply:** 3.54

“As fall approaches, we are beginning to see seasonal real estate fluctuations die down. However, the market remains strong with well over \$1 billion in total sales in August,” Kentucky Realtors President Barb Curtis said. “With the expectation that interest rates will decrease this month, and given the current state of the market,

buyers across the Commonwealth are in a great position. We’re already seeing Kentuckians taking this into account when searching for properties.”

Total sales volume in August dipped to \$1.46 billion, reflecting a 6.95% decrease month-over-month (MoM). Total listings sold (4,581), new listings (6,320) and median sales price (\$277,490) also decreased month-over-month, while the average number of days on the market (16) slightly increased since July.

Kentucky Realtors reports 3.54 months of inventory available across the state, up from 3.22 in July. Inventory is calculated monthly by taking a count of the number of active listings and pending sales across Kentucky on the last day of the month. Anywhere between four and six months of inventory is considered a steady market.

“Given the expected decrease in interest rates, buyers in Kentucky are at a great advantage right now,” Kentucky Realtors CEO Josh Summers said. “With more than 3.5 months of supply currently available and a steady median sales price, now is the time to buy in the Commonwealth.”

In addition to keeping up with market trends, Kentucky Realtors encourages buyers to explore housing affordability factors using the Purchasing Power Calculator, a tool that puts the power in consumers’ hands and helps buyers learn how changes in income, down payment or interest rates could affect their ability

to purchase a home.

The comprehensive tool shows buyers how many listings are available and pertinent trends — such as average bedrooms and square footage for their price range — in their desired area. For more information and to access the tool, visit kyhousingfacts.com.

*Data sourced and aggregated from participating Kentucky Realtors member board content as taken on Sept. 15. Data is subject to revision.



CLASSIFIED DEADLINE

MONDAY – 4:00 PM

Contact Customer Service at
502-255-3205 or
classifieds@mytrimblenews.com

Monday–Friday 8AM–4PM


*Holidays advance deadline by 24 hours.



LEGAL NOTICE

**TRIMBLE COUNTY FISCAL COURT
LEGAL ADVERTISEMENT
SOLID WASTE CAPACITY ASSURANCE**

The Trimble County Fiscal Court, located at 123 Church Street, Bedford, Kentucky 40006, will receive sealed bids for capacity assurance for the disposal of all solid waste projected to be generated within the County over the next ten years, commencing January 1, 2026. The capacity assurance can be provided by a landfill located in, proposed to be located within, or outside of the County. Copies of the Instructions to Bidders and Specifications may be obtained at 123 Church Street, Bedford, Kentucky 40006, from 9:00 a.m. to 3:30 p.m. through October 5th, 2025. Bids must be received by the Office of the Trimble County Judge Executive, 123 Church Street, Bedford, Kentucky 40006, by October 6, 2025, at 1:00 p.m. Bids will be publicly opened and read aloud at 6:30 p.m. at the above-stated address and date. The Trimble County Fiscal Court reserves the right to reject any and



LEGAL NOTICE

**TRIMBLE COUNTY
TAXPAYER NOTICE**


The 2025 County tax bills are due and payable beginning October 1, 2025. If you do not receive your bill in the next few days please contact the Sheriff's Office at 502-255-7138. When mailing in your payment, please include bill number or map number on your check. If payment does not include the bill number or map number it will be returned to sender. If you wish a paid receipt returned to you make sure to include a self-addressed stamped envelope.

The following are the collection dates.
2% discount if paid by November 1, 2025
Face amount if paid by December 31, 2025
5% penalty if paid by January 31, 2026
21% penalty if paid after January 31, 2026

IMPORTANT NOTICE

All delinquent tax bills will be transferred to the County Clerks Office as of the close of business on April 15, 2026. All payments made in the County Clerk's Office are subject to a 20% County Clerk's fee and interest at 1% per month. The delinquent tax bill is also subject to being sold to a third party in the summer of 2026.

**GREG CLIFFORD
TRIMBLE COUNTY SHERIFF**



LEGAL NOTICE

September Probate Notice

ADMINISTRATION HAS BEEN GRANTED TO THE FOLLOWING:


Paula Gibson, 20 Rowlett Ave., Bedford, Kentucky 40006, having been appointed Administratrix on 09-02-25 in the Estate of Cletus Ray Gibson, 20 Rowlett Ave., Bedford, Kentucky 40006, DECEASED.

Melinda Jo Bruther-Castor, 800 S. Grange Hall Road, Hanover, Indiana 47243, having been appointed Executrix on 09-09-25 in the Estate of Dennis Niles Bray, 1568 Bray Ridge Road, Bedford, Kentucky 40006, DECEASED. Attorney Ruth Baxter, P.O. Box 353, Carrollton, Kentucky 41008.

David Scott, 510 Culls Ridge Road, Bedford, Kentucky 40006, having been appointed Administrator on 09-16-25 in the Estate of Mary P. Scott, 510 Culls Ridge Road, Bedford, Kentucky 40006, DECEASED.

Heather Drew, 5077 Fruitville Road, Unit 109-240, Sarasota, Florida 34232, having been appointed Executrix on 09-16-25 in the Estate of David Lee Young, 1860 Gills Ridge Road, Bedford, Kentucky 40006, DECEASED.

CLAIMS AGAINST ESTATE MUST BE FILED BY CREDITOR WITHIN SIX (6) MONTHS AFTER THE DATE OF APPOINTMENT OF FIDUCIARY.



