

Local Market Update – October 2025

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



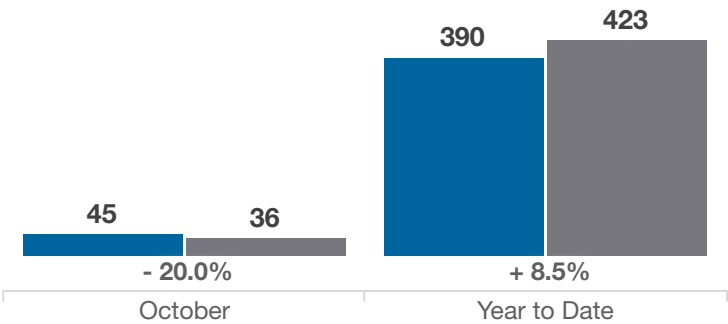
Madison County

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
Closed Sales	45	36	- 20.0%	390	423	+ 8.5%
In Contracts	55	39	- 29.1%	413	448	+ 8.5%
Average Sales Price*	\$357,333	\$366,105	+ 2.5%	\$367,460	\$342,336	- 6.8%
Median Sales Price*	\$295,000	\$297,000	+ 0.7%	\$325,000	\$302,000	- 7.1%
Average Price Per Square Foot*	\$184.32	\$195.91	+ 6.3%	\$191.71	\$196.15	+ 2.3%
Percent of Original List Price Received*	97.5%	94.4%	- 3.2%	97.6%	96.4%	- 1.2%
Percent of Last List Price Received*	98.9%	96.5%	- 2.4%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	24	34	+ 41.7%	30	36	+ 20.0%
New Listings	43	55	+ 27.9%	512	534	+ 4.3%
Median List Price of New Listings	\$240,000	\$325,000	+ 35.4%	\$326,950	\$334,900	+ 2.4%
Median List Price at Time of Sale	\$349,900	\$299,500	- 14.4%	\$336,900	\$299,999	- 11.0%
Inventory of Homes for Sale	89	87	- 2.2%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

* 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.

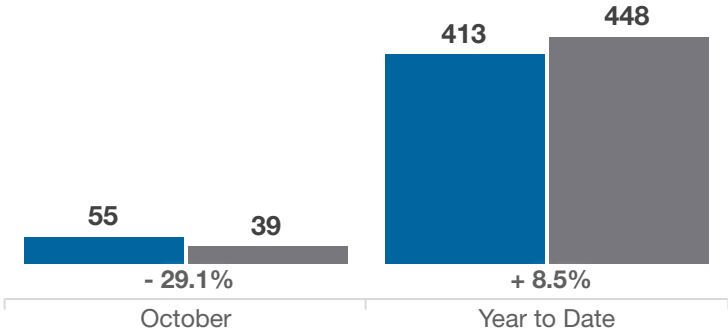
Closed Sales

■ 2024 ■ 2025



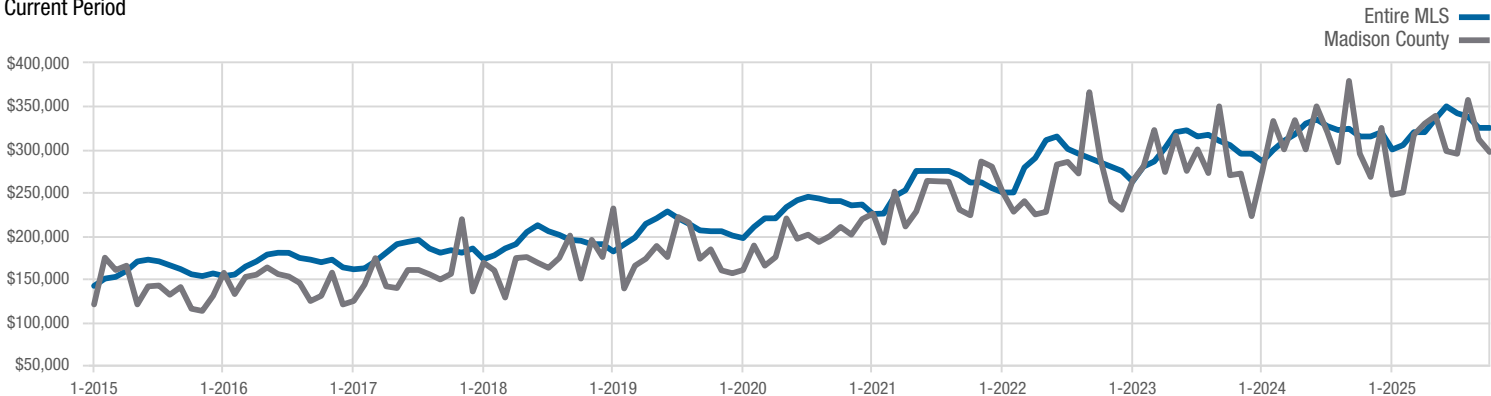
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

