

# Local Market Update – February 2024

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



## Jefferson Local School District (West Jefferson)

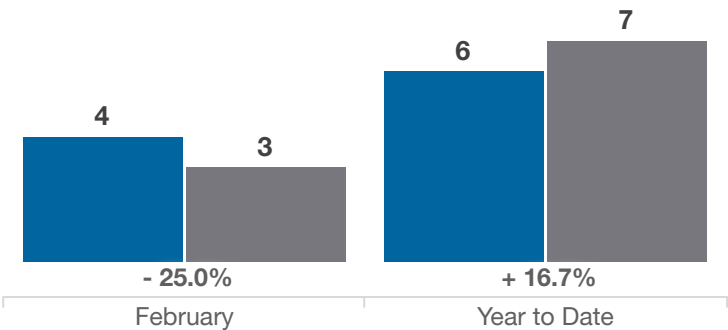
Madison County

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Closed Sales	4	3	- 25.0%	6	7	+ 16.7%
In Contracts	5	7	+ 40.0%	10	11	+ 10.0%
Average Sales Price*	\$188,700	\$319,967	+ 69.6%	\$200,300	\$308,557	+ 54.0%
Median Sales Price*	\$196,400	\$259,900	+ 32.3%	\$196,400	\$259,900	+ 32.3%
Average Price Per Square Foot*	\$150.12	\$186.76	+ 24.4%	\$164.68	\$178.40	+ 8.3%
Percent of Original List Price Received*	99.0%	100.0%	+ 1.0%	98.3%	98.2%	- 0.1%
Percent of Last List Price Received*	99.0%	100.0%	+ 1.0%	98.7%	98.2%	- 0.5%
Days on Market Until Sale	23	8	- 65.2%	26	15	- 42.3%
New Listings	2	10	+ 400.0%	5	16	+ 220.0%
Median List Price of New Listings	\$245,000	\$234,900	- 4.1%	\$235,000	\$244,950	+ 4.2%
Median List Price at Time of Sale	\$193,850	\$259,900	+ 34.1%	\$198,850	\$259,900	+ 30.7%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	1.1	—	—	—	—

\* 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.

