

Local Market Update – October 2025

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



Jefferson Local School District (West Jefferson)

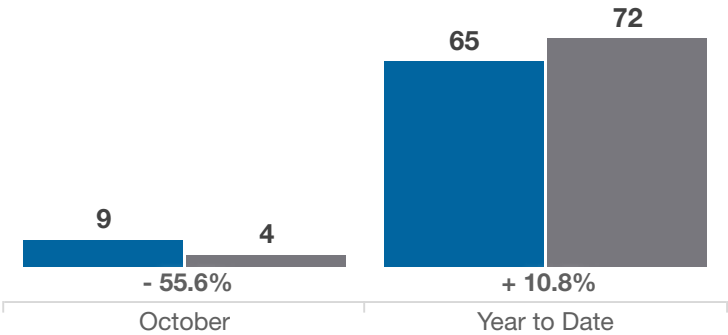
Madison County

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
Closed Sales	9	4	- 55.6%	65	72	+ 10.8%
In Contracts	12	8	- 33.3%	71	78	+ 9.9%
Average Sales Price*	\$315,000	\$243,100	- 22.8%	\$317,993	\$334,173	+ 5.1%
Median Sales Price*	\$243,000	\$242,500	- 0.2%	\$258,000	\$283,000	+ 9.7%
Average Price Per Square Foot*	\$188.48	\$134.71	- 28.5%	\$190.21	\$202.01	+ 6.2%
Percent of Original List Price Received*	97.8%	97.4%	- 0.4%	101.1%	98.1%	- 3.0%
Percent of Last List Price Received*	100.0%	97.4%	- 2.6%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	28	10	- 64.3%	16	22	+ 37.5%
New Listings	5	10	+ 100.0%	86	91	+ 5.8%
Median List Price of New Listings	\$209,900	\$334,900	+ 59.6%	\$249,900	\$299,900	+ 20.0%
Median List Price at Time of Sale	\$244,900	\$242,500	- 1.0%	\$257,900	\$277,000	+ 7.4%
Inventory of Homes for Sale	8	15	+ 87.5%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

* 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.

