

Local Market Update – December 2024

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



Jefferson Local School District (West Jefferson)

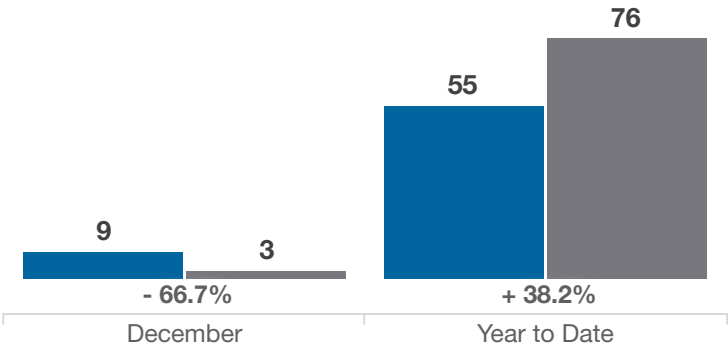
Madison County

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Closed Sales	9	3	- 66.7%	55	76	+ 38.2%
In Contracts	3	4	+ 33.3%	56	79	+ 41.1%
Average Sales Price*	\$260,596	\$247,067	- 5.2%	\$272,767	\$312,678	+ 14.6%
Median Sales Price*	\$203,000	\$225,300	+ 11.0%	\$238,000	\$253,500	+ 6.5%
Average Price Per Square Foot*	\$165.27	\$189.22	+ 14.5%	\$183.79	\$191.47	+ 4.2%
Percent of Original List Price Received*	93.3%	92.3%	- 1.1%	96.4%	100.0%	+ 3.7%
Percent of Last List Price Received*	99.1%	99.1%	0.0%	98.1%	101.2%	+ 3.2%
Days on Market Until Sale	36	42	+ 16.7%	20	17	- 15.0%
New Listings	1	7	+ 600.0%	65	97	+ 49.2%
Median List Price of New Listings	\$319,900	\$259,900	- 18.8%	\$238,000	\$249,900	+ 5.0%
Median List Price at Time of Sale	\$205,000	\$224,900	+ 9.7%	\$235,000	\$250,000	+ 6.4%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

* 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.

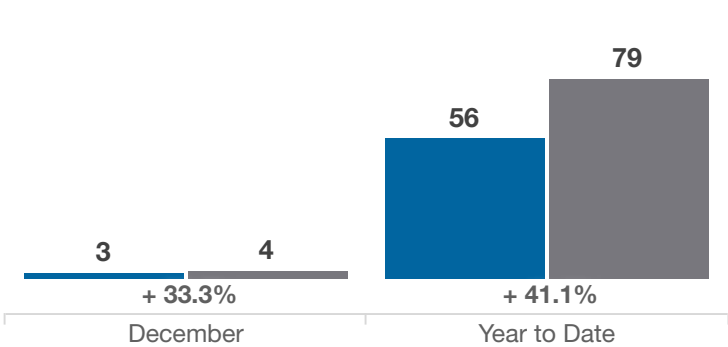
Closed Sales

■ 2023 ■ 2024



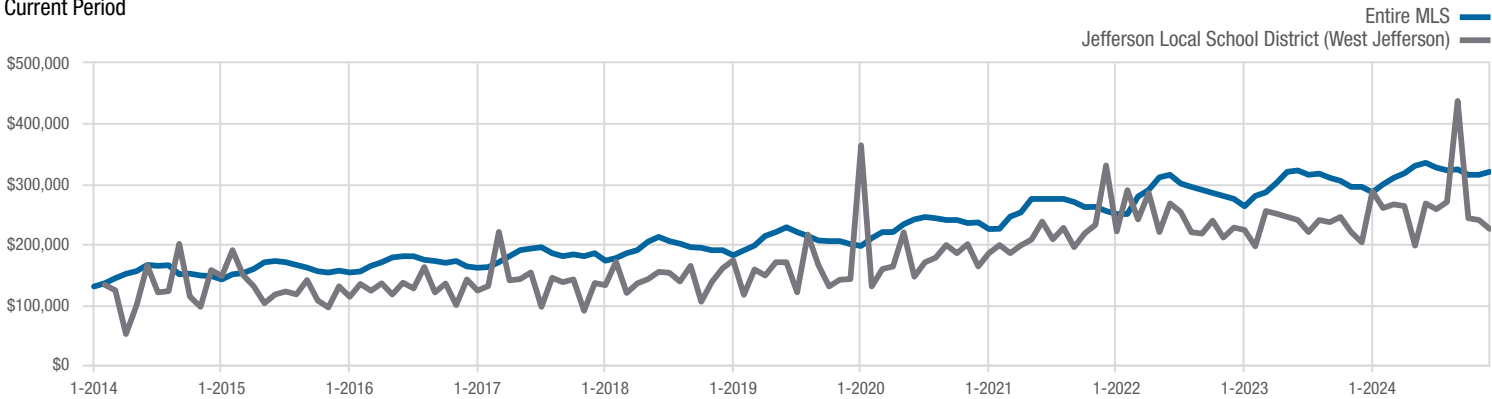
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

