

Local Market Update – February 2025

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



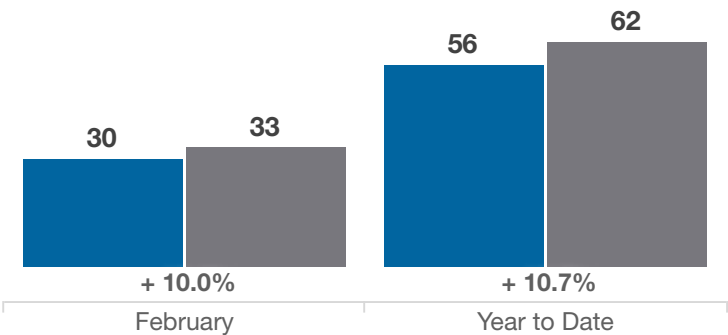
Madison County

Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Closed Sales	30	33	+ 10.0%	56	62	+ 10.7%
In Contracts	36	41	+ 13.9%	66	75	+ 13.6%
Average Sales Price*	\$348,539	\$275,160	- 21.1%	\$313,608	\$284,785	- 9.2%
Median Sales Price*	\$333,000	\$250,000	- 24.9%	\$300,000	\$248,700	- 17.1%
Average Price Per Square Foot*	\$173.82	\$178.77	+ 2.8%	\$174.43	\$179.50	+ 2.9%
Percent of Original List Price Received*	98.2%	94.3%	- 4.0%	97.0%	93.2%	- 3.9%
Percent of Last List Price Received*	99.7%	98.6%	- 1.1%	99.7%	97.2%	- 2.5%
Days on Market Until Sale	29	66	+ 127.6%	36	58	+ 61.1%
New Listings	26	26	0.0%	67	56	- 16.4%
Median List Price of New Listings	\$234,900	\$320,000	+ 36.2%	\$272,000	\$331,450	+ 21.9%
Median List Price at Time of Sale	\$349,900	\$250,000	- 28.6%	\$310,000	\$255,000	- 17.7%
Inventory of Homes for Sale	39	60	+ 53.8%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

* 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.

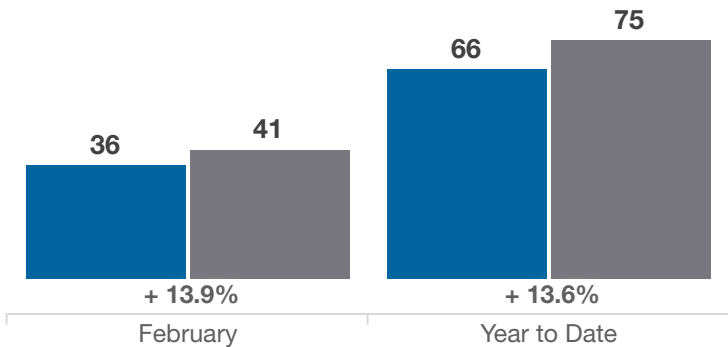
Closed Sales

■ 2024 ■ 2025



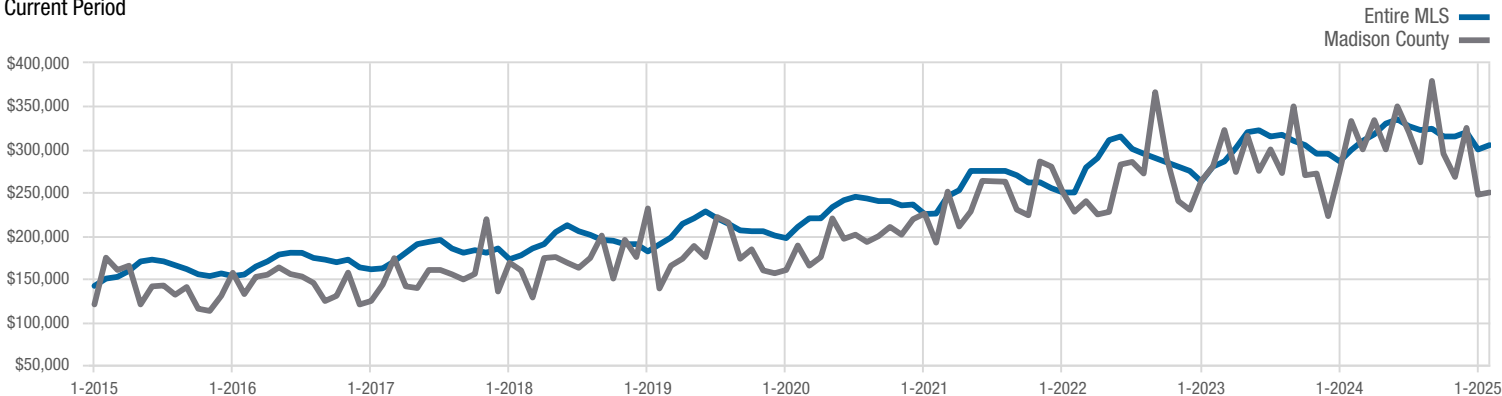
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

