

Local Market Update – November 2025

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



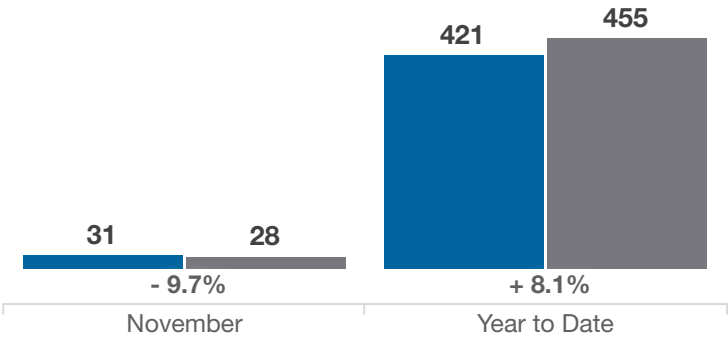
Madison County

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Closed Sales	31	28	- 9.7%	421	455	+ 8.1%
In Contracts	31	35	+ 12.9%	439	480	+ 9.3%
Average Sales Price*	\$307,000	\$378,055	+ 23.1%	\$362,998	\$345,369	- 4.9%
Median Sales Price*	\$268,000	\$332,000	+ 23.9%	\$320,750	\$309,950	- 3.4%
Average Price Per Square Foot*	\$181.89	\$212.06	+ 16.6%	\$191.02	\$197.51	+ 3.4%
Percent of Original List Price Received*	92.4%	96.3%	+ 4.2%	97.2%	96.5%	- 0.7%
Percent of Last List Price Received*	97.2%	98.7%	+ 1.5%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	26	42	+ 61.5%	30	36	+ 20.0%
New Listings	41	48	+ 17.1%	555	584	+ 5.2%
Median List Price of New Listings	\$250,000	\$378,495	+ 51.4%	\$319,900	\$338,900	+ 5.9%
Median List Price at Time of Sale	\$265,000	\$330,500	+ 24.7%	\$332,500	\$314,900	- 5.3%
Inventory of Homes for Sale	92	95	+ 3.3%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

* 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.

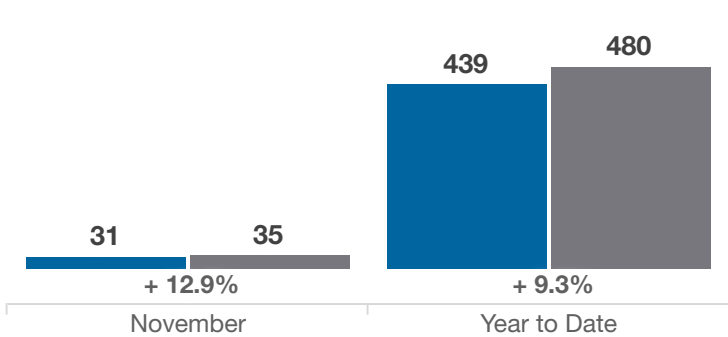
Closed Sales

■ 2024 ■ 2025



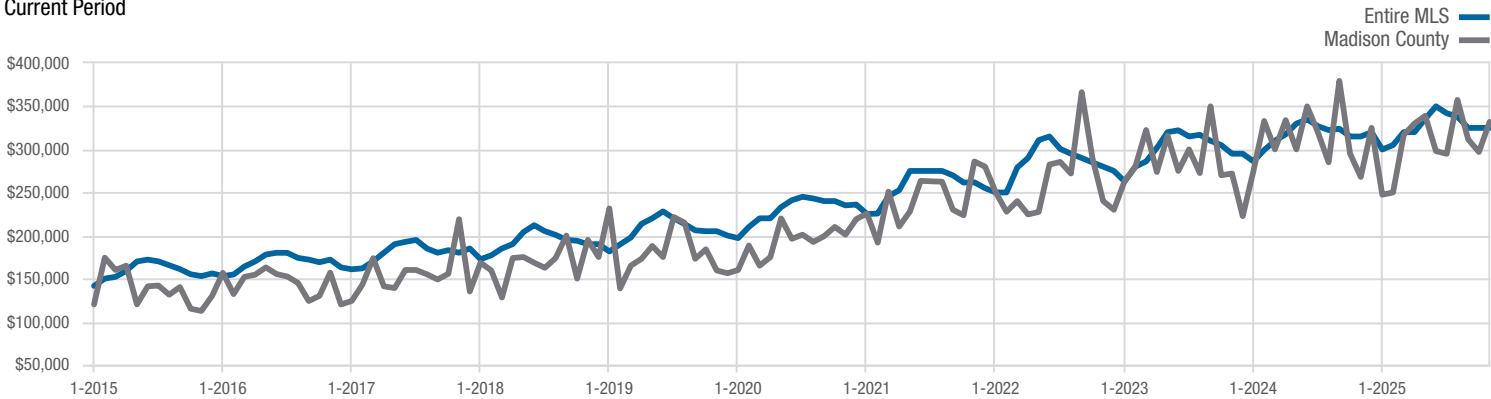
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

