

Local Market Update – September 2024

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



Jefferson Local School District (West Jefferson)

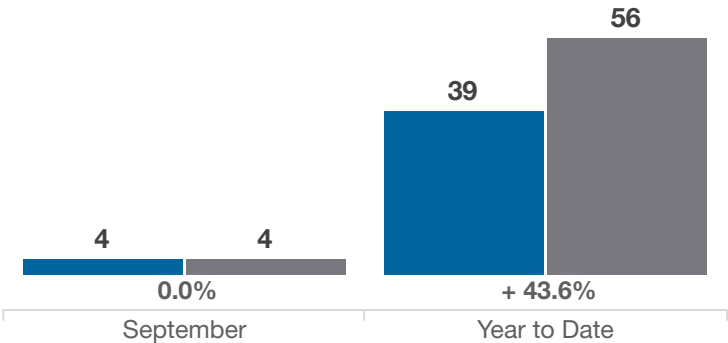
Madison County

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Closed Sales	4	4	0.0%	39	56	+ 43.6%
In Contracts	4	7	+ 75.0%	42	62	+ 47.6%
Average Sales Price*	\$406,750	\$359,950	- 11.5%	\$282,371	\$318,474	+ 12.8%
Median Sales Price*	\$236,500	\$437,450	+ 85.0%	\$240,000	\$258,950	+ 7.9%
Average Price Per Square Foot*	\$195.95	\$164.50	- 16.1%	\$183.16	\$190.49	+ 4.0%
Percent of Original List Price Received*	98.5%	99.1%	+ 0.6%	97.5%	101.6%	+ 4.2%
Percent of Last List Price Received*	98.5%	100.3%	+ 1.8%	98.2%	101.7%	+ 3.6%
Days on Market Until Sale	6	21	+ 250.0%	14	14	0.0%
New Listings	0	11	—	49	81	+ 65.3%
Median List Price of New Listings	—	\$268,000	—	\$235,000	\$250,000	+ 6.4%
Median List Price at Time of Sale	\$239,950	\$442,450	+ 84.4%	\$235,000	\$258,900	+ 10.2%
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

* 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.

