

Local Market Update – February 2025

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



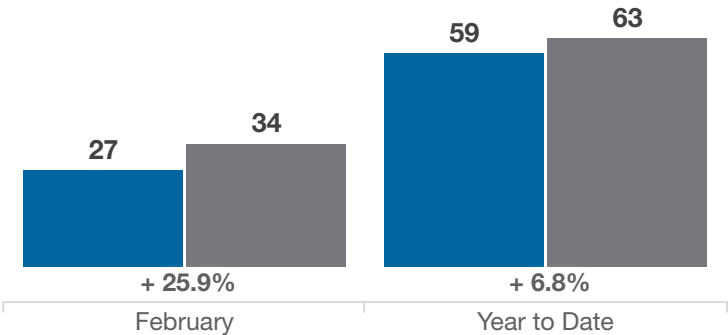
Knox County

Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Closed Sales	27	34	+ 25.9%	59	63	+ 6.8%
In Contracts	42	42	0.0%	71	77	+ 8.5%
Average Sales Price*	\$326,815	\$286,745	- 12.3%	\$295,949	\$270,438	- 8.6%
Median Sales Price*	\$309,000	\$272,200	- 11.9%	\$260,000	\$252,000	- 3.1%
Average Price Per Square Foot*	\$203.37	\$203.85	+ 0.2%	\$177.65	\$192.52	+ 8.4%
Percent of Original List Price Received*	95.4%	94.1%	- 1.4%	95.8%	95.2%	- 0.6%
Percent of Last List Price Received*	98.3%	96.8%	- 1.5%	98.8%	97.6%	- 1.2%
Days on Market Until Sale	42	43	+ 2.4%	40	42	+ 5.0%
New Listings	39	43	+ 10.3%	64	96	+ 50.0%
Median List Price of New Listings	\$289,900	\$347,000	+ 19.7%	\$289,950	\$289,900	- 0.0%
Median List Price at Time of Sale	\$315,000	\$274,850	- 12.7%	\$263,900	\$255,000	- 3.4%
Inventory of Homes for Sale	51	97	+ 90.2%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

* 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.

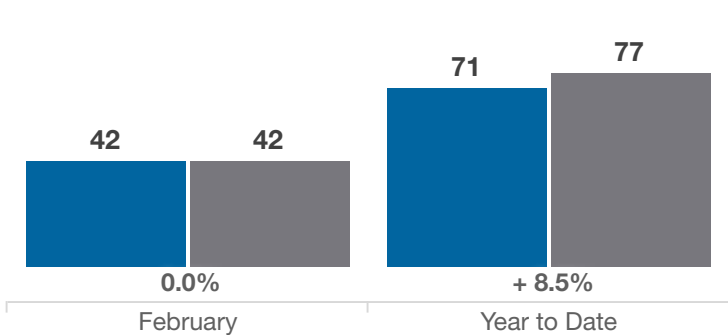
Closed Sales

■ 2024 ■ 2025



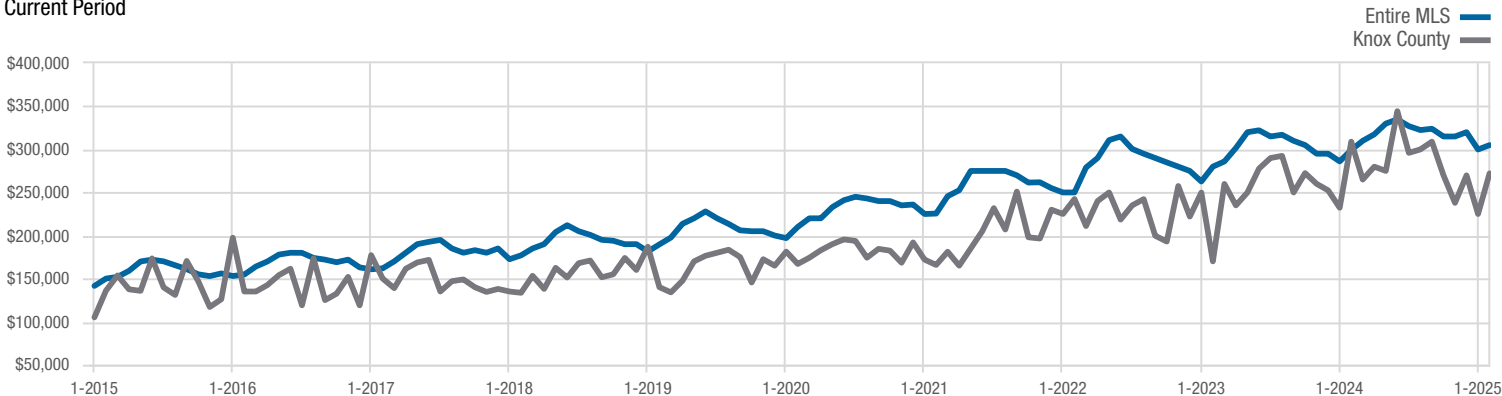
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

