

# Local Market Update – February 2023

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



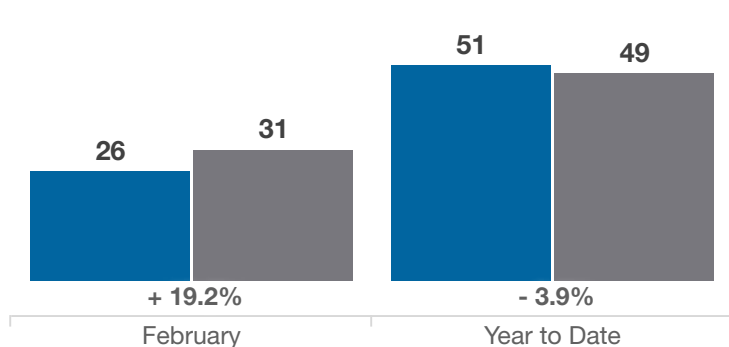
## Madison County

Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Closed Sales	26	31	+ 19.2%	51	49	- 3.9%
In Contracts	40	40	0.0%	75	71	- 5.3%
Average Sales Price*	\$236,806	\$280,641	+ 18.5%	\$260,626	\$273,147	+ 4.8%
Median Sales Price*	\$227,607	\$280,000	+ 23.0%	\$234,607	\$272,000	+ 15.9%
Average Price Per Square Foot*	\$156.53	\$156.83	+ 0.2%	\$159.07	\$157.72	- 0.8%
Percent of Original List Price Received*	94.8%	96.1%	+ 1.4%	95.5%	95.7%	+ 0.2%
Percent of Last List Price Received*	97.3%	98.6%	+ 1.3%	97.7%	98.1%	+ 0.4%
Days on Market Until Sale	24	42	+ 75.0%	27	40	+ 48.1%
New Listings	37	33	- 10.8%	75	52	- 30.7%
Median List Price of New Listings	\$250,000	\$257,450	+ 3.0%	\$249,900	\$259,900	+ 4.0%
Median List Price at Time of Sale	\$225,000	\$280,000	+ 24.4%	\$234,950	\$280,000	+ 19.2%
Inventory of Homes for Sale	34	37	+ 8.8%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

\* 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.

