

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY



Jefferson Local School District (West Jefferson)

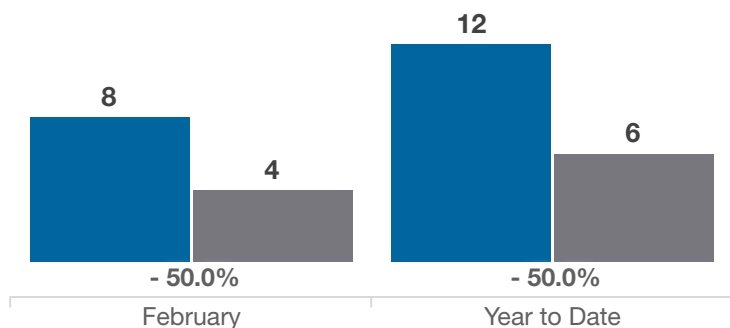
Madison County

Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Closed Sales	8	4	- 50.0%	12	6	- 50.0%
In Contracts	5	5	0.0%	12	10	- 16.7%
Average Sales Price*	\$305,171	\$188,700	- 38.2%	\$263,814	\$200,300	- 24.1%
Median Sales Price*	\$289,500	\$196,400	- 32.2%	\$247,607	\$196,400	- 20.7%
Average Price Per Square Foot*	\$188.21	\$150.12	- 20.2%	\$171.47	\$164.68	- 4.0%
Percent of Original List Price Received*	97.0%	99.0%	+ 2.1%	95.8%	98.3%	+ 2.6%
Percent of Last List Price Received*	101.0%	99.0%	- 2.0%	99.4%	98.7%	- 0.7%
Days on Market Until Sale	21	23	+ 9.5%	18	26	+ 44.4%
New Listings	3	2	- 33.3%	12	5	- 58.3%
Median List Price of New Listings	\$280,000	\$245,000	- 12.5%	\$225,000	\$235,000	+ 4.4%
Median List Price at Time of Sale	\$276,950	\$193,850	- 30.0%	\$244,950	\$198,850	- 18.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.1	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

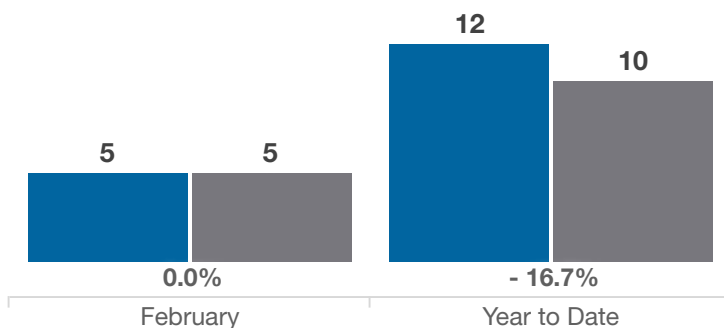
Closed Sales

■ 2022 ■ 2023



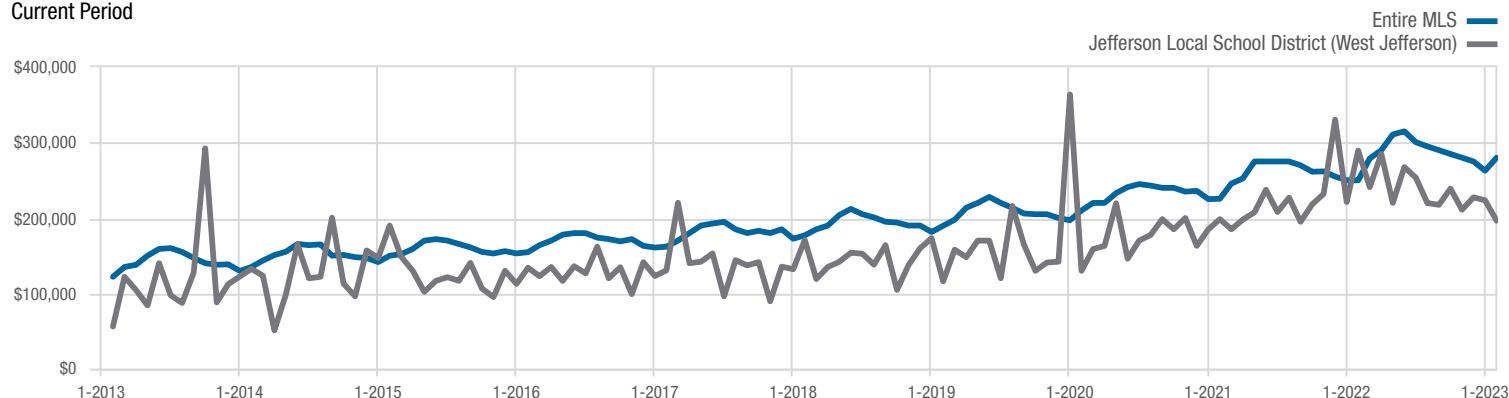
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

