

Local Market Update – November 2024

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



Jefferson Local School District (West Jefferson)

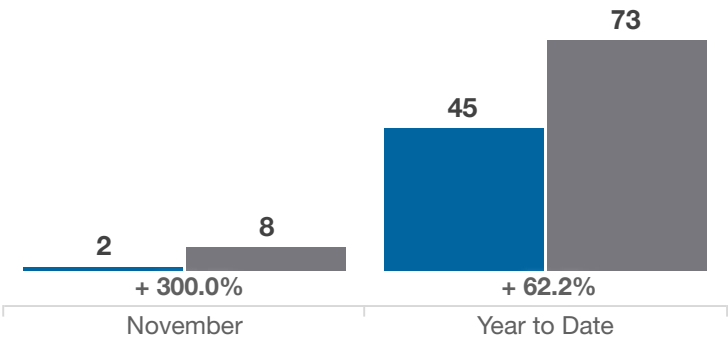
Madison County

Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Closed Sales	2	8	+ 300.0%	45	73	+ 62.2%
In Contracts	6	5	- 16.7%	52	75	+ 44.2%
Average Sales Price*	\$219,950	\$294,100	+ 33.7%	\$276,486	\$315,374	+ 14.1%
Median Sales Price*	\$219,950	\$240,000	+ 9.1%	\$240,000	\$255,000	+ 6.3%
Average Price Per Square Foot*	\$232.54	\$202.41	- 13.0%	\$187.50	\$191.56	+ 2.2%
Percent of Original List Price Received*	100.2%	93.7%	- 6.5%	97.3%	100.3%	+ 3.1%
Percent of Last List Price Received*	101.5%	99.8%	- 1.7%	98.2%	101.3%	+ 3.2%
Days on Market Until Sale	34	18	- 47.1%	16	16	0.0%
New Listings	8	4	- 50.0%	64	90	+ 40.6%
Median List Price of New Listings	\$232,450	\$237,450	+ 2.2%	\$238,000	\$249,900	+ 5.0%
Median List Price at Time of Sale	\$216,450	\$239,950	+ 10.9%	\$238,000	\$250,000	+ 5.0%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

* 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.

