

Local Market Update – November 2024

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



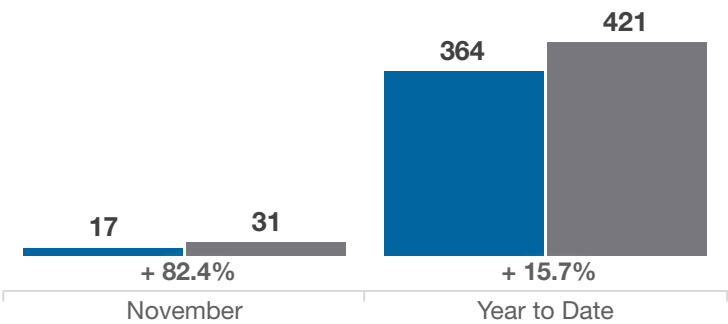
Madison County

Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Closed Sales	17	31	+ 82.4%	364	421	+ 15.7%
In Contracts	30	31	+ 3.3%	382	439	+ 14.9%
Average Sales Price*	\$322,092	\$307,000	- 4.7%	\$316,668	\$362,998	+ 14.6%
Median Sales Price*	\$272,000	\$268,000	- 1.5%	\$298,000	\$320,750	+ 7.6%
Average Price Per Square Foot*	\$185.74	\$181.89	- 2.1%	\$175.38	\$191.02	+ 8.9%
Percent of Original List Price Received*	94.9%	92.4%	- 2.6%	97.2%	97.2%	0.0%
Percent of Last List Price Received*	97.5%	97.2%	- 0.3%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	32	26	- 18.8%	33	30	- 9.1%
New Listings	40	41	+ 2.5%	420	555	+ 32.1%
Median List Price of New Listings	\$287,450	\$250,000	- 13.0%	\$287,495	\$319,900	+ 11.3%
Median List Price at Time of Sale	\$272,500	\$265,000	- 2.8%	\$295,990	\$332,500	+ 12.3%
Inventory of Homes for Sale	60	92	+ 53.3%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

* 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.

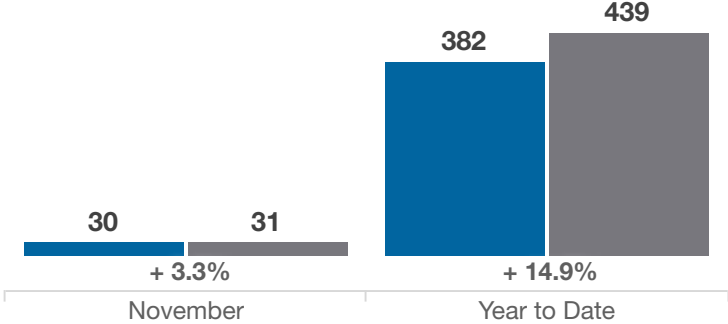
Closed Sales

■ 2023 ■ 2024



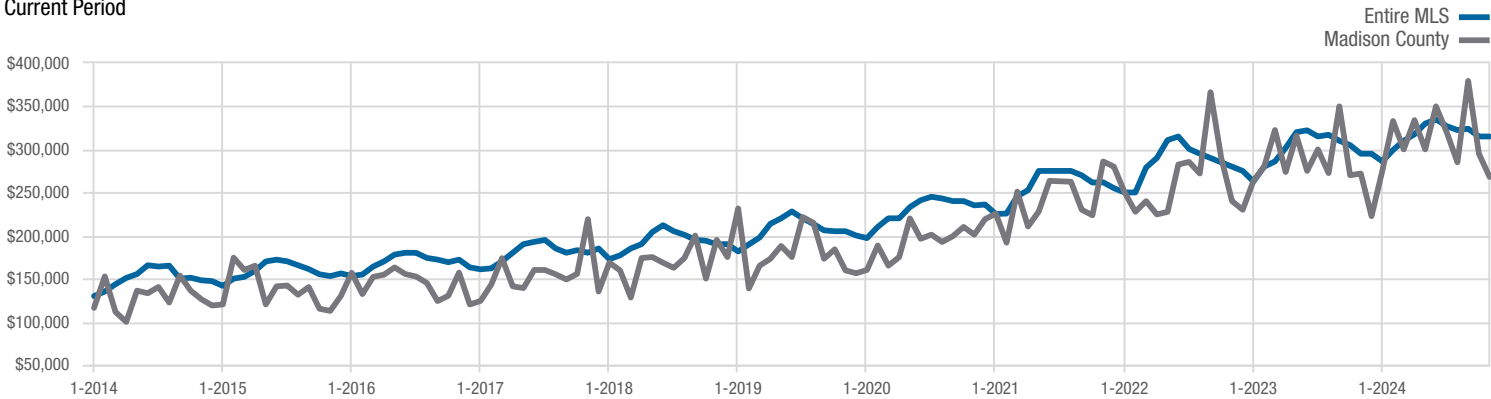
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

