

Local Market Update – October 2024

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



Jefferson Local School District (West Jefferson)

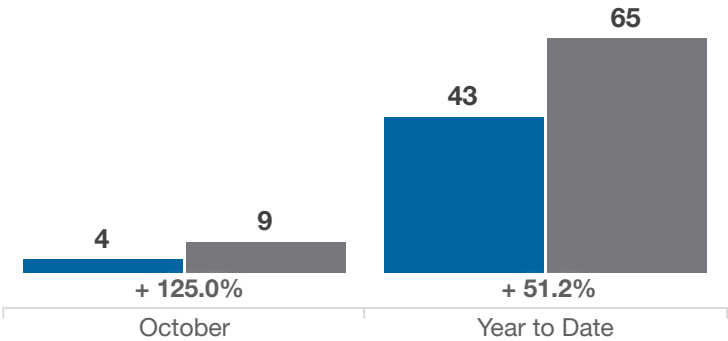
Madison County

Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Closed Sales	4	9	+ 125.0%	43	65	+ 51.2%
In Contracts	4	12	+ 200.0%	46	71	+ 54.3%
Average Sales Price*	\$247,375	\$315,000	+ 27.3%	\$279,115	\$317,993	+ 13.9%
Median Sales Price*	\$245,000	\$243,000	- 0.8%	\$240,000	\$258,000	+ 7.5%
Average Price Per Square Foot*	\$207.32	\$188.48	- 9.1%	\$185.40	\$190.21	+ 2.6%
Percent of Original List Price Received*	94.1%	97.8%	+ 3.9%	97.1%	101.1%	+ 4.1%
Percent of Last List Price Received*	96.4%	100.0%	+ 3.7%	98.0%	101.5%	+ 3.6%
Days on Market Until Sale	28	28	0.0%	15	16	+ 6.7%
New Listings	7	5	- 28.6%	56	86	+ 53.6%
Median List Price of New Listings	\$259,900	\$209,900	- 19.2%	\$238,000	\$249,900	+ 5.0%
Median List Price at Time of Sale	\$254,700	\$244,900	- 3.8%	\$238,000	\$257,900	+ 8.4%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

* 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.