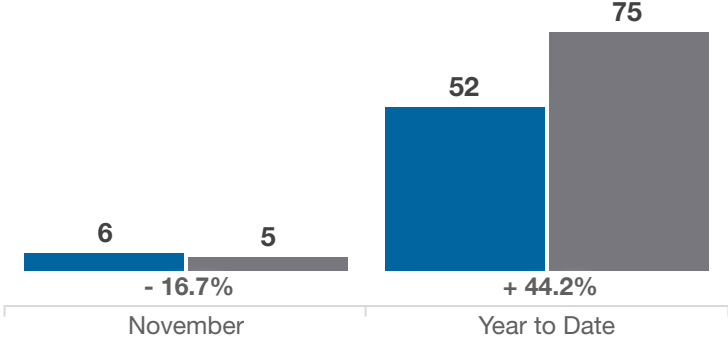
Closed Sales

■ 2023 ■ 2024



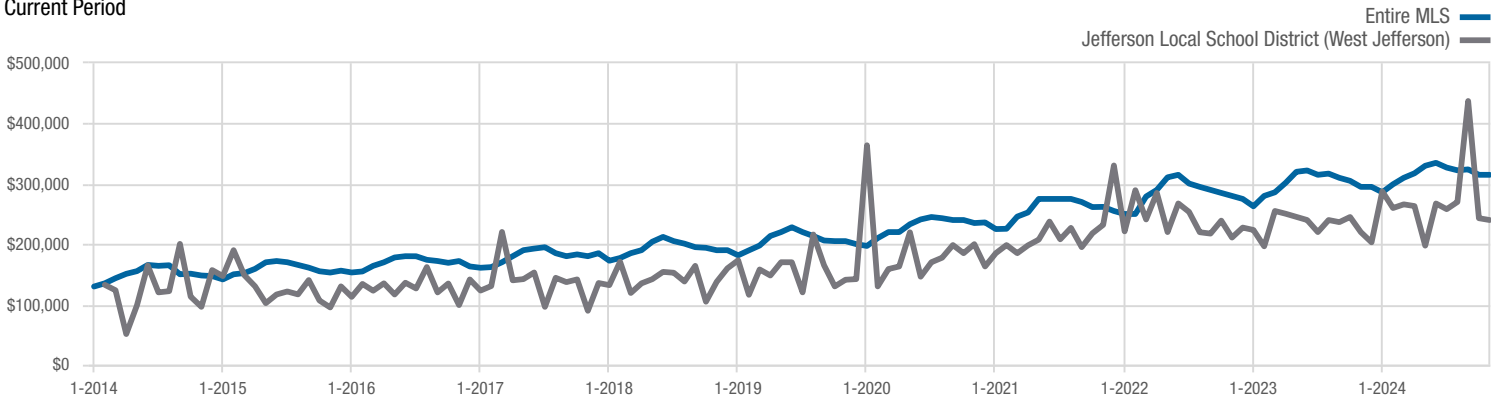
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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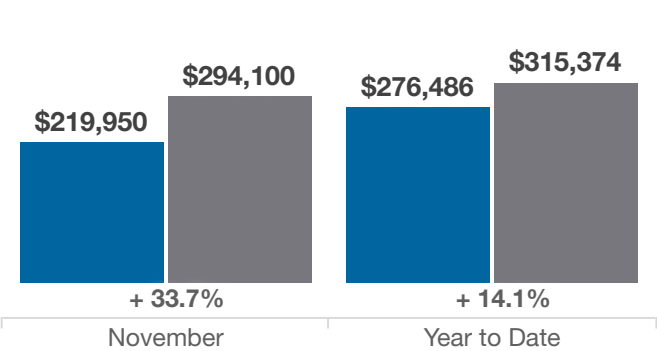
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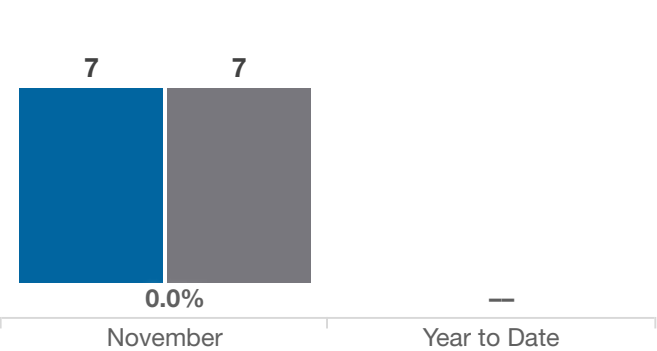
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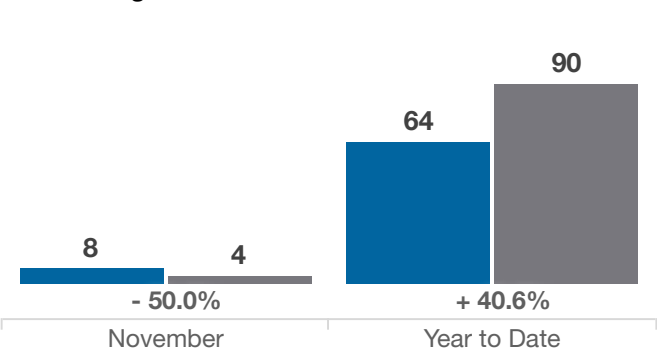
Average Sales Price



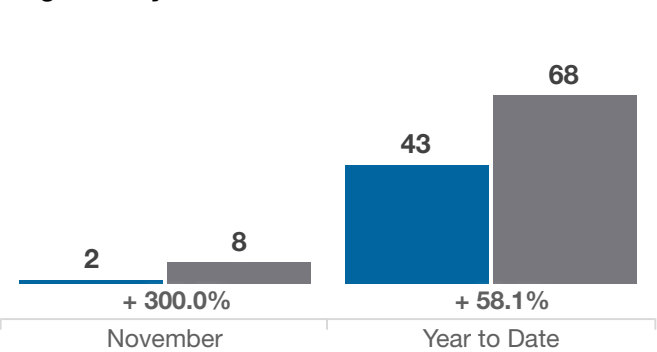
Inventory of Homes for Sale



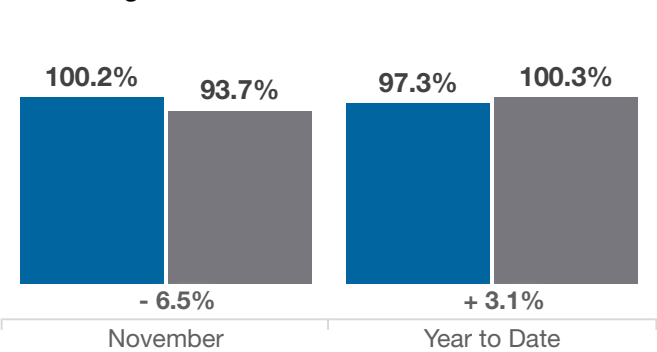
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

