

Local Market Update – October 2023

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



Jefferson Local School District (West Jefferson)

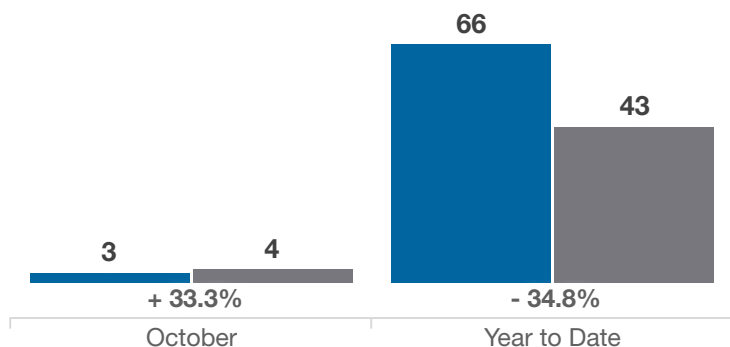
Madison County

Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Closed Sales	3	4	+ 33.3%	66	43	- 34.8%
In Contracts	7	4	- 42.9%	69	46	- 33.3%
Average Sales Price*	\$291,967	\$247,375	- 15.3%	\$281,907	\$279,115	- 1.0%
Median Sales Price*	\$239,000	\$245,000	+ 2.5%	\$237,107	\$240,000	+ 1.2%
Average Price Per Square Foot*	\$210.17	\$207.32	- 1.4%	\$179.11	\$185.40	+ 3.5%
Percent of Original List Price Received*	100.2%	94.1%	- 6.1%	99.2%	97.1%	- 2.1%
Percent of Last List Price Received*	102.3%	96.4%	- 5.8%	100.9%	98.0%	- 2.9%
Days on Market Until Sale	24	28	+ 16.7%	12	15	+ 25.0%
New Listings	8	7	- 12.5%	84	56	- 33.3%
Median List Price of New Listings	\$199,900	\$259,900	+ 30.0%	\$229,900	\$238,000	+ 3.5%
Median List Price at Time of Sale	\$239,000	\$254,700	+ 6.6%	\$230,000	\$238,000	+ 3.5%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

* 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.

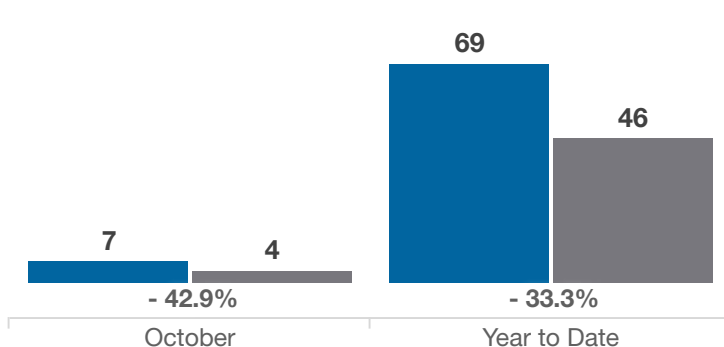
Closed Sales

■ 2022 ■ 2023



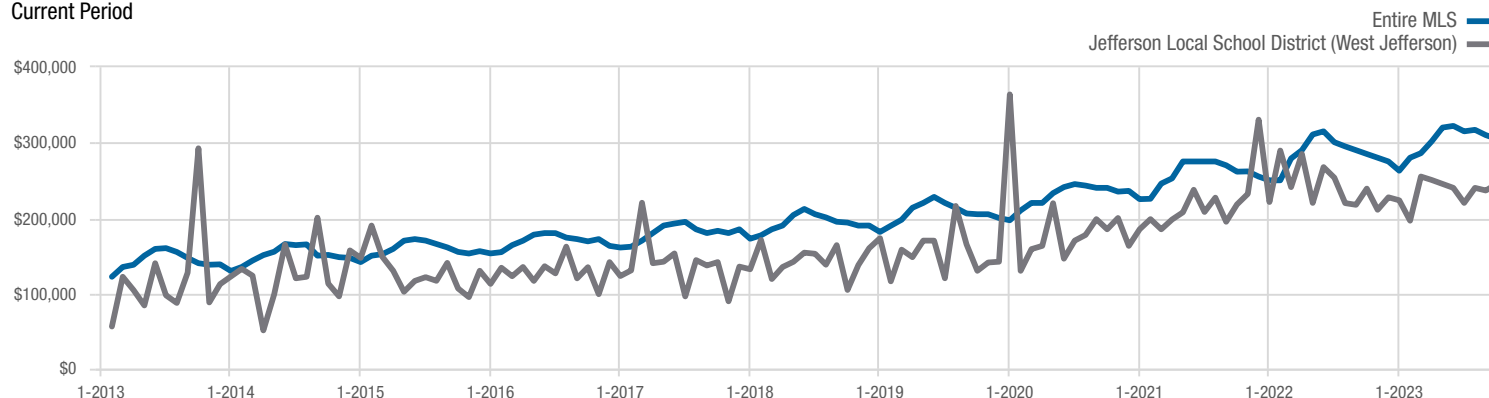
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



