

Local Market Update – October 2023

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



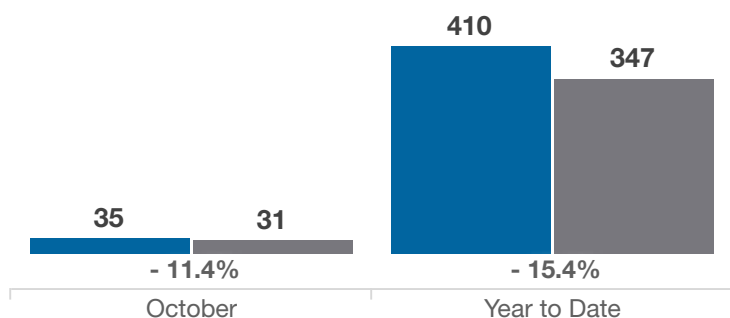
Madison County

Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Closed Sales	35	31	- 11.4%	410	347	- 15.4%
In Contracts	38	27	- 28.9%	432	355	- 17.8%
Average Sales Price*	\$342,504	\$338,176	- 1.3%	\$300,982	\$316,418	+ 5.1%
Median Sales Price*	\$290,000	\$270,000	- 6.9%	\$270,000	\$299,000	+ 10.7%
Average Price Per Square Foot*	\$170.93	\$177.52	+ 3.9%	\$169.36	\$174.90	+ 3.3%
Percent of Original List Price Received*	97.8%	95.2%	- 2.7%	99.0%	97.3%	- 1.7%
Percent of Last List Price Received*	98.9%	97.8%	- 1.1%	100.1%	99.4%	- 0.7%
Days on Market Until Sale	29	30	+ 3.4%	18	33	+ 83.3%
New Listings	52	36	- 30.8%	499	380	- 23.8%
Median List Price of New Listings	\$217,450	\$279,495	+ 28.5%	\$279,900	\$287,495	+ 2.7%
Median List Price at Time of Sale	\$295,000	\$279,999	- 5.1%	\$269,900	\$299,000	+ 10.8%
Inventory of Homes for Sale	62	54	- 12.9%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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.

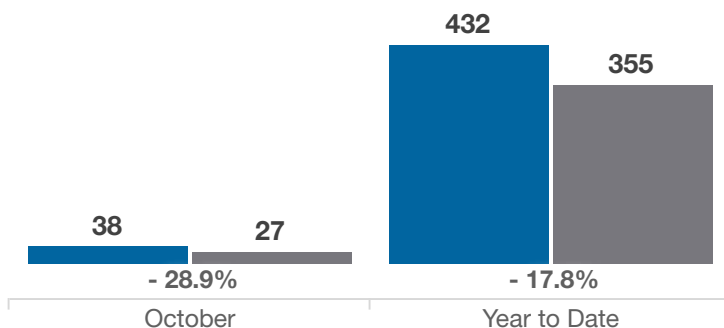
Closed Sales

■ 2022 ■ 2023



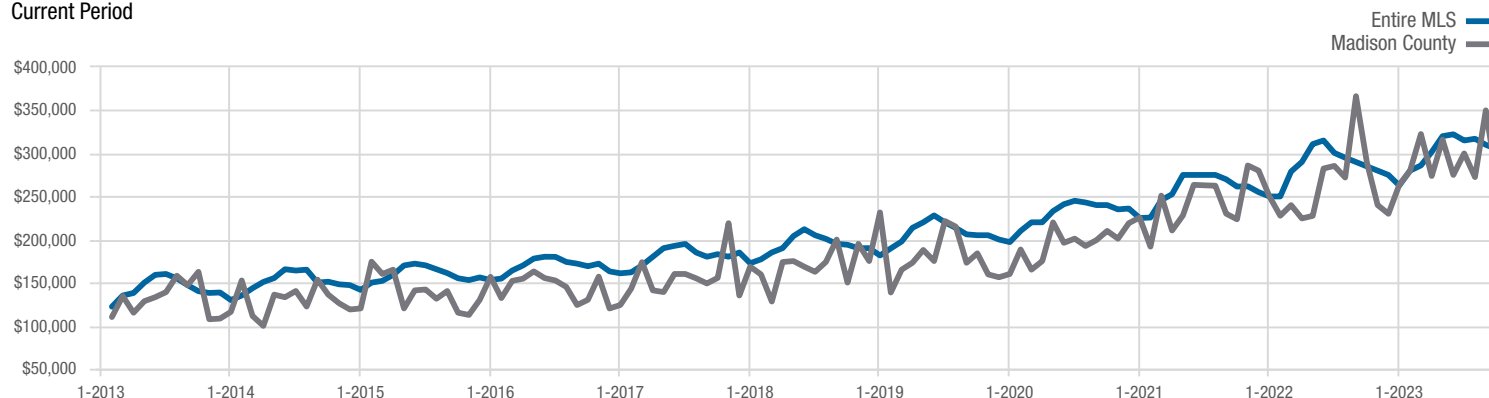
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



