

COMMUNITY

Housing Market  
cont. from pg. 3

The boost in listings pushed overall housing inventory to 4,106 properties in August, marking a 10% increase compared to the 3,744 available one year ago. August saw inventory numbers exceed 4,000 for the second month in a row. For 22 consecutive months, inventory has shown year-over-year growth with August hitting the highest monthly total since 2019. From the previous month, inventory was up 3%. At the same time that inventory was increasing, the months of inventory rose slightly to 3.1 from 3.0 in August 2024 - a 3% gain. This shift reflects a gradual loosening of conditions that had previously been very competitive during the summer months. August continued a four-month upward trend of month-over-month increases with a 7% jump and marked the 40th consecutive month of year-over-year growth.

“Rising inventory is helping bring the market closer to balance which is usually 5 to 6 months. Buyers have more choices, and sellers are still seeing steady demand, which is why sales are climbing alongside the growth in available homes,” stated Hyatt.

Homes stayed on the market a bit longer in August, averaging 42 days before going under contract. That’s up from 35 days a year ago, representing a 20% increase. While still relatively quick by historical standards, the longer time-frame reflects a market that is giving buyers more time to consider their options. August marked one year of year-over-year gains. The median DOM climbed to 17 days in August, up from 13 days in 2024. For the year, the average days on market (DOM) was up 21% to 47 days.

Home prices also showed consistent growth, with the median price reaching \$287,500

for the month, a record high for August. That figure represents a 3% gain compared to the \$279,000 median in August 2024. Although August’s median price cooled slightly from the previous month, the data now shows 78 consecutive months of year over-year price appreciation. For the year, median prices are up 5%, reaching \$284,900.

Single-family home prices in June rose 4% to \$290,400, up from \$280,000. Townhouse and condo prices dropped to \$248,725 from \$260,000 in 2024, a 4% decrease.

The combination of more sales and higher prices pushed total sold volume to \$452 million in August and to over \$3 billion for the year. Through the first eight months of the year, total volume was up 10% compared to \$2.8 billion in 2024. In August, total sales were up 14% from last year’s \$399 million.

“This month saw prices rise but a more tempered appreciation,” stated Hyatt. “All other categories were extremely strong and a good sign the market is trying to balance between buyers and sellers with strong demand

and a healthy atmosphere through the end of the year.”

The average interest rate dropped in August to the lowest monthly average this year. The 6.59% rate was 2% lower than the July rate of 6.72% but up slightly from last year’s 6.5%. Rates had been dropping slightly since July at the anticipation of a Fed rate cut which happened in September.

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The Carlisle Mercury

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WE ENCOURAGE LETTERS TO THE EDITOR

The Carlisle Mercury welcomes letters to the editor. Letters must be signed and include a daytime phone number for confirmation. Unconfirmed letters and unsigned letters will not be published. Phone numbers are not published. We reserve the right to deny publication of letters and to edit letters for content.

The deadline for letters to the editor is 5 p.m. Friday.

Send letters to:  
Editor, The Carlisle Mercury  
P.O. Box 272  
Carlisle, KY 40311

Letters may also be e-mailed to: [melissa@kynewsgroup.com](mailto:melissa@kynewsgroup.com)  
However, if e-mail is used, the sender should call 859-289-6425 to confirm that the letter was received.

HOW TO REACH US

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OBITUARIES

WILLIAM CECIL ‘BILLY’ BERRY



William Cecil ‘Billy’ Berry 87 passed away September 27, 2025. He was born in Fleming County on March 15, 1938, to the late J. Malcolm and Melvina Jewell Mitchell Berry.

He was a graduate of Carlisle High School, he was also a student at Eastern Kentucky University. He taught at Paris City School and then taught at Clark County Vocational School for ten years, he was also a construction worker and then moved on to farming.

He was preceded in death by his wife Shirley Ann Clark Berry, who he was married to for thirty-five years. He is survived by a son Malcolm Thomas (Kristin) Berry, a grandson Andrew Clark Berry, a sister Donna Sue (Hay-

luard) Baker, a brother Wayne P. Berry, two nephews Mike (Teresa) Berry and Wes (Leslie) Berry, three nieces Becky (Ricky) McFarland, Cindy (Johnny) Graves and Jennifer (Steven) Turley, two great-grandchildren Annalee Berry and Axel Berry.

Funeral services will be held at 1 pm. Friday October 3, 2025, at Carlisle-Clark Funeral Home with

Bro. Herbie Stallard officiating with burial following in the Carlisle Cemetery. Visitation Thursday from 5 – 8 pm. Pallbearers are Robert Tyra, Mike Berry, Wes Berry, Brian Puckett, Wiley Walker and Mike King. Honorary bearers are Raymond Mitchell, Andrew Clark Berry and James Master-son. Carlisle-Clark Funeral Home in charge of arrangements.