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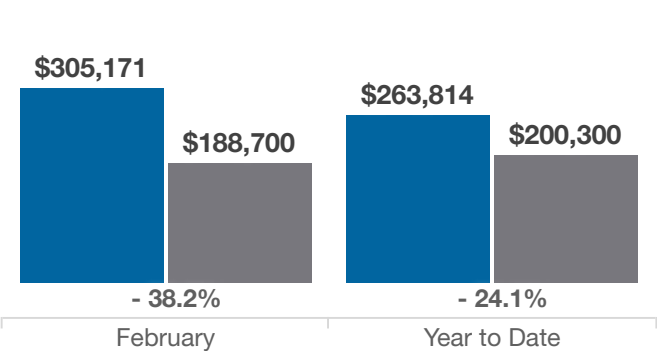
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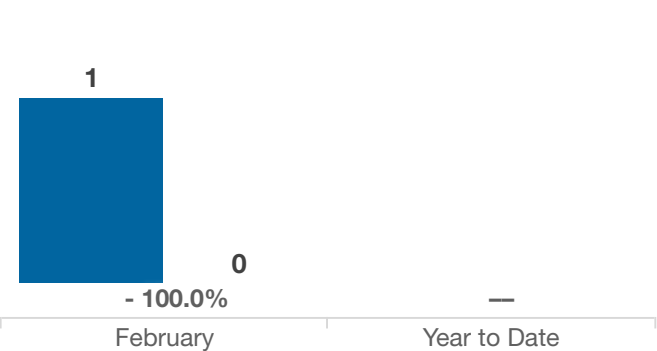
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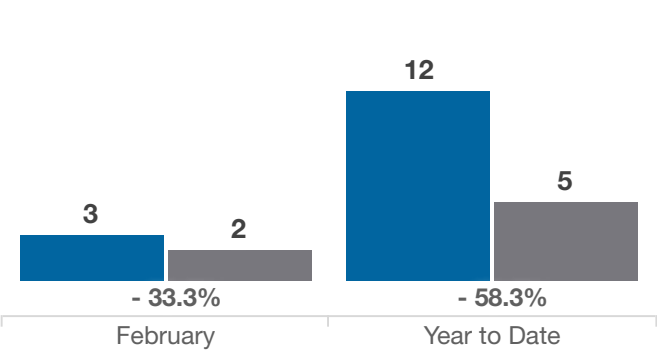
Average Sales Price



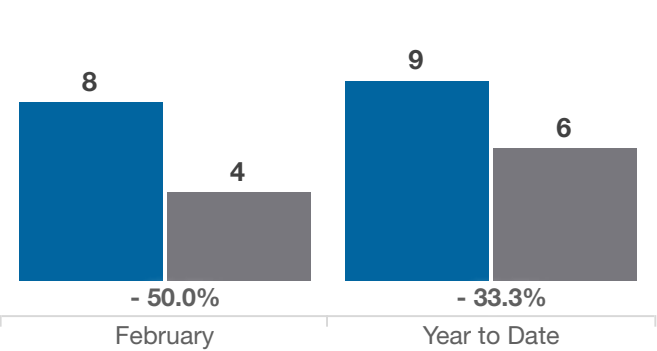
Inventory of Homes for Sale



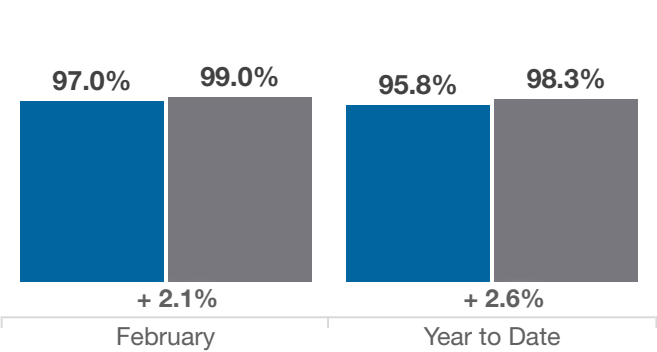
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

