

COMMUNITY

Spring housing market sees positive increases in major categories

NEW CONSTRUCTION SALES HIT THE HIGHEST APRIL NUMBER SINCE 2007

The housing market in the Bluegrass region continued to show signs of steady activity and balanced growth, according to the latest market report released by Bluegrass Realtors®. While inventory levels improved and new listings and pending sales increased, home prices and buyer demand remained resilient heading into the spring market.

A good sign for buyers in what is typically the hottest season for real estate, inventory levels continue to rise. With 3,980 homes available in April, that represents a 5% increase over the 3,780 homes available last year and up 7% from the previous month.

April's supply was the month's highest since the start of the pandemic in 2020. Inventory has now posted 30 months of consecutive year-over-year growth.

Improved sales led to months of inventory dropping from March's 3.7 months to 3.2 months in April, a 14% decline, however, with increased inventory, the year-over-year number rose 3% from 3.1 months of inventory in 2025.

Homes coming on the market jumped slightly in April after a big surge in the prior month. New listings increased 4% from last April, with 2,036 homes in 2026 compared to 1,952 in 2025. Compared to last month, listing activity

grew less than 1% but was still trending in a positive direction as April was the highest new listing total for the month since 2019. Year-to-date, new listings remain up 8% compared to 2025.

"Buyers are seeing an influx of inventory this spring which is a good sign for the market," said Mike Inman, president of Bluegrass Realtors®. "It's been a while since we've had even close to enough homes available to meet the demand and, although we are seeing the market continue to normalize, we don't have nearly enough, but moving in the right direction."

With new listings came a flurry of activity

as a total of 1,245 homes were sold in April, up from 1,203 last year, a 4% increase year-over-year. Sales were also up a staggering 23% from the previous month and continued a five-month trend of increases. Nationally, home sales didn't change year-over-year, signaling the strength of the regional market.

For the year, sales were up 5% with 3,986 transactions completed compared to 3,784 last year.

Single-family sales in April experienced a 5% bump, with 1,174 homes sold compared to 1,117 last year, while townhouse and condo dropped 21% from 86 units in 2025 to 71 this

year. Townhouses and condos represented only 6% of the market.

New construction sales hit the highest April number in almost two decades with a year-over-year increase of 6% in 2026. Sales reached 157 this year, compared to 148 in 2025 and rose 24% from the previous month.

For the second consecutive month, pending sales had double digit increases with 1,539 homes going under contract in April. That's a 12% jump from the 1,380 homes in 2025 and the highest April total since 2021. Pending sales were up 9% year-to-date.

"The number of sales pending is a forward-

looking indicator for what closed transactions may look like in coming months," continued Inman. "And if the previous two months prove anything, it's that we are in for a busy spring season in real estate."

Activity is picking up, but with listings and inventory staying elevated, the market is seeing the average number of days homes spent on the market rise in April over last year. At 57 days this is a 14% increase from last year but a drop from 62 days in March. The April days on market total is the highest for the month since

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COMMUNITY

A Tribute to Charles Mattox - Heaven is a lot like Kentucky

THE CALM BEFORE THE STORM

Although a British army under Lord Cornwallis had surrendered at Yorktown, in October 1781, the Revolutionary War on the Ohio River Valley continued.

March 8, 1782, American Colonel David Williamson, and a force of 160 men of the western Pennsylvania militia murder 96 "Christian Indians" at the Moravian settlement of Gnadenhutten (translated as "Cabins of Grace". The incident remains one of the darkest episodes of the conflict in the Ohio River Valley during the Revolutionary era, and compels the Wyandotte Nation to swear revenge. The Moravian men, women and children are bludgeoned to death while they pray.

March 22, 1782, the Battle of Little Mountain, or Capt. James Estill's Defeat, occurs near the present-day community of Mt. Sterling, following the attack of Estill's Station by two dozen Wyandotte warriors, who lash out in revenge of the Moravian Massacre and murder and scalp young Jenny Gass in the presence of her brother and others in the fort. During the ensuing battle, Estill and seven men are killed, and one dozen are wounded.

May 25-June 11, Col. William Crawford, leads about 500 volunteer militiamen, mostly from Pennsylvania, from Fort Pitt, deep into American Indian territory, the campaign's goal was to destroy enemy American Indian towns along the Sandusky River in the Ohio Country. After a day of indecisive fighting near the Sandusky towns, the Americans found themselves surrounded and attempted to retreat. The retreat turns into a rout, but most of the Americans managed to find their way back to Pennsylvania. About 70 Americans are killed; Indian and British losses are less than one dozen. Colonel Crawford and others are captured and slowly tortured to death.