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

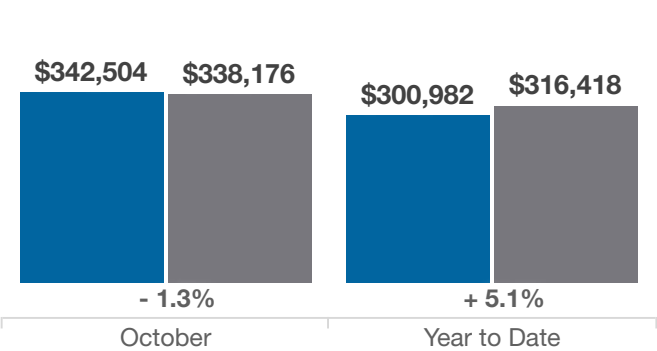
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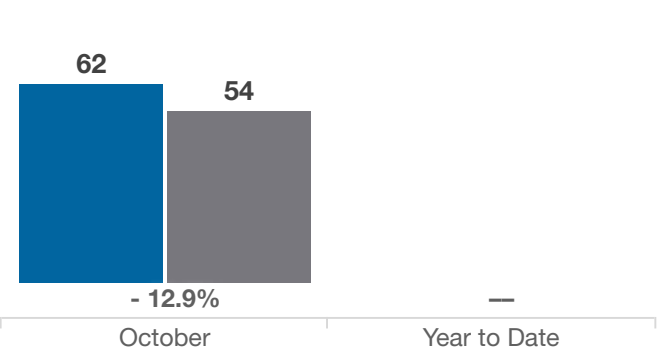


Madison County

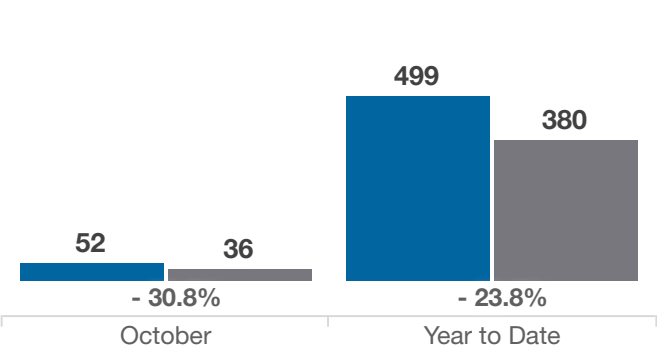
Average Sales Price



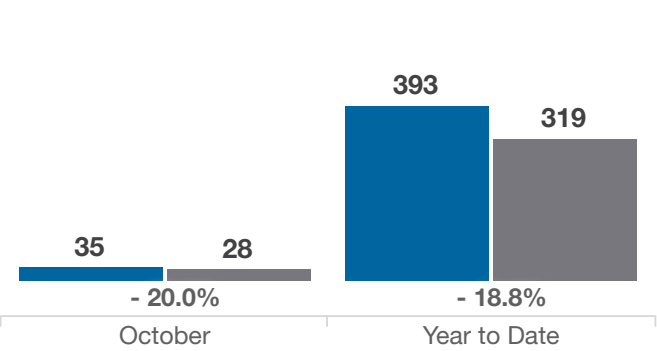
Inventory of Homes for Sale



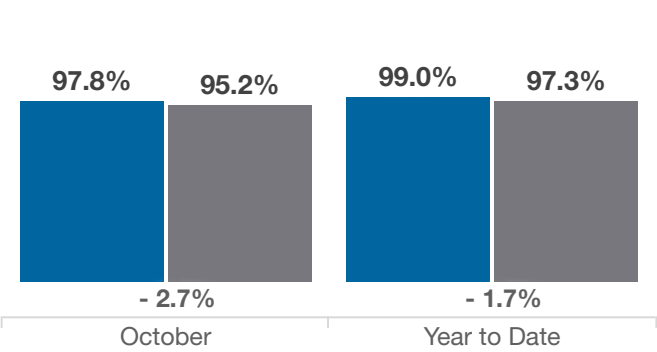
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

