

Local Market Update – August 2025

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



Madison Plains Local School District

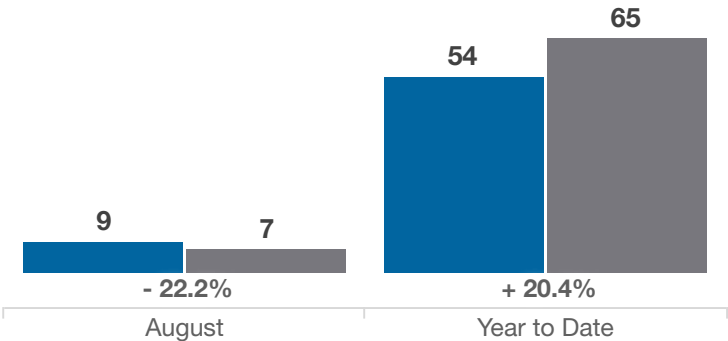
Madison County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	9	7	- 22.2%	54	65	+ 20.4%
In Contracts	13	11	- 15.4%	63	69	+ 9.5%
Average Sales Price*	\$336,044	\$311,557	- 7.3%	\$336,844	\$312,022	- 7.4%
Median Sales Price*	\$265,000	\$280,000	+ 5.7%	\$281,250	\$280,000	- 0.4%
Average Price Per Square Foot*	\$203.53	\$196.45	- 3.5%	\$193.01	\$184.13	- 4.6%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	96.0%	95.9%	- 0.1%
Percent of Last List Price Received*	101.4%	101.5%	+ 0.1%	99.0%	97.5%	- 1.5%
Days on Market Until Sale	25	18	- 28.0%	24	32	+ 33.3%
New Listings	12	8	- 33.3%	71	76	+ 7.0%
Median List Price of New Listings	\$357,450	\$362,450	+ 1.4%	\$295,000	\$292,400	- 0.9%
Median List Price at Time of Sale	\$259,000	\$299,000	+ 15.4%	\$282,500	\$275,000	- 2.7%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

* 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.

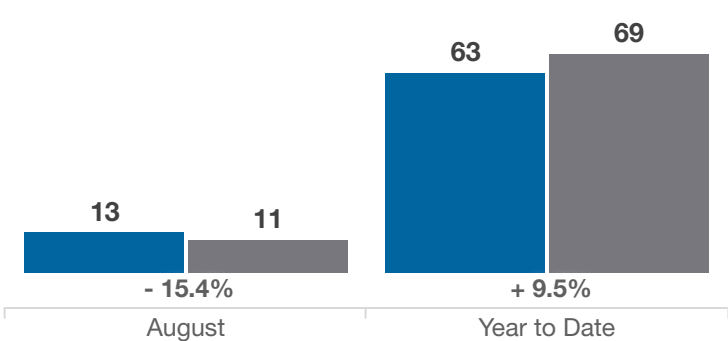
Closed Sales

■ 2024 ■ 2025



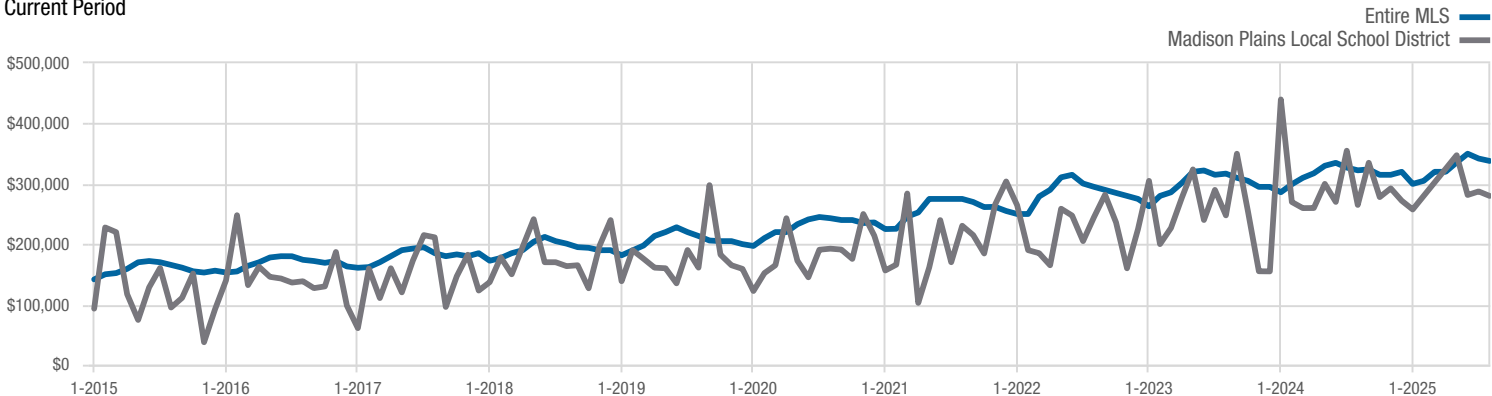
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

