

Local Market Update – December 2024

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



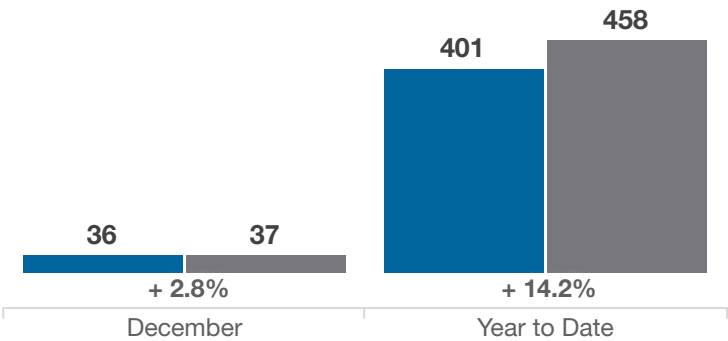
Madison County

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Closed Sales	36	37	+ 2.8%	401	458	+ 14.2%
In Contracts	31	37	+ 19.4%	409	473	+ 15.6%
Average Sales Price*	\$277,726	\$318,795	+ 14.8%	\$312,909	\$359,419	+ 14.9%
Median Sales Price*	\$222,500	\$325,000	+ 46.1%	\$288,006	\$321,000	+ 11.5%
Average Price Per Square Foot*	\$158.81	\$194.59	+ 22.5%	\$173.89	\$191.31	+ 10.0%
Percent of Original List Price Received*	96.8%	94.1%	- 2.8%	97.1%	96.9%	- 0.2%
Percent of Last List Price Received*	98.9%	97.3%	- 1.6%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	33	40	+ 21.2%	33	30	- 9.1%
New Listings	20	36	+ 80.0%	439	593	+ 35.1%
Median List Price of New Listings	\$320,103	\$255,000	- 20.3%	\$289,900	\$314,900	+ 8.6%
Median List Price at Time of Sale	\$227,450	\$339,924	+ 49.4%	\$289,900	\$335,000	+ 15.6%
Inventory of Homes for Sale	45	82	+ 82.2%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

* 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.

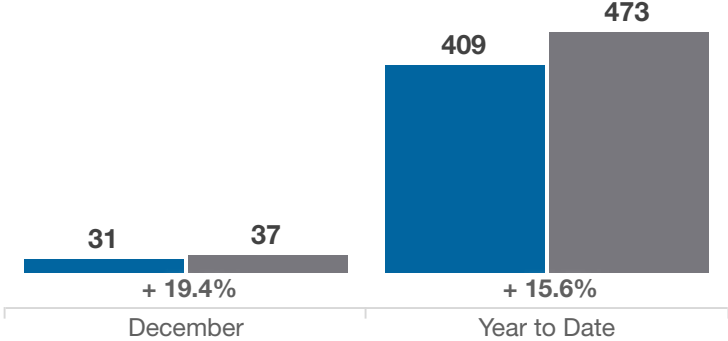
Closed Sales

■ 2023 ■ 2024



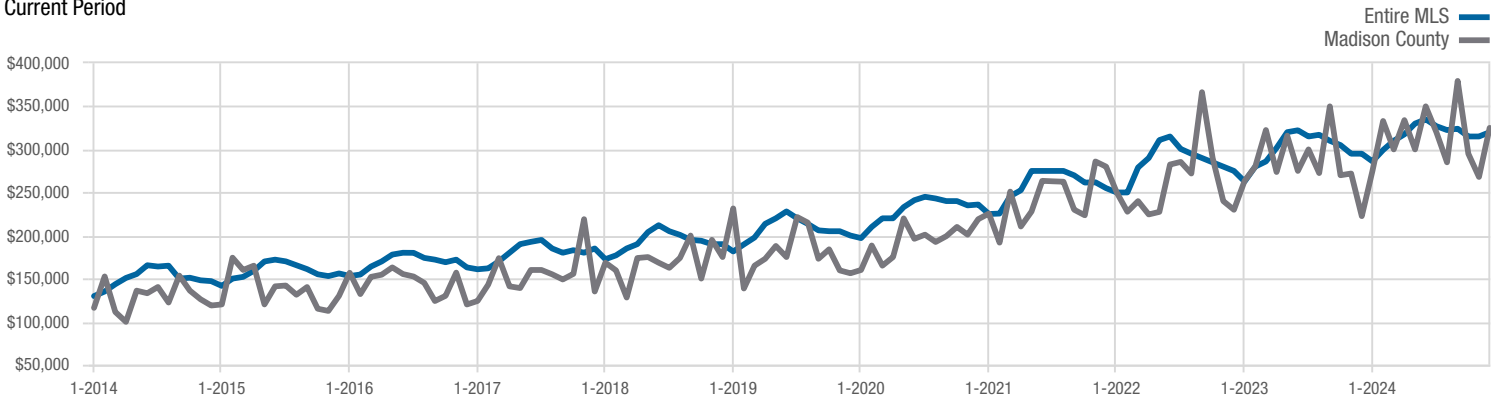
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

