

# Local Market Update – April 2024

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



## Jefferson Local School District (West Jefferson)

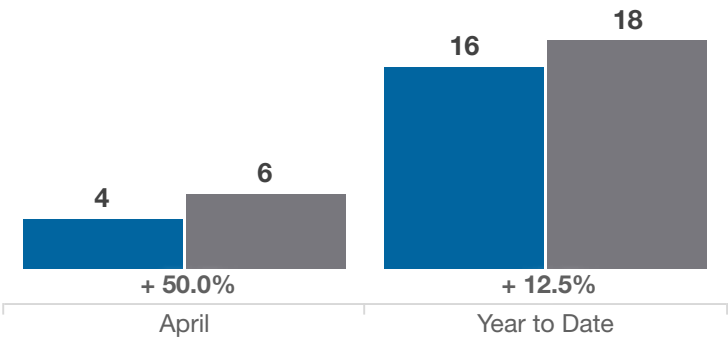
Madison County

Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Closed Sales	4	6	+ 50.0%	16	18	+ 12.5%
In Contracts	2	7	+ 250.0%	16	23	+ 43.8%
Average Sales Price*	\$240,563	\$370,619	+ 54.1%	\$269,222	\$358,445	+ 33.1%
Median Sales Price*	\$250,425	\$263,158	+ 5.1%	\$213,500	\$262,950	+ 23.2%
Average Price Per Square Foot*	\$153.03	\$254.21	+ 66.1%	\$163.07	\$219.82	+ 34.8%
Percent of Original List Price Received*	92.1%	102.4%	+ 11.2%	97.3%	98.9%	+ 1.6%
Percent of Last List Price Received*	93.5%	102.9%	+ 10.1%	98.2%	99.1%	+ 0.9%
Days on Market Until Sale	7	7	0.0%	17	11	- 35.3%
New Listings	1	9	+ 800.0%	12	33	+ 175.0%
Median List Price of New Listings	\$535,000	\$347,000	- 35.1%	\$245,000	\$249,900	+ 2.0%
Median List Price at Time of Sale	\$247,500	\$253,450	+ 2.4%	\$217,450	\$263,450	+ 21.2%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.2	1.5	+ 650.0%	—	—	—

\* 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.