NOTICE

Please take notice that the Nicholas County Fiscal Court is soliciting sealed bids for a milling, paving and shouldering project on Ritchie Road (CR # 1325)-mile markers 5.59-1.173, pursuant to specifications on file with the Nicholas County Judge Executive (reference contact information below). Sealed bids will be accepted until 4:00 p.m. on Wednesday, October 8, 2025, at the Office of Steve Hamilton, Nicholas County Judge Executive, 125 East Main Street, Carlisle, Kentucky. Phone (859) 289-3725. Bids will be opened at a special, called meeting of the Nicholas County Fiscal Court on Thursday, October 9, 2025, at the hour of 9:00 a.m., at the Nicholas County Courthouse, Fiscal Courtroom, 125 E. Main Street, Carlisle, Kentucky. The Nicholas County Fiscal Court reserves the right to reject any and all bids.

Published in the Carlisle Mercury 09.24.25 and 10.01.25

NOTICE

The Nicholas County Board of Education will be taking sealed bids on the following:

1997 Ford F-250 Utility 169,442 miles  
2006 Chevy 2500 Pickup 192,227 miles  
2008 Thomas 72 Passenger Bus 144,917 miles (Mercedes Engine)  
2010 Thomas 72 Passenger Bus 101,350 miles (Cummins Engine)  
3 Partial Snow Plows

If you would like to view any of the items or need more information, call Dennis Jackson at 859-473-0807.

Sealed bids can be mailed to Nicholas County Board of Education, 395 West Main Street, Carlisle, KY 40311. All bids need to be submitted by October 17th , 2025 by 3:00 pm and will be opened at the regular scheduled School Board meeting on October 20th, 2025.

Published in the Carlisle Mercury on 10.01, 10.08 & 10.15 of 2025

Absolute Auction

Saturday, October 4<sup>th</sup> at 9:30am

LOCATION: 6579 East Fork Rd. \* Owingsville, KY 40360

\*\*\* Watch For Signs \*\*\*

Farm Equipment:

3000 Ford Tractor, 1390 Case Tractor, 256 Hay Rake, Four Basket Hay Tedder, 3-Point Rotary Tiller, Two – Bottom Plow, M & W Roller, 7' Disc Mower, Gravity Wagon, Farm Wagon, 94 Chevy Farm Truck, Tobacco Presses, Hand Tools and other Items!!!

Fire Arms:

Remington Model 788, 308 Bolt Action; Browning 22 Long Rifle Challenger II; Colt Police Positive Special 4" Blue Colt; Remington Model 1148 12 gauge Semi-Auto; Remington 22 Semi-Auto!

Furniture & Household Items:

Nice Sectional Couch (like new), Lift Recliner, Recliner, Antique Round Oak Claw Foot Table, Coffee Table & End Tables, Antique Oak Secretary, Very Nice Antique Round Oak Kitchen Dining Table w/Leaf, Oak Kitchen Chairs, Marble Top Cabinet, Vintage Oval Wicker Porch Table, Porch Chairs, Sentinel 8-Gun Heavy Gauge Steel Security Cabinet, Chest Style Deep Freeze, Vizio TV, Woven Bottom Rocker, Cypress Slab Table, Vintage Spindle Headboard & Foot Board, Antique Oak Ice Box, Ice Cream Parlor Chairs, Tin Door Pie Safe, Drop Leaf Table, China Cabinet, Very Nice Vintage Travel Trunks, Ceramic Christmas Tree, Dazey Churn, Cast Iron Kitchen Ware, Various Size Crocks, Wooden Bowl, Grill, Oil Lamps, Vintage Hats, Peddle Sewing Machine, Christmas Décor, Vintage Handmade Basket, Various Antique Furniture, Oak Chest of Drawers, Various Wall Hangings & Pictures, Vintage Stoneware Spittoon Crock, Pitcher & Bowl, Lamps, Church Chair, Copper Boiler w/Lid, Lots of Vintage Household & Kitchen Items, and More!!!

Items of Special Interest:

Locally Made Grandfather Clock – Handmade by George Stevens, 1900's Antique Bakers Table with Flour Bin, Locally found Arrowheads and Primitive Stones

Lots of items!!!

Something ☺ for everyone!

For Pictures and more information:

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Items from the John and Edith Bradley Family & Estate

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Personal Property: Cash or good check day of sale. No Buyers Premium

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Auctioneer: Phillip Copher  
Ph. (859) 398-0409 \* Ph. (606) 674-2097

Broker: Doug Stone  
Ph. (606) 782-3680

DEADLINES: Editorial copy deadline is 5 p.m. Friday. Advertising copy with proof deadline 5 p.m. Friday, advertising copy without proof, 10 a.m. Friday. Classified advertising deadline 10 a.m. Tuesday.

PHOTOS/ELECTRONIC ADVERTISING: Color, black and white and digital photos are all accepted. Digital photos should be submitted in the jpg format and can be emailed. Old photos will be accepted at any time. Please do not submit newspaper clippings or photocopies. Photos may be picked up after they are published in the newspaper. Electronic Advertising must be submitted in pdf format and can be emailed to the above address.

LEGAL ADVERTISING: Font-Arial, Size-7/8. Deadline 5 p.m. Friday.

All submitted copy must be signed and include a daytime phone number.

The Carlisle Mercury reserves the right to reject any submission to this newspaper. While it is the policy of this paper to print as much local material as possible, it is necessary to retain this right. We reserve the right to edit any submitted editorial material. The publication reserves the right to use the word Advertising at any time management feels it is appropriate.

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