

Local Market Update – February 2026

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



Jefferson Local School District (West Jefferson)

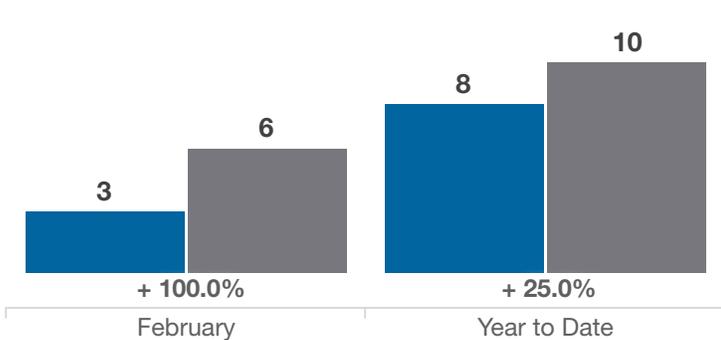
Madison County

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	3	6	+ 100.0%	8	10	+ 25.0%
In Contracts	4	6	+ 50.0%	9	13	+ 44.4%
Average Sales Price*	\$216,633	\$274,067	+ 26.5%	\$245,475	\$369,340	+ 50.5%
Median Sales Price*	\$200,000	\$272,500	+ 36.3%	\$224,500	\$295,000	+ 31.4%
Average Price Per Square Foot*	\$189.01	\$164.18	- 13.1%	\$191.36	\$178.27	- 6.8%
Percent of Original List Price Received*	98.2%	88.4%	- 10.0%	95.8%	87.1%	- 9.1%
Percent of Last List Price Received*	98.2%	95.0%	- 3.3%	96.4%	94.2%	- 2.3%
Days on Market Until Sale	16	59	+ 268.8%	23	65	+ 182.6%
New Listings	5	5	0.0%	10	12	+ 20.0%
Median List Price of New Listings	\$250,000	\$259,900	+ 4.0%	\$255,000	\$254,900	- 0.0%
Median List Price at Time of Sale	\$200,000	\$274,950	+ 37.5%	\$227,450	\$299,950	+ 31.9%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

* 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.