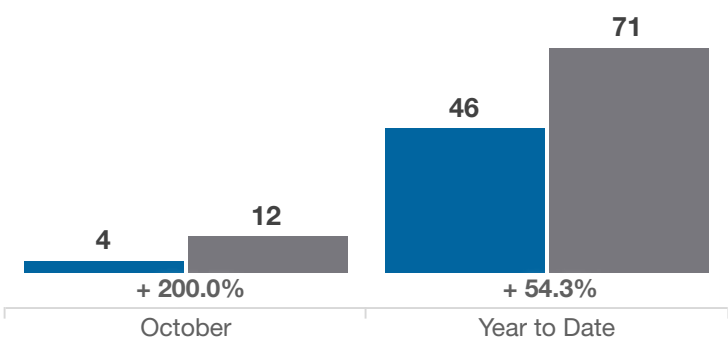
Closed Sales

■ 2023 ■ 2024



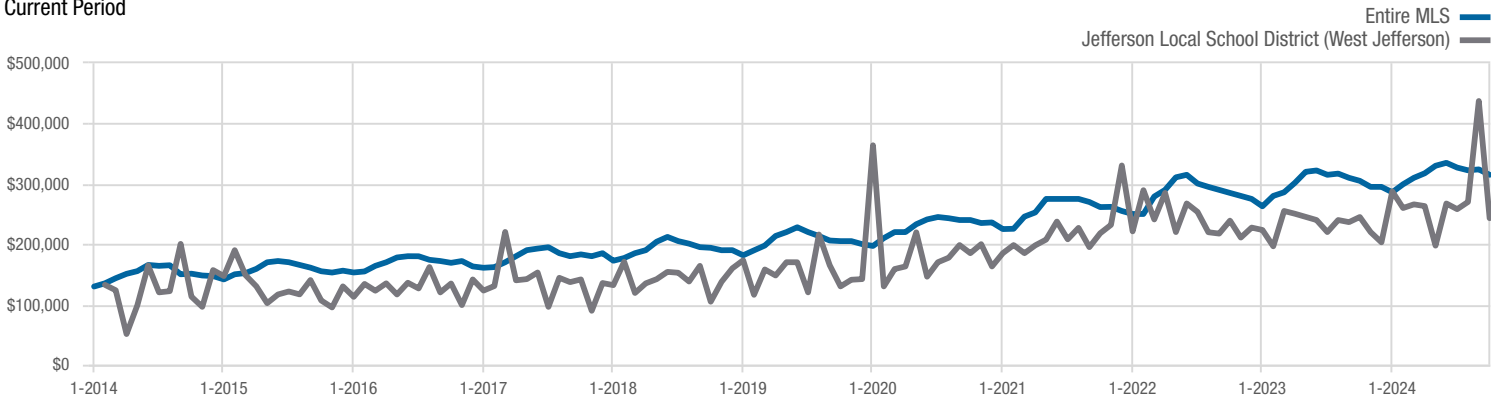
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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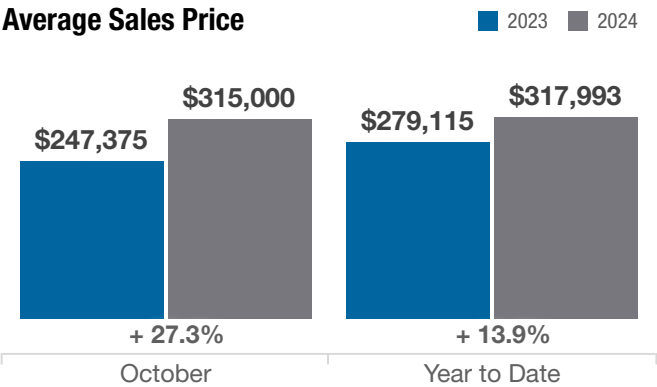
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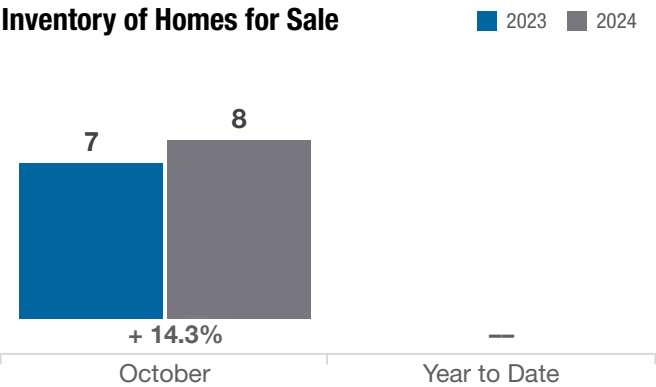
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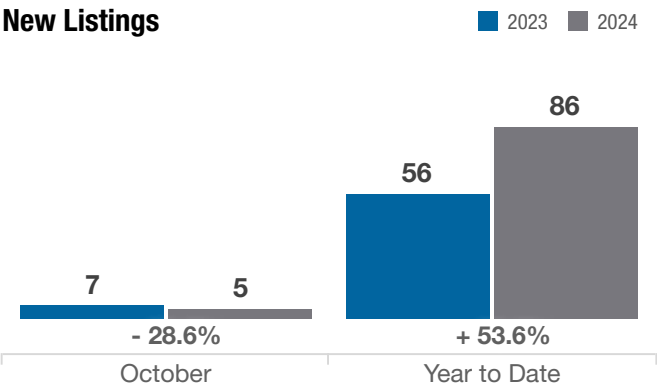
Average Sales Price



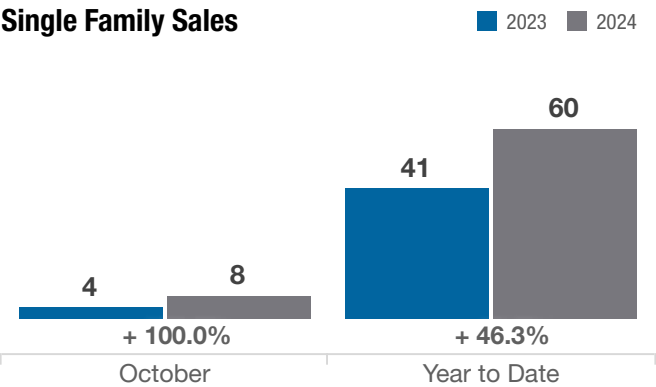
Inventory of Homes for Sale



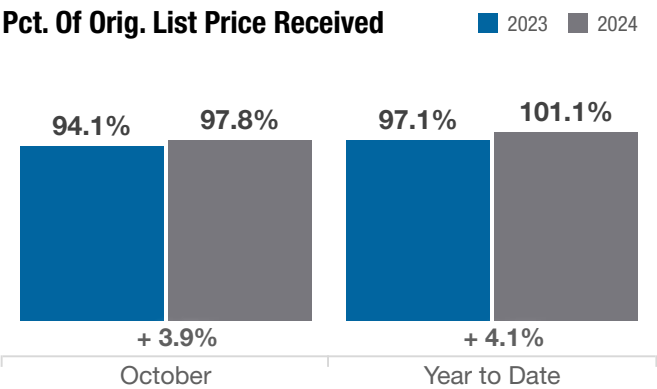
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

