

Local Market Update – February 2025

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



Jefferson Local School District (West Jefferson)

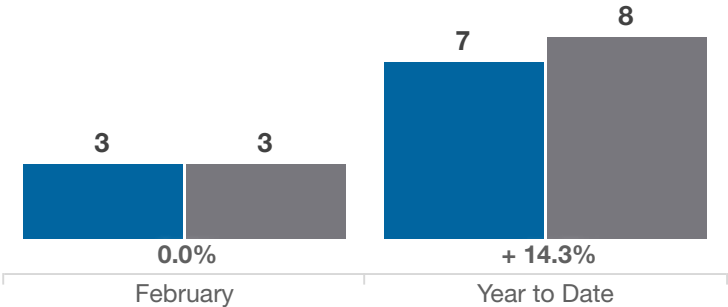
Madison County

Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Closed Sales	3	3	0.0%	7	8	+ 14.3%
In Contracts	7	4	- 42.9%	11	9	- 18.2%
Average Sales Price*	\$319,967	\$216,633	- 32.3%	\$308,557	\$245,475	- 20.4%
Median Sales Price*	\$259,900	\$200,000	- 23.0%	\$259,900	\$224,500	- 13.6%
Average Price Per Square Foot*	\$186.76	\$189.01	+ 1.2%	\$178.40	\$191.36	+ 7.3%
Percent of Original List Price Received*	100.0%	98.2%	- 1.8%	98.2%	95.8%	- 2.4%
Percent of Last List Price Received*	100.0%	98.2%	- 1.8%	98.2%	96.4%	- 1.8%
Days on Market Until Sale	8	16	+ 100.0%	15	23	+ 53.3%
New Listings	10	5	- 50.0%	16	10	- 37.5%
Median List Price of New Listings	\$234,900	\$250,000	+ 6.4%	\$244,950	\$255,000	+ 4.1%
Median List Price at Time of Sale	\$259,900	\$200,000	- 23.0%	\$259,900	\$227,450	- 12.5%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

* 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.