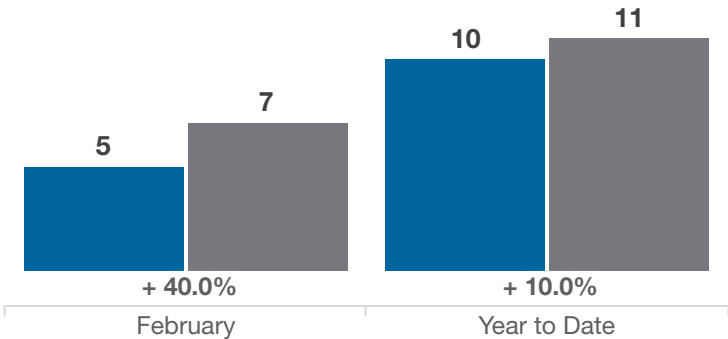
### Closed Sales

■ 2023 ■ 2024



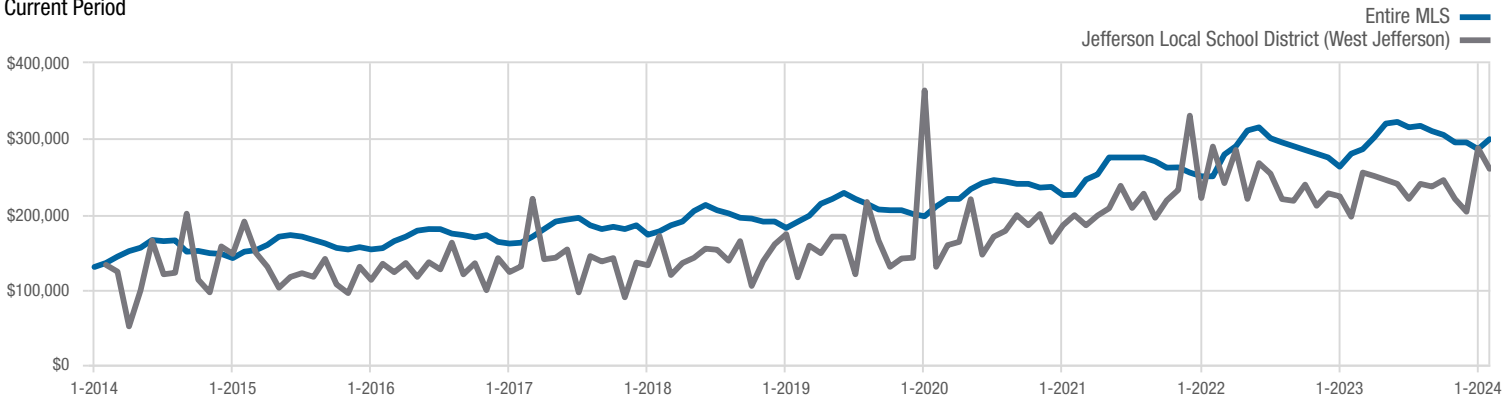
### In Contracts

■ 2023 ■ 2024



### Median Sales Price

Current Period



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

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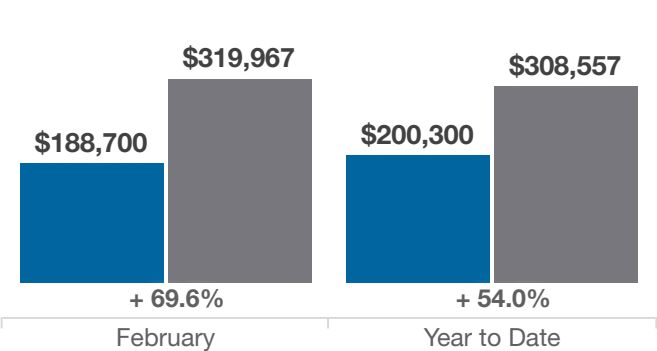
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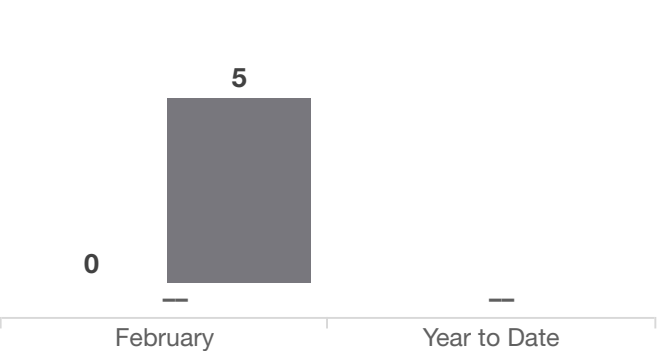
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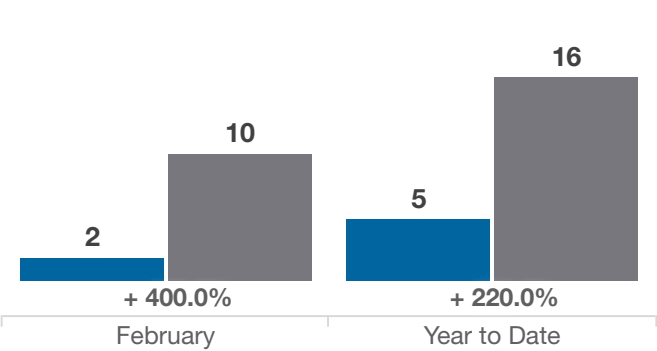
Average Sales Price



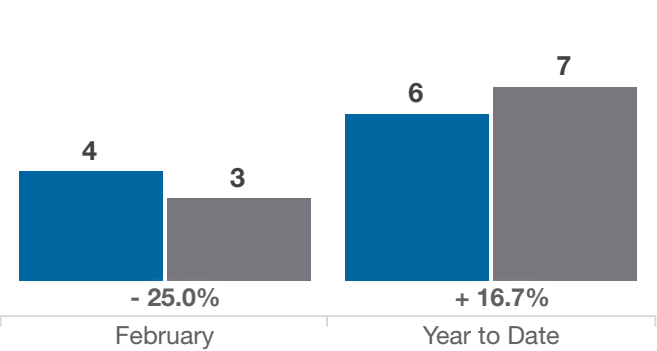
Inventory of Homes for Sale



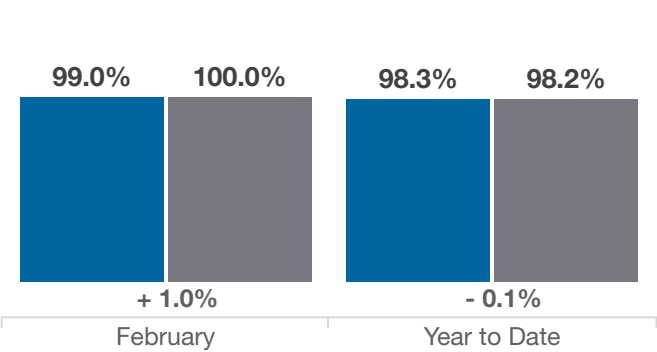
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

