

Local Market Update – September 2025

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



Jefferson Local School District (West Jefferson)

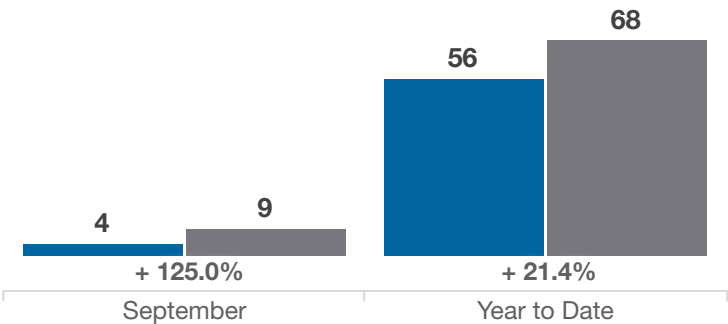
Madison County

Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Closed Sales	4	9	+ 125.0%	56	68	+ 21.4%
In Contracts	7	7	0.0%	62	71	+ 14.5%
Average Sales Price*	\$359,950	\$322,156	- 10.5%	\$318,474	\$339,531	+ 6.6%
Median Sales Price*	\$437,450	\$311,500	- 28.8%	\$258,950	\$283,000	+ 9.3%
Average Price Per Square Foot*	\$164.50	\$200.29	+ 21.8%	\$190.49	\$205.96	+ 8.1%
Percent of Original List Price Received*	99.1%	94.5%	- 4.6%	101.6%	98.2%	- 3.3%
Percent of Last List Price Received*	100.3%	97.8%	- 2.5%	101.7%	99.5%	- 2.2%
Days on Market Until Sale	21	27	+ 28.6%	14	23	+ 64.3%
New Listings	11	14	+ 27.3%	81	81	0.0%
Median List Price of New Listings	\$268,000	\$282,450	+ 5.4%	\$250,000	\$299,900	+ 20.0%
Median List Price at Time of Sale	\$442,450	\$309,000	- 30.2%	\$258,900	\$277,000	+ 7.0%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

* 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.

