

Local Market Update – December 2025

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



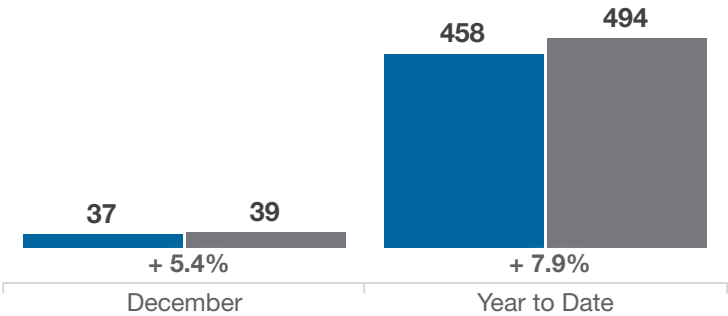
Madison County

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.

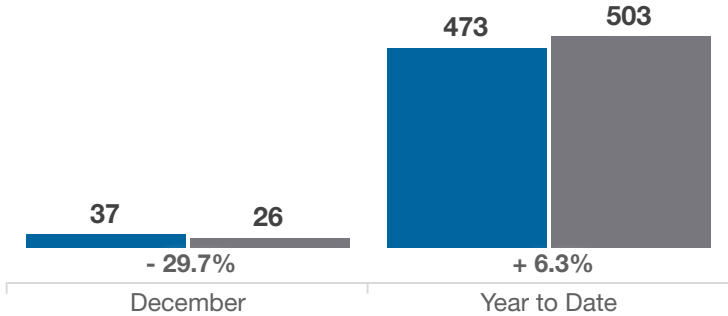
Closed Sales

■ 2024 ■ 2025



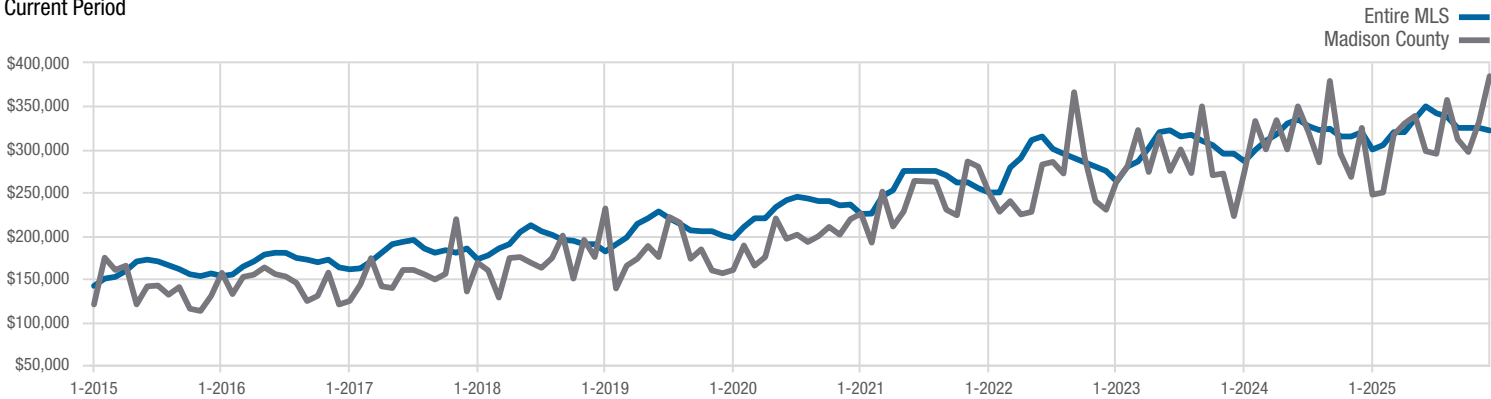
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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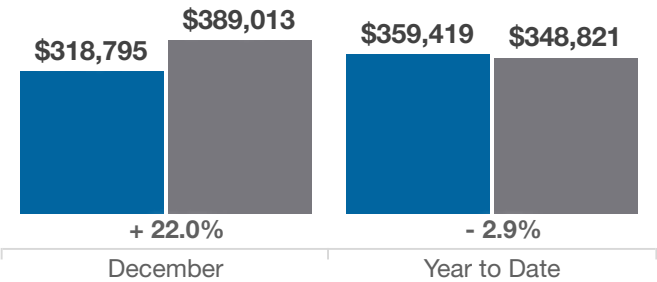
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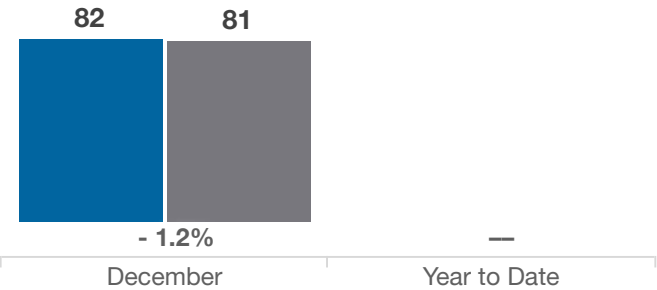
Average Sales Price

2024 2025



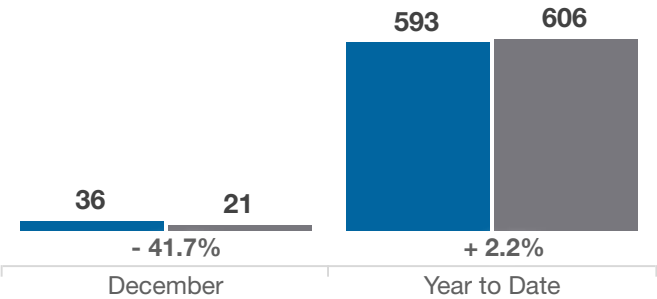
Inventory of Homes for Sale

2024 2025



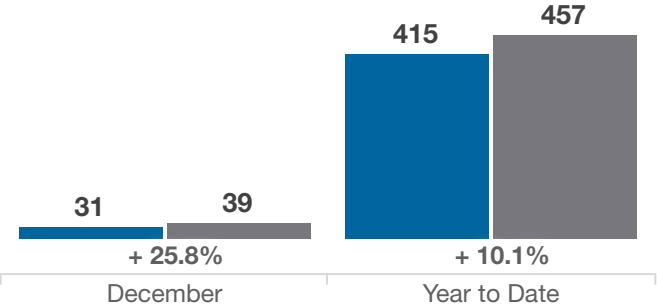
New Listings

2024 2025



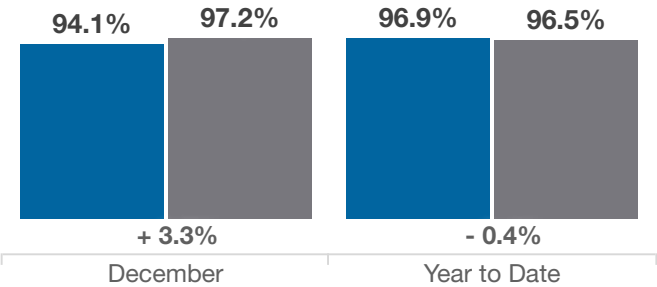
Single Family Sales

2024 2025



Pct. Of Orig. List Price Received

2024 2025



Condo Sales

2024 2025

