

Local Market Update – August 2026

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



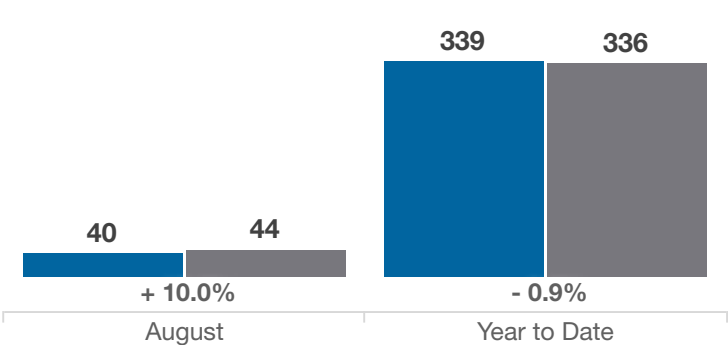
Madison County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	40	44	+ 10.0%	339	336	- 0.9%
In Contracts	59	61	+ 3.4%	375	374	- 0.3%
Average Sales Price*	\$415,189	\$366,706	- 11.7%	\$339,761	\$366,056	+ 7.7%
Median Sales Price*	\$357,500	\$375,750	+ 5.1%	\$301,000	\$349,900	+ 16.2%
Average Price Per Square Foot*	\$206.59	\$184.71	- 10.6%	\$195.59	\$193.88	- 0.9%
Percent of Original List Price Received*	96.6%	96.4%	- 0.2%	96.7%	97.0%	+ 0.3%
Percent of Last List Price Received*	99.1%	98.4%	- 0.7%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	28	44	+ 57.1%	37	43	+ 16.2%
New Listings	54	59	+ 9.3%	430	430	0.0%
Median List Price of New Listings	\$336,100	\$400,000	+ 19.0%	\$338,900	\$359,900	+ 6.2%
Median List Price at Time of Sale	\$362,450	\$374,265	+ 3.3%	\$299,950	\$349,900	+ 16.7%
Inventory of Homes for Sale	74	92	+ 24.3%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

* 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.

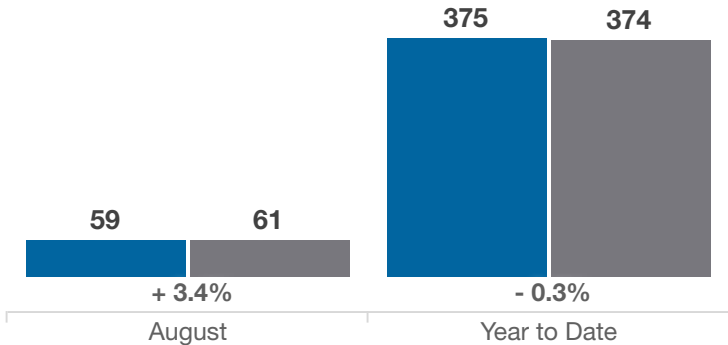
Closed Sales

■ 2025 ■ 2026



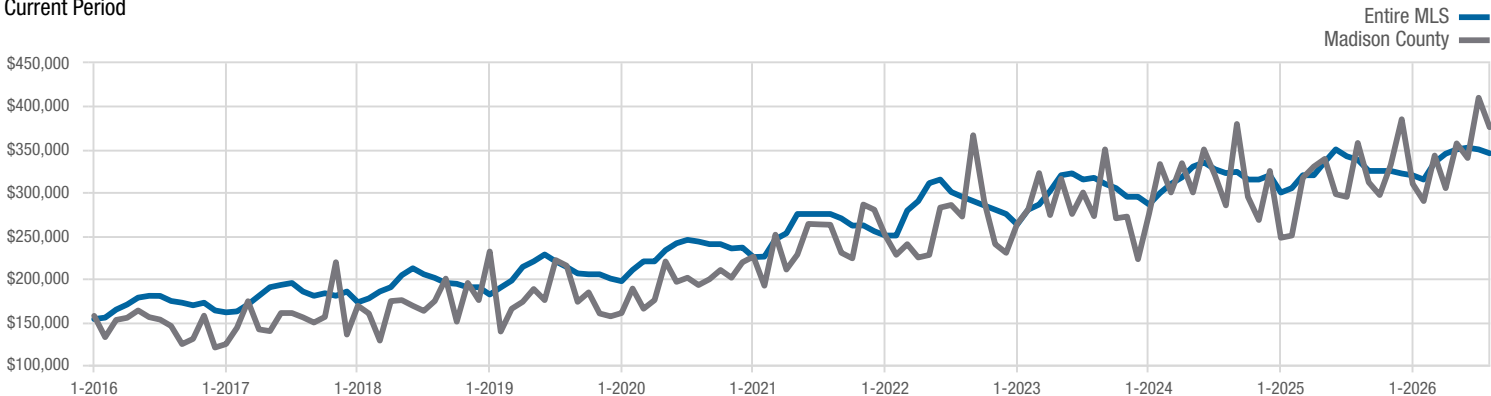
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

