

# Local Market Update – January 2024

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



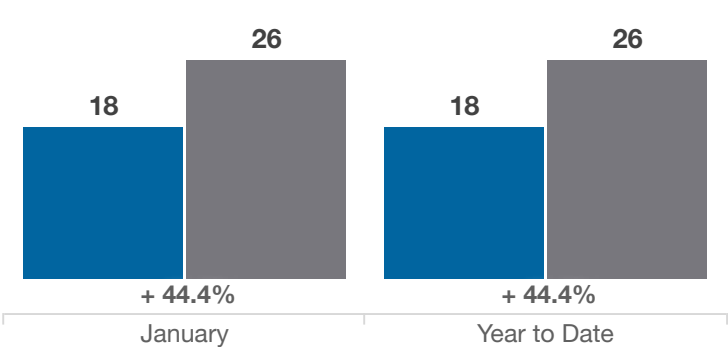
## Madison County

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Closed Sales	18	26	+ 44.4%	18	26	+ 44.4%
In Contracts	36	38	+ 5.6%	36	38	+ 5.6%
Average Sales Price*	\$260,242	\$274,646	+ 5.5%	\$260,242	\$274,646	+ 5.5%
Median Sales Price*	\$263,500	\$275,000	+ 4.4%	\$263,500	\$275,000	+ 4.4%
Average Price Per Square Foot*	\$159.28	\$175.10	+ 9.9%	\$159.28	\$175.10	+ 9.9%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.6%	95.1%	95.7%	+ 0.6%
Percent of Last List Price Received*	97.3%	99.6%	+ 2.4%	97.3%	99.6%	+ 2.4%
Days on Market Until Sale	37	45	+ 21.6%	37	45	+ 21.6%
New Listings	19	40	+ 110.5%	19	40	+ 110.5%
Median List Price of New Listings	\$259,900	\$322,450	+ 24.1%	\$259,900	\$322,450	+ 24.1%
Median List Price at Time of Sale	\$272,400	\$272,450	+ 0.0%	\$272,400	\$272,450	+ 0.0%
Inventory of Homes for Sale	39	45	+ 15.4%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

\* 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.

