

Local Market Update – January 2024

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



Jefferson Local School District (West Jefferson)

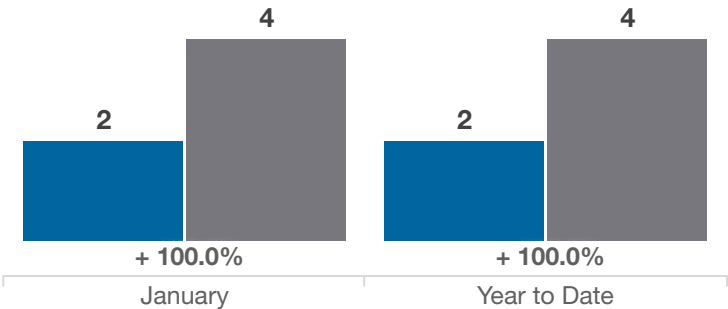
Madison County

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
In Contracts	6	4	- 33.3%	6	4	- 33.3%
Average Sales Price*	\$223,500	\$300,000	+ 34.2%	\$223,500	\$300,000	+ 34.2%
Median Sales Price*	\$223,500	\$287,500	+ 28.6%	\$223,500	\$287,500	+ 28.6%
Average Price Per Square Foot*	\$193.80	\$172.13	- 11.2%	\$193.80	\$172.13	- 11.2%
Percent of Original List Price Received*	97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%
Percent of Last List Price Received*	98.0%	96.8%	- 1.2%	98.0%	96.8%	- 1.2%
Days on Market Until Sale	32	20	- 37.5%	32	20	- 37.5%
New Listings	3	6	+ 100.0%	3	6	+ 100.0%
Median List Price of New Listings	\$197,800	\$254,950	+ 28.9%	\$197,800	\$254,950	+ 28.9%
Median List Price at Time of Sale	\$227,400	\$289,900	+ 27.5%	\$227,400	\$289,900	+ 27.5%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.3	0.7	+ 133.3%	—	—	—

* 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.