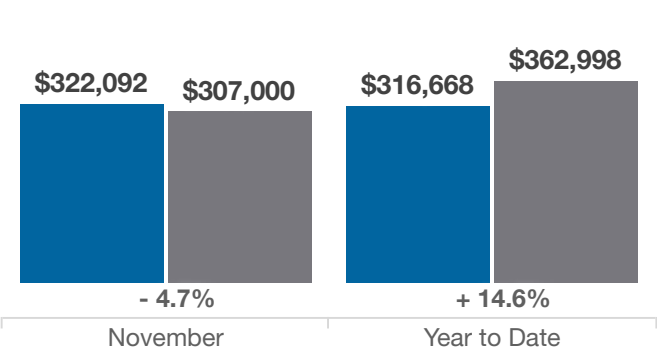
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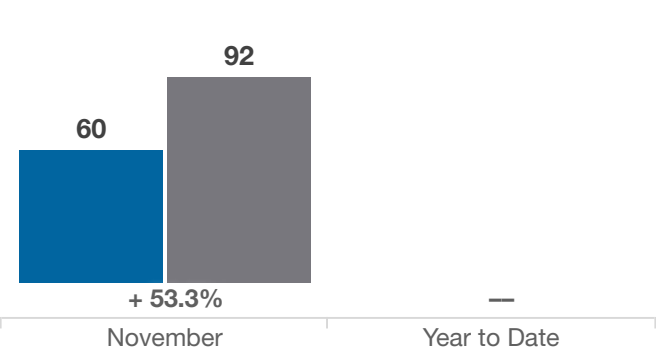


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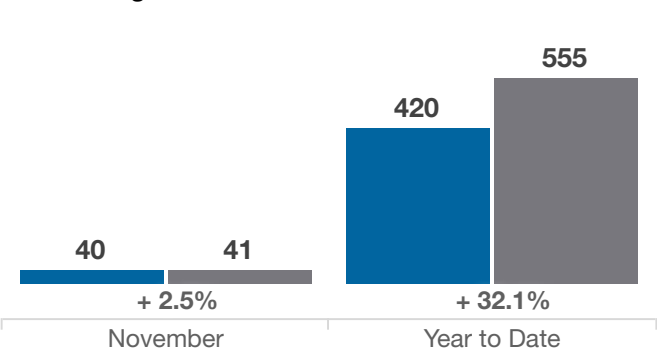
Average Sales Price



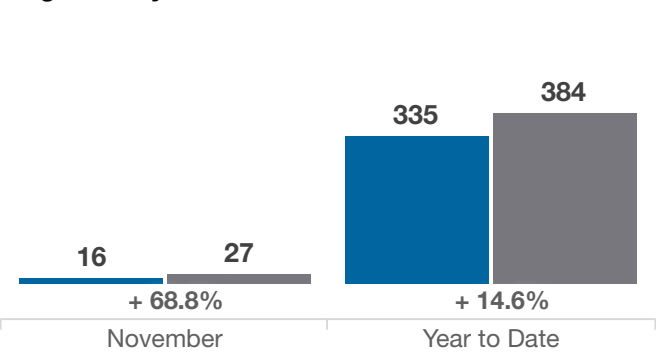
Inventory of Homes for Sale



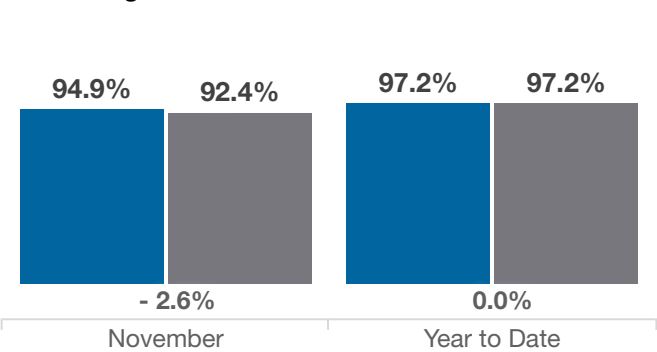
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

