

Local Market Update – January 2025

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



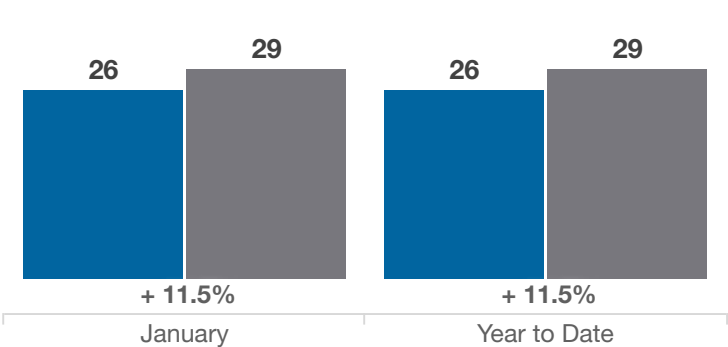
Madison County

Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Closed Sales	26	29	+ 11.5%	26	29	+ 11.5%
In Contracts	38	38	0.0%	38	38	0.0%
Average Sales Price*	\$274,646	\$295,738	+ 7.7%	\$274,646	\$295,738	+ 7.7%
Median Sales Price*	\$275,000	\$247,400	- 10.0%	\$275,000	\$247,400	- 10.0%
Average Price Per Square Foot*	\$175.10	\$180.35	+ 3.0%	\$175.10	\$180.35	+ 3.0%
Percent of Original List Price Received*	95.7%	92.0%	- 3.9%	95.7%	92.0%	- 3.9%
Percent of Last List Price Received*	99.6%	95.7%	- 3.9%	99.6%	95.7%	- 3.9%
Days on Market Until Sale	45	49	+ 8.9%	45	49	+ 8.9%
New Listings	40	30	- 25.0%	40	30	- 25.0%
Median List Price of New Listings	\$322,450	\$339,900	+ 5.4%	\$322,450	\$339,900	+ 5.4%
Median List Price at Time of Sale	\$272,450	\$255,000	- 6.4%	\$272,450	\$255,000	- 6.4%
Inventory of Homes for Sale	45	79	+ 75.6%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

* 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.

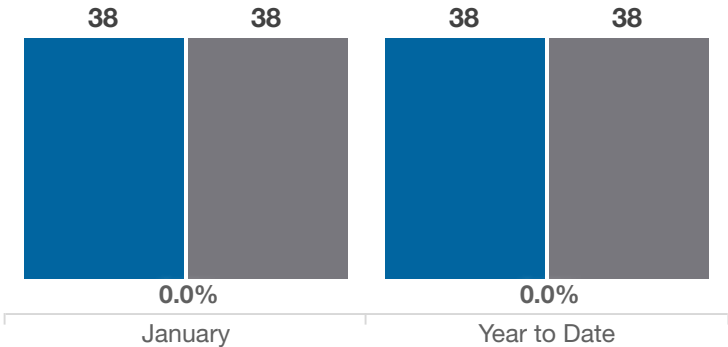
Closed Sales

■ 2024 ■ 2025



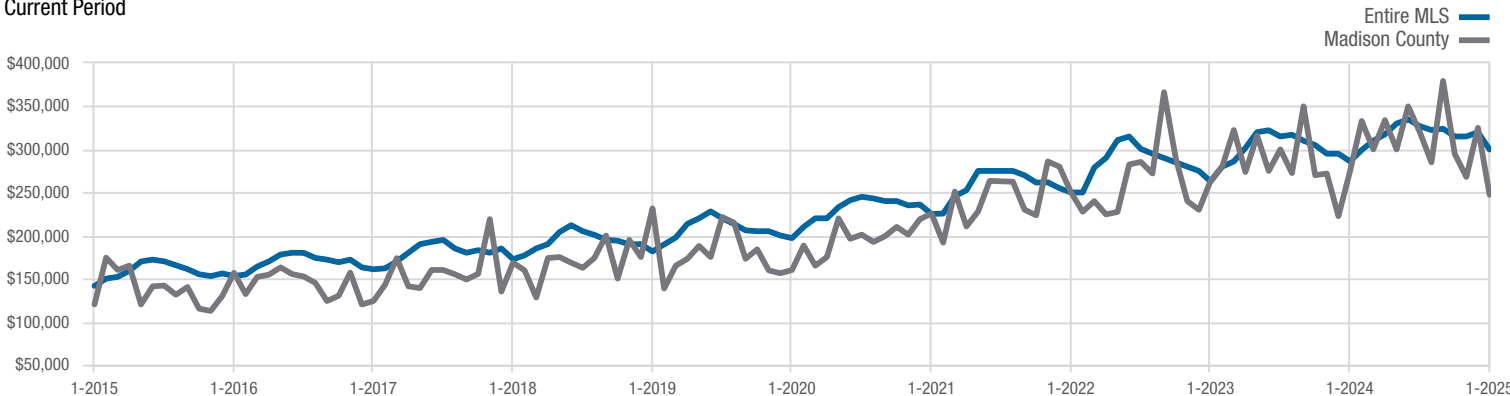
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