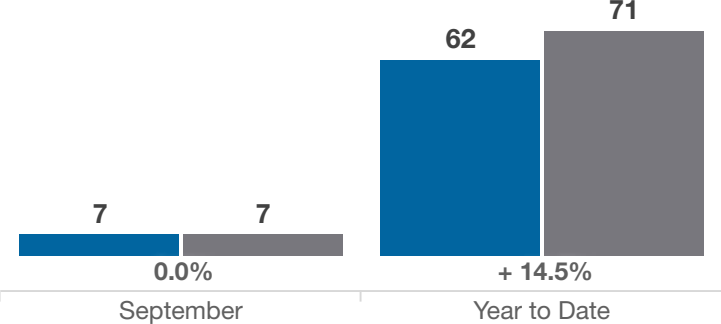
Closed Sales

■ 2024 ■ 2025



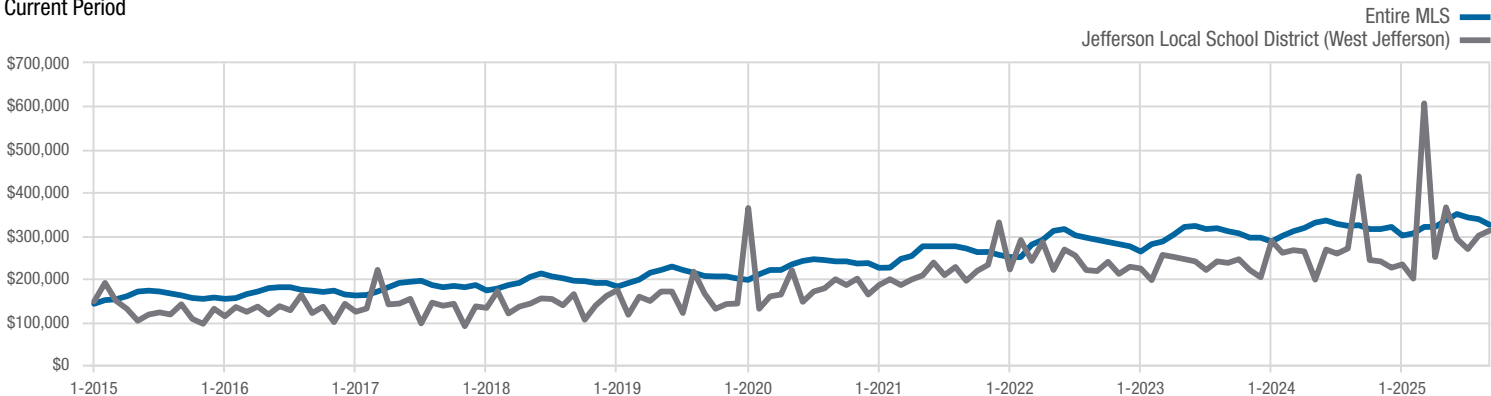
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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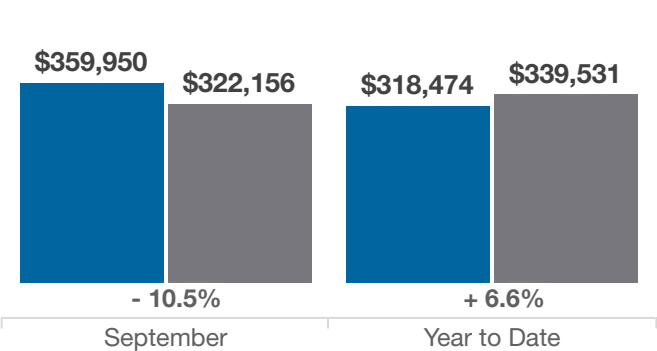
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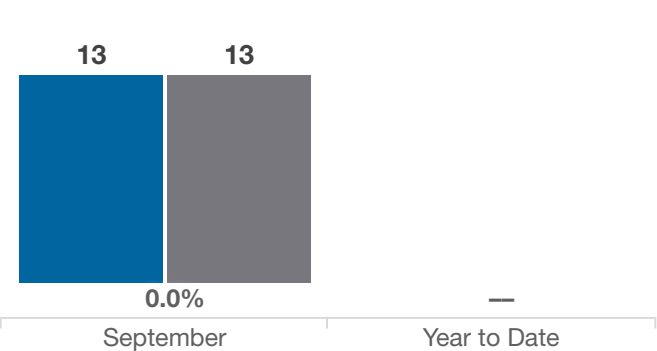
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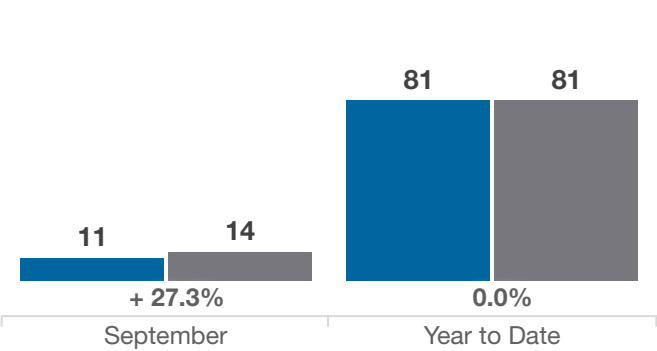
Average Sales Price



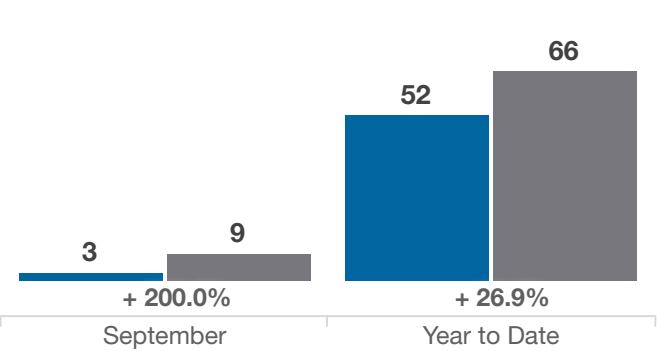
Inventory of Homes for Sale



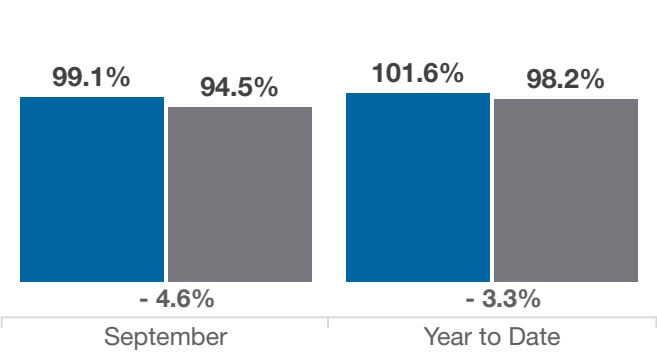
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

