

# Local Market Update – December 2023

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



## Jefferson Local School District (West Jefferson)

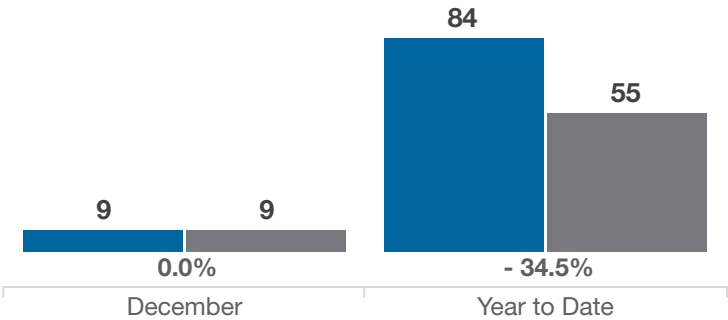
Madison County

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	9	9	0.0%	84	55	- 34.5%
In Contracts	3	3	0.0%	81	56	- 30.9%
Average Sales Price*	\$246,850	\$260,596	+ 5.6%	\$275,930	\$272,767	- 1.1%
Median Sales Price*	\$227,450	\$203,000	- 10.7%	\$231,000	\$238,000	+ 3.0%
Average Price Per Square Foot*	\$170.51	\$165.27	- 3.1%	\$178.98	\$183.79	+ 2.7%
Percent of Original List Price Received*	94.9%	93.3%	- 1.7%	98.7%	96.4%	- 2.3%
Percent of Last List Price Received*	98.4%	99.1%	+ 0.7%	100.4%	98.1%	- 2.3%
Days on Market Until Sale	31	36	+ 16.1%	14	20	+ 42.9%
New Listings	5	1	- 80.0%	94	65	- 30.9%
Median List Price of New Listings	\$224,900	\$319,900	+ 42.2%	\$225,000	\$238,000	+ 5.8%
Median List Price at Time of Sale	\$219,950	\$205,000	- 6.8%	\$229,900	\$235,000	+ 2.2%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

\* 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.

