

Local Market Update – August 2024

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



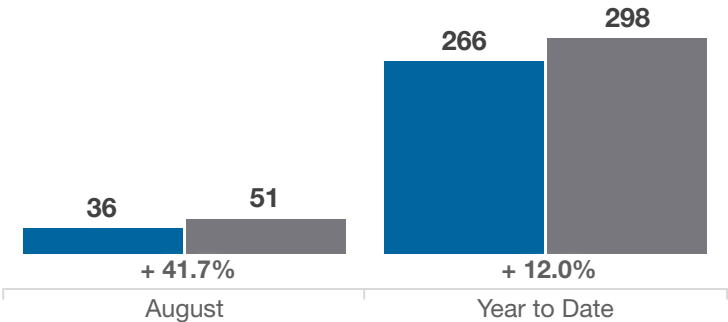
Madison County

Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Closed Sales	36	51	+ 41.7%	266	298	+ 12.0%
In Contracts	53	59	+ 11.3%	305	327	+ 7.2%
Average Sales Price*	\$304,529	\$379,898	+ 24.7%	\$303,475	\$363,093	+ 19.6%
Median Sales Price*	\$272,500	\$285,000	+ 4.6%	\$290,275	\$315,000	+ 8.5%
Average Price Per Square Foot*	\$194.59	\$199.31	+ 2.4%	\$172.30	\$190.70	+ 10.7%
Percent of Original List Price Received*	96.2%	99.7%	+ 3.6%	97.7%	97.7%	0.0%
Percent of Last List Price Received*	98.5%	99.3%	+ 0.8%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	28	19	- 32.1%	34	30	- 11.8%
New Listings	66	57	- 13.6%	323	406	+ 25.7%
Median List Price of New Listings	\$279,000	\$350,000	+ 25.4%	\$289,900	\$337,950	+ 16.6%
Median List Price at Time of Sale	\$272,450	\$289,000	+ 6.1%	\$289,450	\$319,900	+ 10.5%
Inventory of Homes for Sale	59	90	+ 52.5%	—	—	—
Months Supply of Inventory	1.7	2.4	+ 41.2%	—	—	—

* 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.

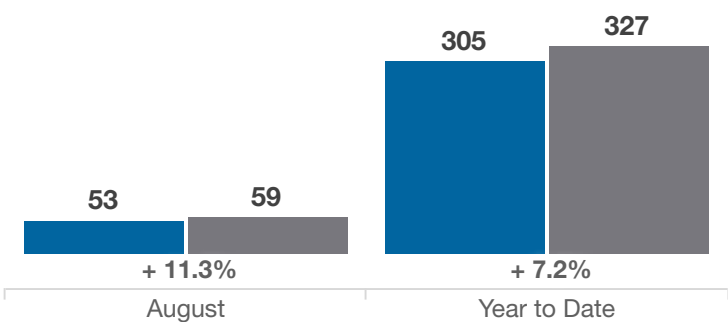
Closed Sales

■ 2023 ■ 2024



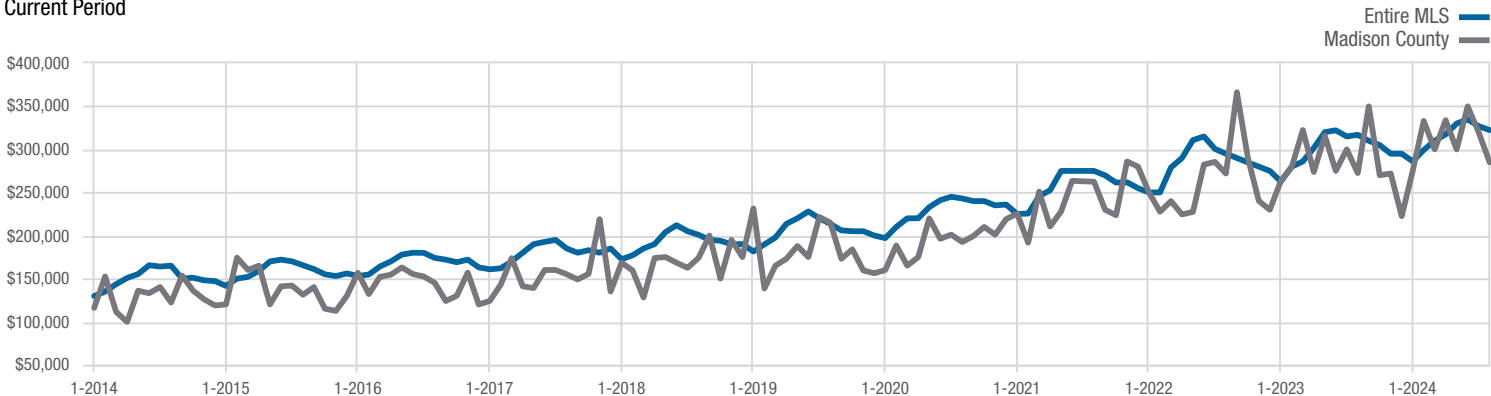
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