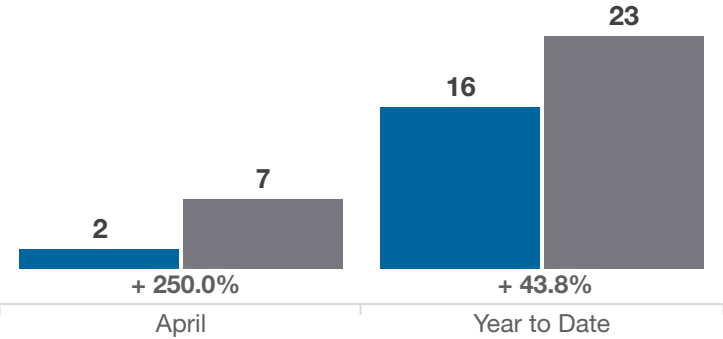
### Closed Sales

■ 2023 ■ 2024



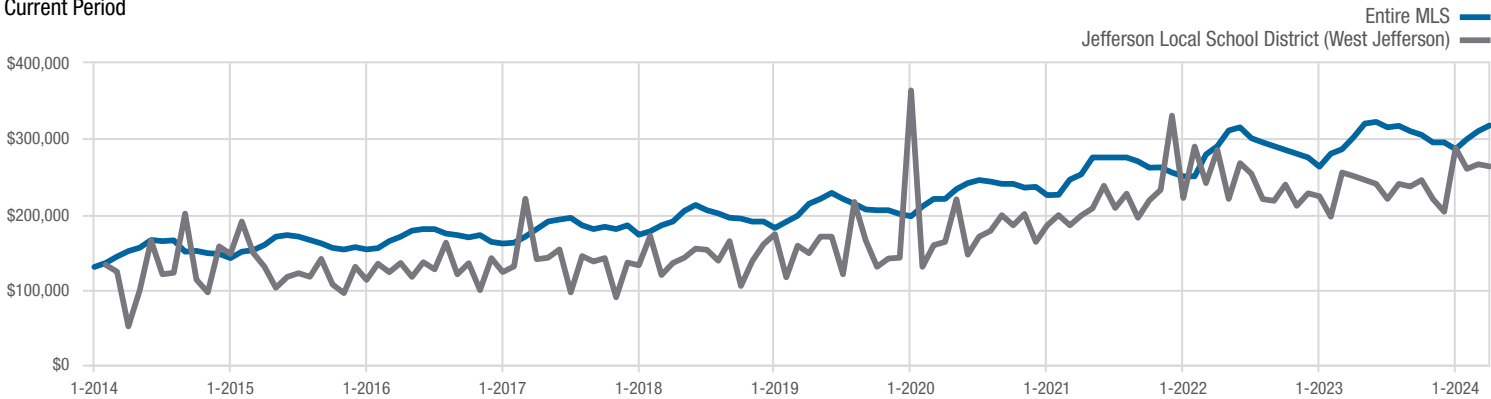
### In Contracts

■ 2023 ■ 2024



### Median Sales Price

Current Period



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

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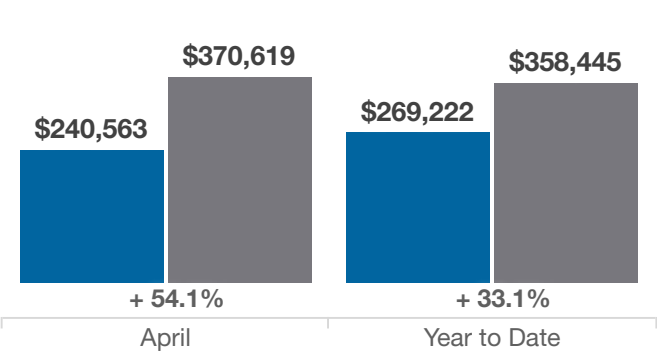
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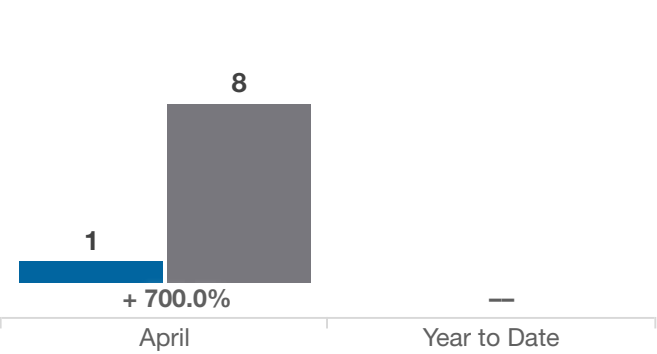
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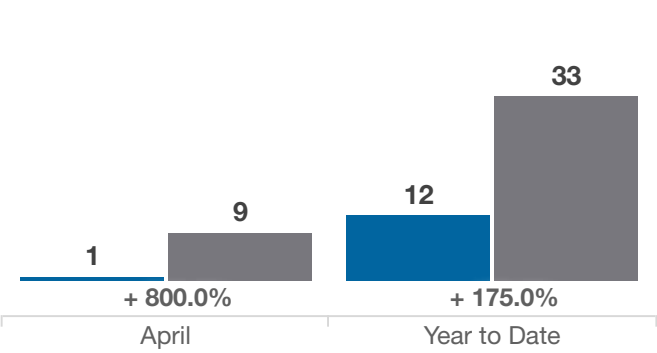
Average Sales Price



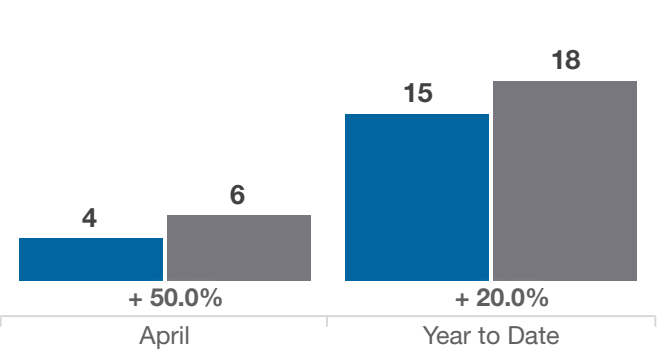
Inventory of Homes for Sale



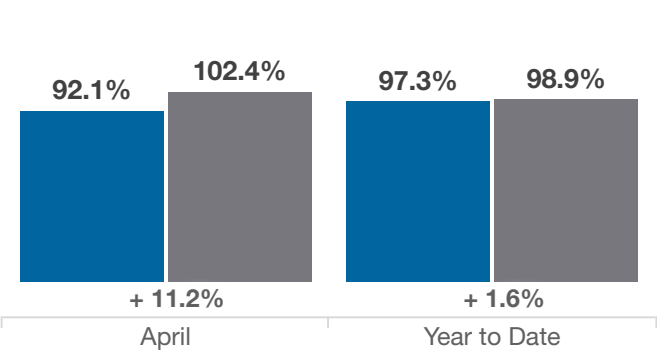
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

