

Local Market Update – February 2024

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



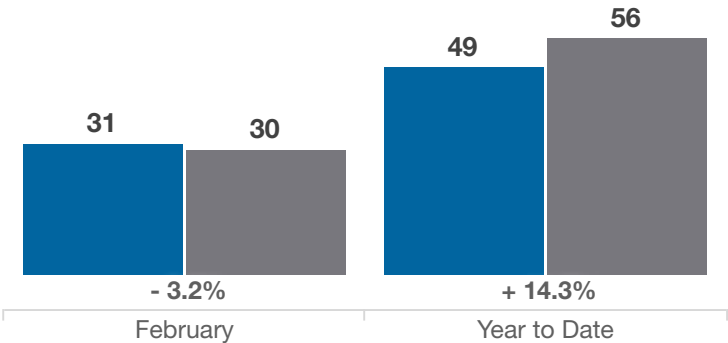
Madison County

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Closed Sales	31	30	- 3.2%	49	56	+ 14.3%
In Contracts	40	36	- 10.0%	71	66	- 7.0%
Average Sales Price*	\$280,641	\$348,539	+ 24.2%	\$273,147	\$313,608	+ 14.8%
Median Sales Price*	\$280,000	\$333,000	+ 18.9%	\$272,000	\$300,000	+ 10.3%
Average Price Per Square Foot*	\$156.83	\$173.82	+ 10.8%	\$157.72	\$174.43	+ 10.6%
Percent of Original List Price Received*	96.1%	98.2%	+ 2.2%	95.7%	97.0%	+ 1.4%
Percent of Last List Price Received*	98.6%	99.7%	+ 1.1%	98.1%	99.7%	+ 1.6%
Days on Market Until Sale	42	29	- 31.0%	40	36	- 10.0%
New Listings	33	26	- 21.2%	52	67	+ 28.8%
Median List Price of New Listings	\$257,450	\$234,900	- 8.8%	\$259,900	\$272,000	+ 4.7%
Median List Price at Time of Sale	\$280,000	\$349,900	+ 25.0%	\$280,000	\$310,000	+ 10.7%
Inventory of Homes for Sale	37	39	+ 5.4%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

* 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.

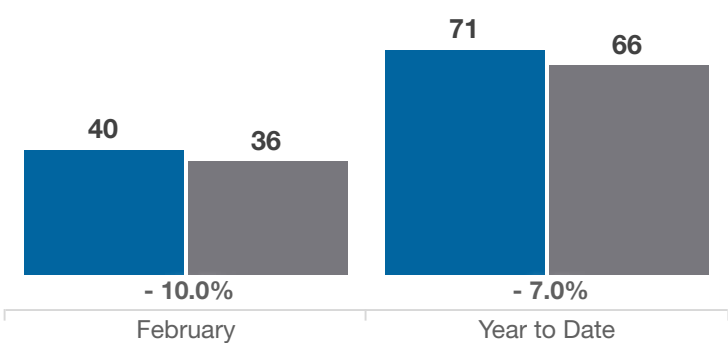
Closed Sales

■ 2023 ■ 2024



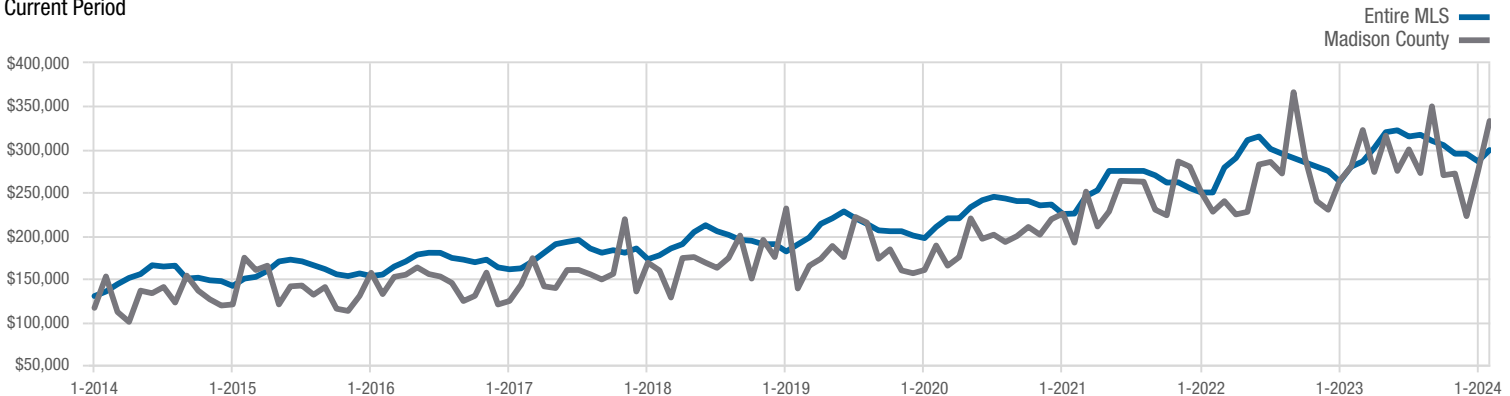
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

