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 3.54 months of inventory was \$1.46 billion.

Complete market details for Kentucky in August include:

- Total sales volume: \$1.46B, up 8.6% year-overyear (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 mar-
- ket: 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

TRIMBLE

some line dancing with

Bethani Johnson. Fun for all

10 a.m.

Payne Hollow Guided

Hike and Book Discussion:

The Trimble County Public

Library is excited to partner

with Payne Hollow on the

Ohio for a guided hike and

book discussion featuring

ogy. Edited by Don Wallis

and illustrated by Harlan

Hubbard, this collection

the Ohio River through

cuss the passages that

highlights the history, cul-

ture, and natural beauty of

essays, poetry, and artwork.

pause to reflect on and dis-

speak most to us, connect-

ing the words on the page

around us. Call us with any

1-p.m. (Drop in)

hangout in the teen room.

enjoy snacks on us. Recom-

mended for ages 8 and up.

Monday, Oct. 27

Mystery at Magnolia Gar-

dens: Everyone's favorite

strawberry-blonde sleuth

investigating a poisoning at

the once-peaceful Magnolia

needs your help. While

Gardens, Nancy Drew

becomes the next victim.

Join us for this immersive

filled with intrigue, team-

clock. Perfect for mystery

lovers, puzzle-solvers, and

Recommended for Teens

Tuesday, Oct. 28

3:30 p.m.

Drawing Club for Teens:

Hang out with other teens

while you work on your

own drawing projects or

thing new. Supplies and

prompts will be provided,

but feel free to bring your

Wednesday, Oct. 29

rytime Friends and Litera-

ture Exploreran us for a

cozy Fall Party filled with

stories, crafts, snacks, and

playful autumn fun. We'll

ate seasonal crafts, share

enjoy fall-themed tales, cre-

Fall Celebration with Sto-

get inspired to start some-

and Adults. Registration

required — spaces fill

quickly.

Nancy Drew fans of all ages.

murder mystery experience

work, and a race against the

5:30 p.m.

Hunt a Killer Nancy Drew-

play some video games,

meet new people, and

Gamer's Hangout: Come

with the living landscape

questions you may have.

During our hike, we'll

OYO: An Ohio River Anthol-

FROM PAGE A5

buyers across the Com- to purchase a home. monwealth 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 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 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 current state of the market, rates could affect their ability

season together.

Thursday, Oct. 30

5 p.m.

Number Night: For Teens &

Adults. Get into the Hal-

loween spirit (or embrace

the cozy side of fall) with a

fun and relaxing paint-by-

number night. Choose from spooky or autumn-themed

designs and enjoy seasonal

snacks while you paint. All

supplies provided while

Spooky (or Fall) Paint-by-

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.

Trimble Banner **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.



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 gen erated within the County over the next ten years, commencing January 1, 2026. The capacity assurance can be provided by a andfill 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



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- ad-

The following are the collection dates 2% discount if paid by November 1, 2025 Face amount if paid by December 31, 2025

All delinquent tax bills will be transferred to the County Clerks Of fice 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

GREG CLIFFORD

tasty treats, and wrap up with some autumn activities and games to celebrate the

TAXPAYER NOTICE

dressed stamped envelópe.

5% penalty if paid by January 31, 2026 21% penalty if paid after January 31, 2026 IMPORTANT NOTICE

TRIMBLE COUNTY SHERIFF

they last. No registration required. Friday, Oct. 31

ALL DAY

Trick or Treat at the Library: Stop by the library in costume and receive a Halloween treat.

Mike Hedges Agricultural **Lime Spreading** 40+ Yrs. Exp. 502-222-5422

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ACTIVE CHOICES A FREE SUPPORT PROGRAM FOR SENIORS

Are you 60 or older and living in Jefferson, Bullitt, Shelby, Spencer, Henry, Oldham, or Trimble County?

Stay active and motivated with ACŤIVE CHOICES – a 6-month telephone-based support program designed just for you!

WHAT YOU'LL GET: An in-person initial meeting to create your personalized activity plan One-on-one support from a trained instructor Regular phone check-ins to rack progress and keep you motivated

Our goal is simple: to help you start - and stick with a regular physical activity outine that matches your fitness level, preferences, and

This program is provided at NO COST to participants and is supported by Title IIID funding from the Department for Aging & Independent

CALL TODAY TO LEARN MORE AND GET STARTED! 502-266-5571



ADMINISTRATION HAS BEEN GRANTED TO THE FOLLOW-

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, DEĆEASED.

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.



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 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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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.







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.



COMMONWEALTH OF KENTUCKY UNIFIED COURT OF JUSTICE CARROLL CIRCUIT COURT

Electronically Filed

DEFENDANTS

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

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 Car-roll 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 Car-roll 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

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 improve-ments 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

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

b. Easements, restrictions, and stipulations of record; c. Assessments for public improvements levied against the d. Any facts which an inspection and/or accurate survey of the

property may disclose. or 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