

Local Market Update – February 2026

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



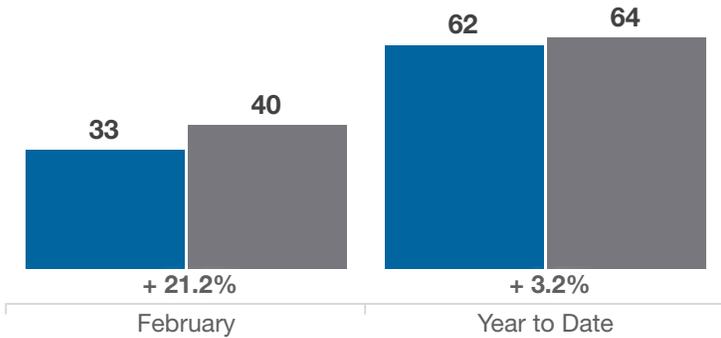
Madison County

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	33	40	+ 21.2%	62	64	+ 3.2%
In Contracts	41	37	- 9.8%	75	87	+ 16.0%
Average Sales Price*	\$275,160	\$326,796	+ 18.8%	\$284,785	\$355,830	+ 24.9%
Median Sales Price*	\$250,000	\$290,000	+ 16.0%	\$248,700	\$299,900	+ 20.6%
Average Price Per Square Foot*	\$178.77	\$184.56	+ 3.2%	\$179.50	\$186.61	+ 4.0%
Percent of Original List Price Received*	94.3%	95.8%	+ 1.6%	93.2%	95.4%	+ 2.4%
Percent of Last List Price Received*	98.6%	97.6%	- 1.0%	97.2%	97.6%	+ 0.4%
Days on Market Until Sale	66	49	- 25.8%	58	46	- 20.7%
New Listings	26	33	+ 26.9%	56	75	+ 33.9%
Median List Price of New Listings	\$320,000	\$280,000	- 12.5%	\$331,450	\$289,997	- 12.5%
Median List Price at Time of Sale	\$250,000	\$299,900	+ 20.0%	\$255,000	\$299,999	+ 17.6%
Inventory of Homes for Sale	60	66	+ 10.0%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

* 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.

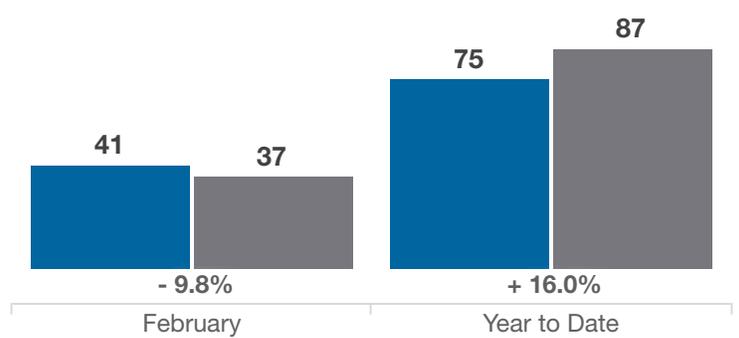
Closed Sales

■ 2025 ■ 2026



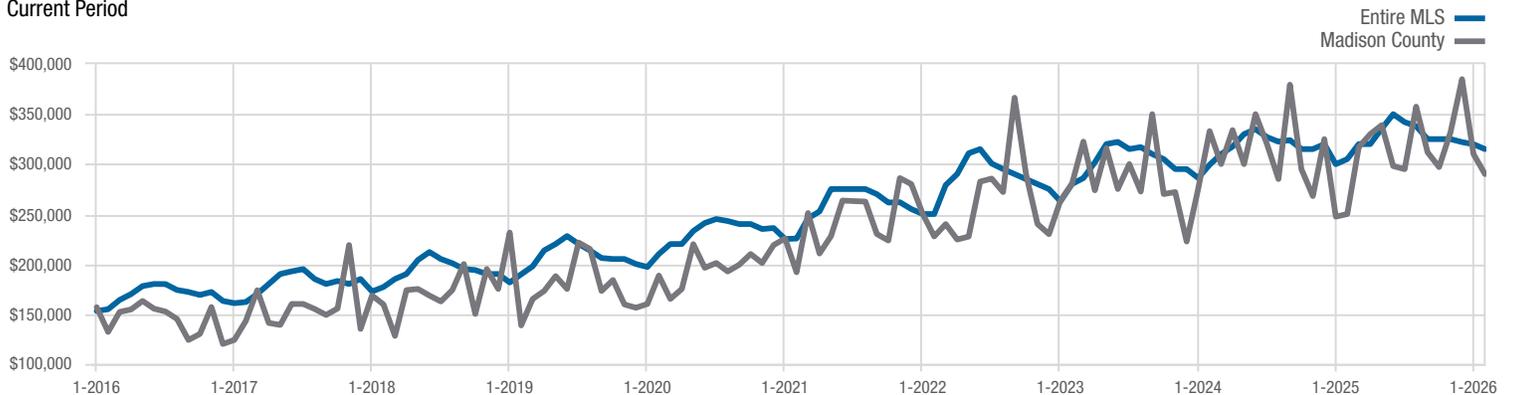
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

