

Local Market Update – October 2024

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



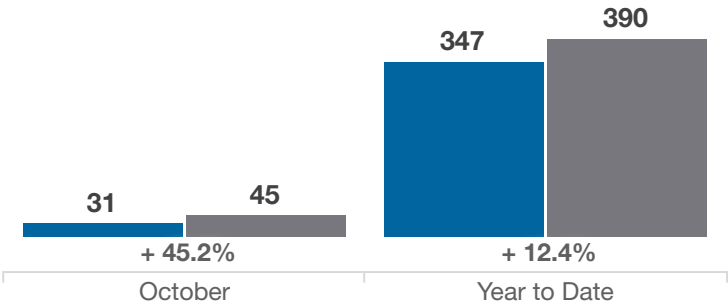
Madison County

Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Closed Sales	31	45	+ 45.2%	347	390	+ 12.4%
In Contracts	27	55	+ 103.7%	355	413	+ 16.3%
Average Sales Price*	\$338,176	\$357,333	+ 5.7%	\$316,418	\$367,460	+ 16.1%
Median Sales Price*	\$270,000	\$295,000	+ 9.3%	\$299,000	\$325,000	+ 8.7%
Average Price Per Square Foot*	\$177.52	\$184.32	+ 3.8%	\$174.90	\$191.71	+ 9.6%
Percent of Original List Price Received*	95.2%	97.5%	+ 2.4%	97.3%	97.6%	+ 0.3%
Percent of Last List Price Received*	97.8%	98.9%	+ 1.1%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	30	24	- 20.0%	33	30	- 9.1%
New Listings	36	43	+ 19.4%	380	512	+ 34.7%
Median List Price of New Listings	\$279,495	\$240,000	- 14.1%	\$287,495	\$326,950	+ 13.7%
Median List Price at Time of Sale	\$279,999	\$349,900	+ 25.0%	\$299,000	\$336,900	+ 12.7%
Inventory of Homes for Sale	54	89	+ 64.8%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

* 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.

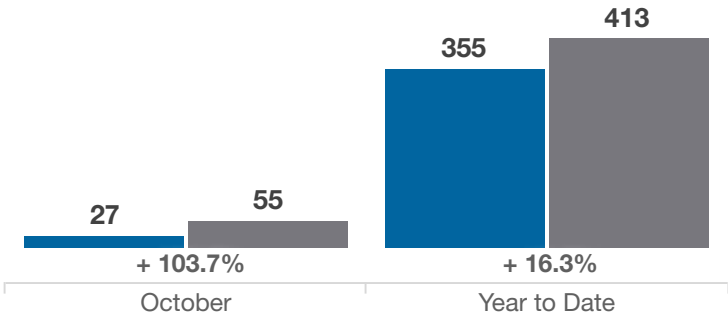
Closed Sales

■ 2023 ■ 2024



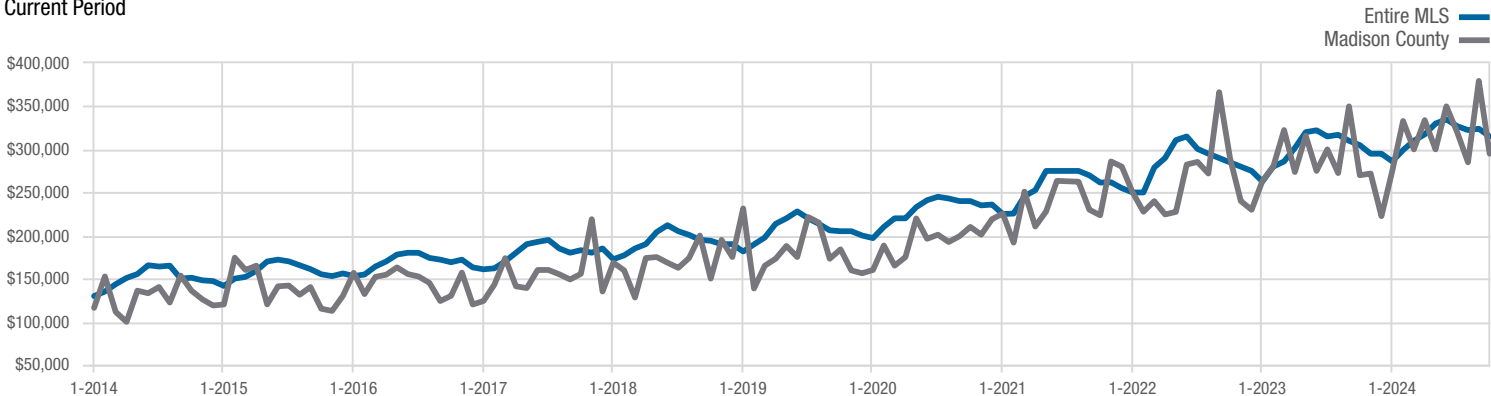
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

