

# Local Market Update – September 2023

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



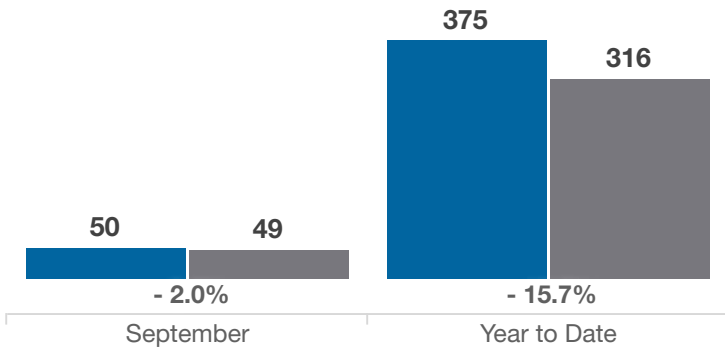
## Madison County

Key Metrics	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Closed Sales	50	49	- 2.0%	375	316	- 15.7%
In Contracts	41	37	- 9.8%	402	332	- 17.4%
Average Sales Price*	\$365,045	\$370,907	+ 1.6%	\$297,075	\$314,284	+ 5.8%
Median Sales Price*	\$366,450	\$349,999	- 4.5%	\$266,750	\$300,000	+ 12.5%
Average Price Per Square Foot*	\$181.16	\$186.03	+ 2.7%	\$169.21	\$174.64	+ 3.2%
Percent of Original List Price Received*	99.2%	96.5%	- 2.7%	99.1%	97.5%	- 1.6%
Percent of Last List Price Received*	99.7%	99.2%	- 0.5%	100.2%	99.6%	- 0.6%
Days on Market Until Sale	14	31	+ 121.4%	17	34	+ 100.0%
New Listings	40	21	- 47.5%	447	344	- 23.0%
Median List Price of New Listings	\$329,500	\$239,900	- 27.2%	\$280,000	\$289,450	+ 3.4%
Median List Price at Time of Sale	\$362,945	\$349,999	- 3.6%	\$260,000	\$299,900	+ 15.3%
Inventory of Homes for Sale	45	50	+ 11.1%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

\* 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.