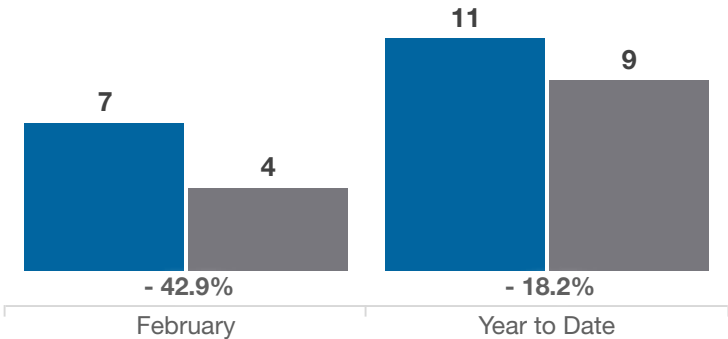
Closed Sales

■ 2024 ■ 2025



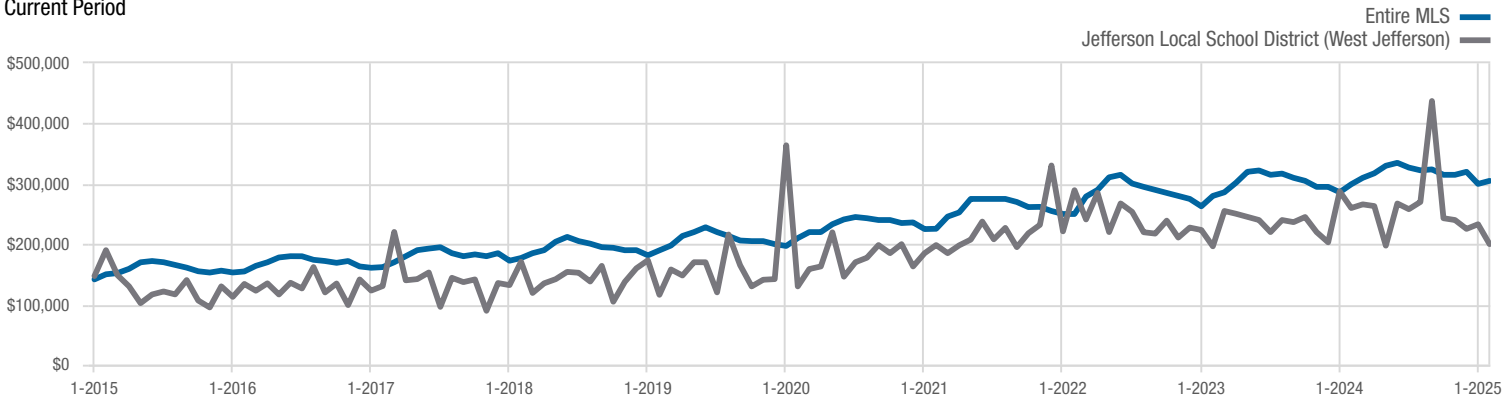
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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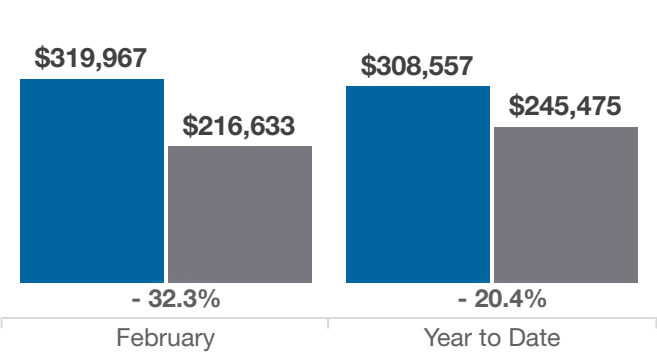
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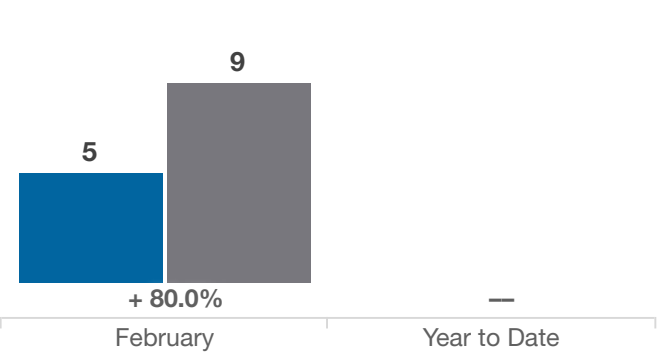
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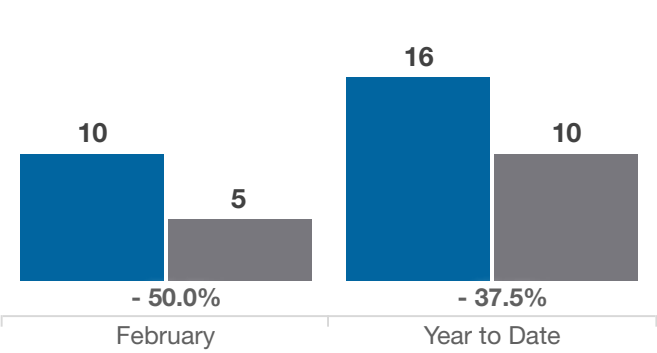
Average Sales Price



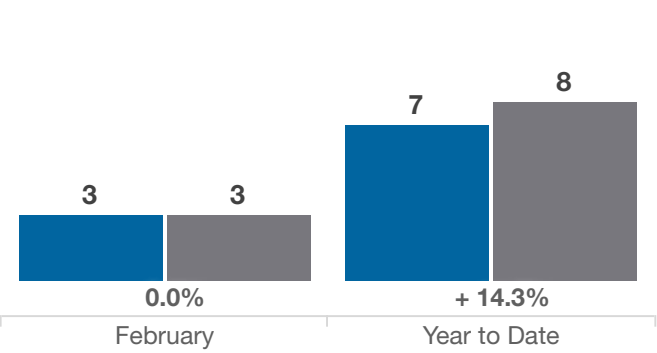
Inventory of Homes for Sale



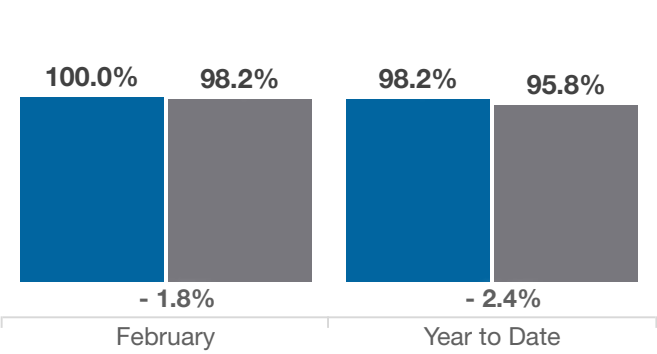
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