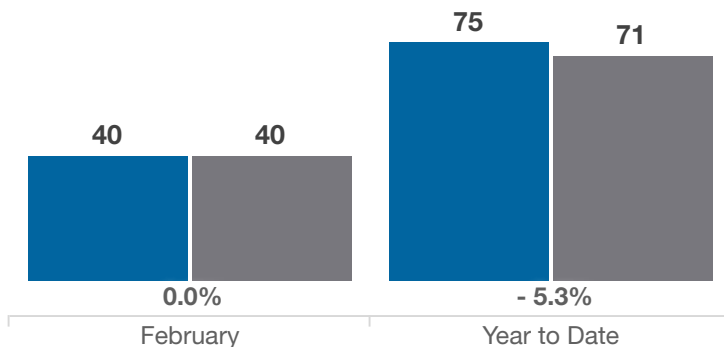
### Closed Sales

■ 2022 ■ 2023



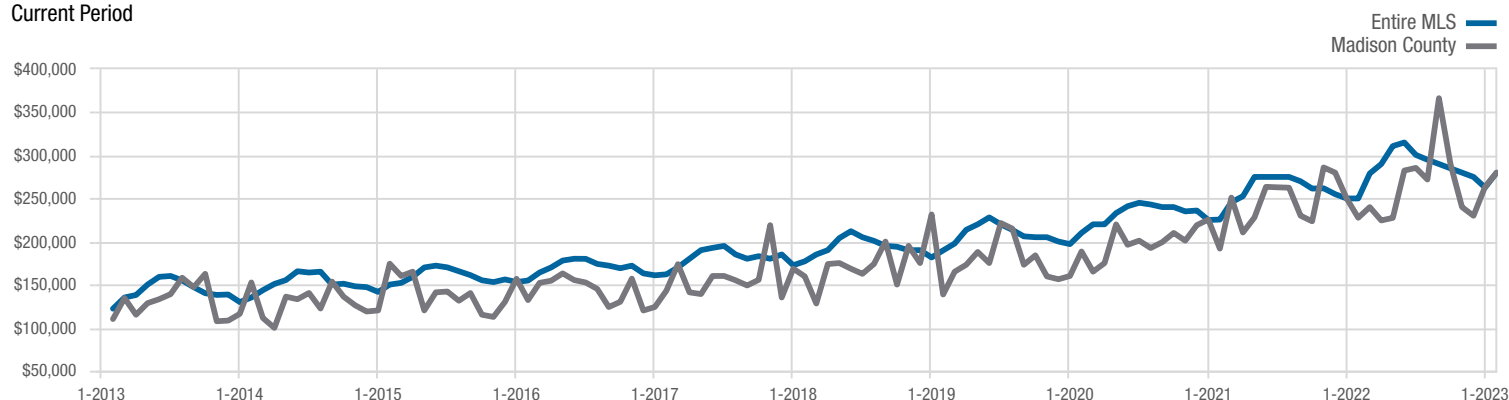
### In Contracts

■ 2022 ■ 2023



### Median Sales Price

Current Period



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

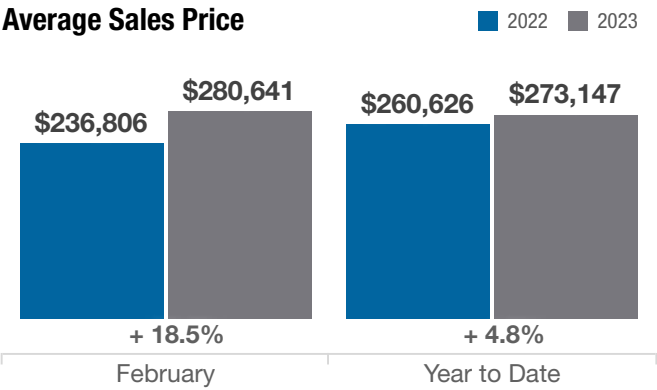
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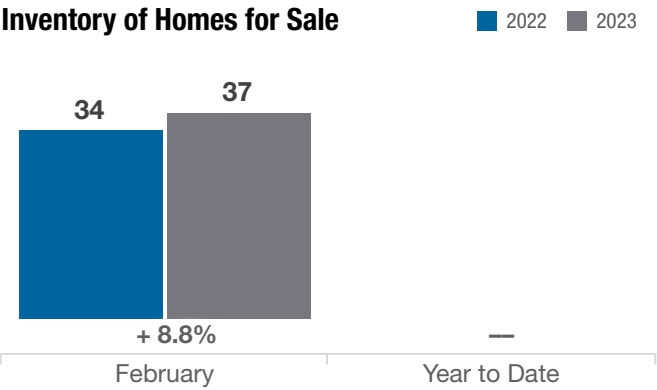


## Madison County

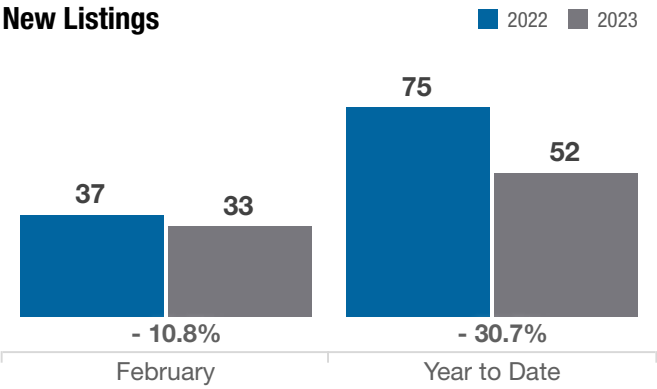
Average Sales Price



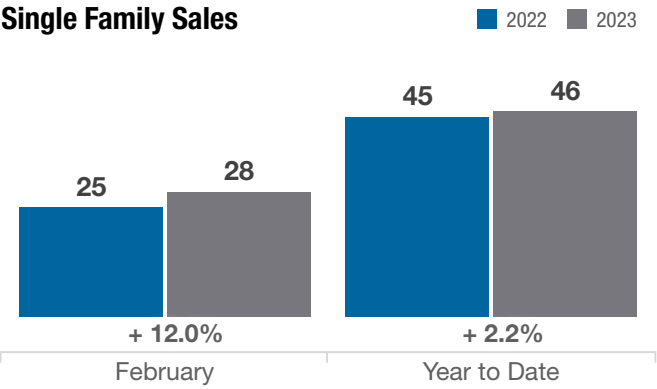
Inventory of Homes for Sale



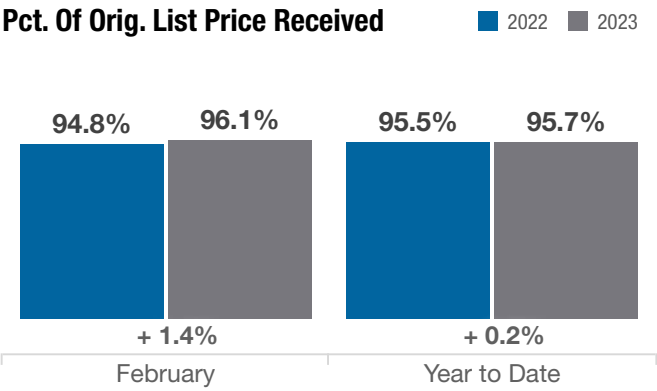
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

