

Local Market Update – August 2026

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



Jefferson Local School District (West Jefferson)

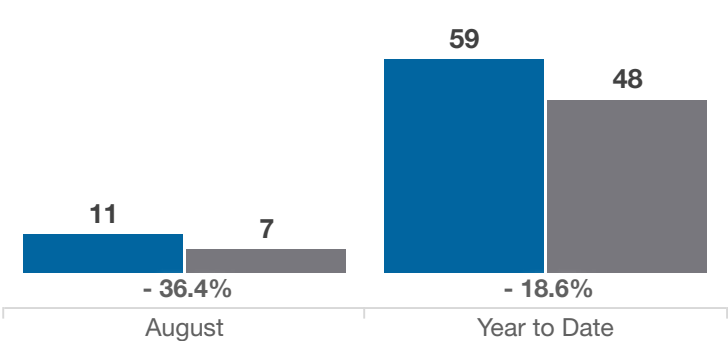
Madison County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	11	7	- 36.4%	59	48	- 18.6%
In Contracts	11	7	- 36.4%	65	51	- 21.5%
Average Sales Price*	\$388,170	\$221,571	- 42.9%	\$342,181	\$325,958	- 4.7%
Median Sales Price*	\$299,900	\$241,000	- 19.6%	\$276,010	\$273,250	- 1.0%
Average Price Per Square Foot*	\$206.35	\$146.59	- 29.0%	\$206.83	\$199.25	- 3.7%
Percent of Original List Price Received*	97.9%	94.9%	- 3.1%	98.7%	96.2%	- 2.5%
Percent of Last List Price Received*	98.5%	97.5%	- 1.0%	99.8%	98.5%	- 1.3%
Days on Market Until Sale	17	14	- 17.6%	22	23	+ 4.5%
New Listings	3	9	+ 200.0%	67	63	- 6.0%
Median List Price of New Listings	\$459,000	\$329,900	- 28.1%	\$299,900	\$279,900	- 6.7%
Median List Price at Time of Sale	\$305,000	\$240,000	- 21.3%	\$275,000	\$272,450	- 0.9%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	0.7	1.9	+ 171.4%	—	—	—

* 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.

