

Local Market Update – April 2024

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



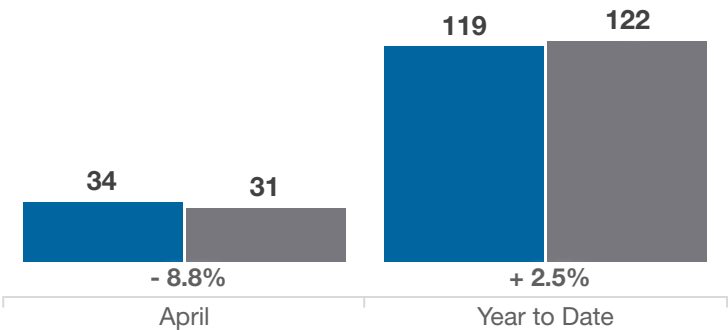
Madison County

Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Closed Sales	34	31	- 8.8%	119	122	+ 2.5%
In Contracts	36	40	+ 11.1%	137	135	- 1.5%
Average Sales Price*	\$258,491	\$350,107	+ 35.4%	\$289,254	\$333,492	+ 15.3%
Median Sales Price*	\$273,750	\$334,000	+ 22.0%	\$285,000	\$315,000	+ 10.5%
Average Price Per Square Foot*	\$159.12	\$187.27	+ 17.7%	\$161.79	\$181.28	+ 12.0%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	96.7%	97.6%	+ 0.9%
Percent of Last List Price Received*	101.4%	99.8%	- 1.6%	99.2%	99.5%	+ 0.3%
Days on Market Until Sale	30	39	+ 30.0%	38	36	- 5.3%
New Listings	26	56	+ 115.4%	110	163	+ 48.2%
Median List Price of New Listings	\$330,000	\$377,450	+ 14.4%	\$289,000	\$322,450	+ 11.6%
Median List Price at Time of Sale	\$259,900	\$349,000	+ 34.3%	\$289,900	\$315,000	+ 8.7%
Inventory of Homes for Sale	25	55	+ 120.0%	—	—	—
Months Supply of Inventory	0.7	1.6	+ 128.6%	—	—	—

* 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.

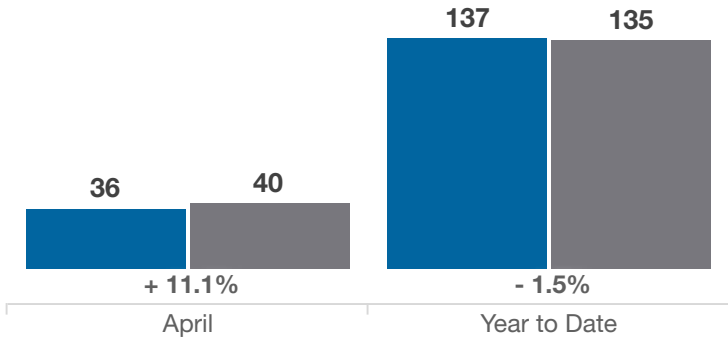
Closed Sales

■ 2023 ■ 2024



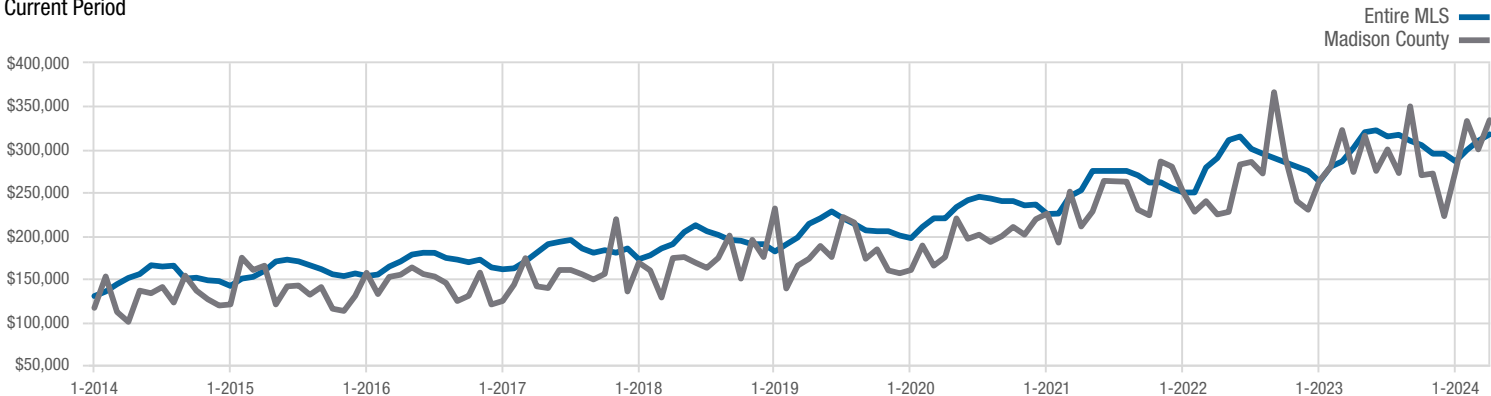
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