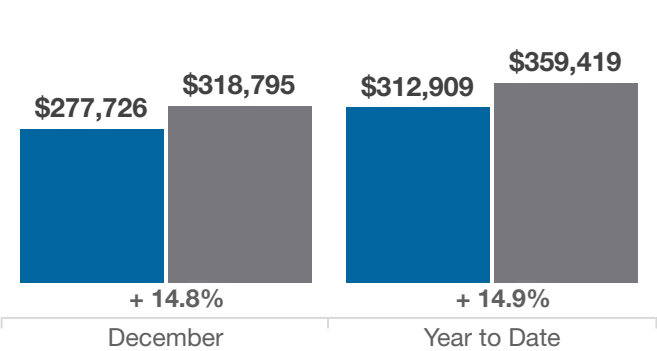
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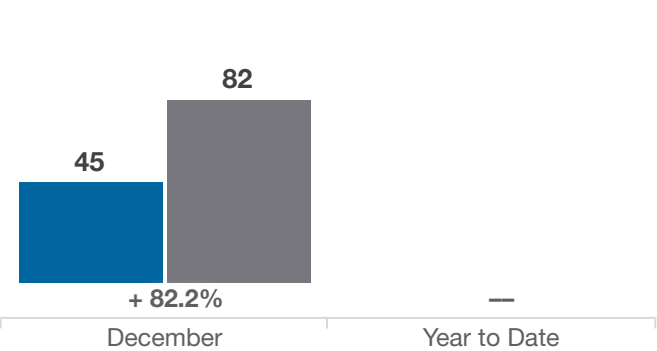


Madison County

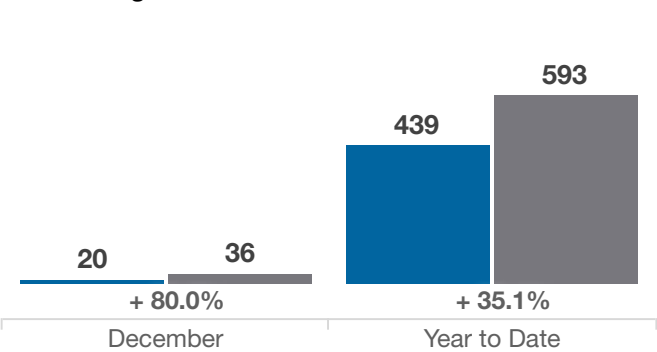
Average Sales Price



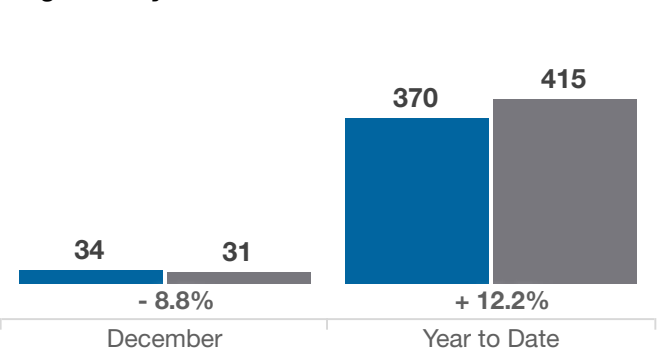
Inventory of Homes for Sale



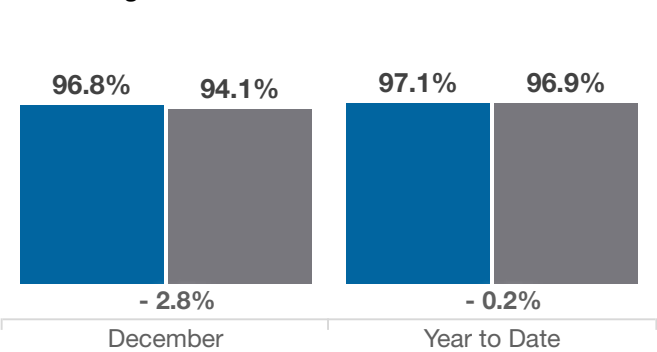
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

