

Local Market Update – November 2025

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



Jefferson Local School District (West Jefferson)

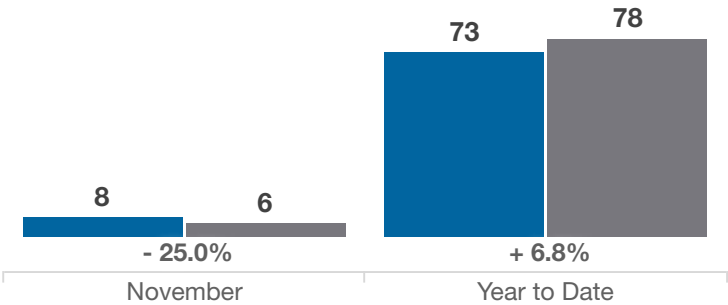
Madison County

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Closed Sales	8	6	- 25.0%	73	78	+ 6.8%
In Contracts	5	6	+ 20.0%	75	84	+ 12.0%
Average Sales Price*	\$294,100	\$486,417	+ 65.4%	\$315,374	\$345,884	+ 9.7%
Median Sales Price*	\$240,000	\$295,000	+ 22.9%	\$255,000	\$288,000	+ 12.9%
Average Price Per Square Foot*	\$202.41	\$219.06	+ 8.2%	\$191.56	\$203.32	+ 6.1%
Percent of Original List Price Received*	93.7%	97.3%	+ 3.8%	100.3%	98.1%	- 2.2%
Percent of Last List Price Received*	99.8%	98.0%	- 1.8%	101.3%	99.3%	- 2.0%
Days on Market Until Sale	18	29	+ 61.1%	16	23	+ 43.8%
New Listings	4	2	- 50.0%	90	93	+ 3.3%
Median List Price of New Listings	\$237,450	\$399,500	+ 68.2%	\$249,900	\$299,900	+ 20.0%
Median List Price at Time of Sale	\$239,950	\$312,400	+ 30.2%	\$250,000	\$281,950	+ 12.8%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

* 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.

