

Local Market Update – August 2024

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



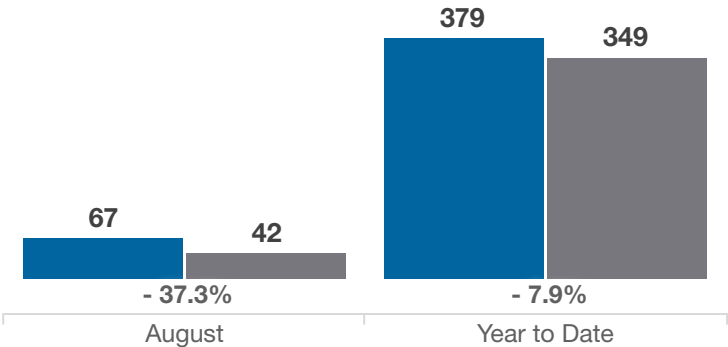
Knox County

Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Closed Sales	67	42	- 37.3%	379	349	- 7.9%
In Contracts	63	53	- 15.9%	411	381	- 7.3%
Average Sales Price*	\$336,654	\$354,370	+ 5.3%	\$296,768	\$326,221	+ 9.9%
Median Sales Price*	\$292,500	\$300,000	+ 2.6%	\$255,250	\$289,500	+ 13.4%
Average Price Per Square Foot*	\$216.04	\$209.82	- 2.9%	\$188.74	\$194.99	+ 3.3%
Percent of Original List Price Received*	97.2%	96.0%	- 1.2%	98.3%	97.2%	- 1.1%
Percent of Last List Price Received*	99.5%	97.7%	- 1.8%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	19	24	+ 26.3%	24	33	+ 37.5%
New Listings	78	62	- 20.5%	475	470	- 1.1%
Median List Price of New Listings	\$312,450	\$280,000	- 10.4%	\$279,000	\$295,000	+ 5.7%
Median List Price at Time of Sale	\$290,000	\$320,000	+ 10.3%	\$254,839	\$290,000	+ 13.8%
Inventory of Homes for Sale	76	117	+ 53.9%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

* 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.

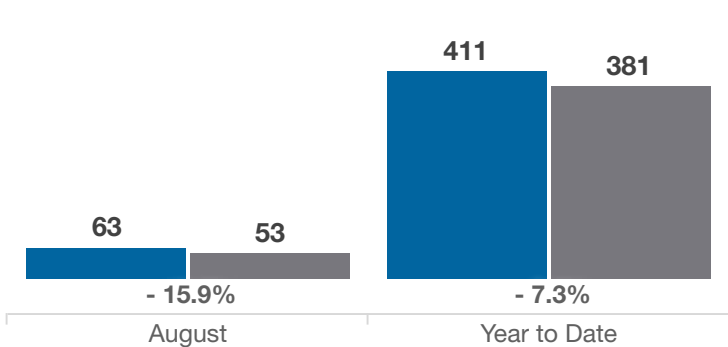
Closed Sales

■ 2023 ■ 2024



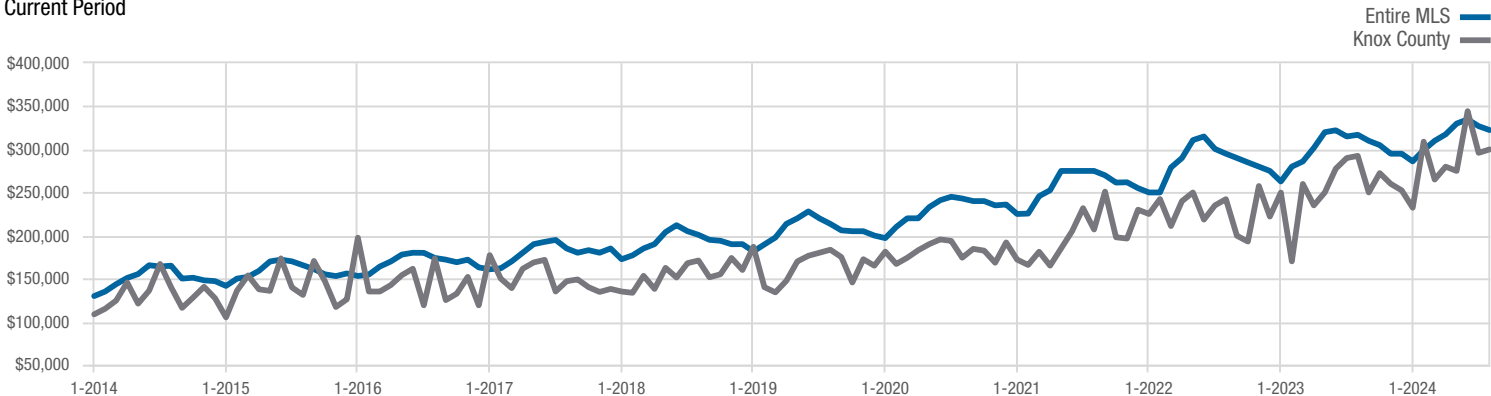
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

