

Local Market Update – December 2024

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



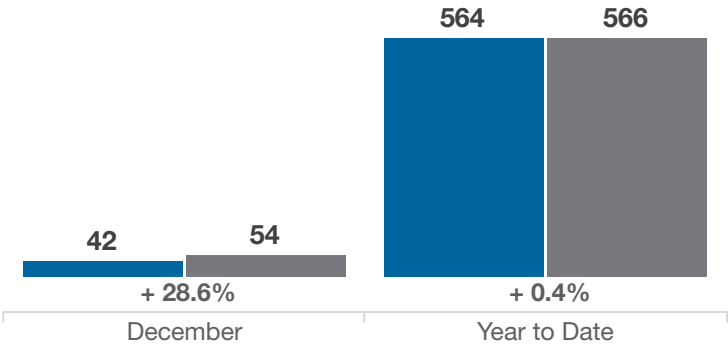
Knox County

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Closed Sales	42	54	+ 28.6%	564	566	+ 0.4%
In Contracts	36	38	+ 5.6%	579	569	- 1.7%
Average Sales Price*	\$269,437	\$377,609	+ 40.1%	\$294,308	\$328,351	+ 11.6%
Median Sales Price*	\$252,450	\$269,900	+ 6.9%	\$259,950	\$276,500	+ 6.4%
Average Price Per Square Foot*	\$163.25	\$196.40	+ 20.3%	\$185.86	\$197.89	+ 6.5%
Percent of Original List Price Received*	92.3%	94.4%	+ 2.3%	97.7%	96.6%	- 1.1%
Percent of Last List Price Received*	96.2%	97.1%	+ 0.9%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	35	50	+ 42.9%	24	34	+ 41.7%
New Listings	28	24	- 14.3%	672	690	+ 2.7%
Median List Price of New Listings	\$227,450	\$294,850	+ 29.6%	\$275,000	\$290,000	+ 5.5%
Median List Price at Time of Sale	\$262,500	\$275,000	+ 4.8%	\$259,900	\$284,900	+ 9.6%
Inventory of Homes for Sale	64	92	+ 43.8%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

* 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.

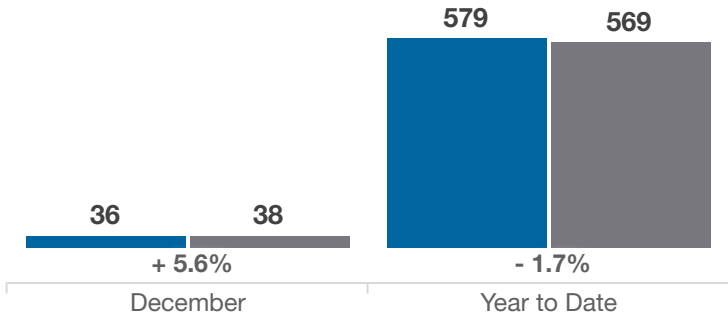
Closed Sales

■ 2023 ■ 2024



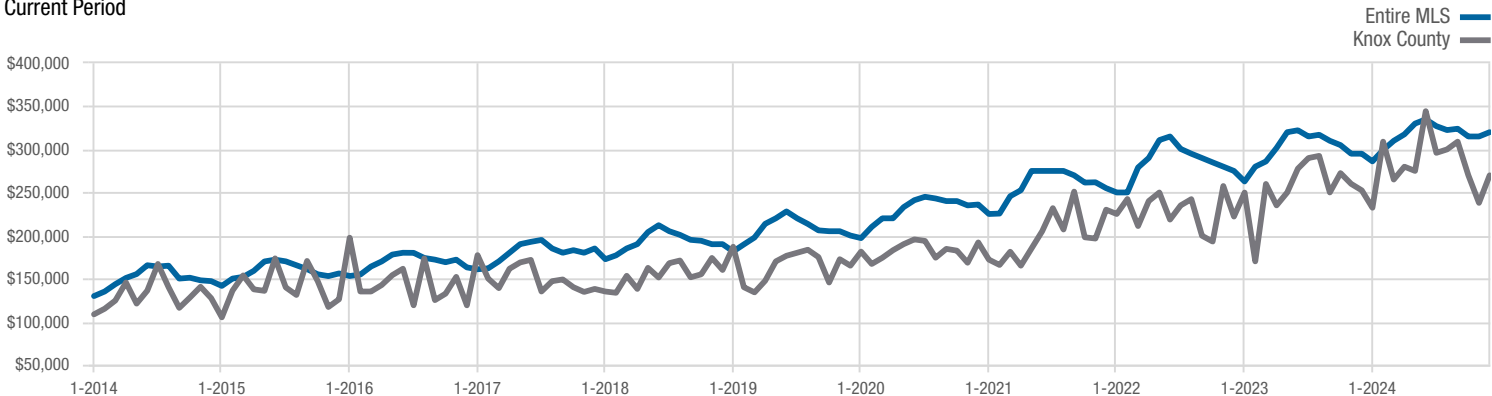
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

