

Local Market Update – January 2025

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



Jefferson Local School District (West Jefferson)

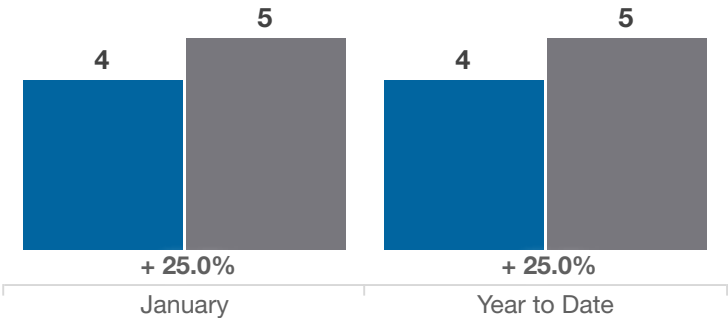
Madison County

Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
In Contracts	4	5	+ 25.0%	4	5	+ 25.0%
Average Sales Price*	\$300,000	\$262,780	- 12.4%	\$300,000	\$262,780	- 12.4%
Median Sales Price*	\$287,500	\$233,000	- 19.0%	\$287,500	\$233,000	- 19.0%
Average Price Per Square Foot*	\$172.13	\$192.77	+ 12.0%	\$172.13	\$192.77	+ 12.0%
Percent of Original List Price Received*	96.8%	94.4%	- 2.5%	96.8%	94.4%	- 2.5%
Percent of Last List Price Received*	96.8%	95.3%	- 1.5%	96.8%	95.3%	- 1.5%
Days on Market Until Sale	20	27	+ 35.0%	20	27	+ 35.0%
New Listings	6	5	- 16.7%	6	5	- 16.7%
Median List Price of New Listings	\$254,950	\$312,500	+ 22.6%	\$254,950	\$312,500	+ 22.6%
Median List Price at Time of Sale	\$289,900	\$235,000	- 18.9%	\$289,900	\$235,000	- 18.9%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

* 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.

