

Local Market Update – September 2026

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



Jefferson Local School District (West Jefferson)

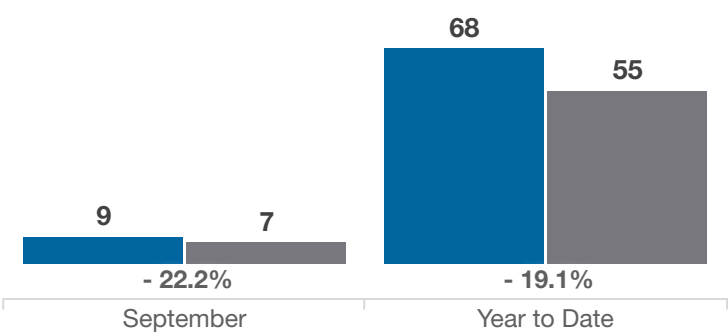
Madison County

Key Metrics	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
Closed Sales	9	7	- 22.2%	68	55	- 19.1%
In Contracts	7	9	+ 28.6%	71	60	- 15.5%
Average Sales Price*	\$322,156	\$304,186	- 5.6%	\$339,531	\$323,187	- 4.8%
Median Sales Price*	\$311,500	\$280,000	- 10.1%	\$283,000	\$280,000	- 1.1%
Average Price Per Square Foot*	\$200.29	\$168.56	- 15.8%	\$205.96	\$195.35	- 5.2%
Percent of Original List Price Received*	94.5%	99.9%	+ 5.7%	98.2%	96.6%	- 1.6%
Percent of Last List Price Received*	97.8%	106.3%	+ 8.7%	99.5%	99.5%	0.0%
Days on Market Until Sale	27	34	+ 25.9%	23	24	+ 4.3%
New Listings	14	10	- 28.6%	81	73	- 9.9%
Median List Price of New Listings	\$282,450	\$296,200	+ 4.9%	\$299,900	\$284,900	- 5.0%
Median List Price at Time of Sale	\$309,000	\$275,000	- 11.0%	\$277,000	\$275,000	- 0.7%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

* 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.