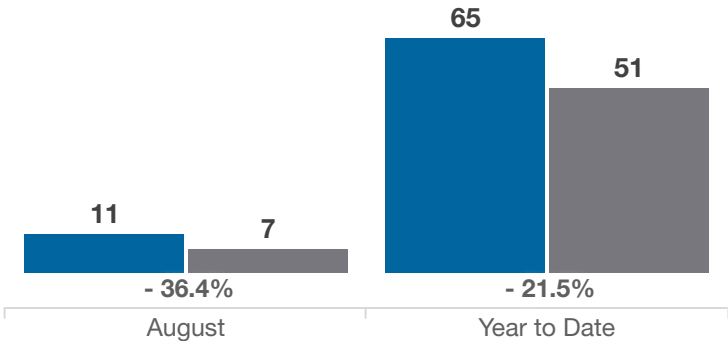
Closed Sales

■ 2025 ■ 2026



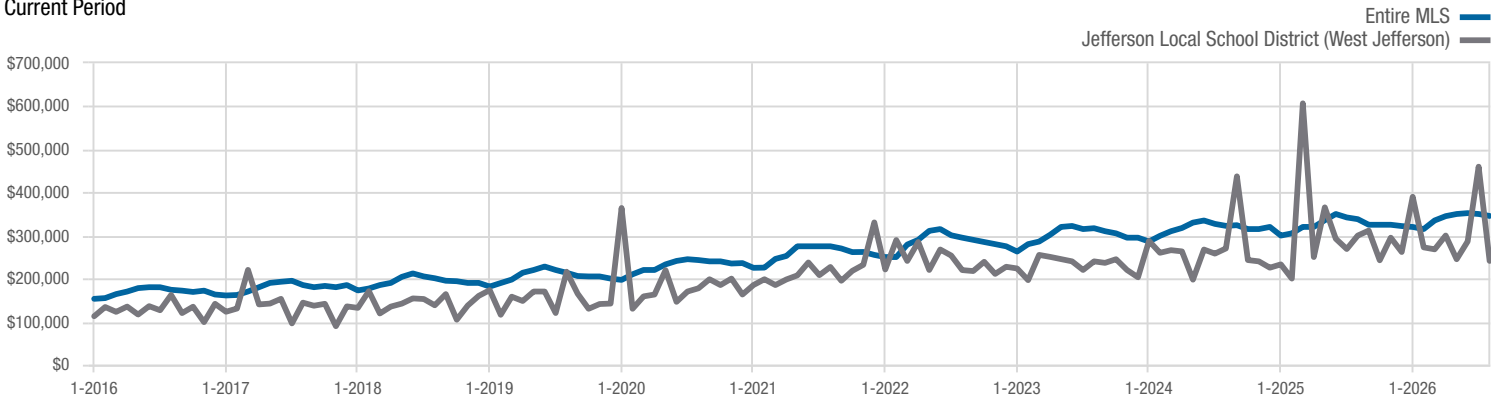
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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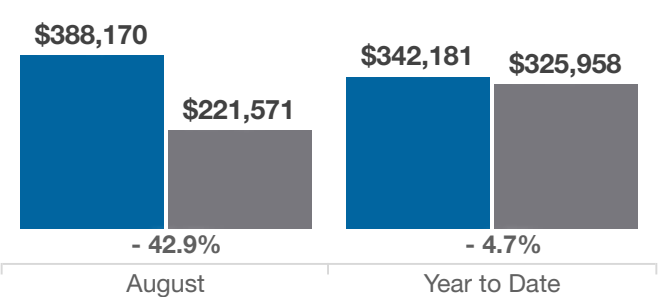


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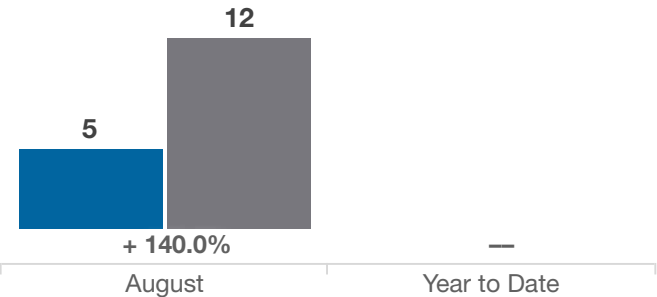
Average Sales Price

2025 2026



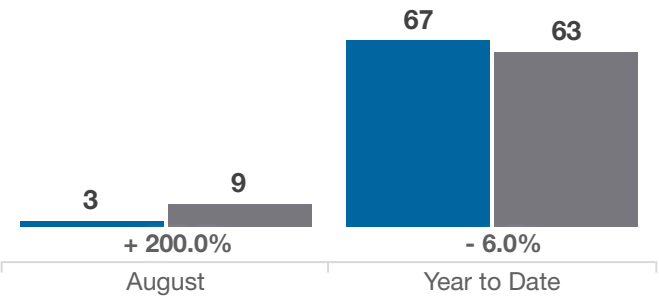
Inventory of Homes for Sale

2025 2026



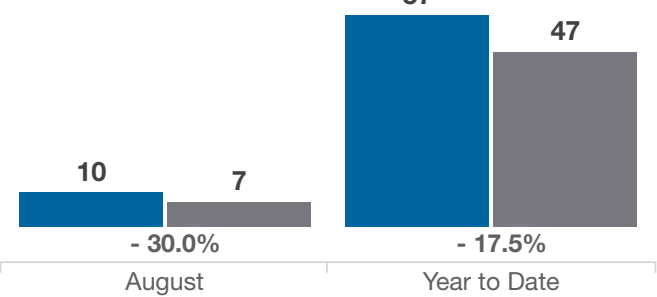
New Listings

2025 2026



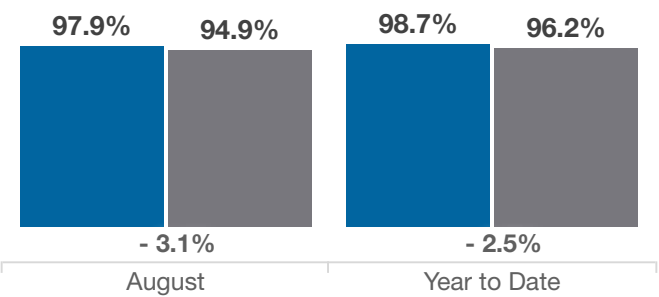
Single Family Sales

2025 2026



Pct. Of Orig. List Price Received

2025 2026



Condo Sales

2025 2026