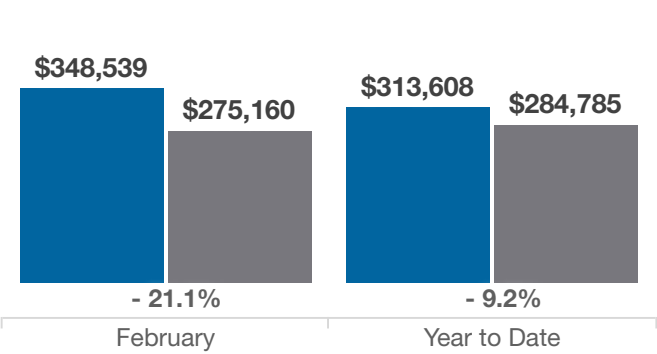
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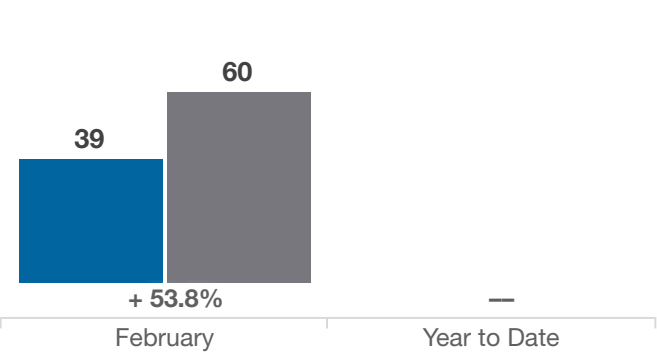


Madison County

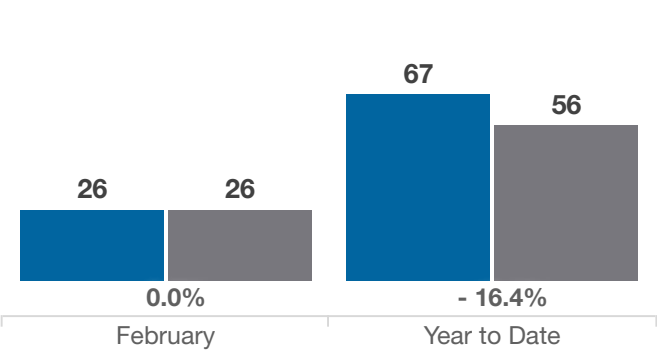
Average Sales Price



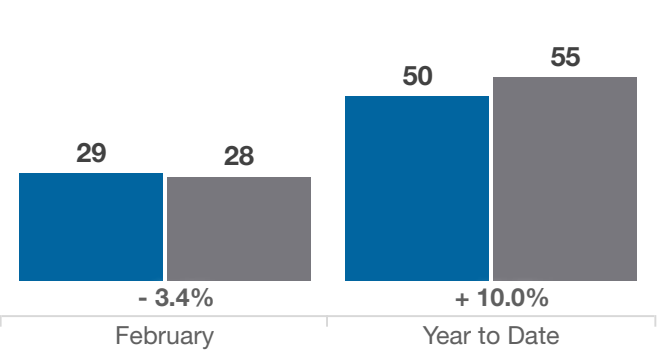
Inventory of Homes for Sale



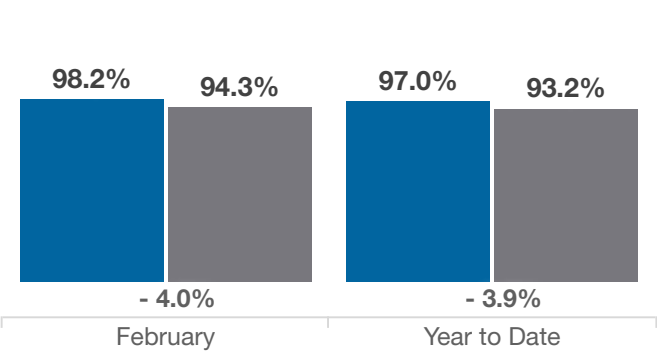
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