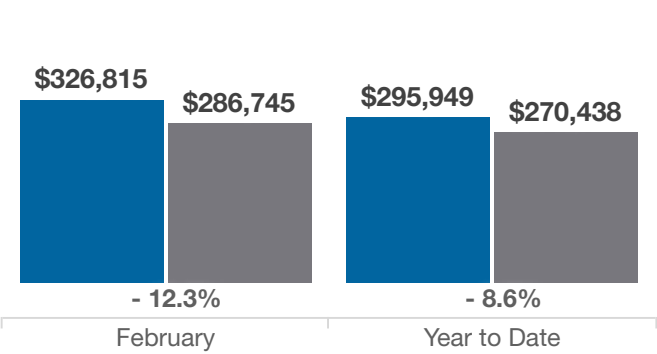
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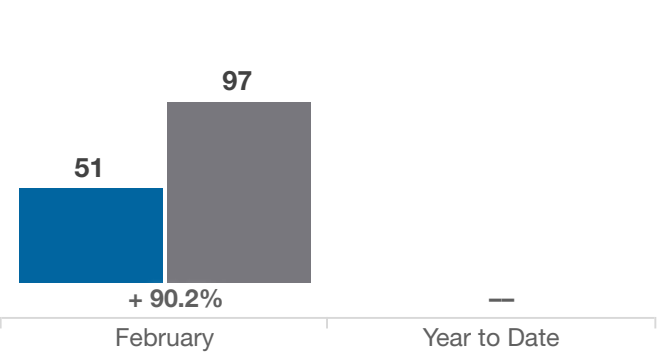


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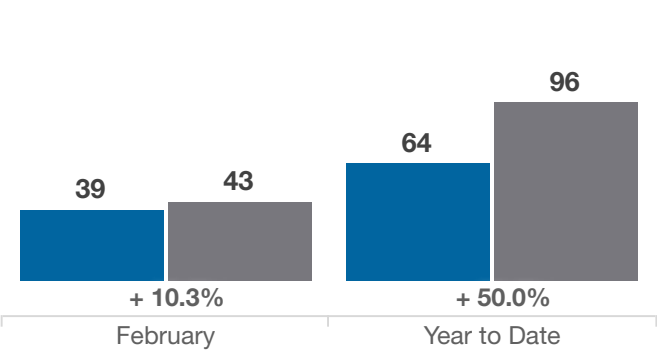
Average Sales Price



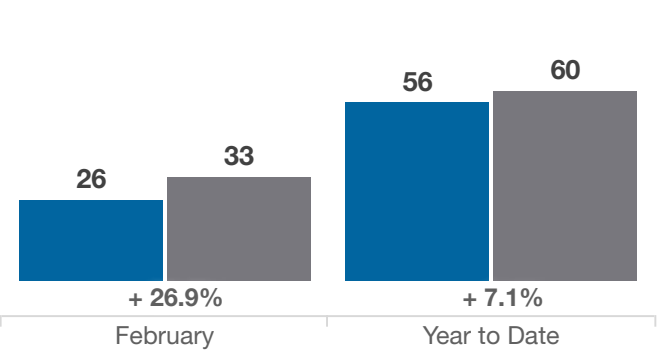
Inventory of Homes for Sale



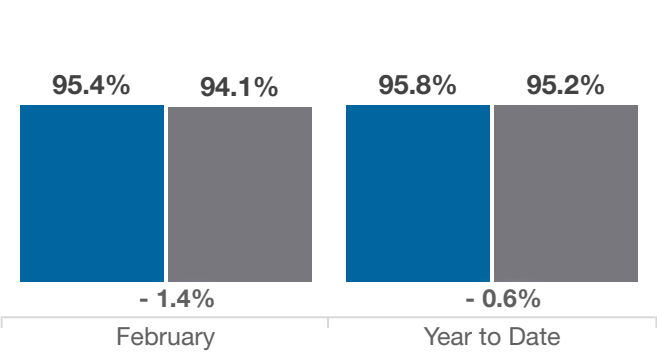
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

