

Local Market Update – August 2024

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



Jefferson Local School District (West Jefferson)

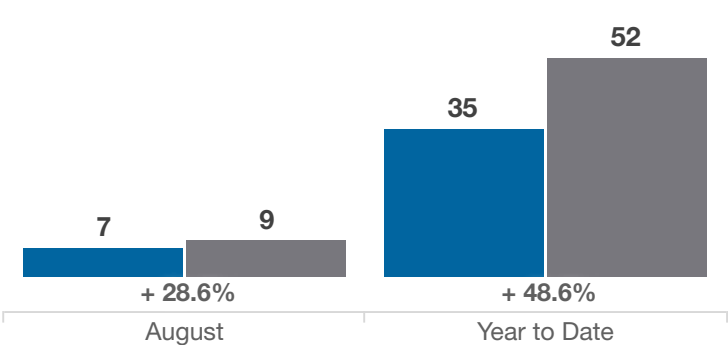
Madison County

Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Closed Sales	7	9	+ 28.6%	35	52	+ 48.6%
In Contracts	6	7	+ 16.7%	39	56	+ 43.6%
Average Sales Price*	\$239,357	\$350,594	+ 46.5%	\$268,156	\$315,283	+ 17.6%
Median Sales Price*	\$240,000	\$270,000	+ 12.5%	\$240,000	\$256,500	+ 6.9%
Average Price Per Square Foot*	\$206.33	\$185.54	- 10.1%	\$181.70	\$192.53	+ 6.0%
Percent of Original List Price Received*	97.0%	109.2%	+ 12.6%	97.3%	101.8%	+ 4.6%
Percent of Last List Price Received*	97.5%	101.3%	+ 3.9%	98.2%	101.8%	+ 3.7%
Days on Market Until Sale	8	13	+ 62.5%	14	13	- 7.1%
New Listings	14	6	- 57.1%	49	70	+ 42.9%
Median List Price of New Listings	\$227,200	\$252,250	+ 11.0%	\$235,000	\$249,950	+ 6.4%
Median List Price at Time of Sale	\$239,900	\$280,000	+ 16.7%	\$235,000	\$253,950	+ 8.1%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	2.4	1.6	- 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.