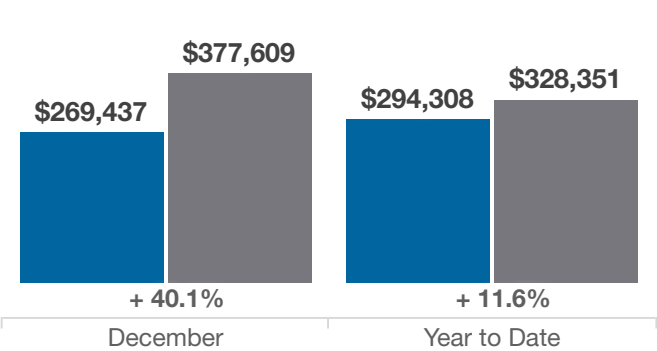
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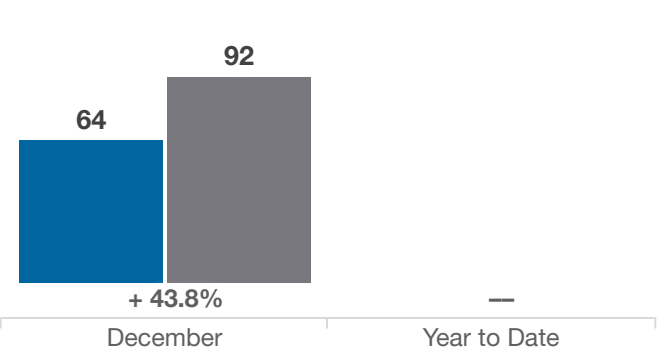


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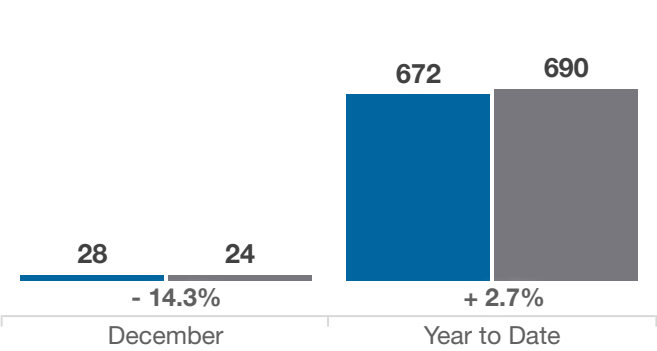
Average Sales Price



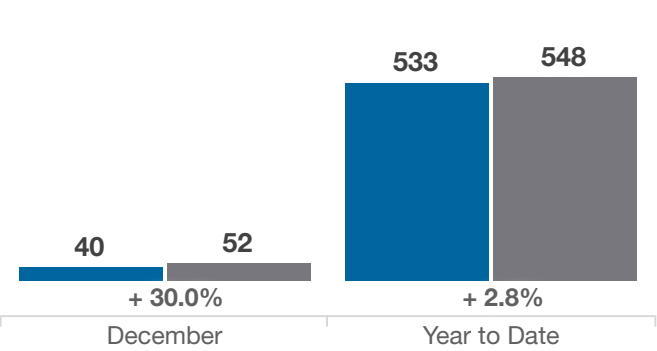
Inventory of Homes for Sale



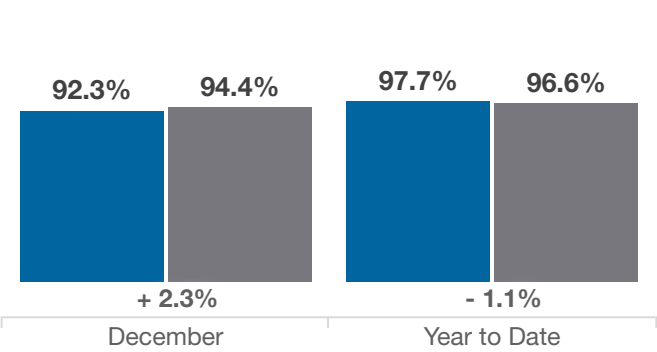
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

