

Local Market Update – March 2025

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



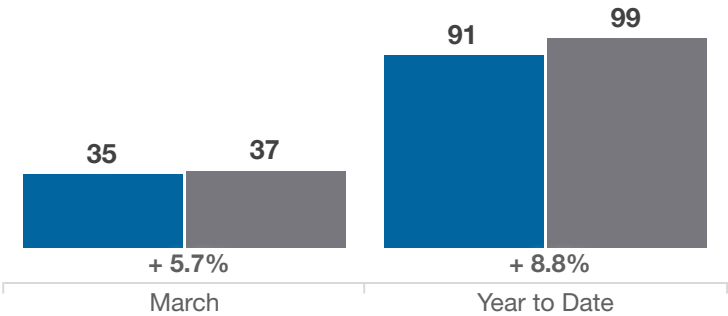
Madison County

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Closed Sales	35	37	+ 5.7%	91	99	+ 8.8%
In Contracts	37	46	+ 24.3%	98	116	+ 18.4%
Average Sales Price*	\$350,023	\$341,817	- 2.3%	\$327,769	\$306,100	- 6.6%
Median Sales Price*	\$300,000	\$317,000	+ 5.7%	\$300,000	\$274,900	- 8.4%
Average Price Per Square Foot*	\$187.08	\$196.86	+ 5.2%	\$179.35	\$186.05	+ 3.7%
Percent of Original List Price Received*	97.6%	99.3%	+ 1.7%	97.2%	95.5%	- 1.7%
Percent of Last List Price Received*	99.2%	101.9%	+ 2.7%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	33	60	+ 81.8%	35	59	+ 68.6%
New Listings	39	45	+ 15.4%	106	102	- 3.8%
Median List Price of New Listings	\$285,000	\$364,900	+ 28.0%	\$284,900	\$339,900	+ 19.3%
Median List Price at Time of Sale	\$315,000	\$317,000	+ 0.6%	\$314,500	\$275,000	- 12.6%
Inventory of Homes for Sale	43	58	+ 34.9%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

* 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.

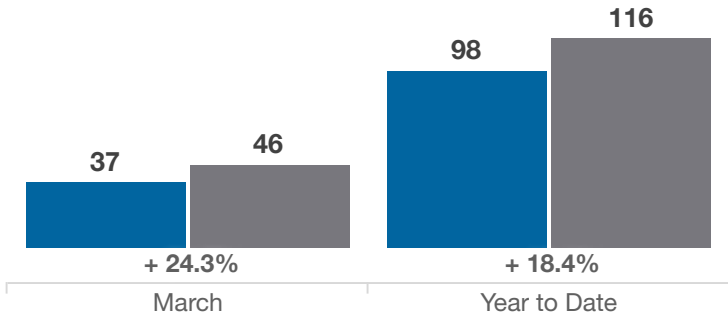
Closed Sales

■ 2024 ■ 2025



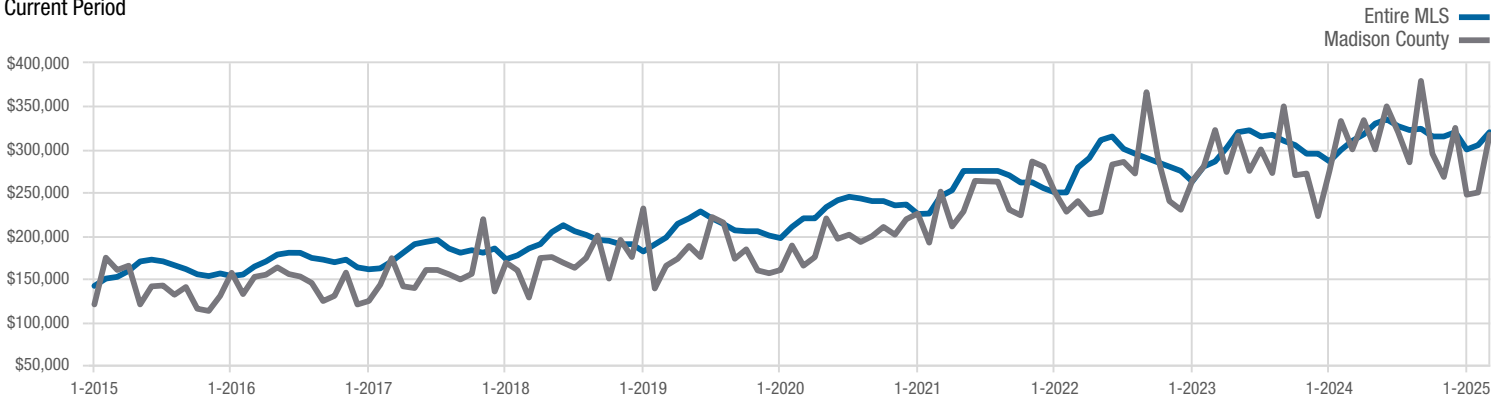
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

