

Local Market Update – December 2023

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



Madison County

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	38	36	- 5.3%	483	401	- 17.0%
In Contracts	32	31	- 3.1%	482	409	- 15.1%
Average Sales Price*	\$257,575	\$277,726	+ 7.8%	\$296,564	\$312,909	+ 5.5%
Median Sales Price*	\$229,900	\$222,500	- 3.2%	\$267,000	\$288,006	+ 7.9%
Average Price Per Square Foot*	\$167.00	\$158.81	- 4.9%	\$168.67	\$173.89	+ 3.1%
Percent of Original List Price Received*	95.2%	96.8%	+ 1.7%	98.7%	97.1%	- 1.6%
Percent of Last List Price Received*	97.4%	98.9%	+ 1.5%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	27	33	+ 22.2%	19	33	+ 73.7%
New Listings	26	20	- 23.1%	560	439	- 21.6%
Median List Price of New Listings	\$298,450	\$320,103	+ 7.3%	\$279,400	\$289,900	+ 3.8%
Median List Price at Time of Sale	\$229,900	\$227,450	- 1.1%	\$269,000	\$289,900	+ 7.8%
Inventory of Homes for Sale	54	45	- 16.7%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

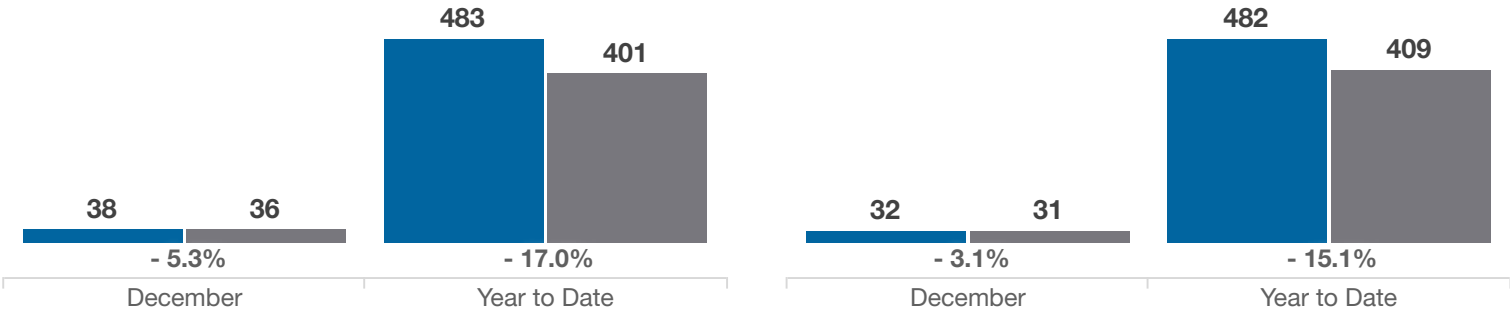
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

■ 2022 ■ 2023

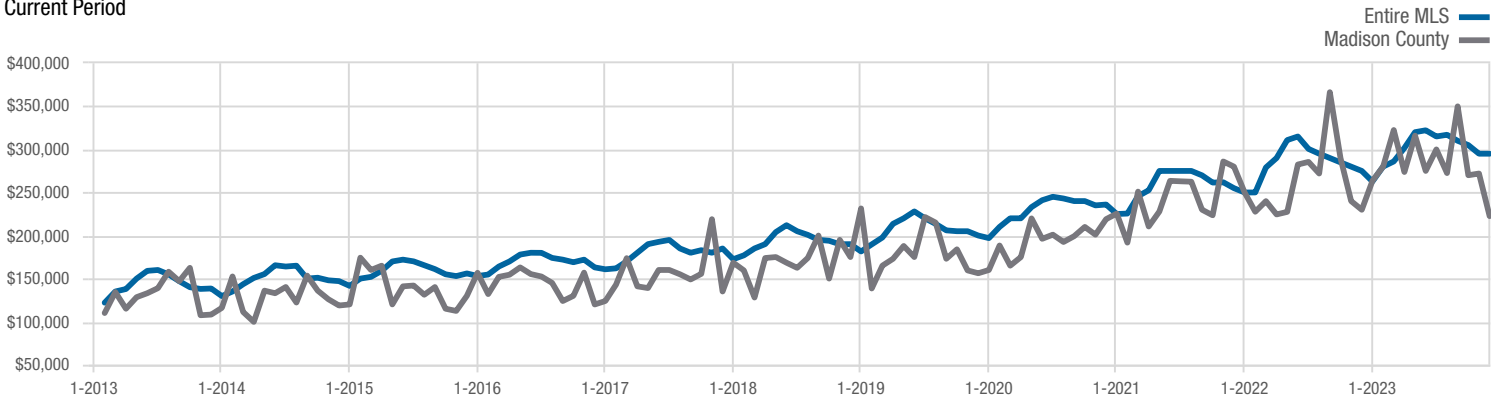
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



