

Local Market Update – December 2025

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



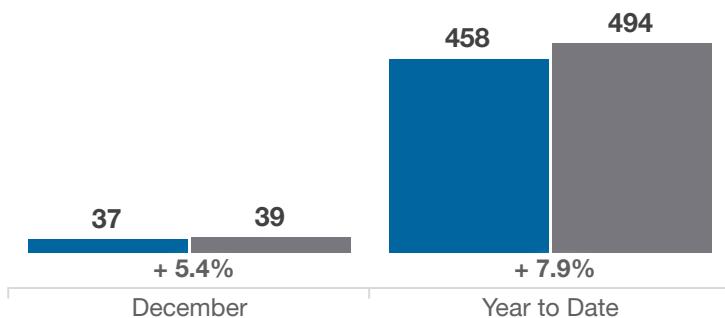
Madison County

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	37	39	+ 5.4%	458	494	+ 7.9%
In Contracts	37	26	- 29.7%	473	503	+ 6.3%
Average Sales Price*	\$318,795	\$389,013	+ 22.0%	\$359,419	\$348,821	- 2.9%
Median Sales Price*	\$325,000	\$385,020	+ 18.5%	\$321,000	\$315,000	- 1.9%
Average Price Per Square Foot*	\$194.59	\$205.92	+ 5.8%	\$191.31	\$198.18	+ 3.6%
Percent of Original List Price Received*	94.1%	97.2%	+ 3.3%	96.9%	96.5%	- 0.4%
Percent of Last List Price Received*	97.3%	98.1%	+ 0.8%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	40	32	- 20.0%	30	36	+ 20.0%
New Listings	36	21	- 41.7%	593	606	+ 2.2%
Median List Price of New Listings	\$255,000	\$289,900	+ 13.7%	\$314,900	\$337,000	+ 7.0%
Median List Price at Time of Sale	\$339,924	\$389,990	+ 14.7%	\$335,000	\$317,000	- 5.4%
Inventory of Homes for Sale	82	81	- 1.2%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

* 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.