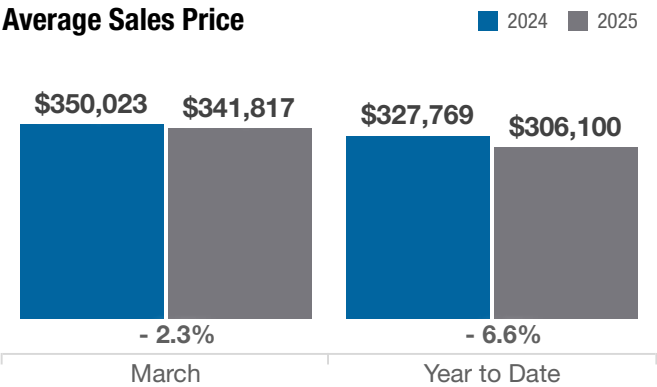
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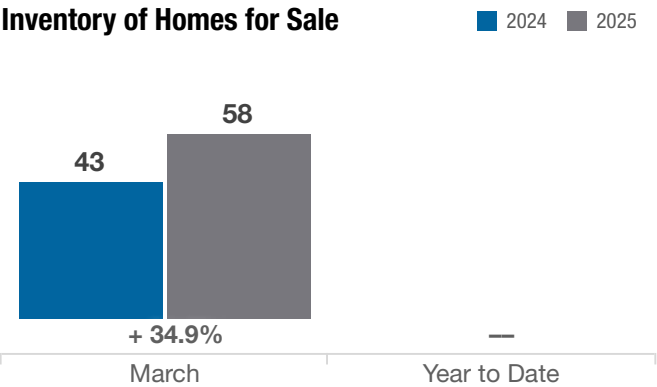


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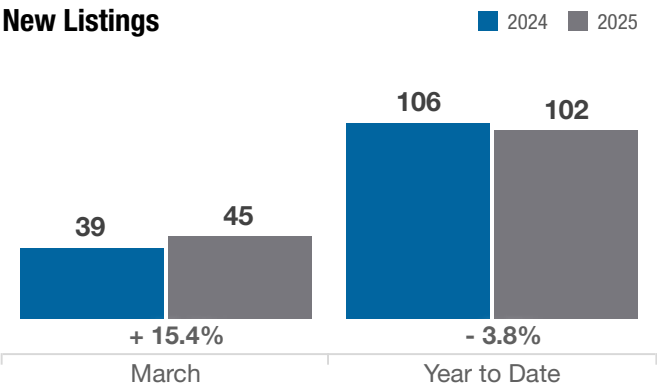
Average Sales Price



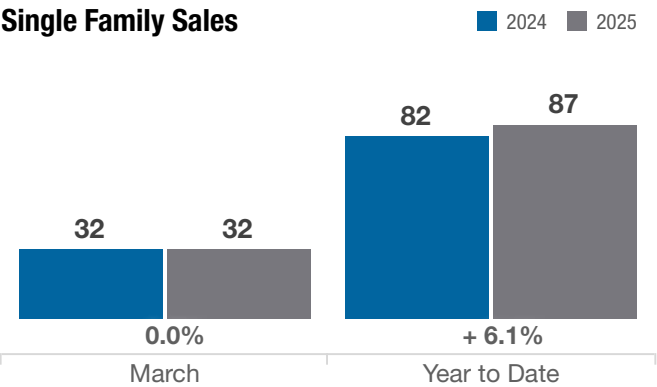
Inventory of Homes for Sale



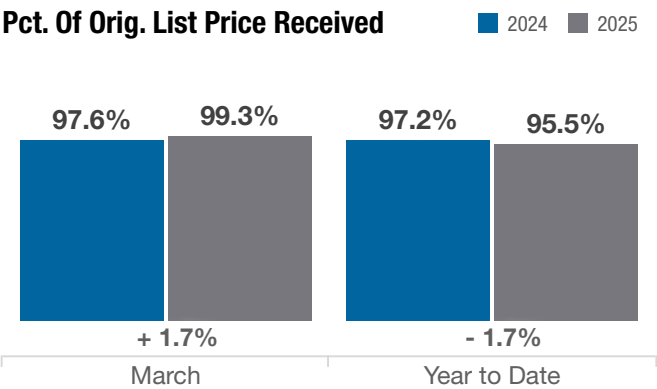
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