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

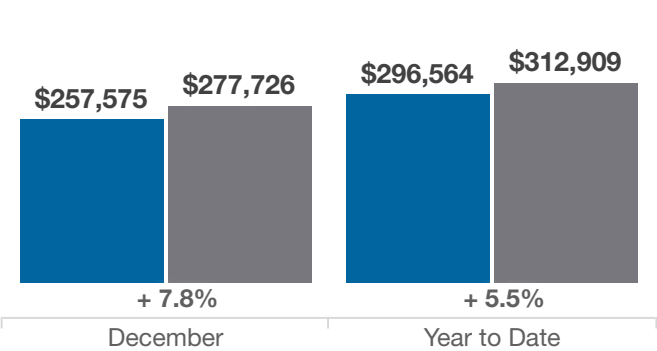
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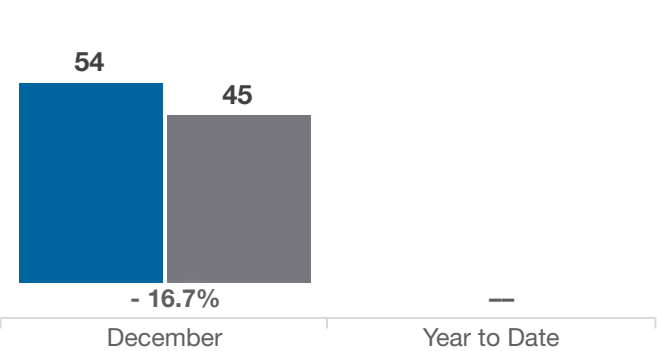


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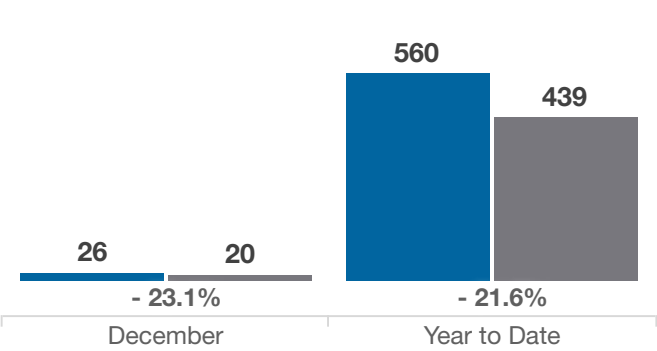
Average Sales Price



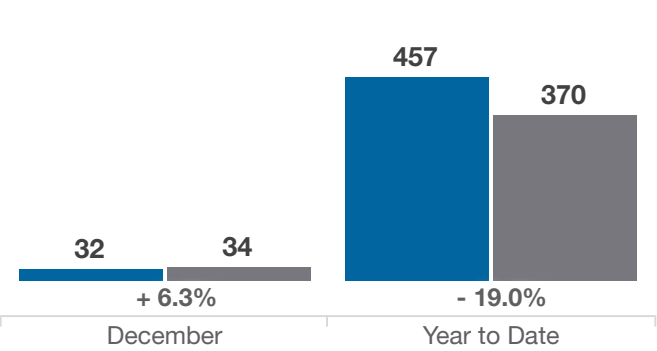
Inventory of Homes for Sale



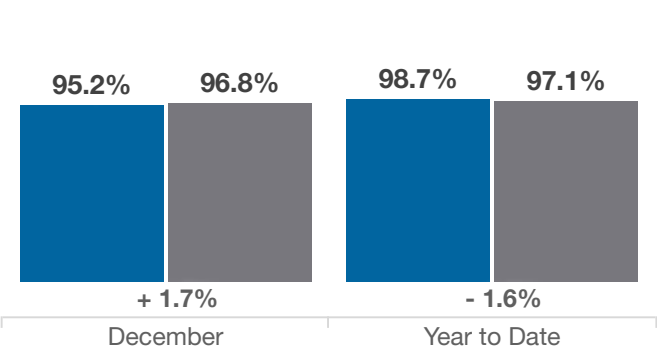
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