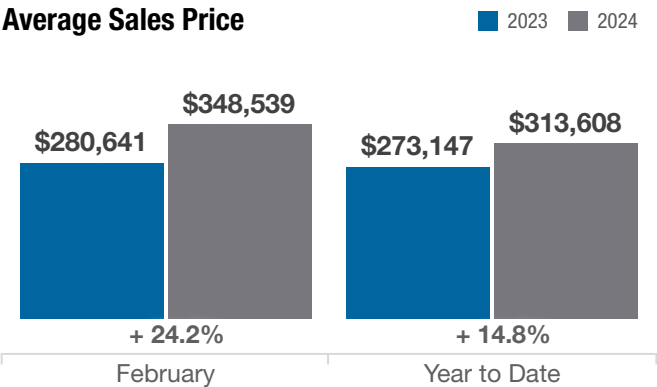
Local Market Update – February 2024

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

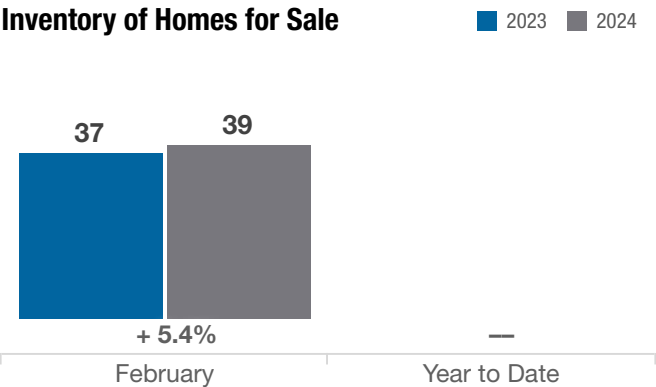


Madison County

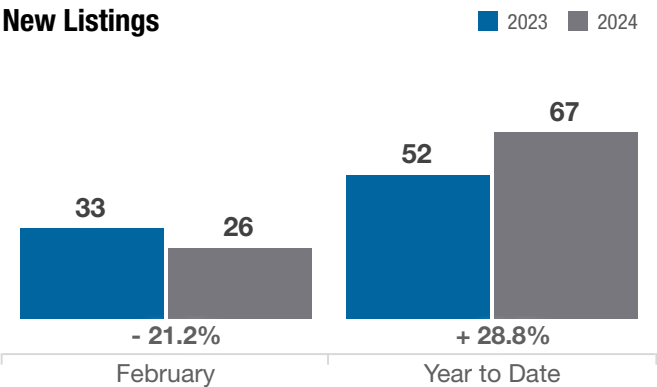
Average Sales Price



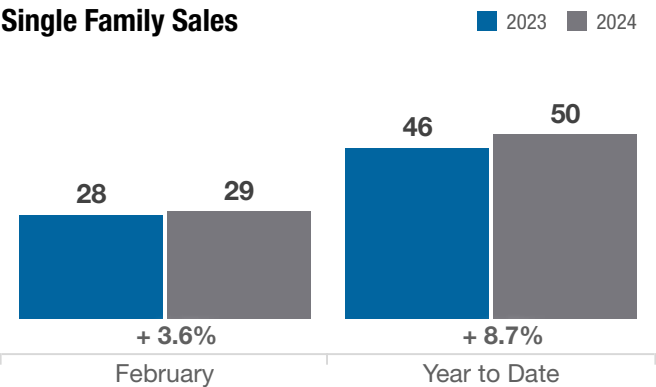
Inventory of Homes for Sale



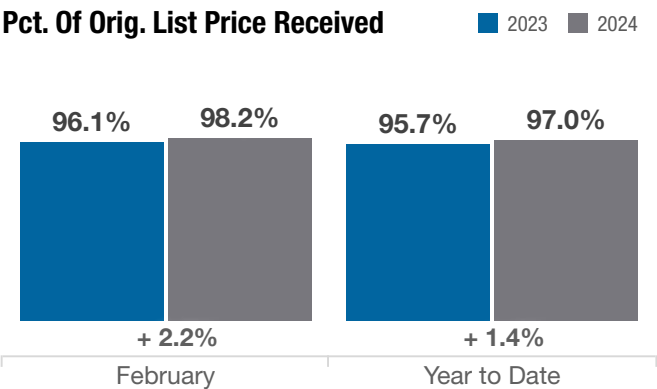
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