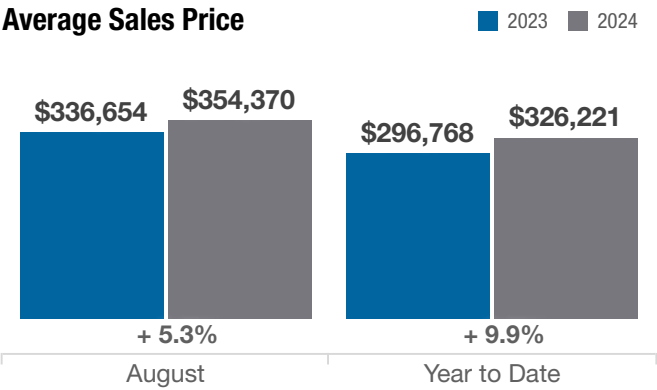
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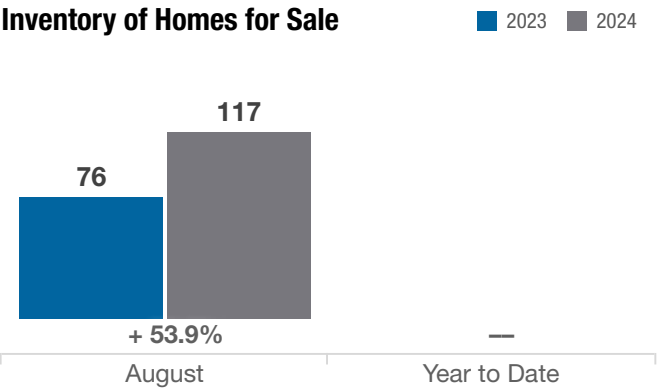


Knox County

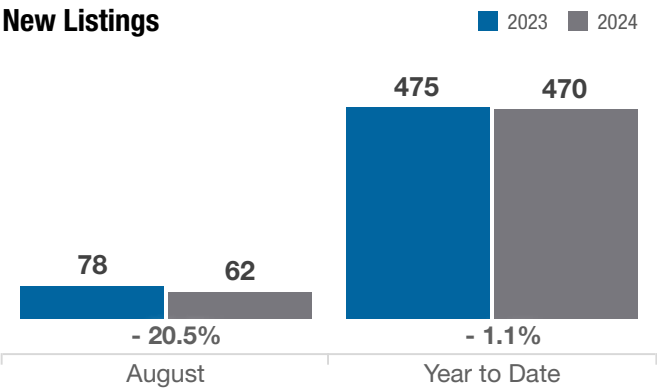
Average Sales Price



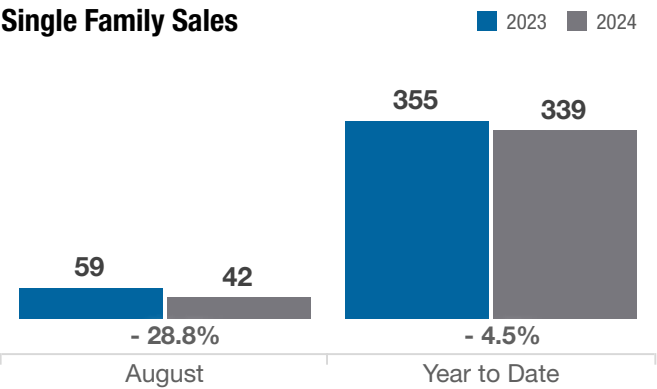
Inventory of Homes for Sale



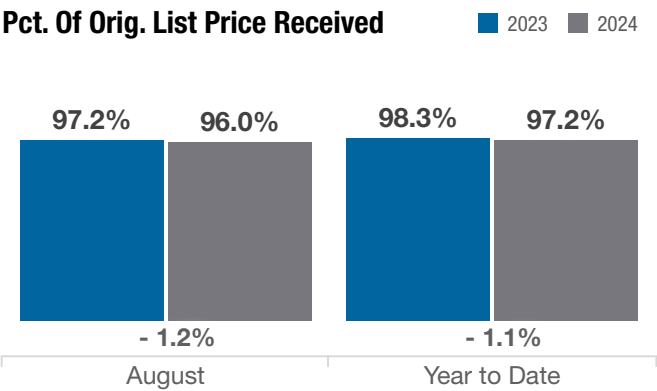
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