11 July 1782. Excerpts from a letter from Col. William Irvine, Commander at Fort Pitt (Pittsburgh) to General George Washington:

"Dr. Knight, a surgeon I sent with Colonel Crawford, returned the 4th instant to this place. He brings an account of the melancholy fate of poor Crawford. The day after the main body retreated, the Colonel, Doctor, and nine others, were overtaken, about thirty miles from the field of action, by a body of Indians, to

whom they surrendered. They were taken back to Sandusky, where they all, except the Doctor, were put to death...The Doctor adds, that a certain Simon Girty, who was formerly in our service, and deserted with McKee, and is now said to have a commission in the British service, was present at torturing Colonel Crawford...He also says the Colonel begged of Girty to shoot him, but he paid no regard to the request..."

In the settlements of central and northeastern Kentucky, the men and women went about their work as usual as the summer continued. Some early vegetables were being harvested from the gardens and the solitary and group hunting expeditions had been successful.

The hemp, tobacco and corn, had been planted and the various scouts from the various communities stayed ever vigilant in their inspection of the terrain near and

around the forts, or stations, as they were more aptly called.

At Hoy's Station, two young stepbrothers; Jones Hoy and Jack Callaway, spent much of their days filled with do-vice farm-related chores, but they always managed to keep a close watch on their watermelon patch. Watermelons were a rare commodity along the frontier and the seeds alone were worth a good deal, besides the boys were already savoring the delicious taste and other "fruit of their labors."

Along the Sandusky and Scioto Rivers, however, British Ranger Captain William Caldwell and the leaders of several Native American Tribes, including the Shawnee, Chippewa, Mingo, Wyandotte and Ottawa, met during a grand council at Chillicothe on the Scioto River. It was there throughout several days in the middle of July that the white renegade and for-

mer American soldier, Simon Girty, drew up plans to vanquish all the settlements of Kentucky. Girty was well known in Kentucky, having helped persuade the garrisons at Ruddle's and Martin's Station into surrendering in June of 1780 during the British General Henry Byrd's invasion, two years earlier. Hundreds of Kentuckians were taken prisoner and separated from their families members over northern British garri-

sons and Native American villages across the Ohio River. Dozens perished along the way.

Captain Caldwell was leading a skilled group of hardened Canadian Rangers who were eager to invade Kentucky.

Little did any of them know at the time, but young Jones Hoy and Jack Callaway were about to become a hinge point in the turning of events during one of the worst weeks of the history of Kentucky, when

possession of the land that ranged from the ancient Shawnee village of Eskipackithicki (in present Clark County) to the sacred springs along the rivers of sacred springs (Licking River) would result in the death of dozens and dozens of Kentuckians.

If the good Lord is willing, in the future columns this summer, we will examine the events as they unfolded in those sweltering summer weeks of 1782.

PUBLIC NOTICE

The second reading and adoption of the Nicholas County proposed ordinance for fiscal year 2026-27 is scheduled to be held at the courthouse on June 15, 2026 at 9:00 a.m.

BUDGET SUMMARY

AN ORDINANCE Relating to the Annual Budget and Appropriations

BE IT ORDAINED BY THE FISCAL COURT OF NICHOLAS COUNTY, KENTUCKY

SECTION ONE. The following budget is adopted for the fiscal year 2026-27 and the amounts stated are appropriated for the purposes indicated.

(1)	General Fund		
	General Government	\$904,204.00	
	Protection to Persons & Property	\$912,959.00	
	General Health & Sanitation	\$55,710.00	
	Social Services	\$42,500.00	
	Recreation & Cultures	\$14,000.00	
	Debt Services	\$260,500.00	
	General Services	\$181,217.00	
	Reserve for Transfer	\$0.00	
	Fringe Benefits	\$478,000.00	
	TOTAL	\$2,849,090.00	
(2)	Road Fund		
	Roads	\$785,550.00	
	Debt Services	\$50,000.00	
	Fringe Benefits	\$156,580.00	
	General Government	\$18,000.00	
	Reserve for Transfer	\$60,000.00	
	General Services	\$113,000.00	
	TOTAL	\$1,183,130.00	
(3)	Jail Fund		
	Protection to Persons & Property	\$282,843.00	
	General Services	\$1,385.00	
	Reserve for Transfer	\$0.00	
	Fringe Benefits	\$9,991.00	
	TOTAL	\$294,219.00	
(4)	Federal Grants		
	Capital Projects	\$4,437,000.00	
	Reserve for Transfer	\$0.00	
	TOTAL	\$4,437,000.00	
(5)	Convenience/Recycling Fund		
	Protection to Persons & Property	\$0.00	
	General Health & Sanitation	\$125,550.00	
	Reserve for Transfer	\$0.00	
	Fringe Benefits	\$6,271.00	
	TOTAL	\$131,821.00	
(6)	Mathers Fund		
	Social Service	\$155,800.00	
	Reserve for Transfer	\$906,400.00	
	Fringe Benefits	\$2,800.00	
	TOTAL	\$1,065,000.00	
(7)	Courthouse Maintenance/Preservation		
	General Government	\$51,600.00	
	TOTAL	\$51,600.00	
(8)	Clerk Storage Fees		
	General Government	\$58,900.00	
	TOTAL	\$58,900.00	
(9)	HB 723 Waterline		
	Capital Projects	\$401,500.00	
	TOTAL	\$401,500.00	
(10)	Opioid Settlement		
	Reserve for Transfer	\$176,000.00	
	TOTAL	\$176,000.00	
	TOTAL-BUDGET	\$10,648,260.00	