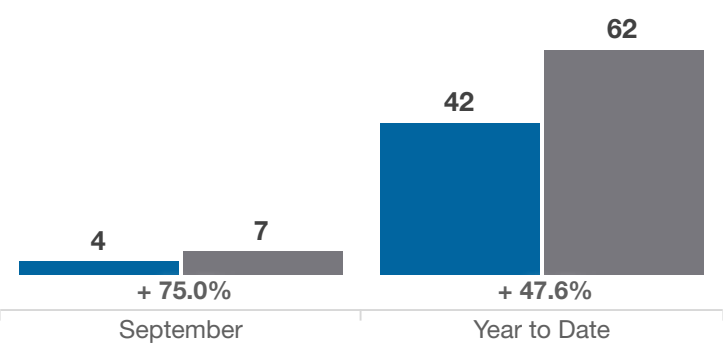
Closed Sales

■ 2023 ■ 2024



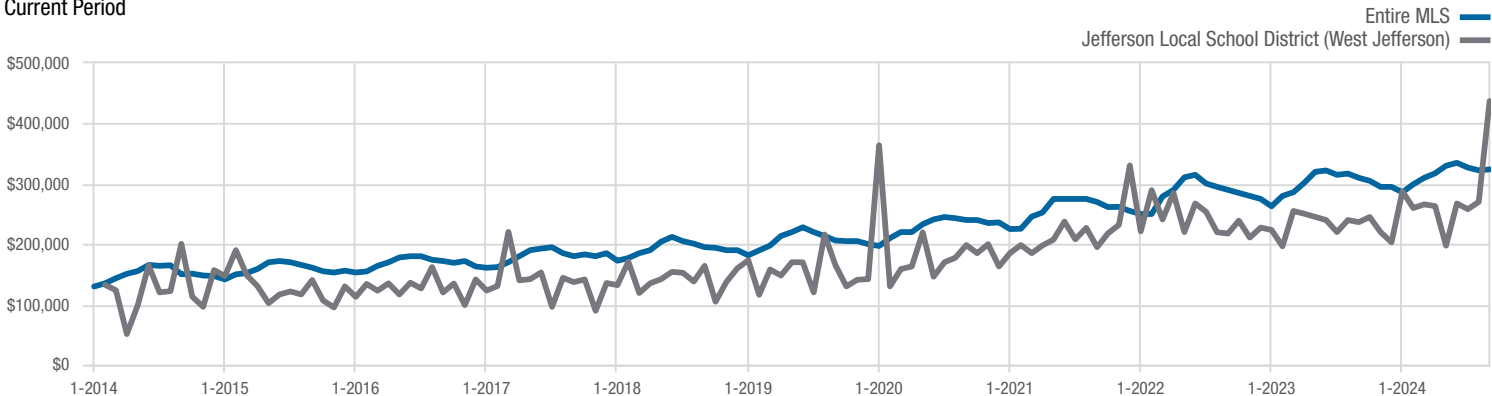
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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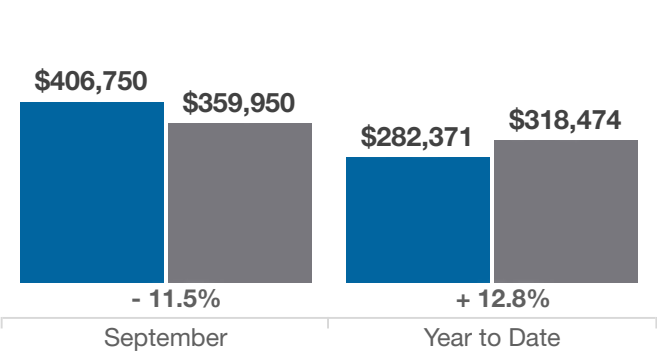
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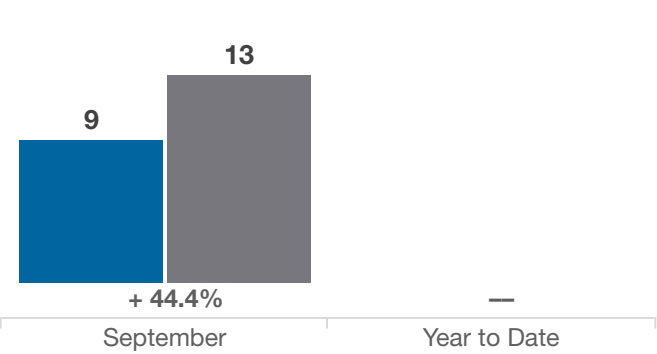
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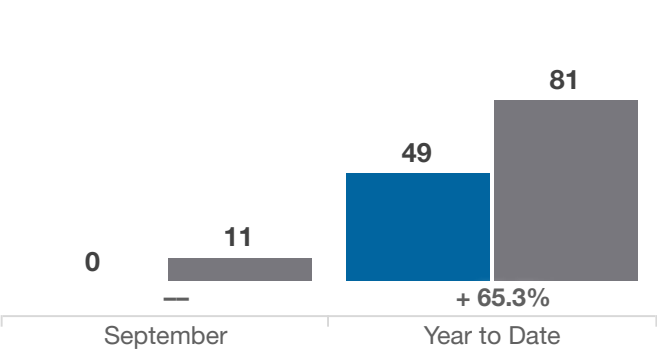
Average Sales Price



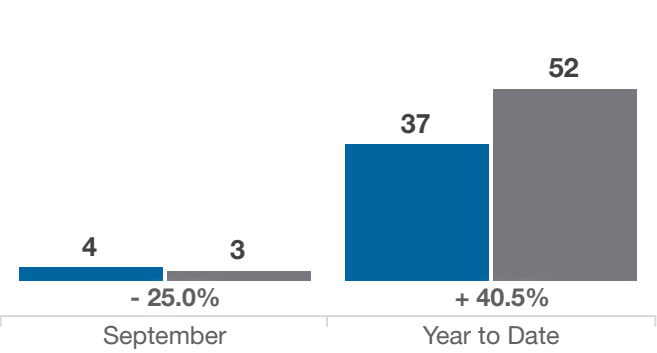
Inventory of Homes for Sale



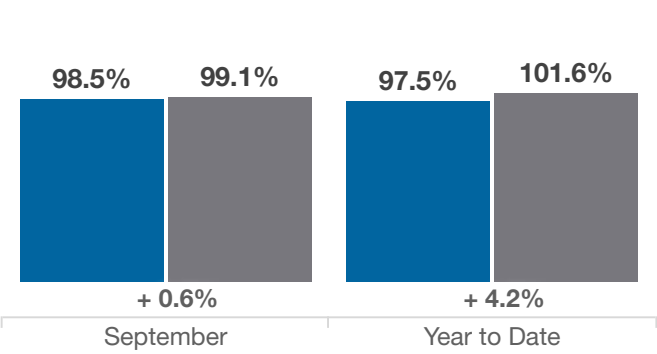
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