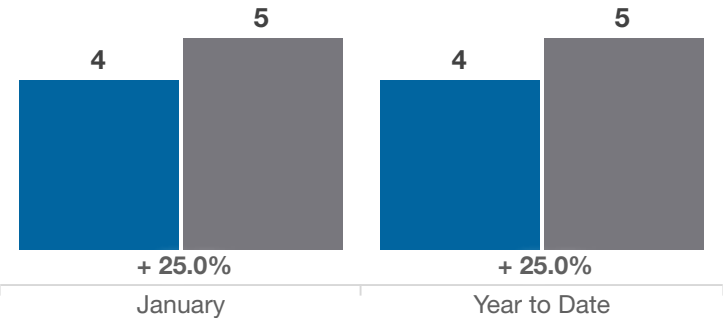
Closed Sales

■ 2024 ■ 2025



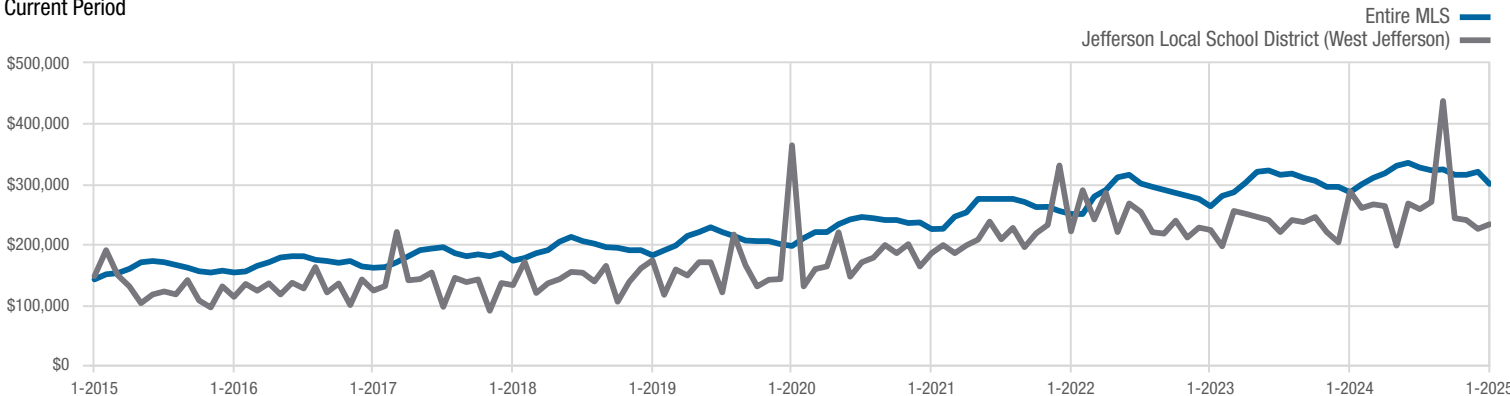
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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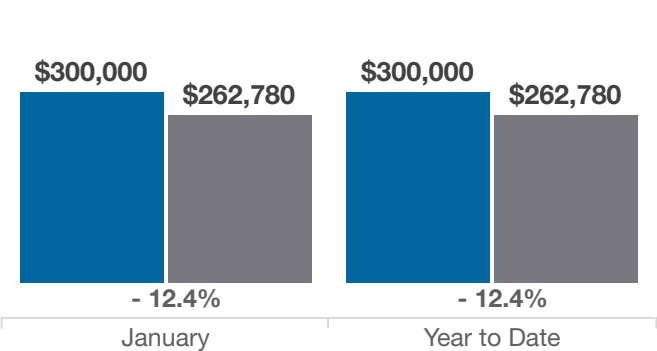
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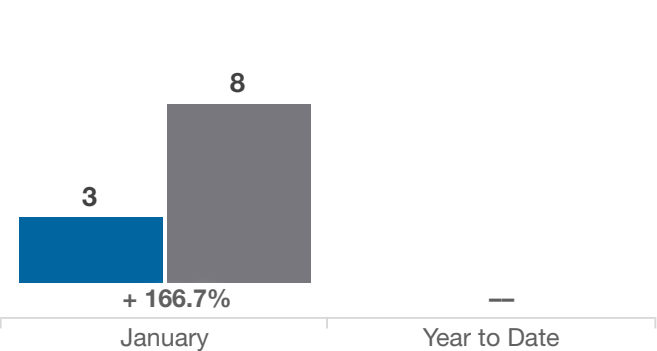
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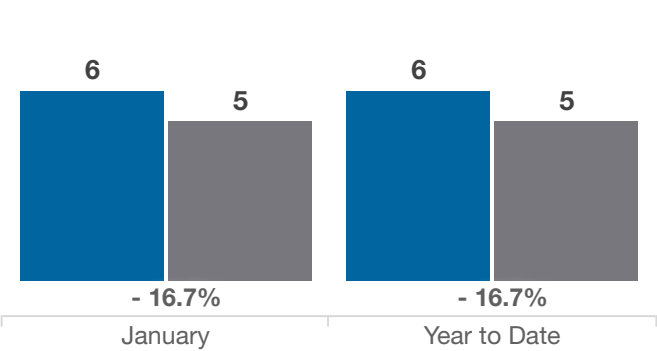
Average Sales Price



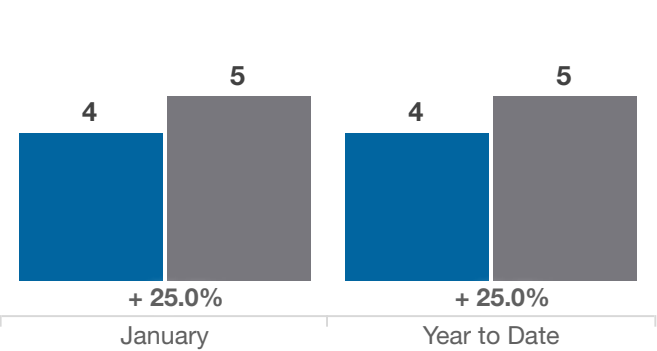
Inventory of Homes for Sale



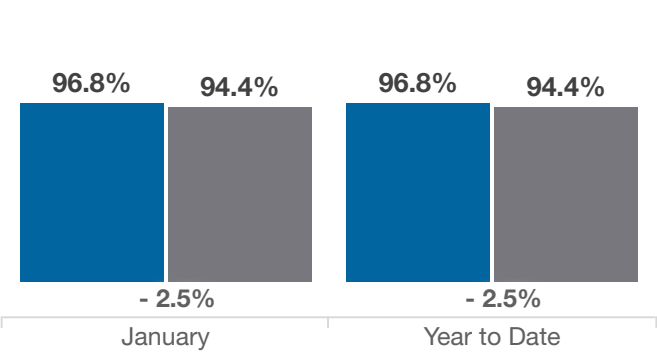
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