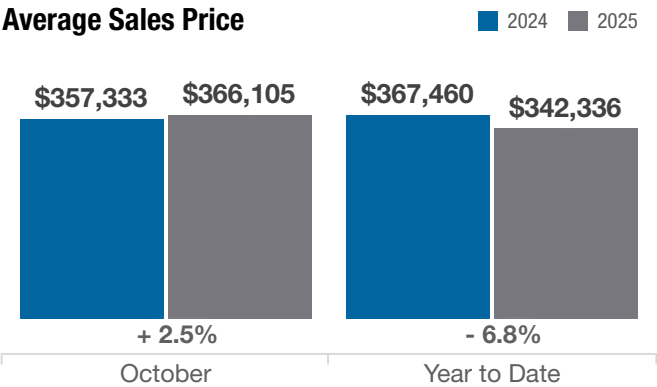
Local Market Update – October 2025

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

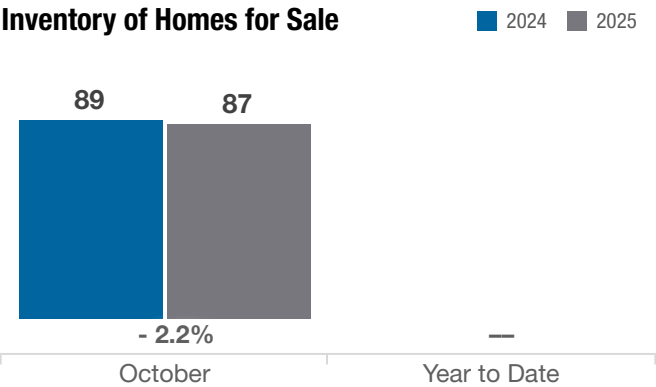


Madison County

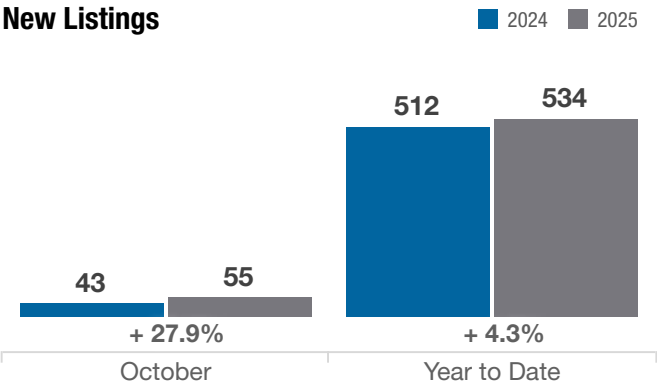
Average Sales Price



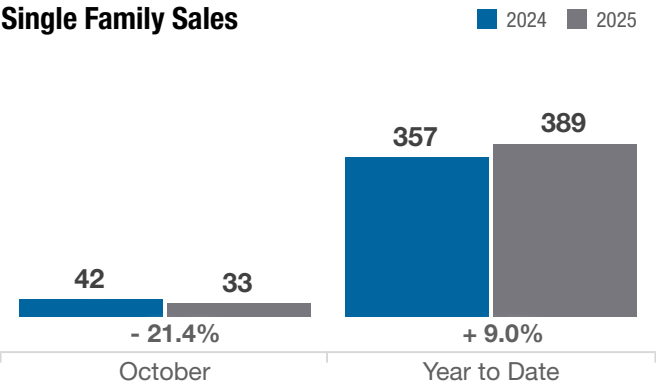
Inventory of Homes for Sale



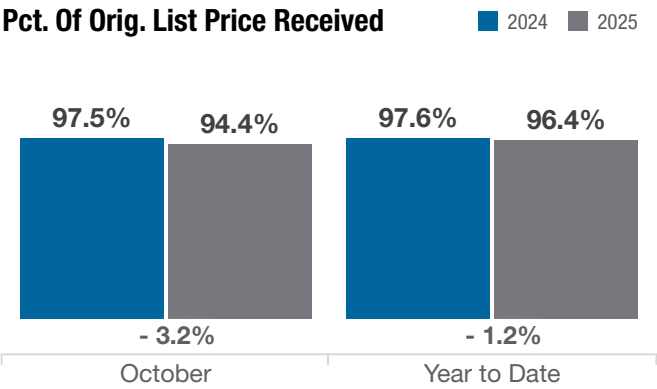
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

