

# Local Market Update – April 2025

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



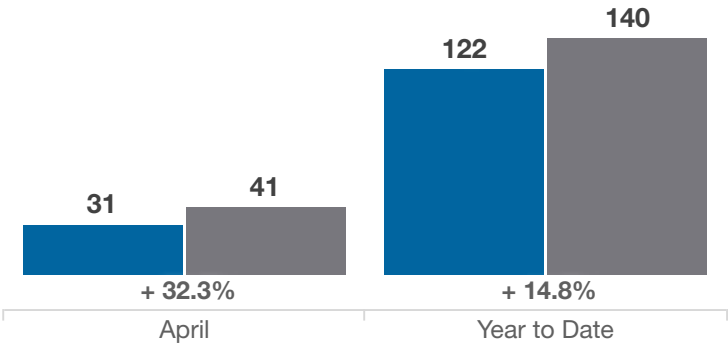
## Madison County

Key Metrics	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	31	41	+ 32.3%	122	140	+ 14.8%
In Contracts	40	59	+ 47.5%	135	166	+ 23.0%
Average Sales Price*	\$350,107	\$352,003	+ 0.5%	\$333,492	\$319,543	- 4.2%
Median Sales Price*	\$334,000	\$330,000	- 1.2%	\$315,000	\$296,450	- 5.9%
Average Price Per Square Foot*	\$187.27	\$190.59	+ 1.8%	\$181.28	\$187.39	+ 3.4%
Percent of Original List Price Received*	98.7%	96.8%	- 1.9%	97.6%	95.9%	- 1.7%
Percent of Last List Price Received*	99.8%	98.3%	- 1.5%	99.5%	98.8%	- 0.7%
Days on Market Until Sale	39	33	- 15.4%	36	51	+ 41.7%
New Listings	56	70	+ 25.0%	163	172	+ 5.5%
Median List Price of New Listings	\$377,450	\$336,450	- 10.9%	\$322,450	\$338,900	+ 5.1%
Median List Price at Time of Sale	\$349,000	\$335,000	- 4.0%	\$315,000	\$292,400	- 7.2%
Inventory of Homes for Sale	55	64	+ 16.4%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

\* 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.

