

Local Market Update – April 2023

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



Jefferson Local School District (West Jefferson)

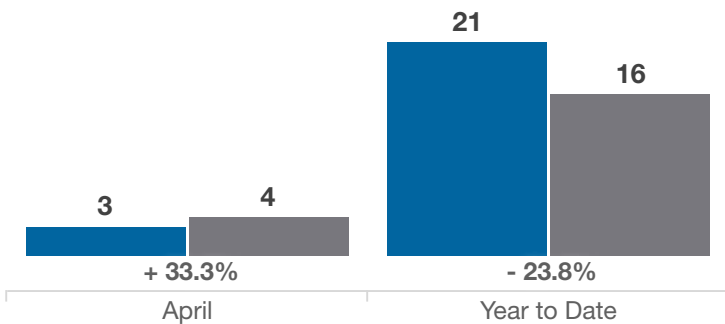
Madison County

Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Closed Sales	3	4	+ 33.3%	21	16	- 23.8%
In Contracts	4	2	- 50.0%	27	16	- 40.7%
Average Sales Price*	\$253,633	\$240,563	- 5.2%	\$254,908	\$269,222	+ 5.6%
Median Sales Price*	\$285,000	\$250,425	- 12.1%	\$242,500	\$213,500	- 12.0%
Average Price Per Square Foot*	\$180.03	\$153.03	- 15.0%	\$175.00	\$163.07	- 6.8%
Percent of Original List Price Received*	102.7%	92.1%	- 10.3%	98.4%	97.3%	- 1.1%
Percent of Last List Price Received*	102.7%	93.5%	- 9.0%	100.5%	98.2%	- 2.3%
Days on Market Until Sale	3	7	+ 133.3%	13	17	+ 30.8%
New Listings	5	1	- 80.0%	32	12	- 62.5%
Median List Price of New Listings	\$219,987	\$535,000	+ 143.2%	\$227,450	\$245,000	+ 7.7%
Median List Price at Time of Sale	\$279,900	\$247,500	- 11.6%	\$239,900	\$217,450	- 9.4%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.4	0.2	- 50.0%	—	—	—

* 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.

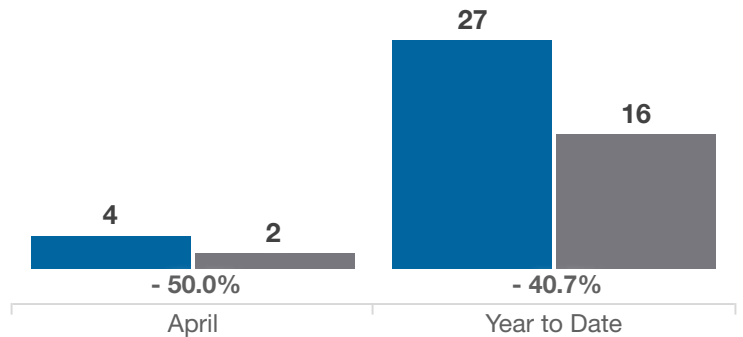
Closed Sales

■ 2022 ■ 2023



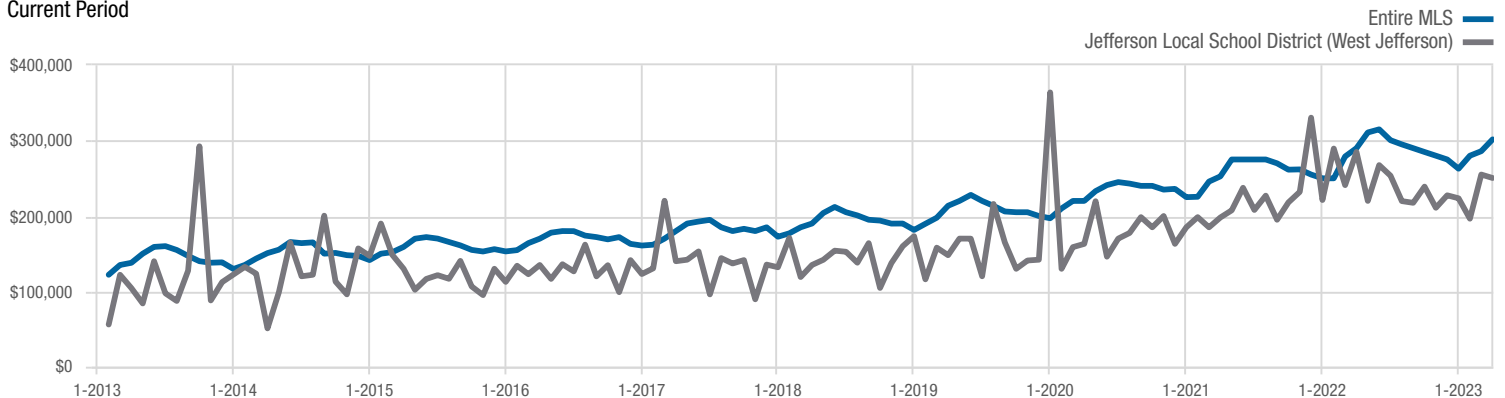
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



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

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