LEGAL NOTICE

NO.24-CI-00094 TRIMBLE CIRCUIT COURT

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-5 PLAINTIFF VS. DAVID MASTERSON, ET AL. DEFENDANTS

COMMISSIONER SALE

VINCENT J. EIDEN, MASTER COMMISSIONER

Per Judgment in Trimble Circuit Court, Master Commissioner will sell at 11:00 am on Friday, October 17, 2025, at public auction to the highest bidder at the Trimble County Courthouse, Bedford, Kentucky 40006, the property described as:

PROPERTY ADDRESS: 898 Morton Ridge Road, Bedford, KY 40006 Including a double-wide mobile/manufactured home.

Parcel No.: 019-00-00-020.01, Deed Book 141, Page 458.

Terms are 10% by cash, certified check or money order & bond per KRS 426.705, balance due in 30 days; property is indivisible; sold free & clear of all liens encumbrances & interest of the parties except:

A) All current real estate taxes and all taxes due thereafter, for which the purchaser shall not have a credit against the purchase price; B) Easements, restrictions, stipulations and agreements of record; C) Assessments for public improvements levied against the property; D) Any facts which an inspection and accurate survey of the property may disclose. However, neither the Plaintiff, its Counsel, the Court, nor the Commissioner, shall be deemed to have warranted title to any purchaser. At bidder's own expense, bidder is to carry fire and extended insurance coverage on said property from the date of sale until purchase price is fully paid. Amt to be raised-\$41,489.59. Chris Wiley, Esq., Plaintiff's Atty. Vincent J. Eiden, Master Commissioner, Post Office Box 563, Crestwood, Kentucky 40014; (502) 243-1981.



Horse Drawn Mowers Wanted
McCormick #9 and John Deere Brands
Will pay cash.

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HELP WANTED

Help Wanted

Looking for a dependable individual to drive and work with Amish Construction Crew. Driving and light construction. Also, looking for a retired individual to drive Amish around town and other runs. If you have interest please call 502-395-1594 and leave a message. No text messages please.




Crestwood, KY

Nearly 600-acre Sanctuary for horses, goats and potbelly pigs is looking for hardworking, dependable people with farming, landscaping, or carpentry experience. Knowledge of horses, goats or pigs a plus.

\$42,000 - \$48,000 per year
Paid Vacation | Paid Holidays | Health, Dental and Vision Insurance
401k | 8-Hour Day Shift, 5 Days/Week
Part time positions available.

To apply please call
Leo 502-356-9159 or
Ben 502-693-2150




CLASSIFIED DEADLINE

MONDAY – 4:00 PM

Contact Customer Service at
502-732-4261, Option 1 or
classifieds@mycarrollnews.com
Monday–Friday 8AM–4PM

*Holidays advance deadlines by 24 hours.



LEGAL NOTICE

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
CARROLL CIRCUIT COURT

Civil Action No. 22-CI-00169
PLANET HOME LENDING, LLC PLAINTIFF
VS. NOTICE OF COMMISSIONER'S SALE
Electronically Filed DEFENDANTS

SARAH ANN CRAWFORD,
a/k/a SARAH CRAWFORD
UNKNOWN SPOUSE, IF ANY, OF
SARAH ANN CRAWFORD,
a/k/a SARAH CRAWFORD

By virtue of a Judgment and Order of Sale entered in the Carroll Circuit Court on the 5th day of May, 2025, and subsequent Order entered September 23, 2025, I will sell at public auction on the front steps (south door facing Highland Avenue) of the Carroll County Courthouse, 440 Main Street, Carrollton, Kentucky, the property described herein located in Carroll County, Kentucky, on FRIDAY, OCTOBER 24, 2025, at the hour of 9:00 a.m., prevailing time, and more particularly described as follows:
Property Address: 209 Tenth Street, Carrollton, KY 41008
Map ID #: C3-05-03

Being the same property conveyed to Sarah Ann Crawford, single, from Candice A. Perkins and Denny Perkins, husband and wife, and John R. Robbins, a/k/a Charles Randal Robbins, and Cindy Robbins, husband and wife, and John Timothy Robbins, a/k/a John T. Robbins, single, and Billy Jo Robbins, Jr., and Terry Robbins, husband and wife, by Deed dated October 6, 2020, of record in Deed Book 217, Page 262, in the Office of the Carroll County Court Clerk.

THERE IS NO MOBILE HOME, DOUBLEWIDE AND/OR MANUFACTURED HOME INCLUDED IN THIS SALE.

The amount of money to be raised by this sale is the sum of \$130,240.29, with accrued interest thereon to April 1, 2022, and with interest continuing to accrue from April 1, 2022, at the rate of 2.625% per annum or \$9.78 per day until fully paid, together with reasonable attorneys fees of \$3,075.00 and court costs of \$907.71.

The real estate shall be sold on the terms of ten (10%) percent cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate the judgment bears per annum from date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid, to the extent of the Court appraised value of said improvements or the unpaid balance of the purchase price whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Carroll Circuit Court or the Plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff Planet Home Lending, LLC, to effect said insurance and furnish the policy or evidence thereof to the Commissioner if it so desires, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.

The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:

a. All unpaid state, county and city real estate taxes for the year 2025;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property; and,
d. Any facts which an inspection and/or accurate survey of the property may disclose.

For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Carroll County.

/s/ Jake A. Thompson
JAKE A. THOMPSON
MASTER COMMISSIONER
CARROLL CIRCUIT COURT