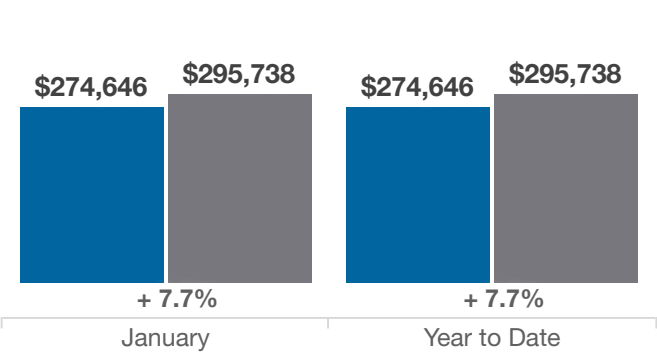
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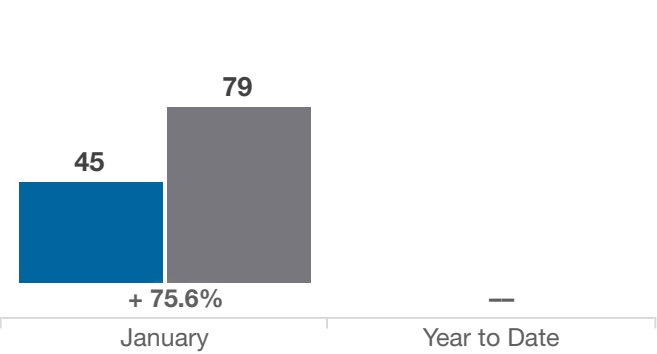


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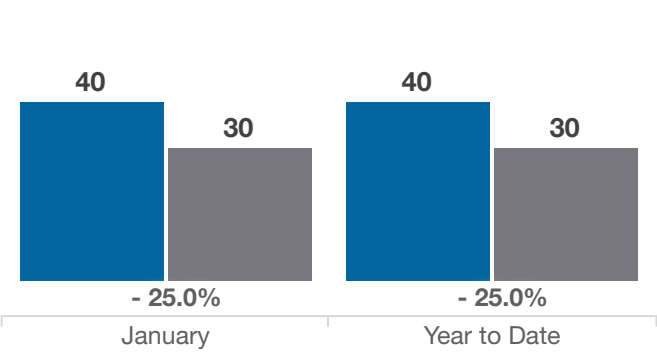
Average Sales Price



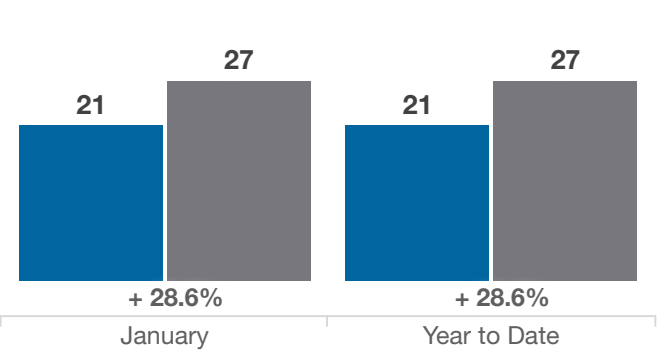
Inventory of Homes for Sale



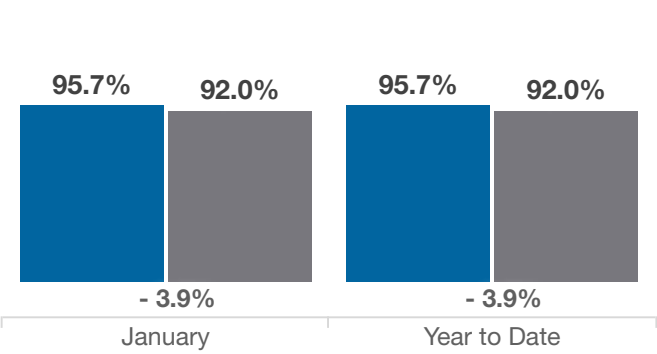
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