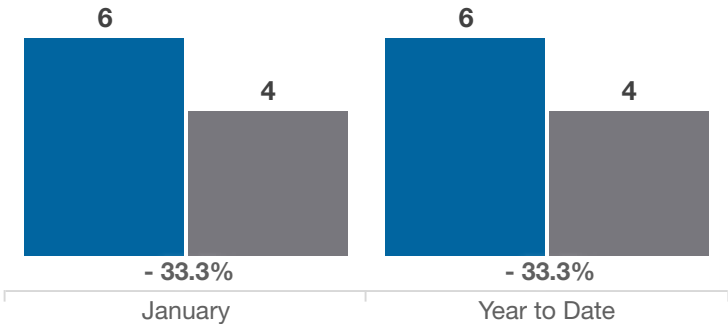
Closed Sales

■ 2023 ■ 2024



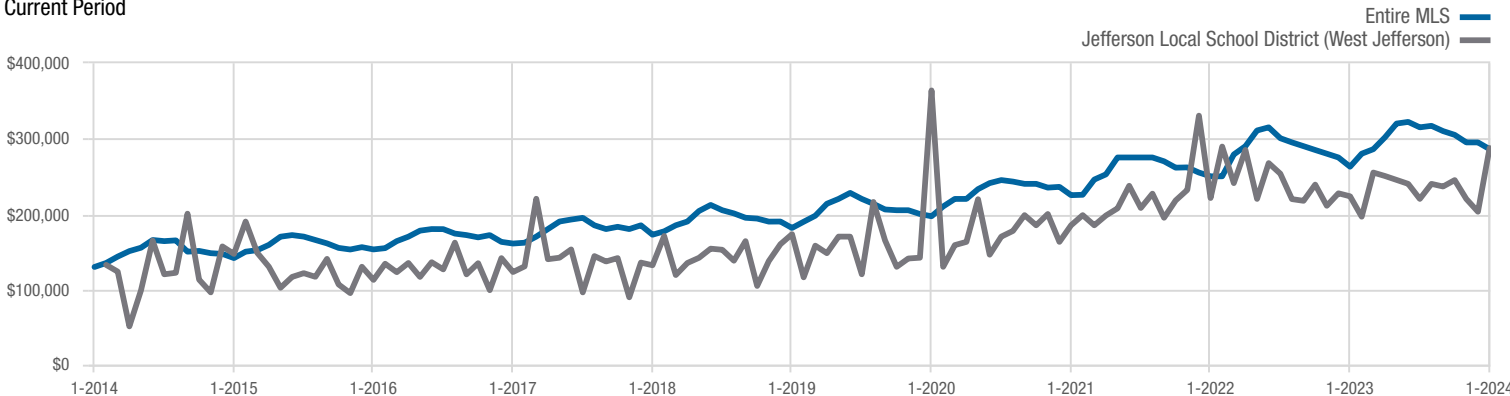
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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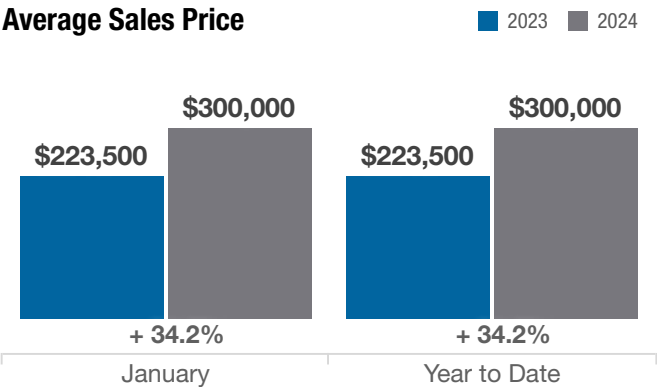
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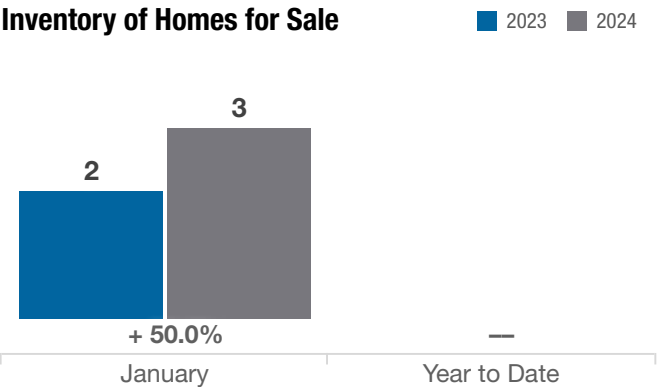
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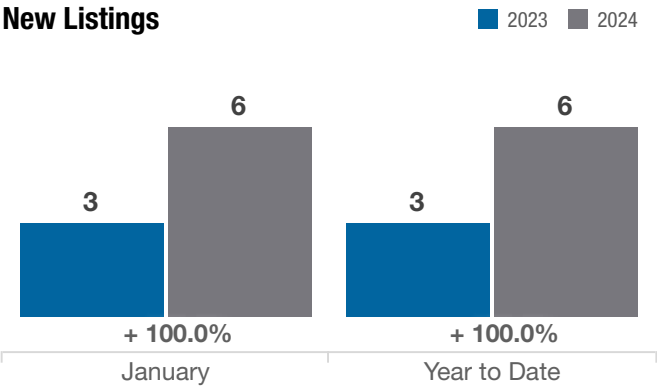
Average Sales Price



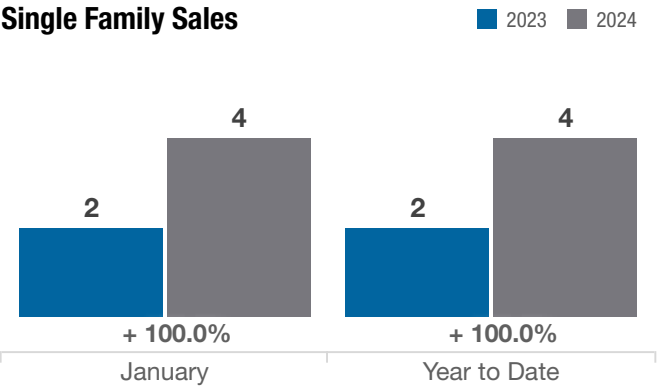
Inventory of Homes for Sale



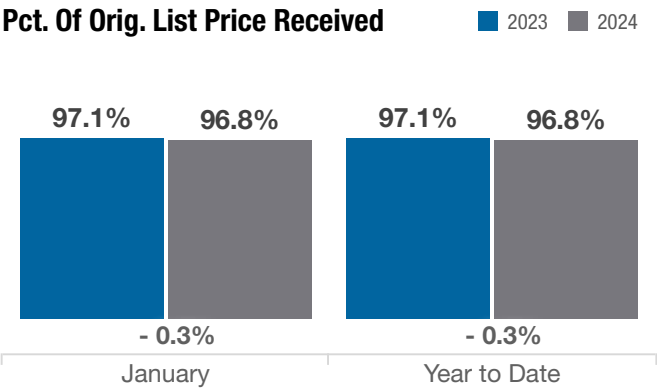
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