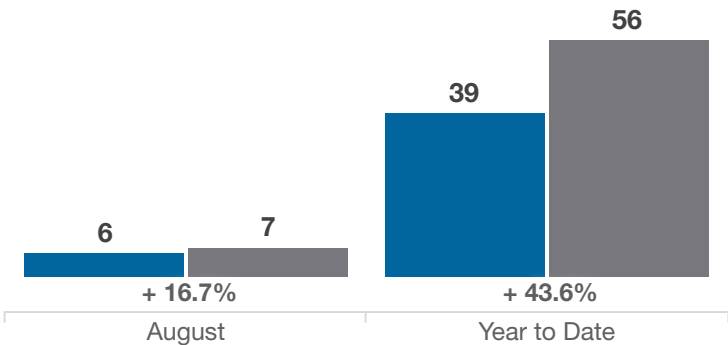
Closed Sales

■ 2023 ■ 2024



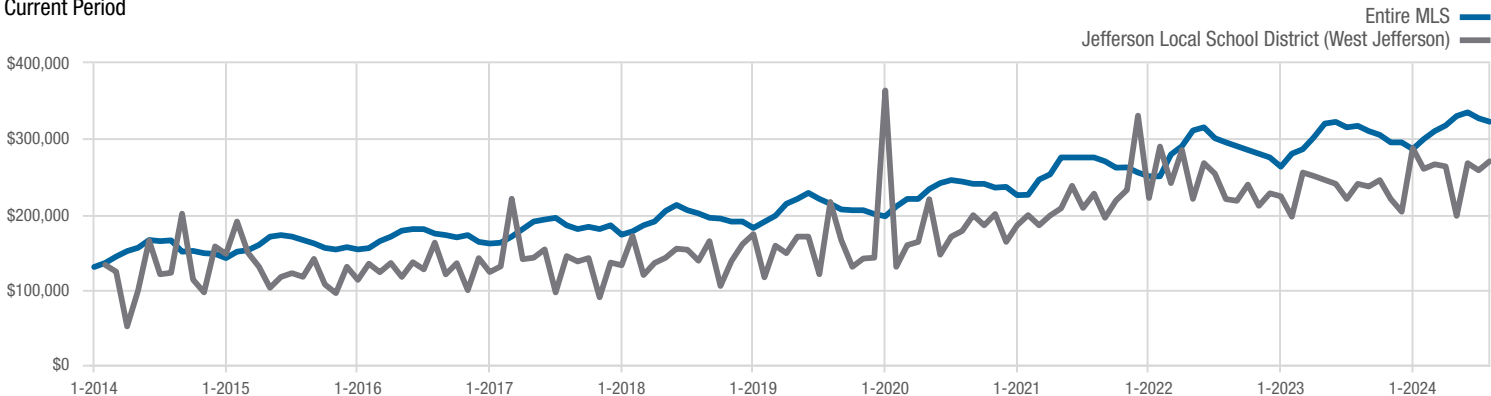
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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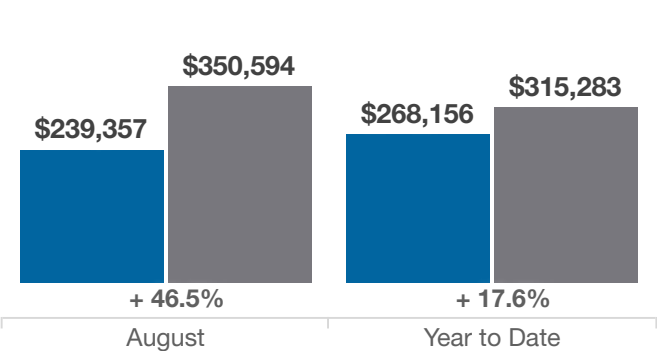
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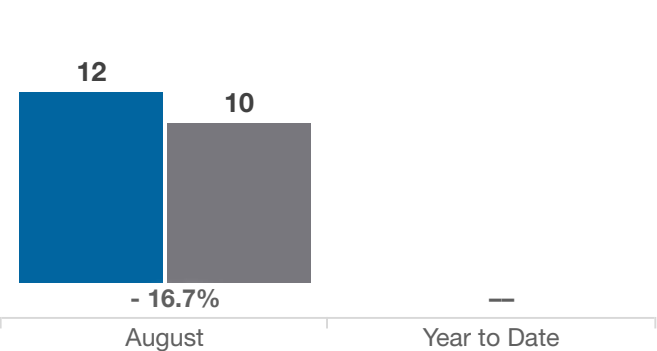
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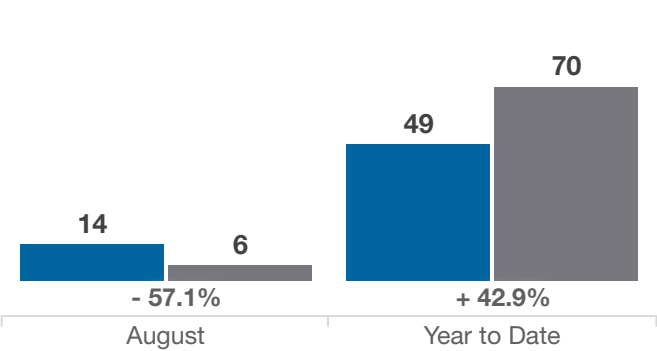
Average Sales Price



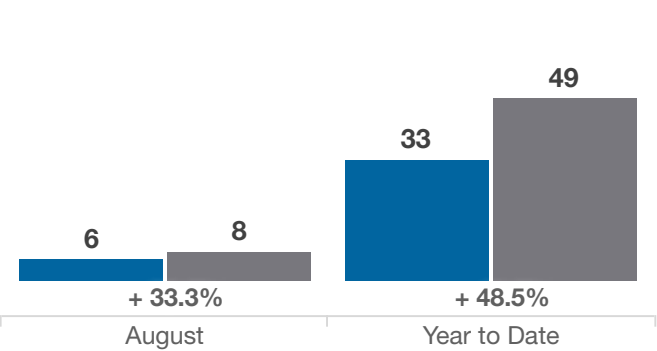
Inventory of Homes for Sale



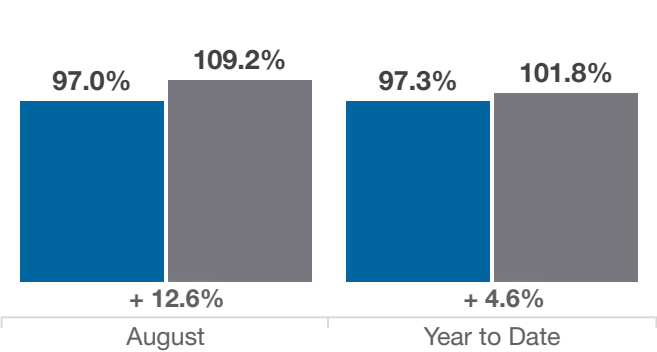
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