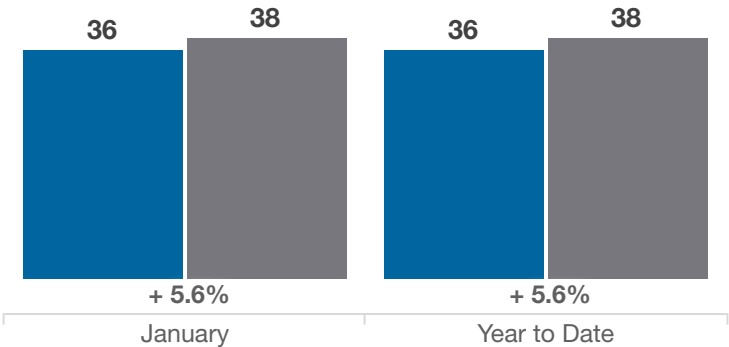
### Closed Sales

■ 2023 ■ 2024



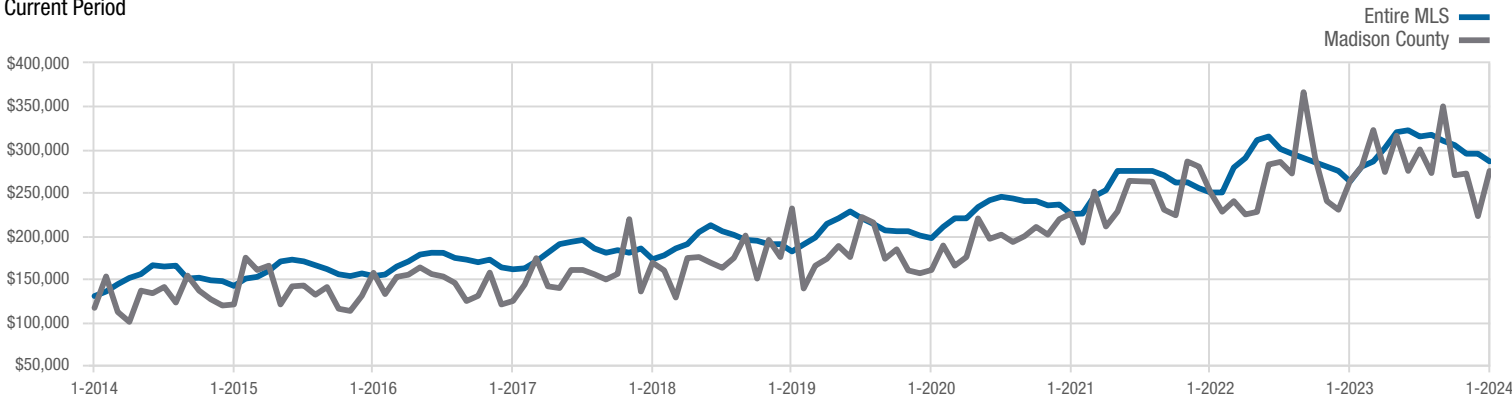
### In Contracts

■ 2023 ■ 2024



### Median Sales Price

Current Period



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

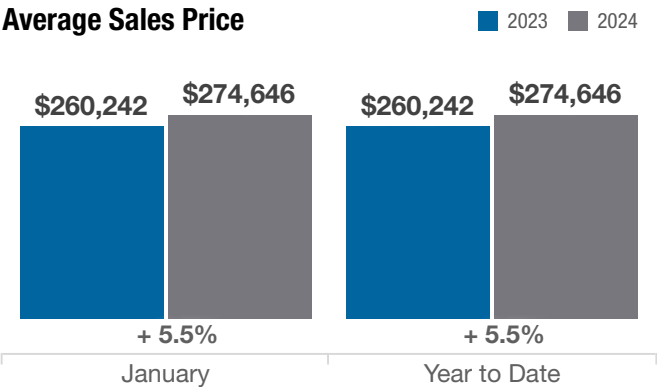
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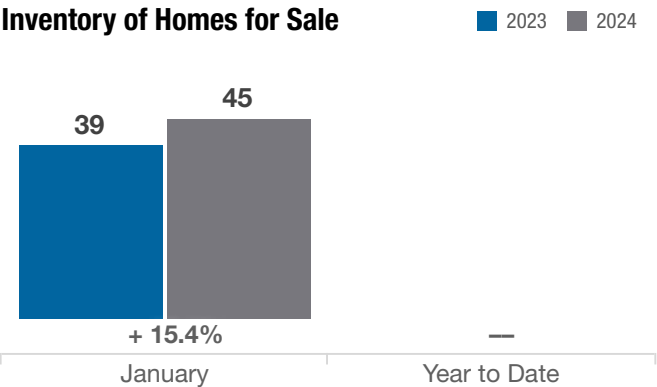


## Madison County

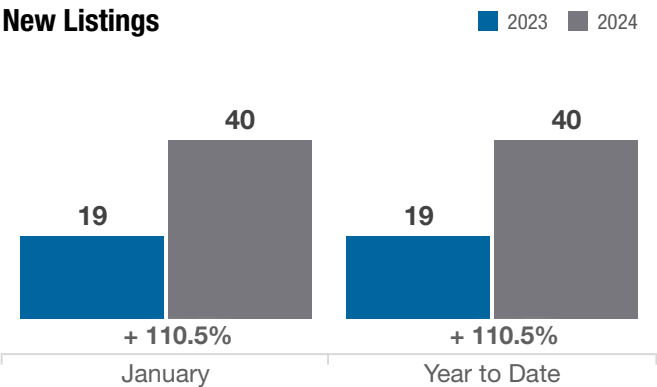
Average Sales Price



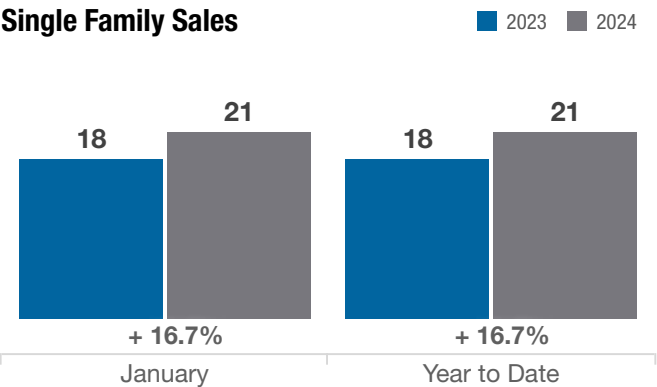
Inventory of Homes for Sale



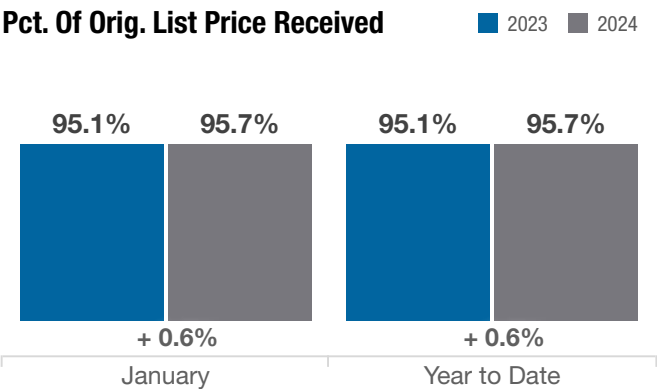
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