SECTION TWO. This ordinance shall be published in The Carlisle Mercury newspaper by title and summary within thirty (30) days following adoption.

SECTION THREE. This ordinance becomes effective upon passage and publication.

NOTICE OF AVAILABILITY

All interested persons and organizations in Nicholas County are hereby notified that a copy of the county's proposed budget in full is available for public inspection at the Office of the County Judge/Executive during normal business hours.

Published in the Carlisle Mercury on 06.03.26

HUGE AUCTION

2 Auction Rings

Rt. 52 Ripley, Oh. 45167 (Sale Held Inside)

Sun. June 7th 10:00 Doors Open at 8:30

Equipment- 4 Trailers- Camper- Mowers- Guns- Tools & More!!!

Call for Inspection!

Special Interest Items- Case 580N Back Hoe- Case 1155E Loader w/Gripper- Komatsu PC35 MR Mini Excavator- 16' Enclosed Trailer- Gator Made 30' GN Trailer- 10 Ton Dual Tandem Equipment Trailer- HD 18' Trailer Same As New-

10 Mowers- JD 700 P.S. 1 Owner- 3, Exmark Zero Turns- JD Z515 1 Owner- Simplicity RM w/Blade- & Others-

'22 Tracker 300 4 Wheeler- RK 250 SxS- '07 Chrysler Aspen- '05 Dodge 1500- '06 Toyota Scion- '04 Chevy 3500 Van- '99 Ford F-450 Dump Truck 59,000 Miles- '05 GMC Box Truck 1 Owner- JD Gator-

'14 Wildwood 28' Camper w/3 Slide Outs 1 Owner- Implements- Shaver Post Driver- Pond Scoop- Carry All- Woods Finish Mower- JD Weight Bucket-

Tools- Dewalt Generator- Concrete Mixer-Line Striper- Power Washer- DeWalt Power Tools- JD Chainsaw- Tables Full of Hand- Power & Garden Tools- Weed Eaters- Rolling Carts- Snap On Incl. Torque Wrench-

7, 55 Gal Drums of GE 3502 Roof Coating- 18 from Private Collection- Call or See Web for List-

Pocket Knives Incl.- 7 Case- & Others- Winchester Meat Clever- Winchester Flash Light- Thermometers Silver Coins & Paper Money- Incl. Morgan Dollars- Franklin 1/2s- 40 Mercury Dimes- 30 V Nickels- 100 Indian Head- Wheat Pennies- & Others

Antiques- 4, 5, & 6 Gal Crocks- Marbles- Scales- Waterbury Mantle Clock- CI Seat- Advertising- Full Mobile Oil Cans- Louisville Bat- 7 Pocket Watches-

New Building Material- Decorative Entrance Gates- Kitchen Cabinet Sets- Huge Selection of Flooring- Hardwood- Water Proof Vinyl- Tile- Rolls of Insulation- House Wrap- Lumber- 200 Treated 1x4x16- 32, 4x4x12- 2 Skids of Felt Paper- Treated 8' Spindles- Fence Slats- Foil Toped OSB- ¾ & 5/8 FRP Plywood- 1x4x14- 2x6x8- 128, 2x8x12- 3 & 4 Step Risers- 6' Fiber Roof Panels- Cedar Split Rail Fence- Vinyl & Treated Lattice- Power Beams- Porch Columns- Vanity Tops- Farm House Sinks- & Tons More Don't Miss Out!!!

Buying or Selling Call Today- Many Items from West Clermont School Dist.- & Others- No CC. on Vehicles- All Sold As Is- 1st time writing a Check Bring Bank Letter of Guarantee Announcements made day of Sale take precedence over any printed material. 4% if paying by CC.- Items may be picked up Later- Absentee Bids Welcome

Towler's Auction Service Inc.

Mike Towler & Randy Myers Auctioneers

513-315-4360 Towlersauctioninc.com