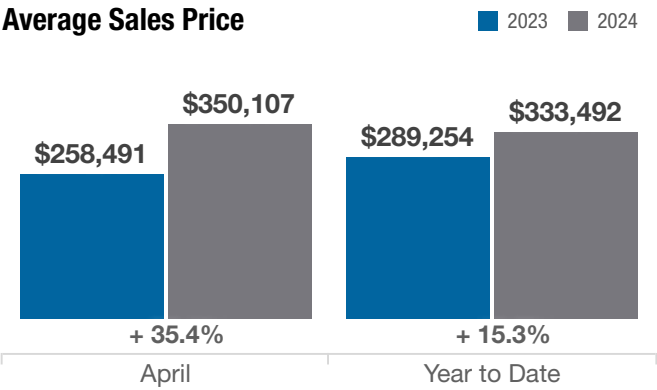
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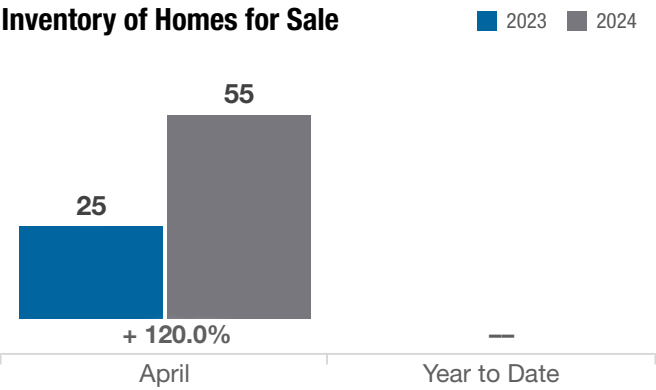


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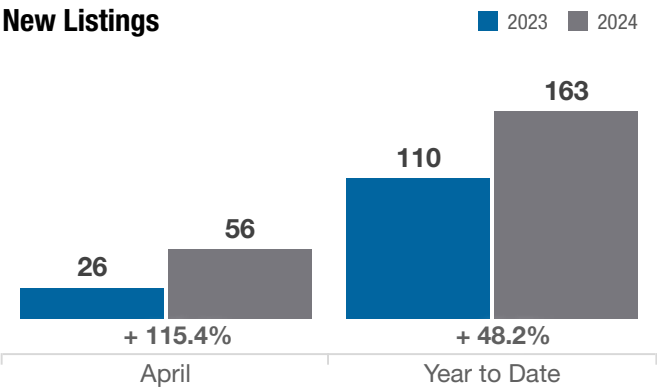
Average Sales Price



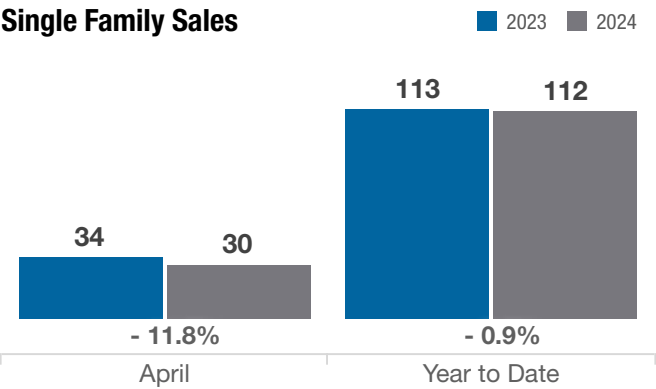
Inventory of Homes for Sale



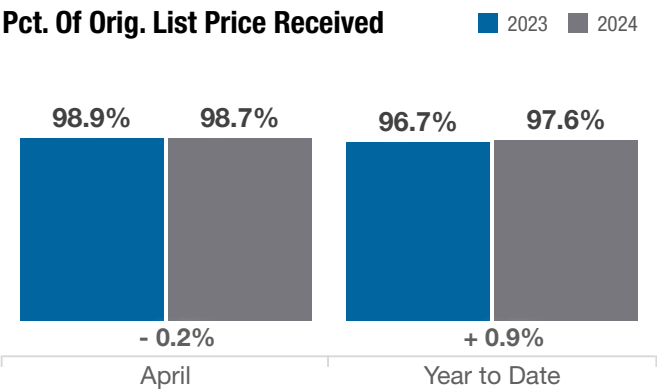
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