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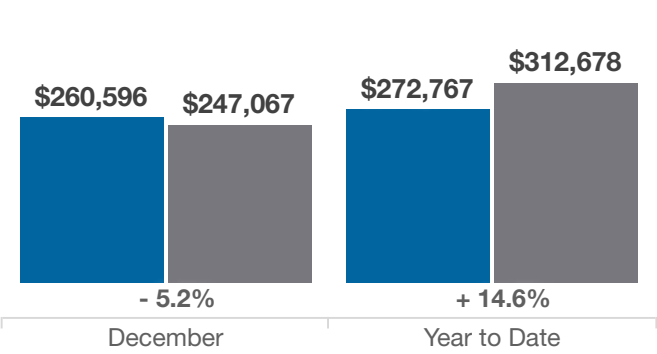
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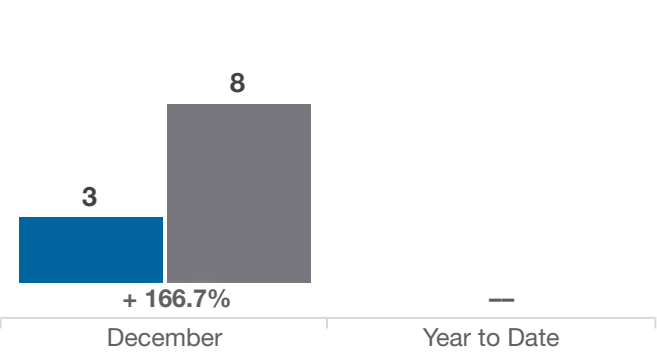
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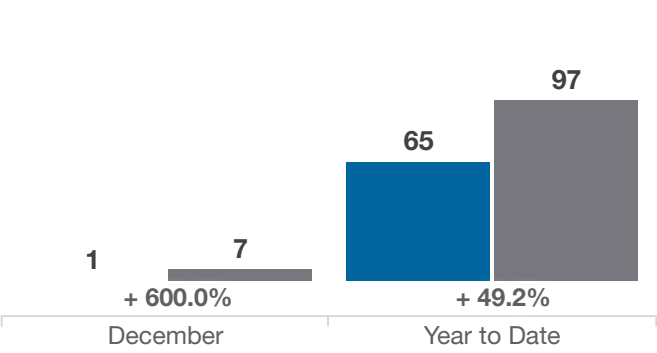
Average Sales Price



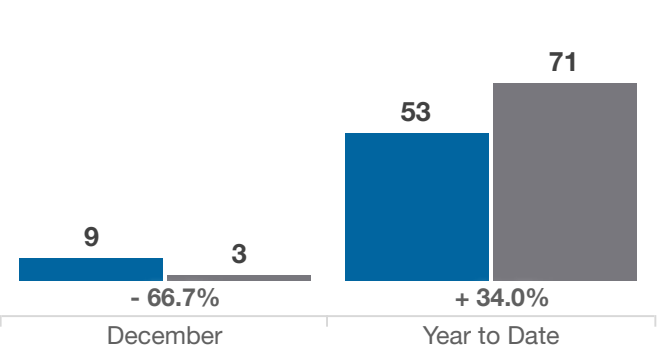
Inventory of Homes for Sale



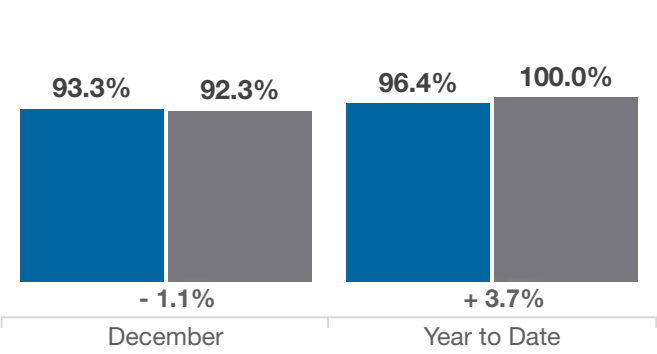
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