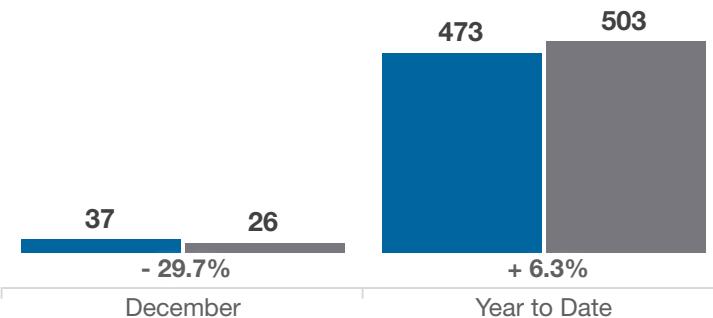
Closed Sales

■ 2024 ■ 2025



In Contracts

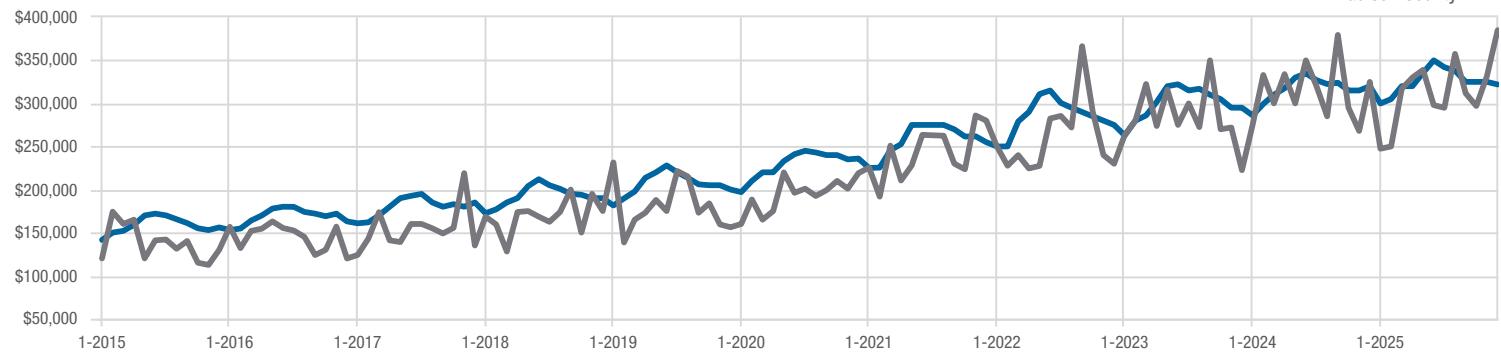
■ 2024 ■ 2025



Median Sales Price

Current Period

Entire MLS —
Madison County —



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

Local Market Update – December 2025

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



Madison County

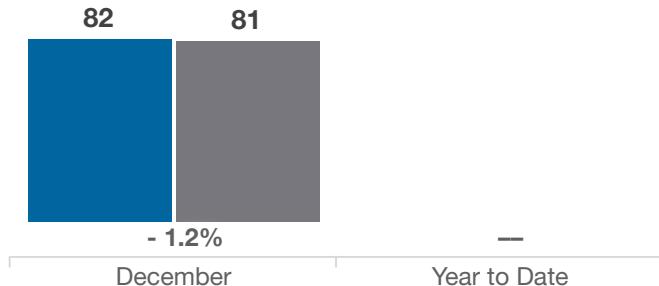
Average Sales Price

■ 2024 ■ 2025



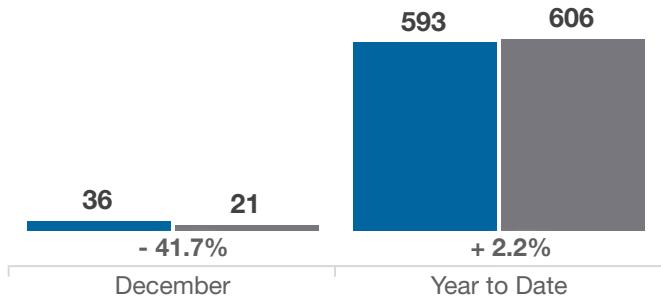
Inventory of Homes for Sale

■ 2024 ■ 2025



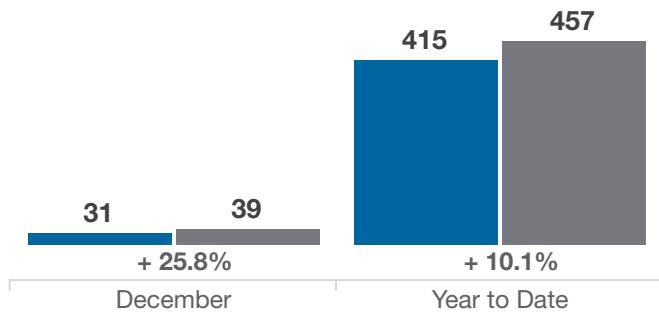
New Listings

■ 2024 ■ 2025



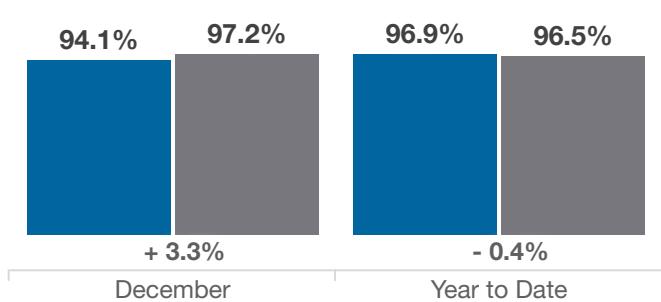
Single Family Sales

■ 2024 ■ 2025



Pct. Of Orig. List Price Received

■ 2024 ■ 2025



Condo Sales

■ 2024 ■ 2025