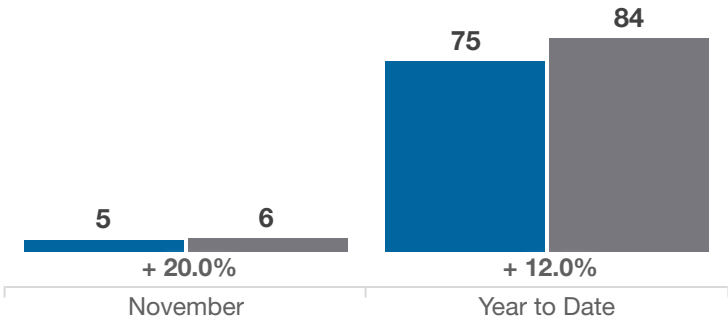
Closed Sales

■ 2024 ■ 2025



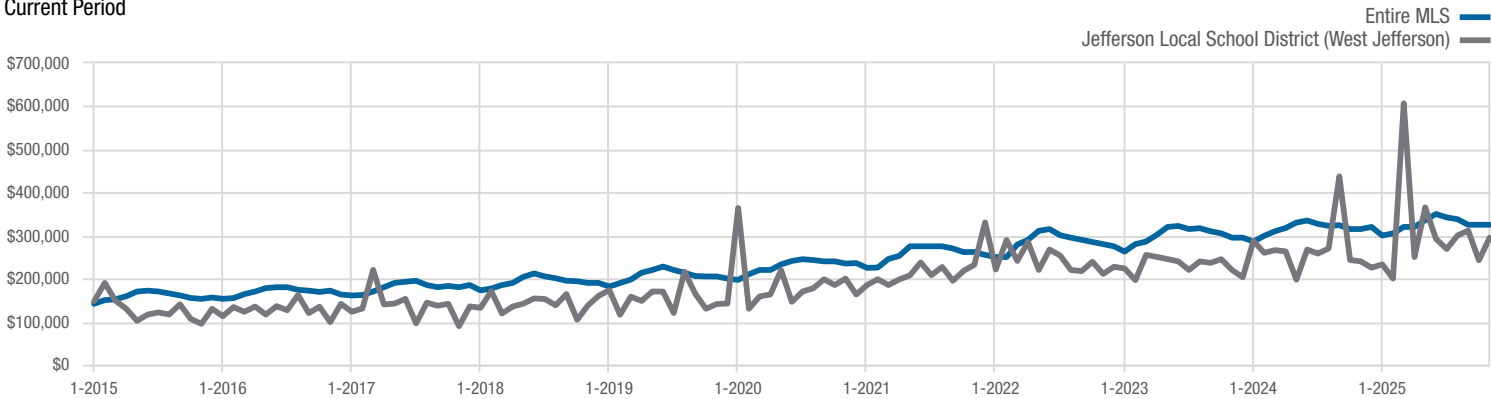
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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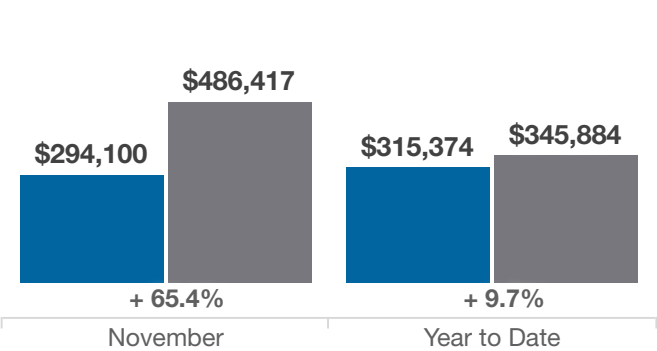
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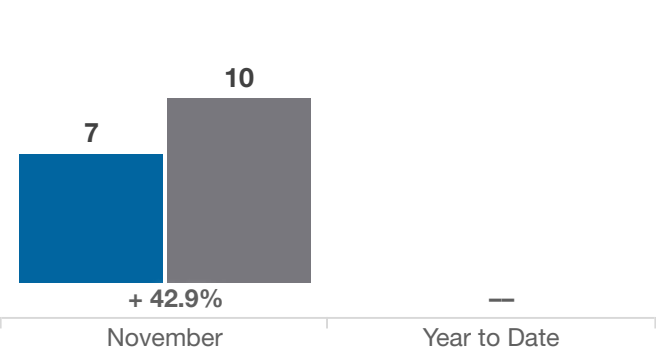
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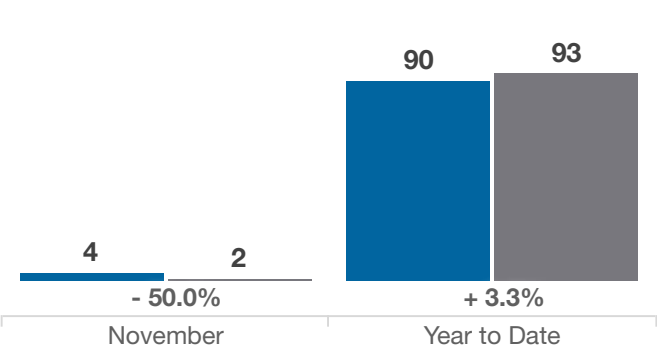
Average Sales Price



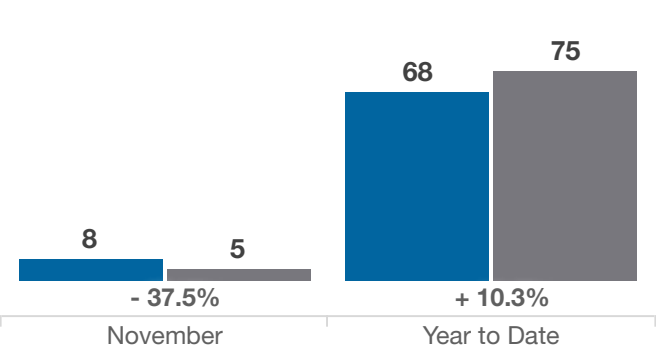
Inventory of Homes for Sale



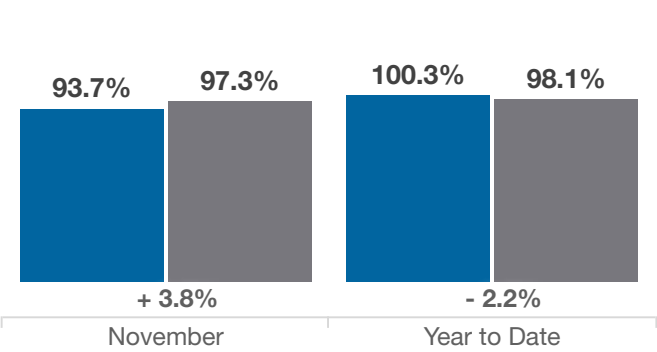
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