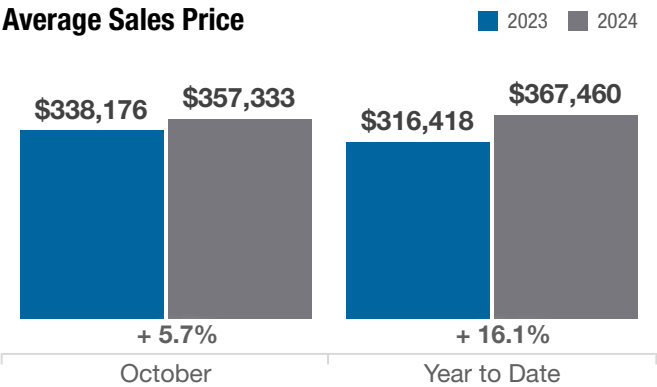
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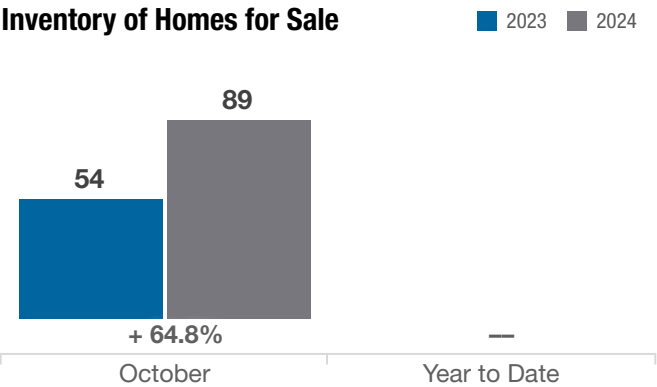


Madison County

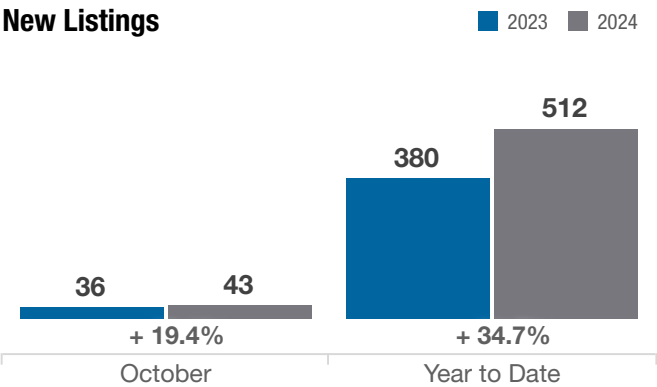
Average Sales Price



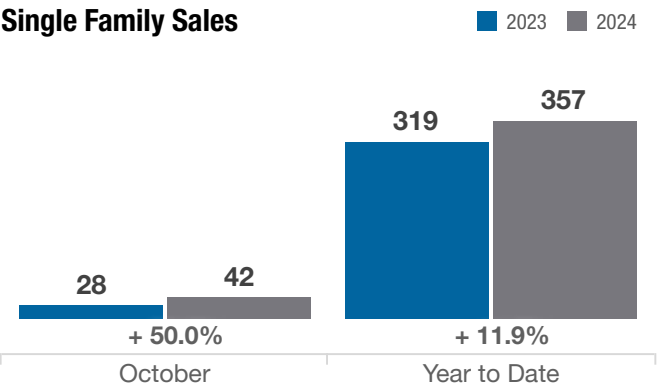
Inventory of Homes for Sale



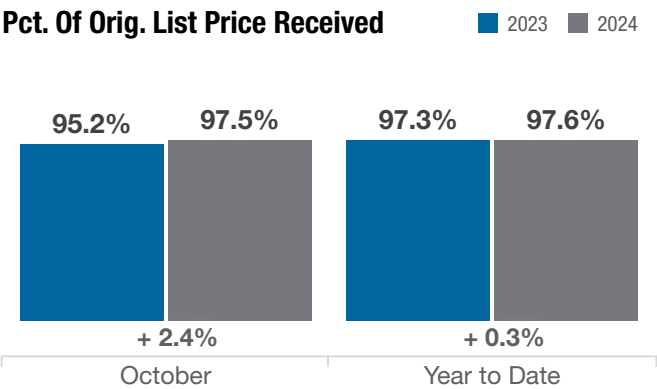
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