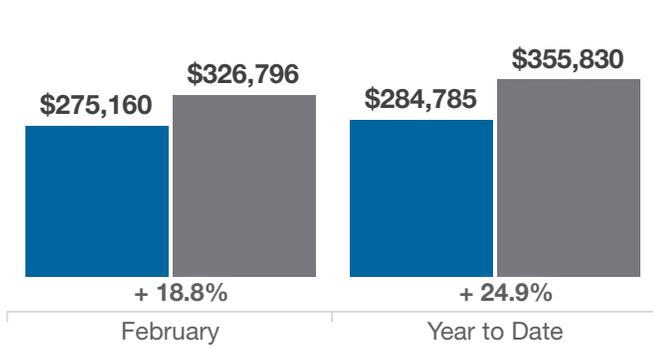
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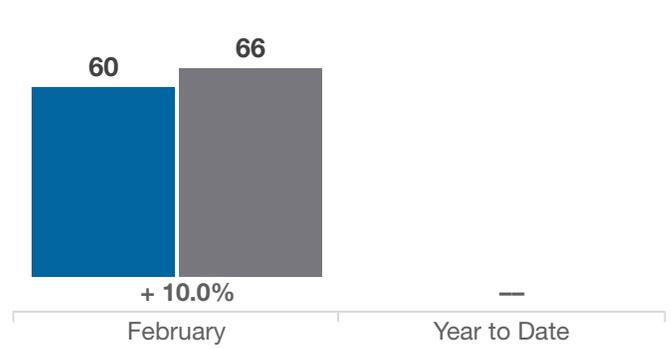


Madison County

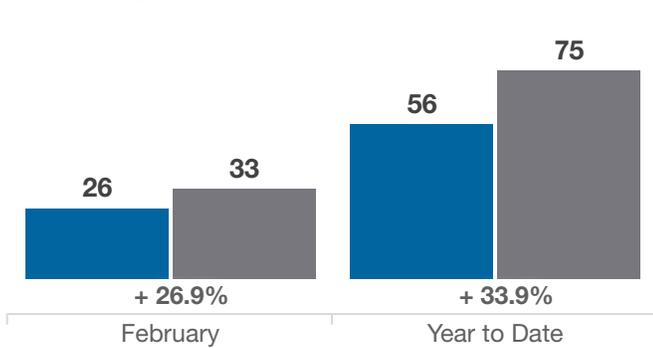
Average Sales Price



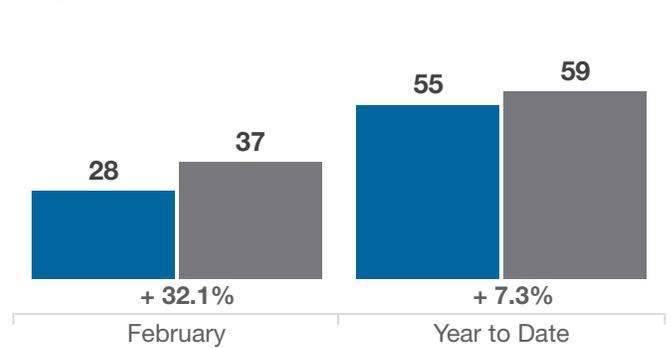
Inventory of Homes for Sale



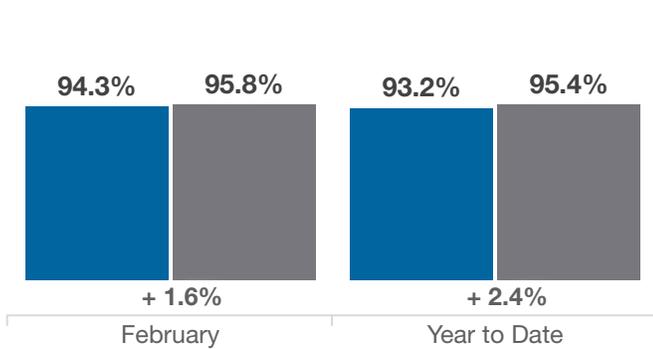
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