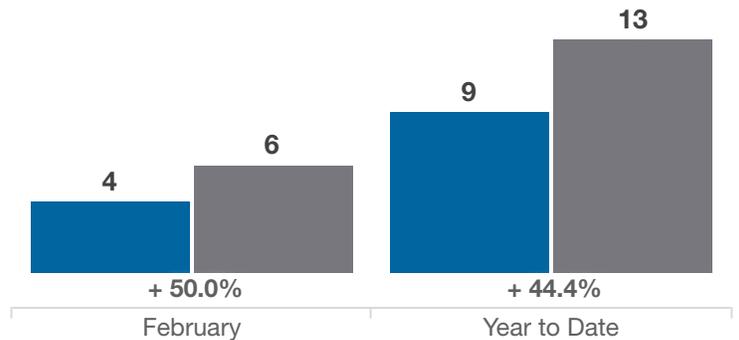
Closed Sales

■ 2025 ■ 2026



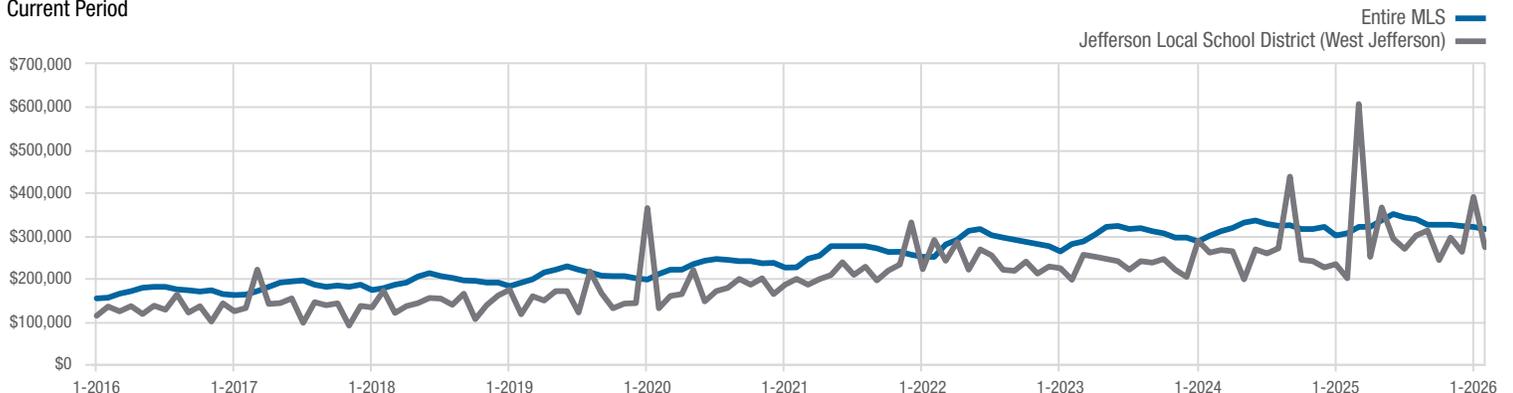
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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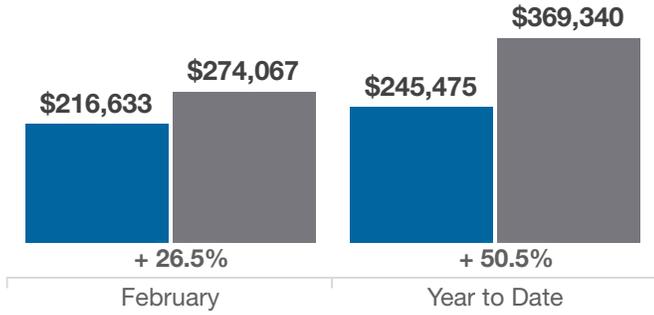


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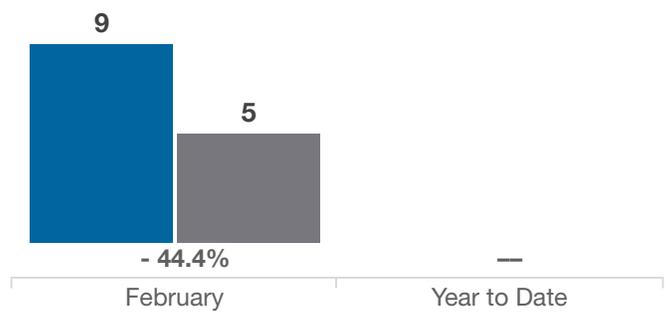
Average Sales Price

■ 2025 ■ 2026



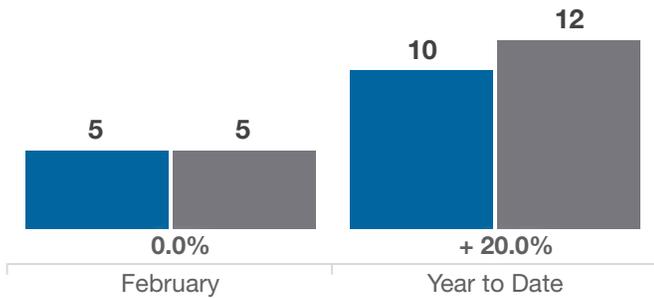
Inventory of Homes for Sale

■ 2025 ■ 2026



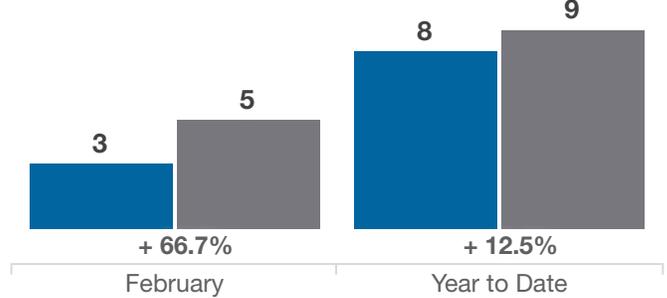
New Listings

■ 2025 ■ 2026



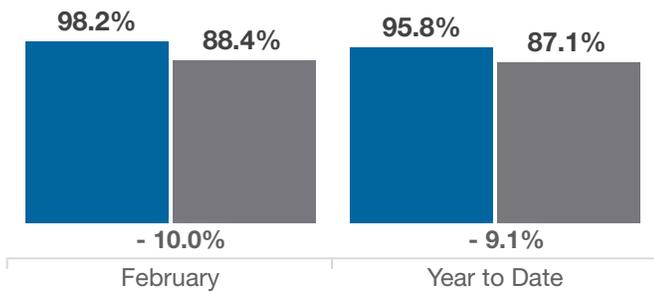
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

