

COMMUNITY

Clifford trial
cont. from pg. 2

five individuals, including Emily Earlywine, along with Clay and Gage's parents gave victim impact statements to the jurors before the jury exited to consider the penalty phase of the trial. Cheyenne's mother also made a statement to the jury also.

Final sentencing for Cheyenne Clifford is scheduled for Monday, Sept. 21, 2026, at 9:00am, at the Nicholas County Judicial Center, before Circuit Court Judge William J. Verax, IV.

Following the end of the trial, both Commonwealth's Attorney Laws and Attorney Tracy both reiterated that hopefully the end of this trial can bring about a measure of closure for all the individuals and families connected to the devastating collision that occurred on Saturday, June 3, 2023.

Housing inventory continues to rise, giving buyers more options

SALES AND PRICES TREND UP, POINT TO STRONG MARKET DEMAND

Inventory levels remained above 4,000 homes for a third consecutive month, marking the first time that has occurred since the start of the pandemic in 2020. July's inventory of 4,399 homes was 10% higher than the 4,002 homes available a year ago, marking 33 consecutive months of year-over-year inventory growth. The rise in available homes has given buyers more options due to the highest July inventory level seen in seven years. Over the previous month, inventory grew by 3%.

The increase in inventory for July pushed the months of inventory (MOI) up slightly to 3 months compared to June when it was 2.9, a 3% jump. July's MOI was the first increase in 2026 and was the highest July total since 2019. Compared to last year, the MOI rose 7% from 2.8 months.

"The market has need-

ed an injection of homes to come online for quite some time," said Mike Inman, president of Bluegrass Realtors®. "However, we can definitely use more selection as demand remains strong. The market is moving toward a better balance, but it's happening more gradually than we would like to see."

The market saw the average number of days on market (DOM) in July rise for the first time since March. At 41 days, the average was up 3%, or one day, from the previous month. Average DOM was unchanged from July 2025, while the median increased by one day (14 to 15) compared to the same month last year. For the year, homes have been staying on the market for an average of 50 days, slightly longer than the 48 days in 2025.

Sales activity continued its momentum in July, with total transac-

tions increasing 4% from last year. July's 1,487 sales, compared to 1,429 in 2025, marked the highest total for the month in five years and extended the year over-year growth streak to eight consecutive months. For the year, home sales are up 7% with 8,515 transactions versus 7,975 in 2025.

July's single-family sales rose 8%, with 1,411 homes sold compared to 1,310 last year, while townhouse and condo sales dropped 36% from 119 units in 2025 to 76 this year. Townhouses and condos represented just under 5.5% of the market.

New construction sales in July hit the second highest total since 2010 and the most new home sales in six years. With 162 sales, the July number was 30% higher than a year ago when it was 125 and 2% higher than the previous month's 159 sales.

Pending sales posted a 2% year-over-year decline in July, with 1,358 homes going under contract compared to 1,388 in July 2025. The decline ended a four-month streak of year-over-year increases. However, pending sales remain up 6% year-to-date.

New listings in July increased 2% from the previous month, with 1,987 homes entering the market compared to 1,952 in June. However, new list-

ings were down 1% from July 2025, when 2,004 homes were listed. Year-to-date, new listings are up 8%, with 13,074 homes entering the market compared to 12,097 during the same period last year.

"Buyers are benefiting from more choices and a little more time to make decisions, while sellers continue to see strong demand and historically high prices," continued Inman. "That combination is a positive sign for the health of the market."

The median home price reached a record \$310,000 in July, increasing 6% from \$292,000 a year ago and up 3% from the previous record of \$300,000 set in June. Year-to-date, the median home price is \$294,900, up 4% from \$284,900 in 2025.

Single-family home prices in July increased 7% to \$311,000, from \$290,000 last year while townhouse and condo prices dipped 5% to \$277,500 from \$293,500 in 2025.

The total value of real estate transactions reached \$539 million in July, a record high, with both sales volume and prices on the rise. This represents an 8% increase from the \$498 million recorded during the same month last year. For the year, the volume of transactions hit \$2.9 billion in 2026, a 10% jump, compared to \$2.6 billion last

year.