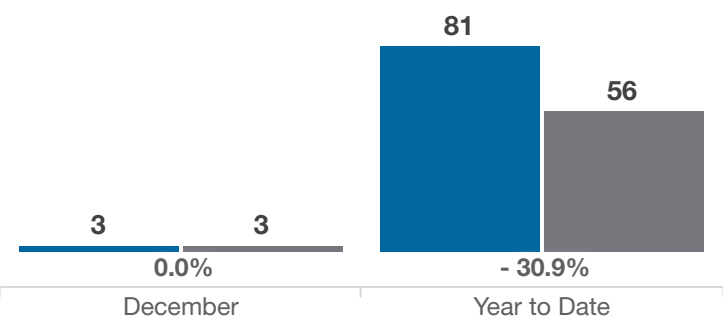
### Closed Sales

■ 2022 ■ 2023



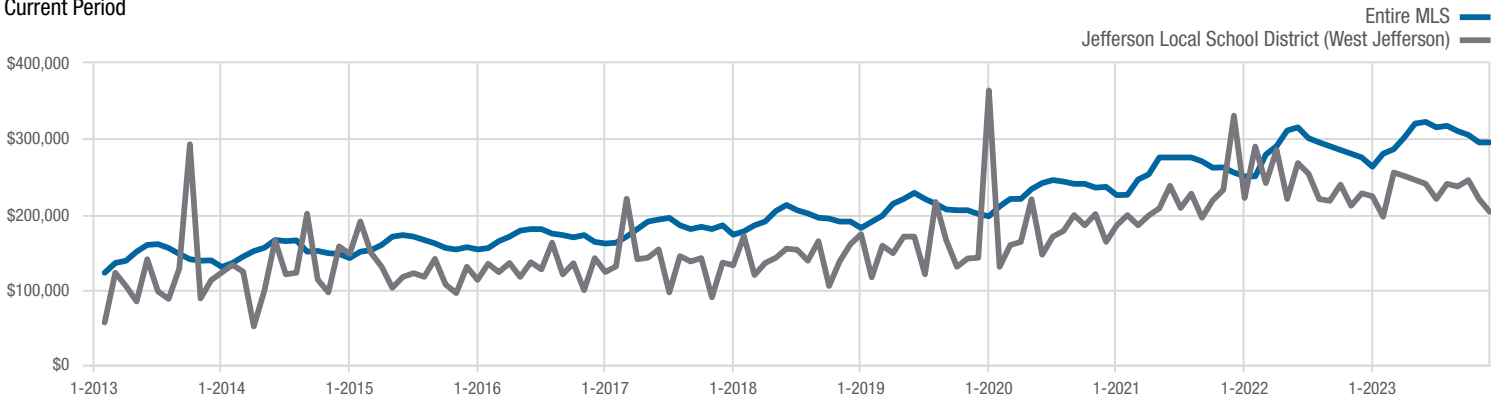
### In Contracts

■ 2022 ■ 2023



### Median Sales Price

Current Period



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

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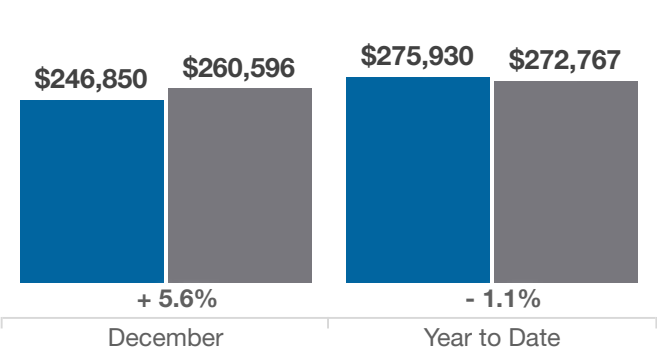
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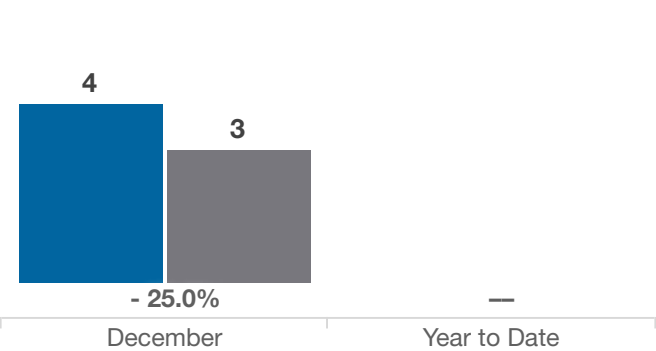
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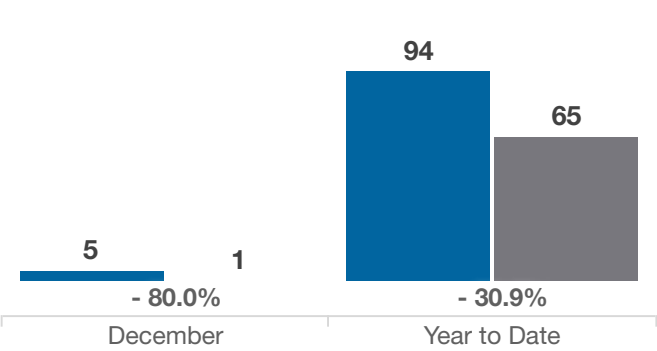
Average Sales Price



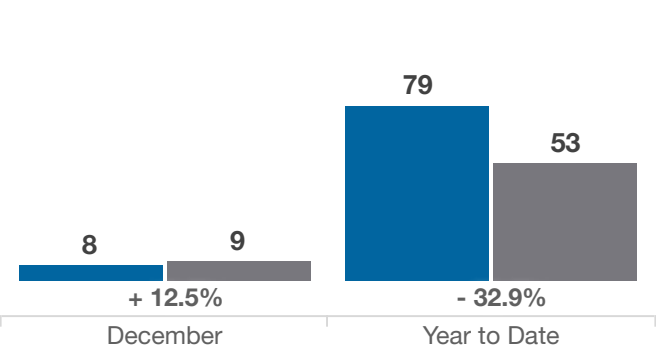
Inventory of Homes for Sale



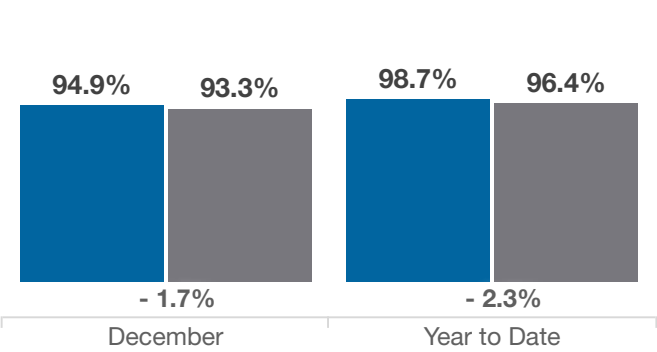
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