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

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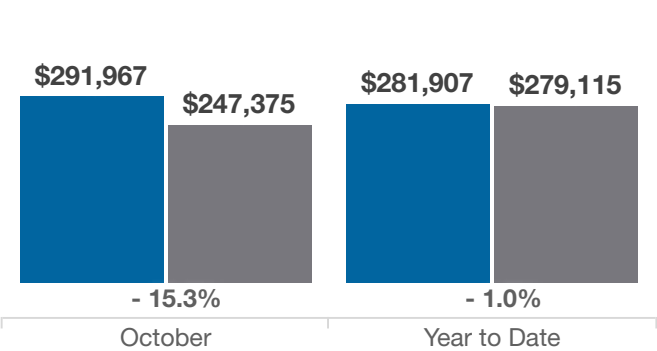
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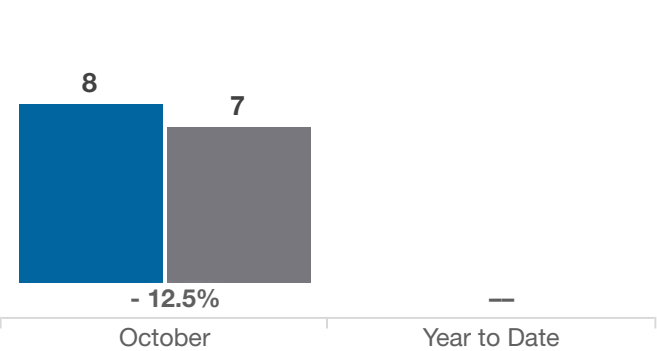
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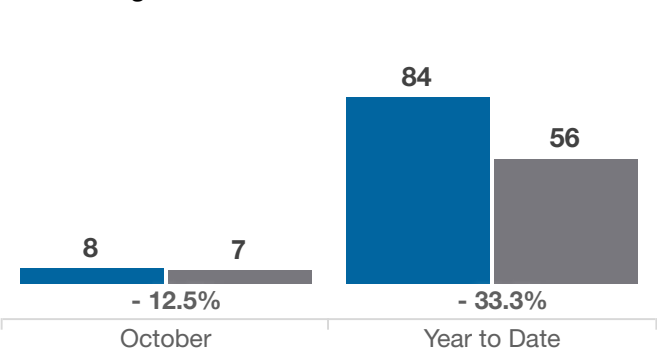
Average Sales Price



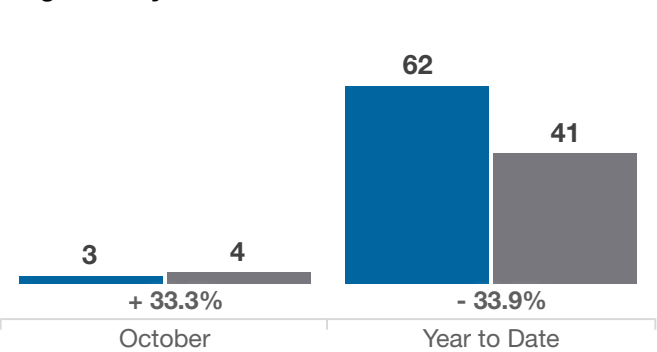
Inventory of Homes for Sale



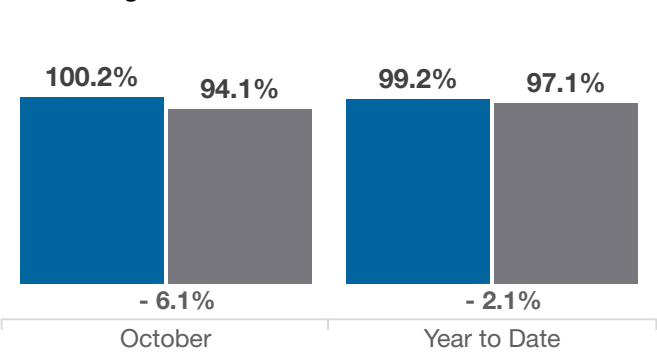
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