Local Market Update – August 2025

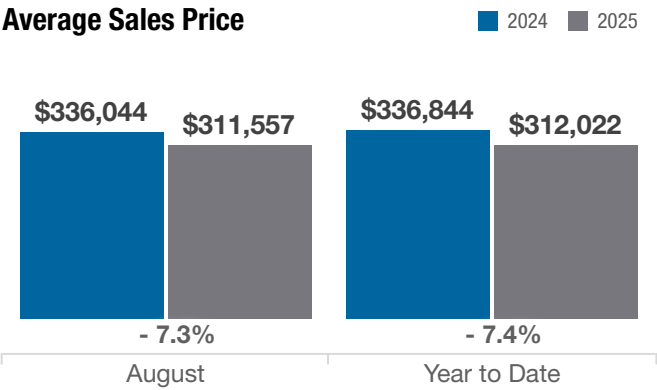
A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY



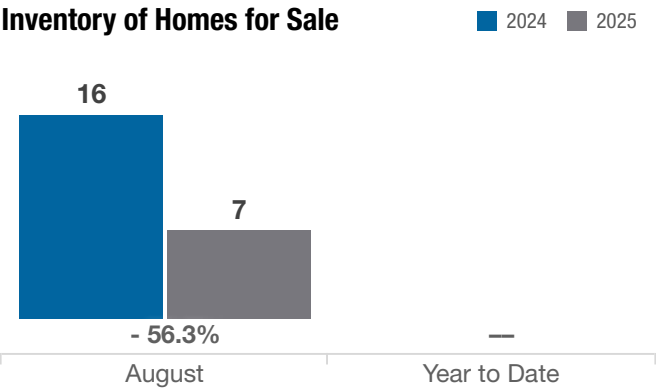
Madison Plains Local School District

Madison County

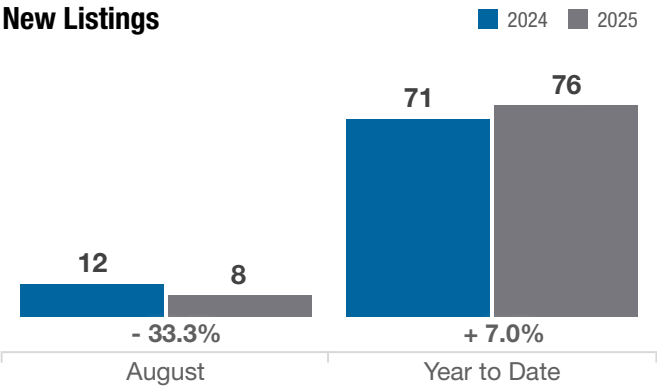
Average Sales Price



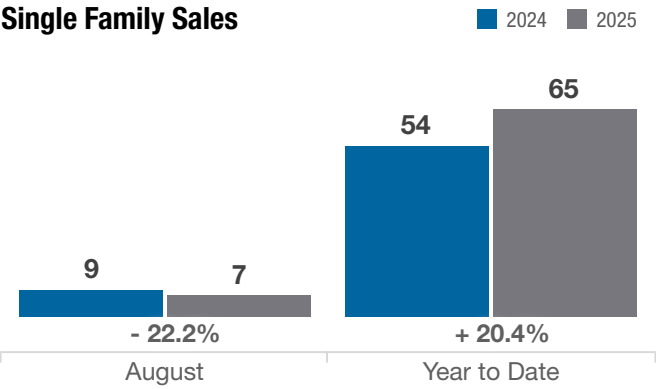
Inventory of Homes for Sale



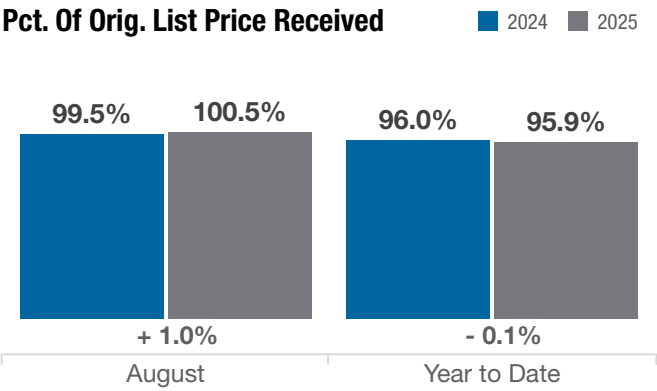
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