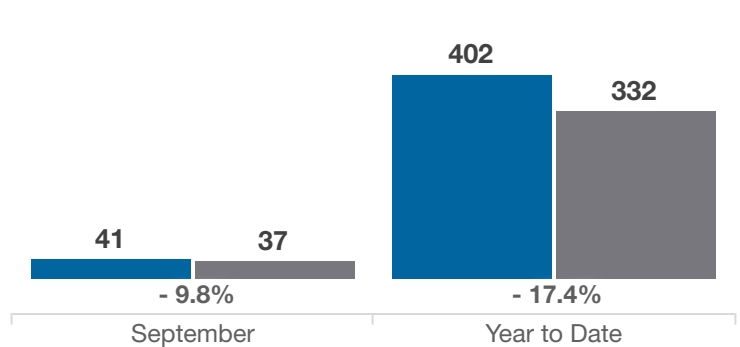
### Closed Sales

■ 2022 ■ 2023



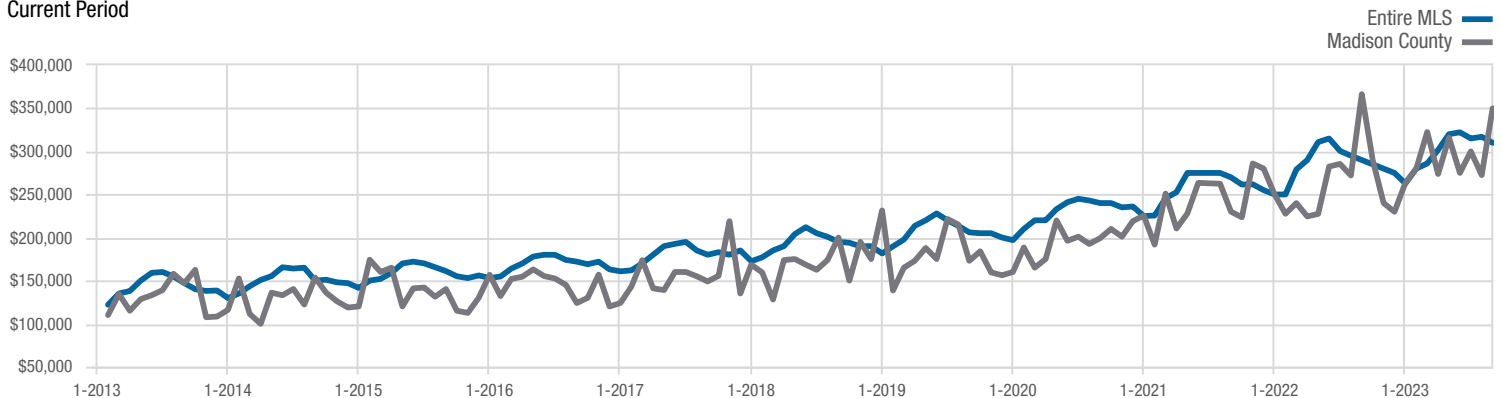
### In Contracts

■ 2022 ■ 2023



### Median Sales Price

Current Period



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

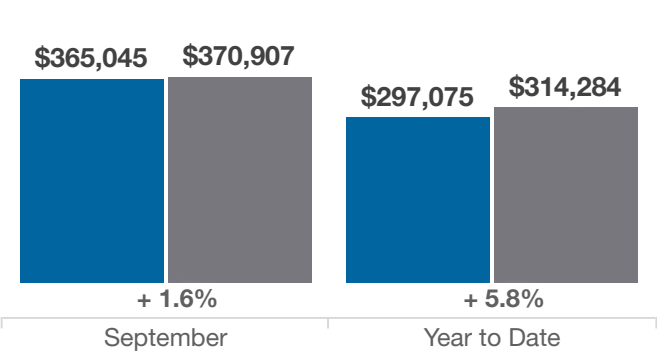
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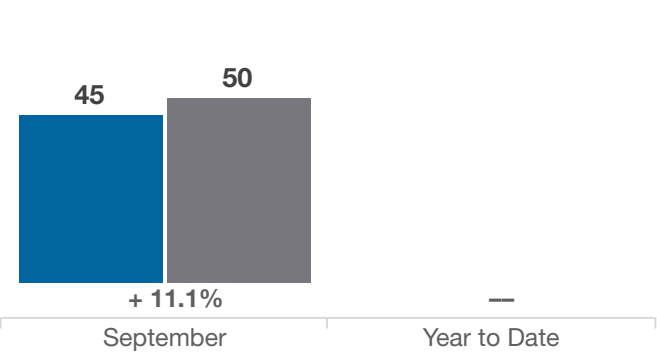


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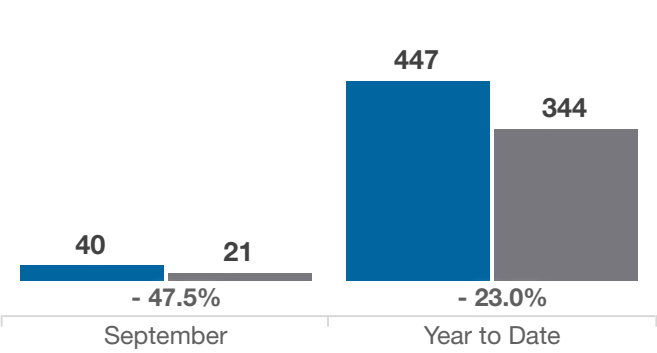
Average Sales Price



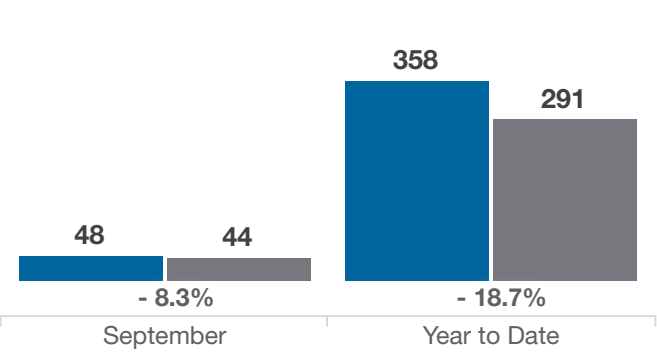
Inventory of Homes for Sale



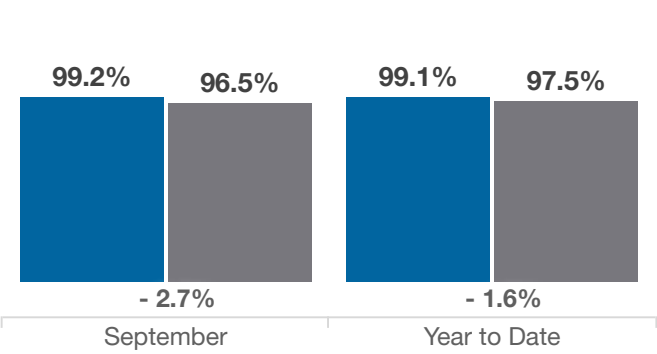
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