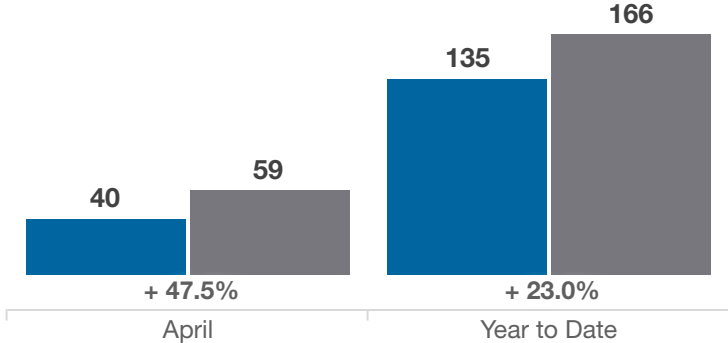
### Closed Sales

■ 2024 ■ 2025



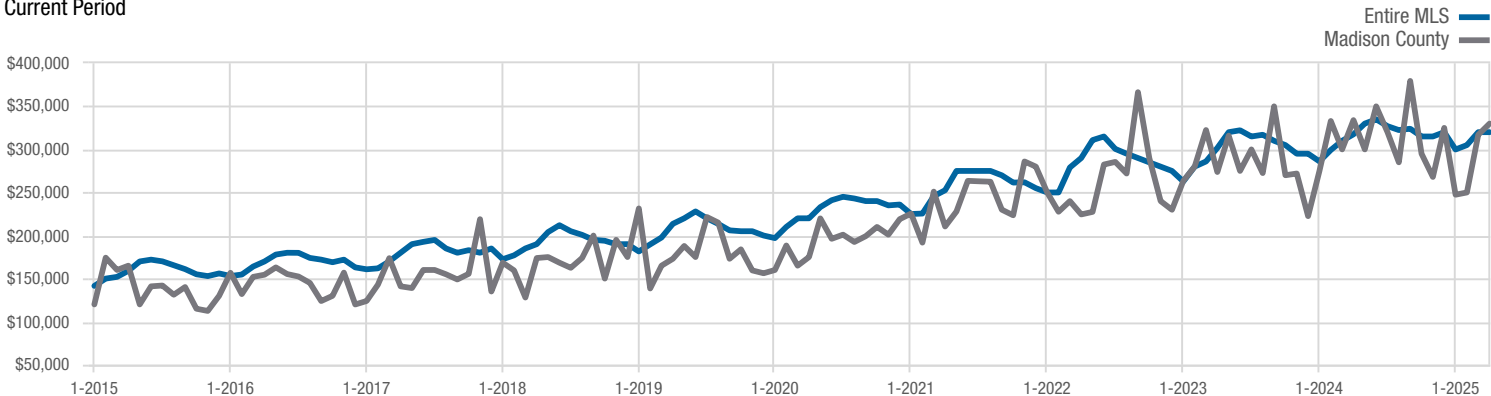
### In Contracts

■ 2024 ■ 2025



### Median Sales Price

Current Period



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

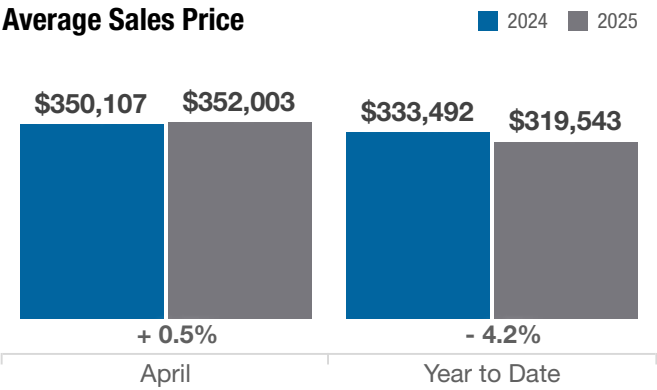
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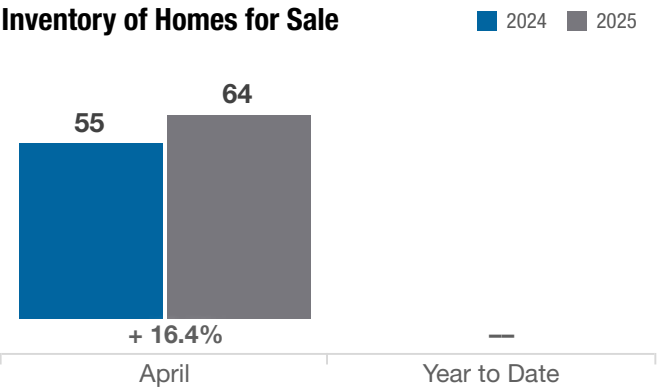


## Madison County

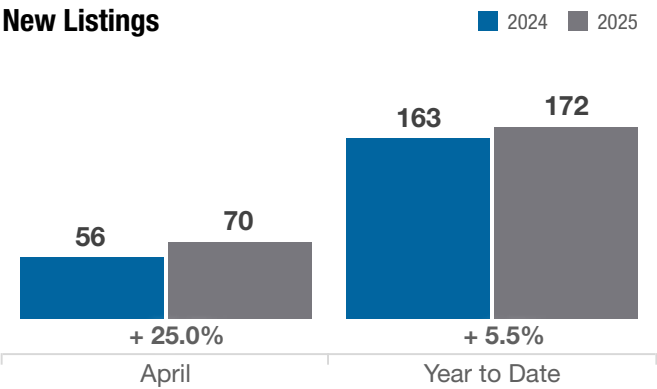
Average Sales Price



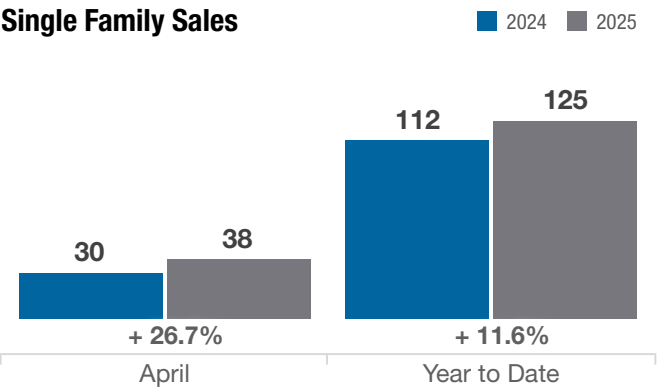
Inventory of Homes for Sale



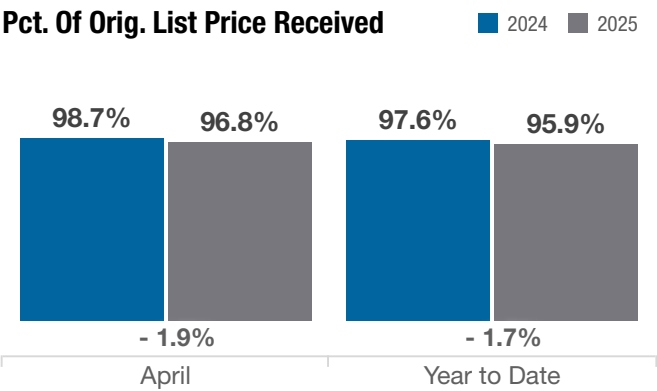
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

