

Local Market Update – August 2025

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



London City School District

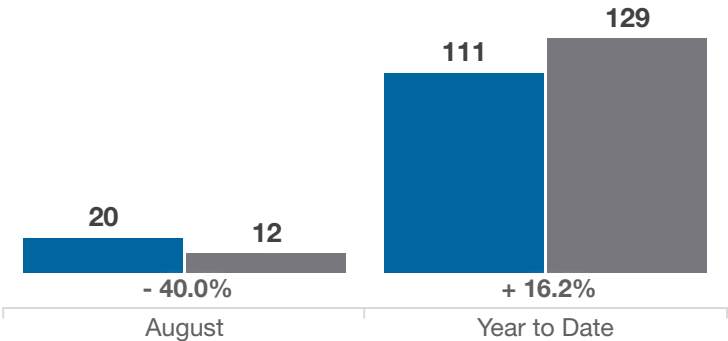
Madison County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	20	12	- 40.0%	111	129	+ 16.2%
In Contracts	21	25	+ 19.0%	115	144	+ 25.2%
Average Sales Price*	\$433,790	\$377,692	- 12.9%	\$380,734	\$291,164	- 23.5%
Median Sales Price*	\$346,000	\$357,500	+ 3.3%	\$288,945	\$252,500	- 12.6%
Average Price Per Square Foot*	\$215.36	\$197.87	- 8.1%	\$189.67	\$179.13	- 5.6%
Percent of Original List Price Received*	95.7%	94.4%	- 1.4%	95.6%	96.2%	+ 0.6%
Percent of Last List Price Received*	97.3%	98.5%	+ 1.2%	97.8%	99.0%	+ 1.2%
Days on Market Until Sale	14	32	+ 128.6%	32	35	+ 9.4%
New Listings	22	29	+ 31.8%	138	170	+ 23.2%
Median List Price of New Listings	\$297,400	\$329,900	+ 10.9%	\$299,900	\$311,450	+ 3.9%
Median List Price at Time of Sale	\$352,450	\$362,450	+ 2.8%	\$294,900	\$255,000	- 13.5%
Inventory of Homes for Sale	29	37	+ 27.6%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

* 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.