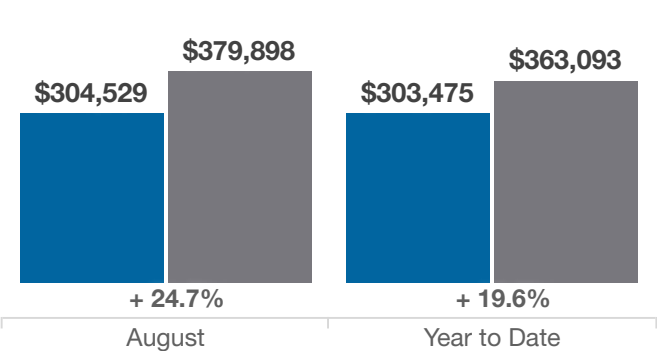
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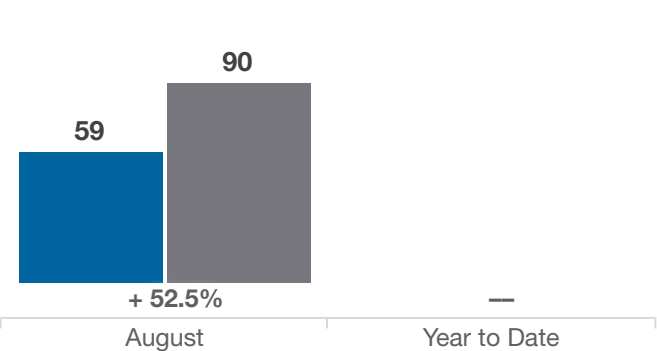


Madison County

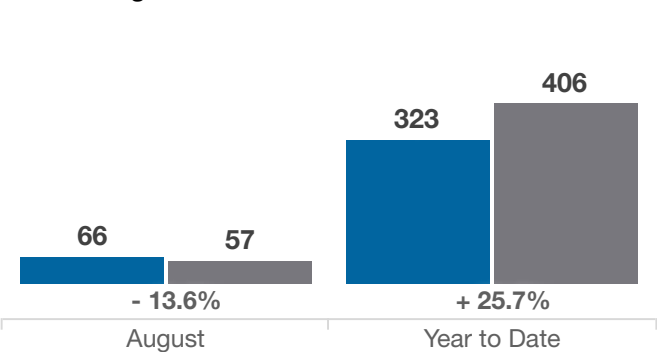
Average Sales Price



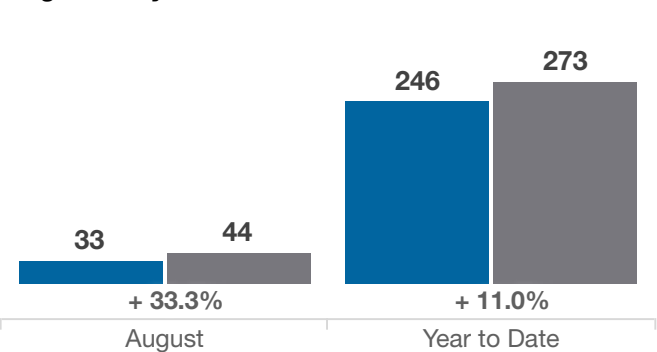
Inventory of Homes for Sale



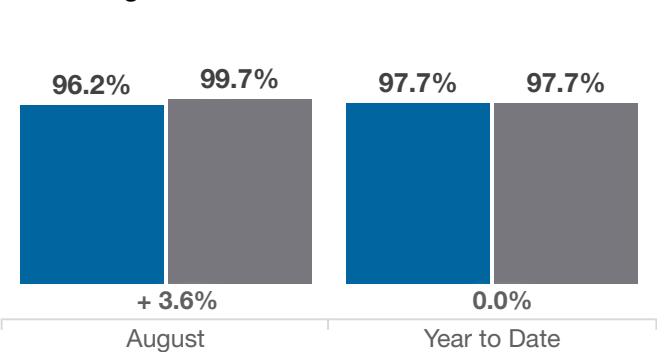
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