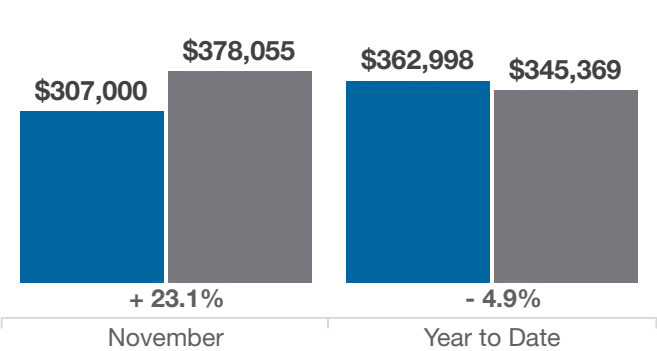
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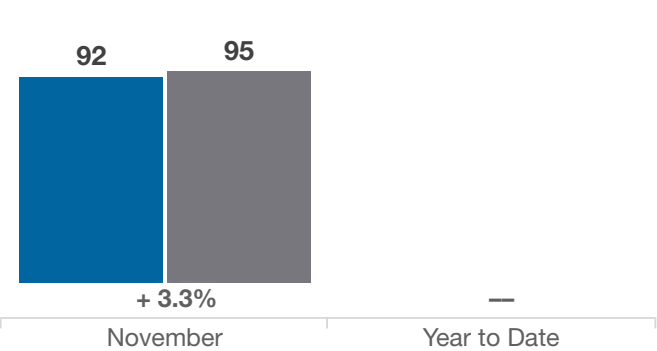


Madison County

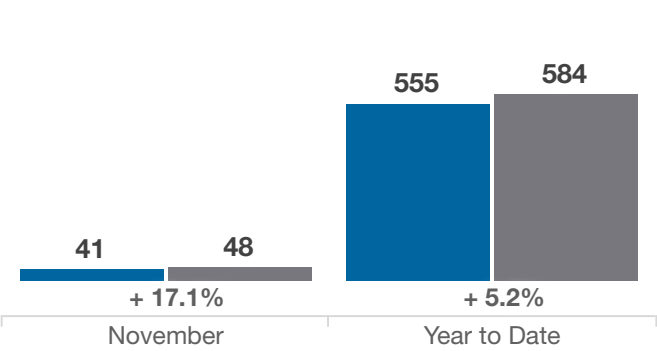
Average Sales Price



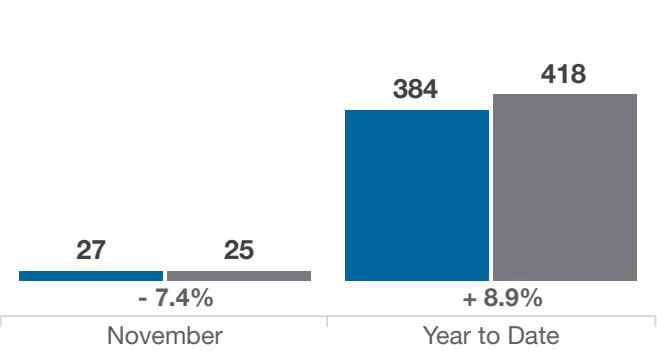
Inventory of Homes for Sale



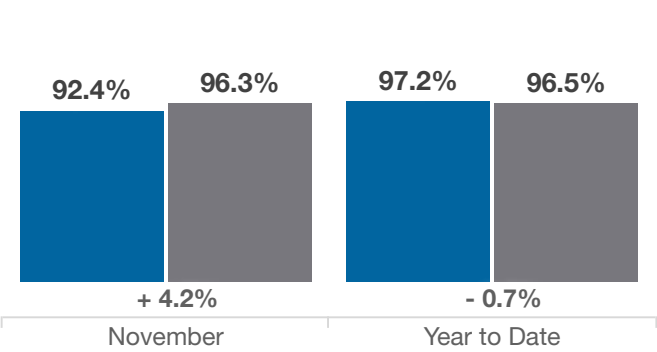
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

