

Local Market Update – May 2026

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



Jefferson Local School District (West Jefferson)

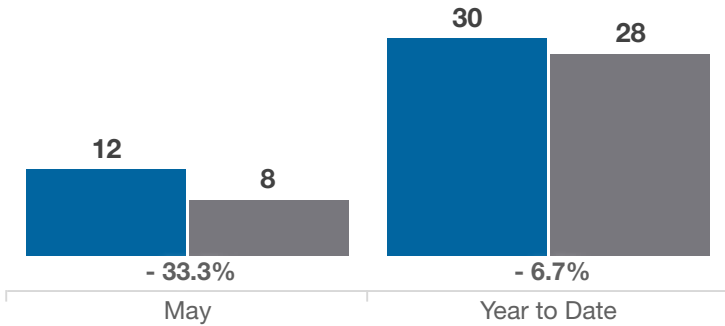
Madison County

Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	12	8	- 33.3%	30	28	- 6.7%
In Contracts	12	6	- 50.0%	34	32	- 5.9%
Average Sales Price*	\$461,818	\$238,413	- 48.4%	\$355,820	\$333,593	- 6.2%
Median Sales Price*	\$365,450	\$244,950	- 33.0%	\$275,500	\$267,750	- 2.8%
Average Price Per Square Foot*	\$221.15	\$186.89	- 15.5%	\$201.82	\$200.89	- 0.5%
Percent of Original List Price Received*	100.6%	98.6%	- 2.0%	97.2%	94.8%	- 2.5%
Percent of Last List Price Received*	103.1%	99.8%	- 3.2%	99.1%	97.9%	- 1.2%
Days on Market Until Sale	42	12	- 71.4%	35	33	- 5.7%
New Listings	13	9	- 30.8%	38	35	- 7.9%
Median List Price of New Listings	\$289,900	\$299,900	+ 3.4%	\$281,950	\$269,900	- 4.3%
Median List Price at Time of Sale	\$302,950	\$244,900	- 19.2%	\$274,950	\$269,900	- 1.8%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

* 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.

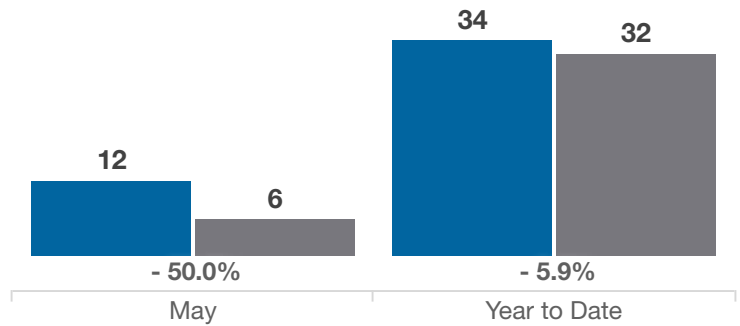
Closed Sales

■ 2025 ■ 2026



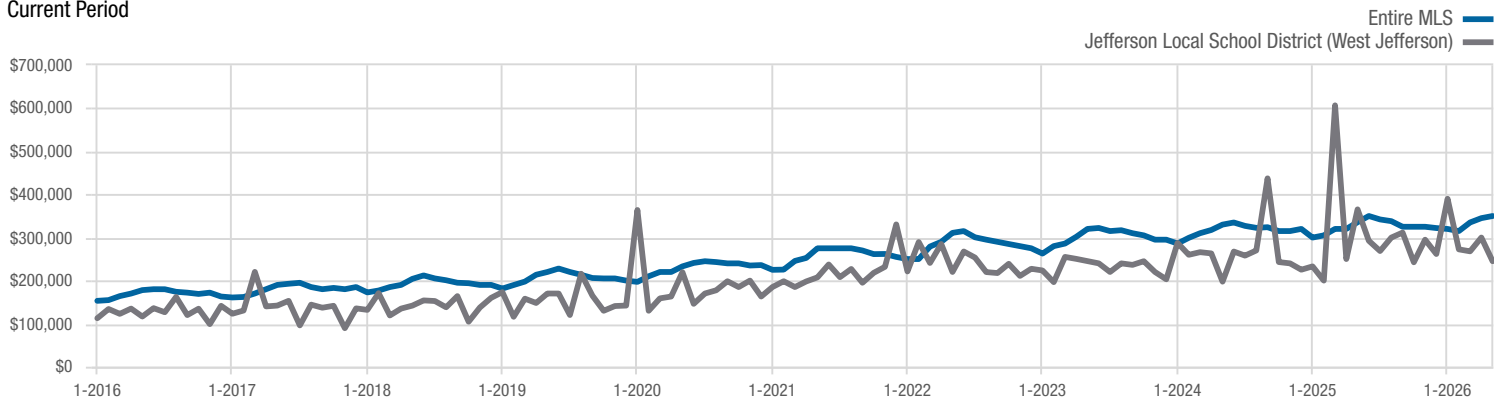
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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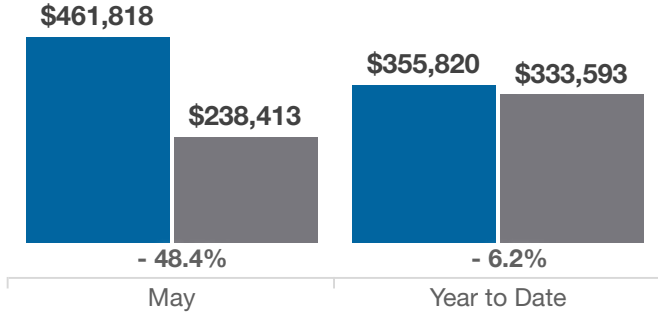