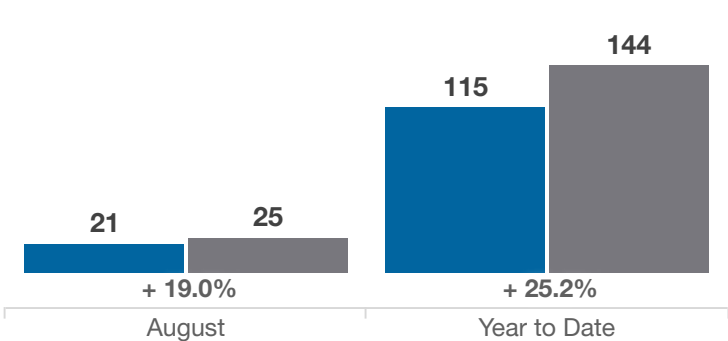
Closed Sales

■ 2024 ■ 2025



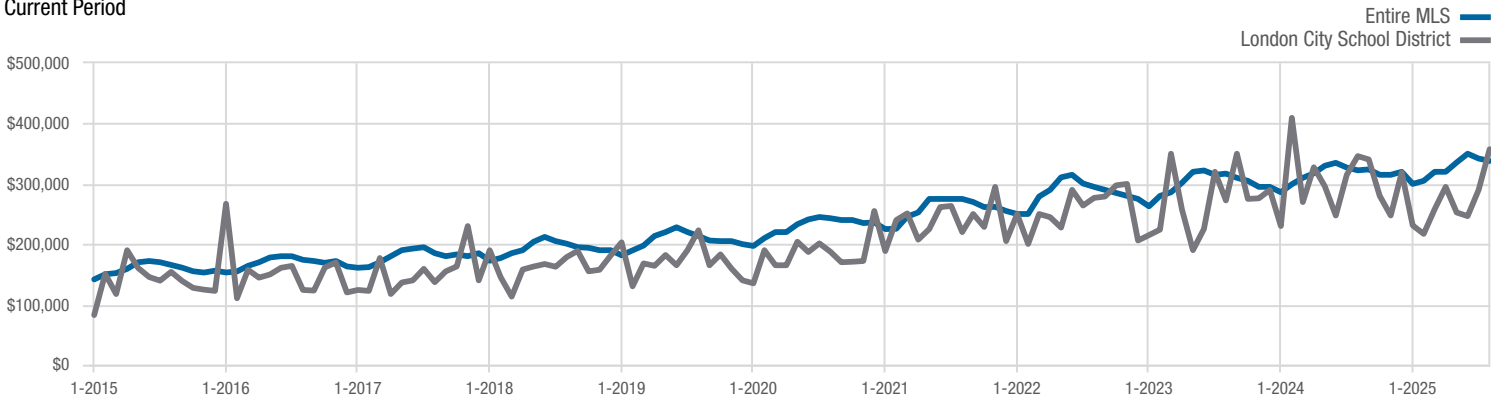
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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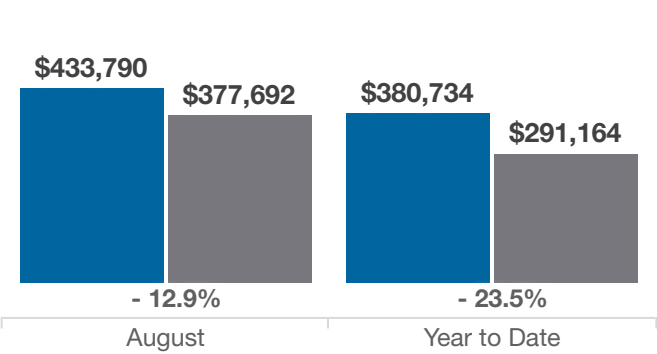
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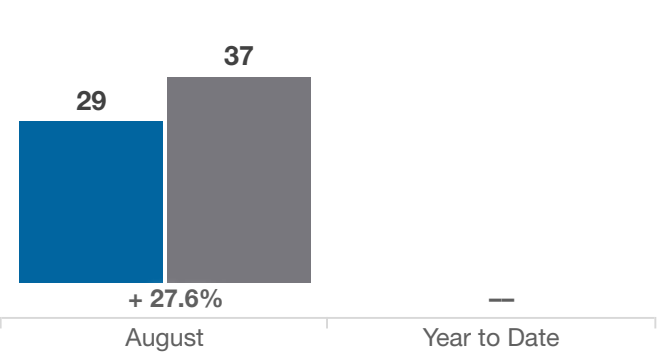
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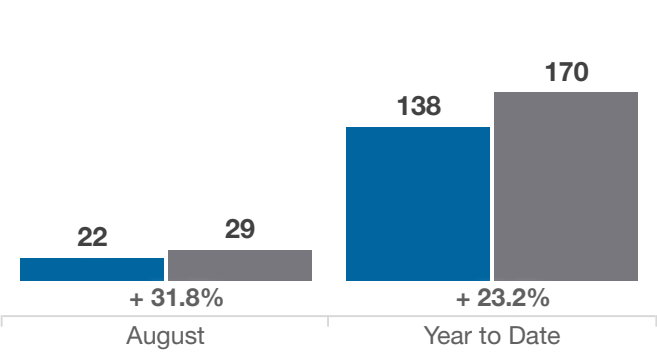
Average Sales Price



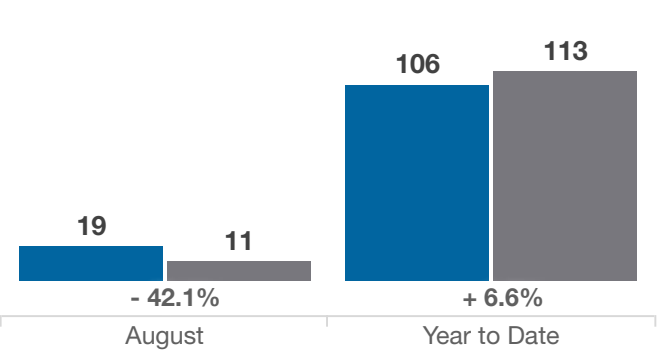
Inventory of Homes for Sale



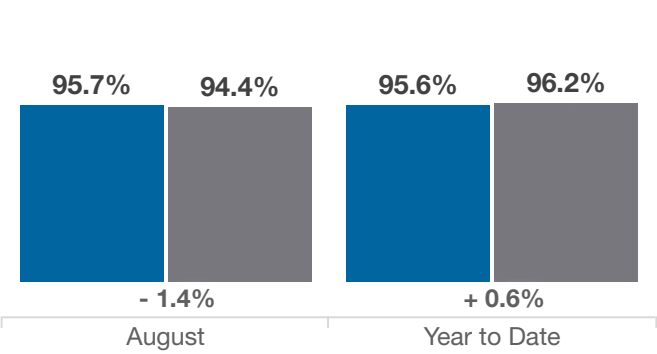
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