The average 30-year fixed mortgage rate was 6.54% in July, up slightly from 6.49% in June. The July rate was also below the 6.72% average recorded a year ago. Mortgage rates have remained relatively stable through the summer and are expected to remain primarily in the mid-6% range through the remainder of the year. While modest declines are possible, a return to rates near 6% or below appears unlikely without a significant improvement in inflation or broader economic conditions.

As the region's leading advocate for homeownership, Bluegrass Realtors® understands the value and joy of owning a home. The Association represents more than 4,000 Realtors® located in 38 counties: Anderson, Bath, Bell, Bourbon, Boyle, Casey, Clark, Clay, Elliott, Estill, Fayette, Franklin, Garrard, Harrison, Henry, Jackson, Jessamine, Knox, Laurel, Lee, Lincoln, Madison, McCreary, Menifee, Mercer, Montgomery, Nicholas, Owsley, Powell, Pulaski, Rockcastle, Rowan, Russell, Scott, Shelby, Wayne, Whitley and Woodford counties. Visit www.bluegrassrealtors.com for up-to-the-minute real estate listings and buying and selling resources.

Board of Education
cont. from pg. 1

Board of Education – a general fund tax levy of 42.7cents on real property and 43.9cents on personal property, which includes 0.2cents for exonerations for the 2026-2027 School Year, which is the compensating rate of 42.5cents per \$100 in value for real estate and 43.7cents per \$100 in value, plus .2cents in allowable exonerations.

The board also approved to adopt the motor vehicle tax levy of 55.5cents per \$100 in valuation for the Nicholas County Board of Education, including exonerations, for the 2026-2027 School Year, as well.

The meeting was subsequently adjourned.

THE AMERICAN REVOLUTION EXPERIENCE

The Jemima Johnson Chapter, NSDAR, in collaboration with the American Battlefield Trust and the Nicholas County Historical Society, is proud to sponsor the traveling exhibit The American Revolution Experience.

September 10–18, 2026
Nicholas County Museum
108 West Main Street, Carlisle, Kentucky
Exhibit Hours: 10:00 a.m.–4:00 p.m.
ADMISSION IS FREE

Experience an engaging journey through the people, places, and events of the American Revolution. This interac-

tive exhibit offers something for visitors of all ages, including hands-on activities and interactive displays designed to bring the Revolutionary era to life.

RIBBON CUTTING CEREMONY
Thursday, September 10, 2026 • 6:30 p.m.
Nicholas County Museum
108 West Main Street, Carlisle

Everyone is invited to attend the ribbon cutting and opening of this special exhibit.

Bring your family and friends and experience history—not just read about it!

Marriage Licenses

Hannah Marie McCord, 32, pharmacy technician to Alvin Bradley Hunt, 37, driver

Katelyn Denise Robinson, 24, unemployed to Dylan Blake Foster, 23, unemployed

Covered Bridge Retirees Meet Thursday, September 10th

The Covered Bridge Chapter of Kentucky Public Retirees will meet Thursday, September 10th at 11 AM at the Double S Entertainment Center on Foster Street in Flemingsburg.

Our speaker will be Paula G. Hunter who will sharing information regarding the heritage of many local residents. All city, county, and state retirees in the area are encouraged to attend.

Darvin's Small Engine Repair

HOURS: Mon.-Fri. 8:00 am to 5:00 pm - CLOSED SATURDAY AND SUNDAY
CLOSED DAILY FROM 12:00 pm - 1:00 pm FOR LUNCH

We specialize in Lawn Mowers, Weedeaters, Chainsaws, Blowers, Generators, and Golf Carts

- Full Service
- Small Engine Repair
- Blade Sharpening
- Carburetor Cleaning
- Electrical
- Transmission repair
- Chainsaw Sharpening

We will pick up and deliver for an additonal fee!



We offer on-site service for your mower!

The on-site service includes changing oil, greasing the mower, sharpening blades, checking spark plugs, and more for one flat rate!

We offer full service on 4-wheelers and side-by-sides as well!

5607 Moorefield Road, Carlisle, KY 40311

859-473-3281

Call or Text! If no answer, pelase leave a message & we will call you back.

We accept ALL MAJOR CREDIT CARDS