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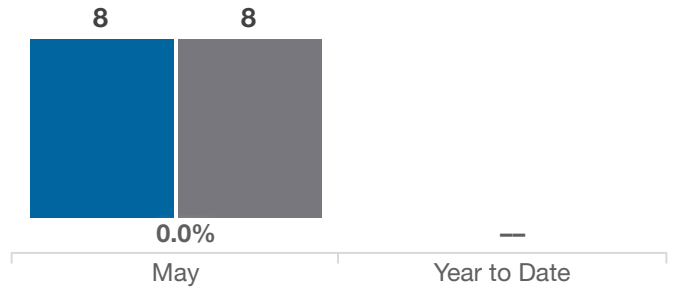
Average Sales Price

■ 2025 ■ 2026



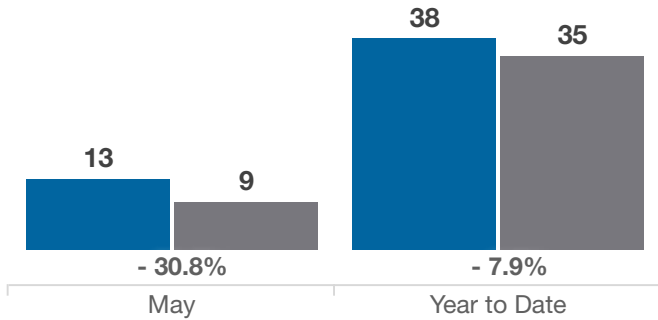
Inventory of Homes for Sale

■ 2025 ■ 2026



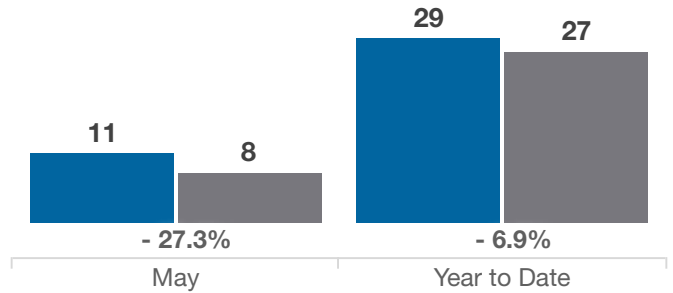
New Listings

■ 2025 ■ 2026



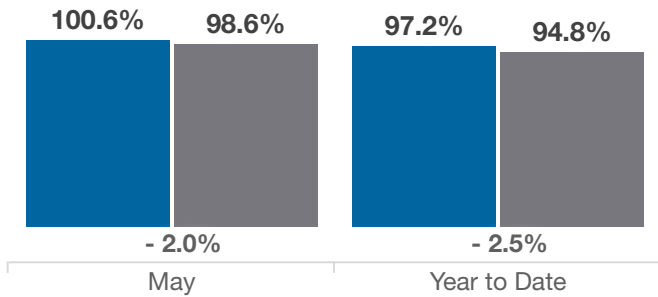
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