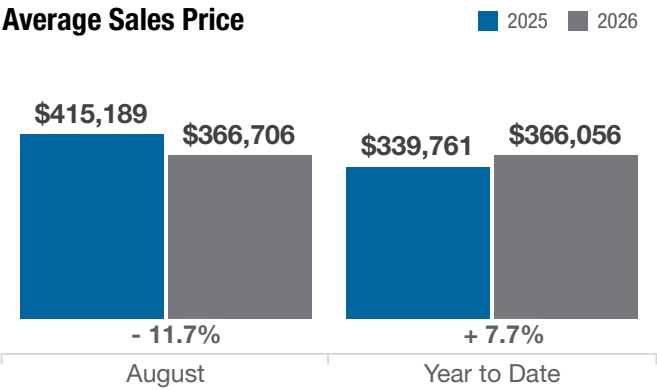
Local Market Update – August 2026

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

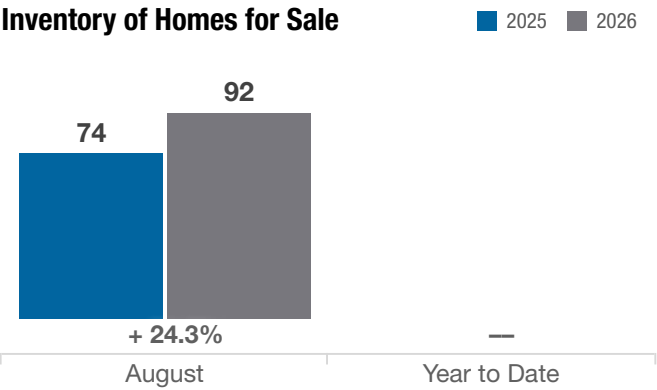


Madison County

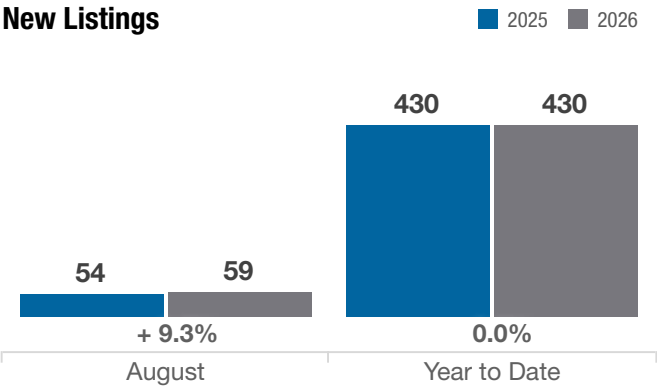
Average Sales Price



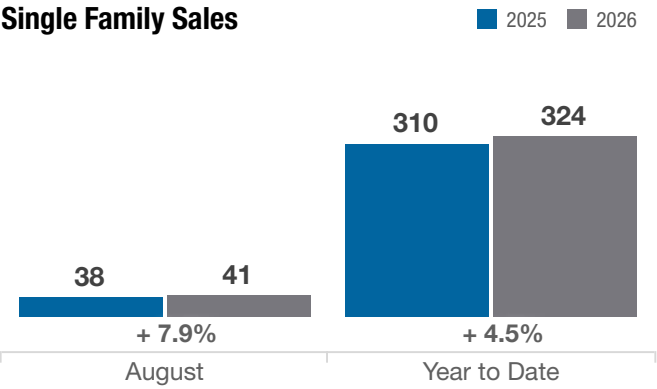
Inventory of Homes for Sale



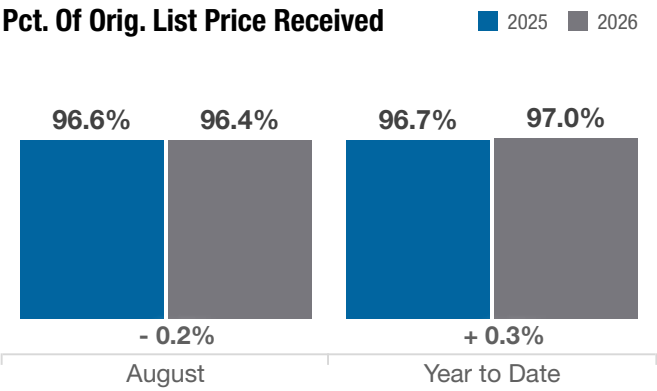
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