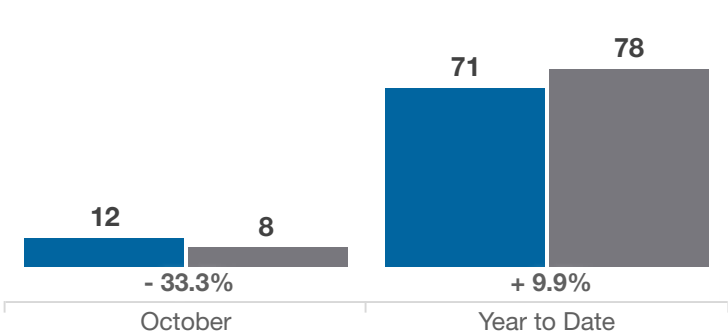
Closed Sales

■ 2024 ■ 2025



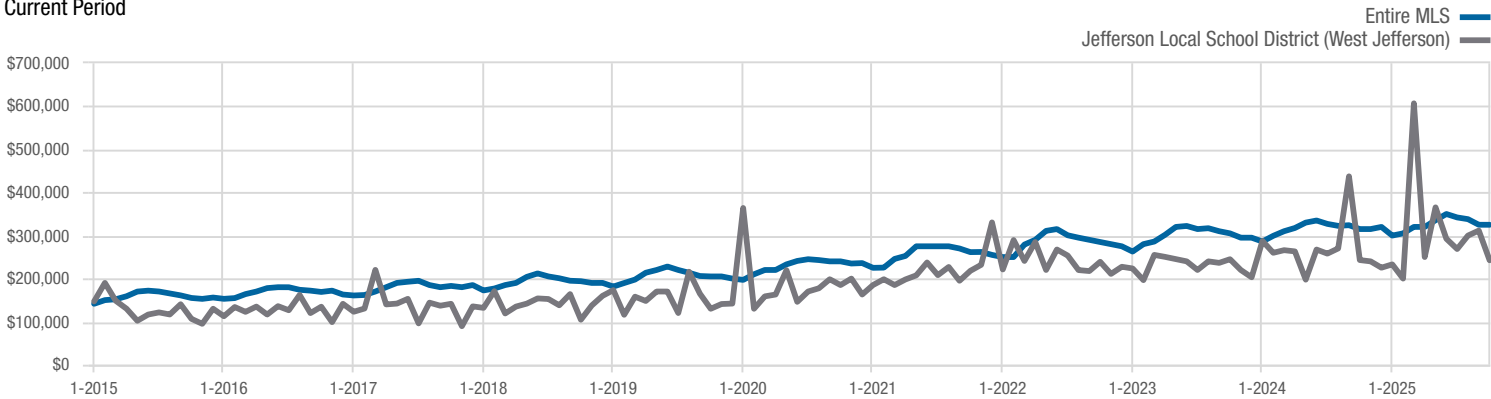
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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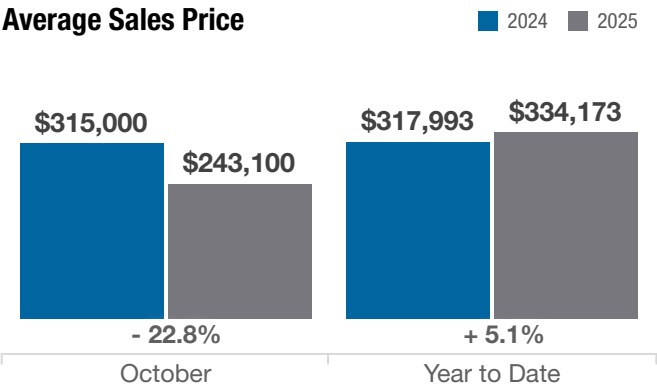
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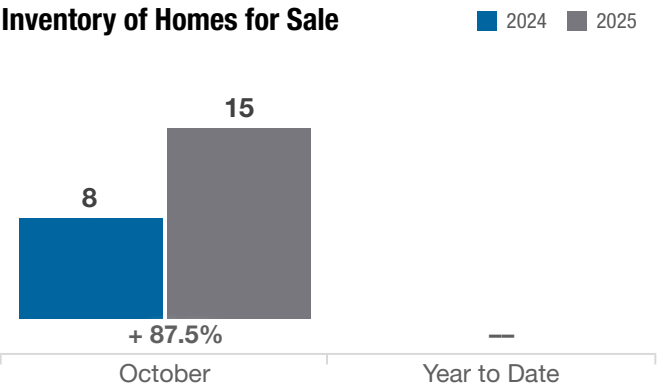
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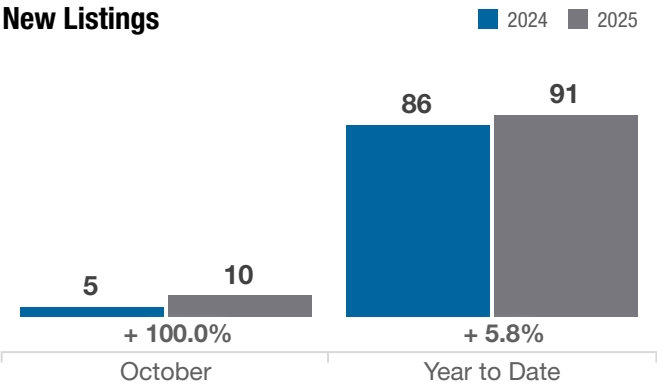
Average Sales Price



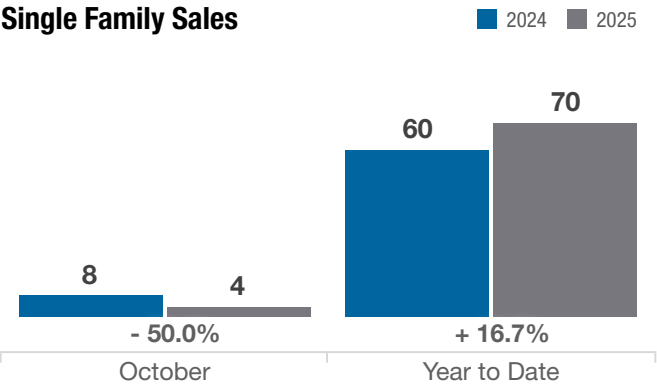
Inventory of Homes for Sale



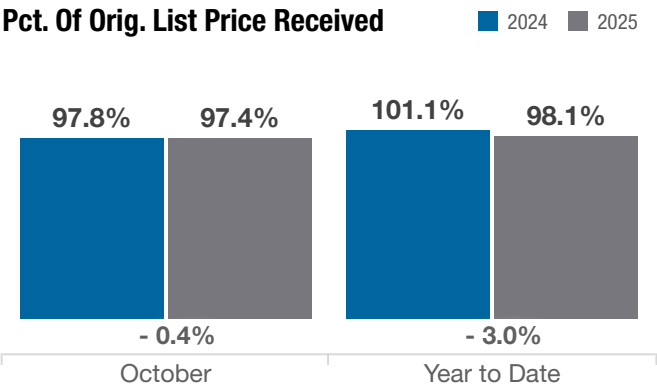
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