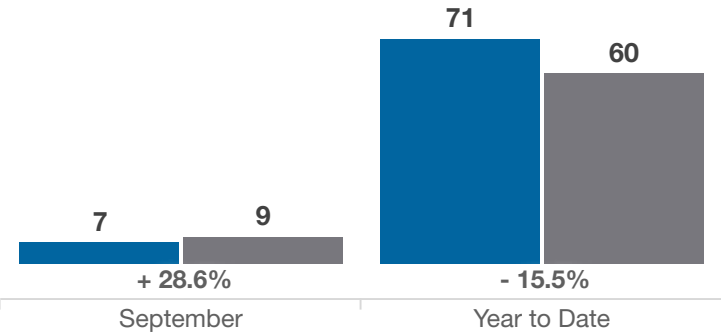
Closed Sales

■ 2025 ■ 2026



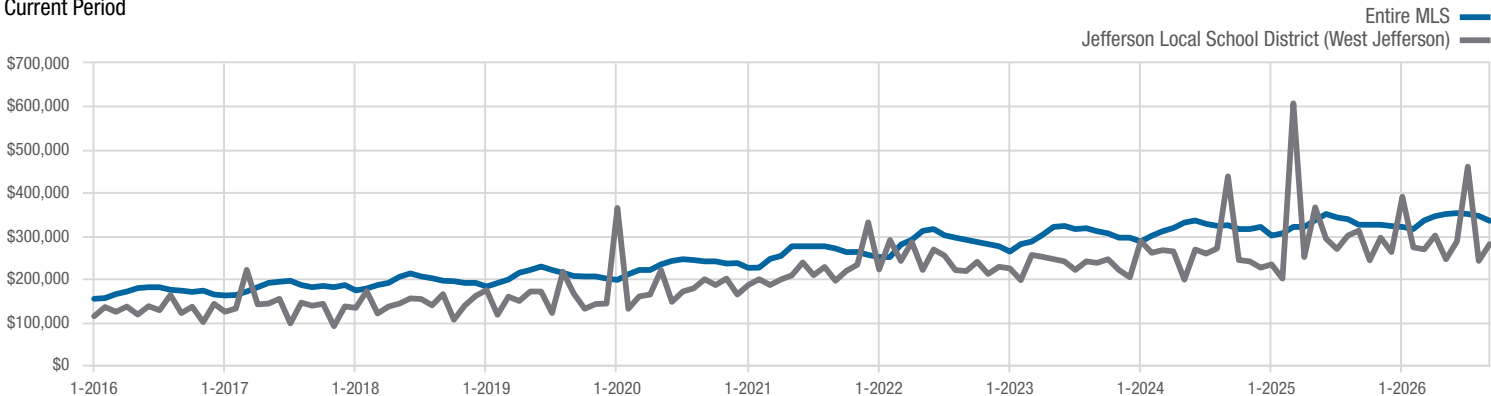
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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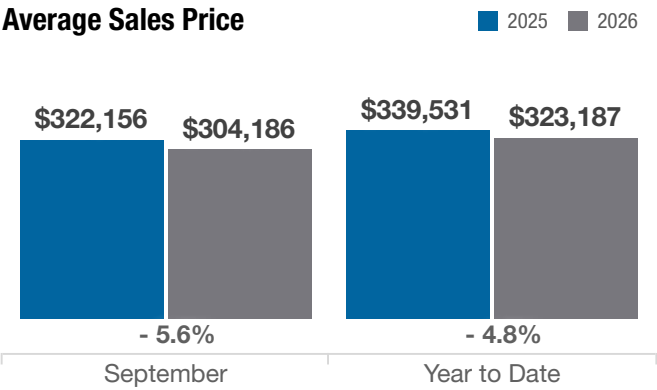
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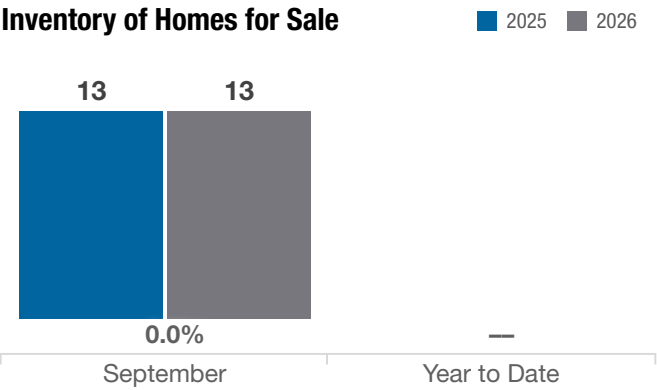
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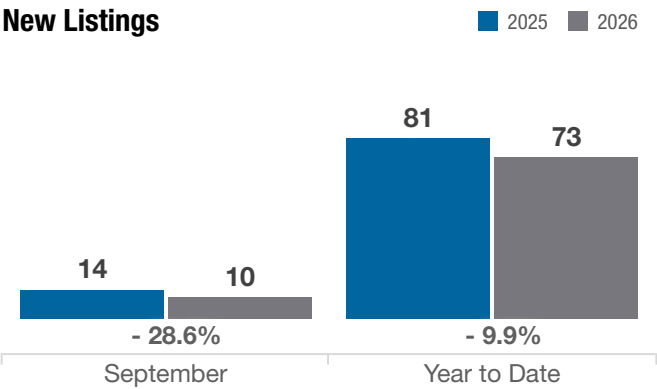
Average Sales Price



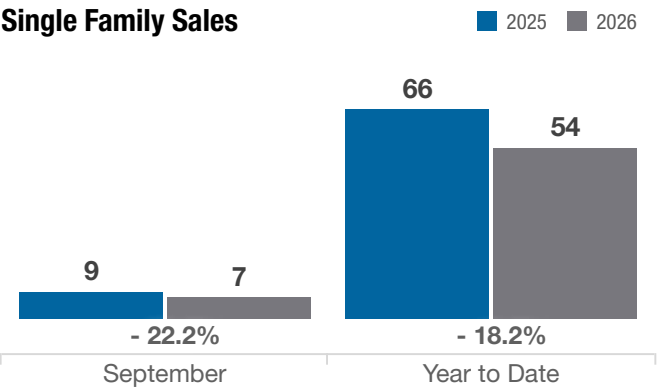
Inventory of Homes for Sale



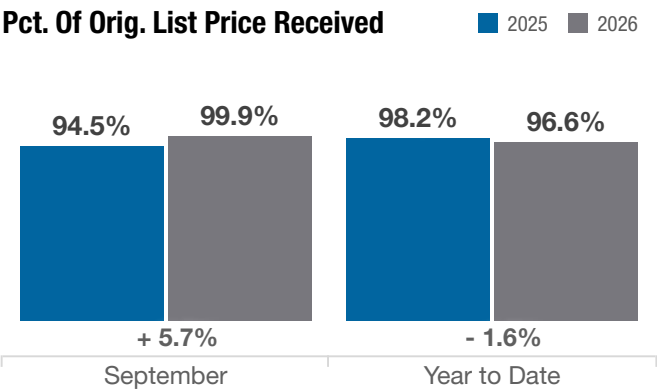
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

