

Annual Report on the Columbus Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE COLUMBUS REGION

Columbus REALTORS® Multiple Listing Service (MLS) serves all of Delaware, Fayette, Franklin, Licking, Madison, Morrow, Pickaway and Union Counties, as well as parts of Athens, Champaign, Clark, Clinton, Fairfield, Hocking, Knox, Logan, Marion, Muskingum, Perry and Ross Counties.



2023

2023 Annual Report on the Columbus Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE COLUMBUS REGION



2023 was a challenging year for the U.S. housing

market: mortgage rates hit a 2-decade high, housing inventory remained at historic lows, and sales prices continued to climb nationwide, putting homeownership out of reach for many consumers. Housing affordability remained a top concern for homebuyers, and for good reason: mortgage payments are up significantly from 2022, with a number of homeowners now spending more than 30% of their income on their monthly payment. As a result, sales of previously owned homes remained sluggish throughout the year, while the shortage of existing-home inventory helped sales of new residential homes steadily increase from last year.

Higher mortgage rates aren't just affecting buyers. Many current homeowners purchased or refinanced their homes in 2020 or 2021, when mortgage rates were several percentage points lower than today's rates. And while those pandemic-era mortgages have been a blessing for many homeowners, they've also kept others from moving. Rather than give up their current mortgage rate for a higher rate and a more expensive monthly payment, some would-be sellers have chosen to put their moving plans on hold, further limiting the number of homes for sale and driving up home prices in the process.

Sales: In Contracts decreased 11.8 percent, finishing 2023 at 27,987. Closed sales were down 13.5 percent to end the year at 27,592.

Listings: Comparing 2023 to the prior year, the number of homes available for sale was up 9.7 percent. There were 3,156 active listings at the end of 2023. New listings decreased by 11.9 percent to finish the year at 32,022.

Lender-Mediated Properties: The number of homes that were lender-mediated grew again this year. Sales of lender-mediated properties made up 1.8 percent of all sales, which is an increase of 7.2 percent over last year.

Prices: Home prices were up compared to last year. The overall median sales price increased 4.1 percent to \$302,000 for the year. Single Family home prices were up 4.6 percent compared to last year, and Condo home prices were up 6.7 percent.

List Price Received: Sellers received, on average, 100.4 percent of their last list price at sale, down 1.5 percent from 2022.

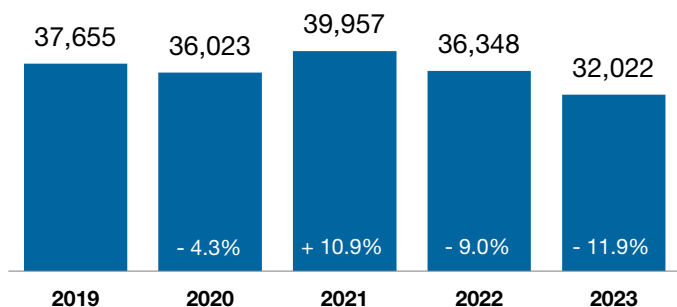
With inflation showing signs of improvement, the Federal Reserve recently announced they are likely done raising interest rates for the time being and plan to make at least three cuts to their benchmark rate in 2024. Mortgage rates have been dropping in recent months, which should help bring buyers and sellers back to the market and could lead to an uptick in both home sales and housing supply. Affordability will still prove challenging for many homebuyers, however, and economists predict U.S. home sales will remain down compared to 2019 - 2022. As for home prices, opinions are mixed, with some analysts expecting prices will hold steady or continue rising in areas, while others foresee a modest price drop in some markets.

Table of Contents

- 3 Quick Facts
- 5 Property Type Review
- 6 Lender-Mediated Review
- 7 Price Range Review
- 8 Area Overviews
- 10 Area Historical Prices

Quick Facts

New Listings



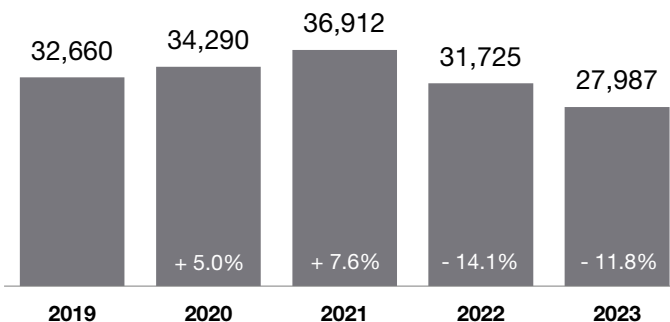
Top 5 Areas: Change in New Listings from 2022

Obetz (Corp.)	+ 27.2%
Northridge Local School District	+ 16.8%
Granville Exempted Village School District	+ 14.9%
German Village (43206 & German Village Subdivision)	+ 11.6%
Johnstown-Monroe Local School District	+ 5.2%

Bottom 5 Areas: Change in New Listings from 2022

Downtown Columbus (43215)	- 26.2%
Teays Valley Local School District	- 29.7%
Jefferson Local School District (West Jefferson)	- 30.9%
Pataskala (Corp.)	- 32.7%
Whitehall (Corp.)	- 33.0%

In Contracts



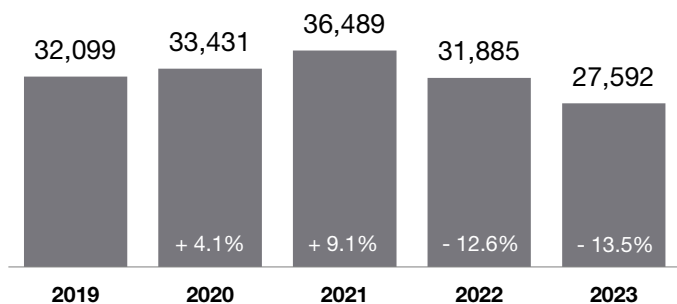
Top 5 Areas: Change in Pending Sales from 2022

Miami Trace Local School District	+ 13.7%
Obetz (Corp.)	+ 10.8%
Lithopolis (Corp.)	+ 9.3%
Granville Exempted Village School District	+ 7.6%
German Village (43206 & German Village Subdivision)	+ 6.9%

Bottom 5 Areas: Change in Pending Sales from 2022

Whitehall (Corp.)	- 28.8%
Pataskala (Corp.)	- 30.3%
Jefferson Local School District (West Jefferson)	- 30.9%
Valleyview (Corp.)	- 36.4%
Downtown Columbus (43215)	- 36.5%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2022

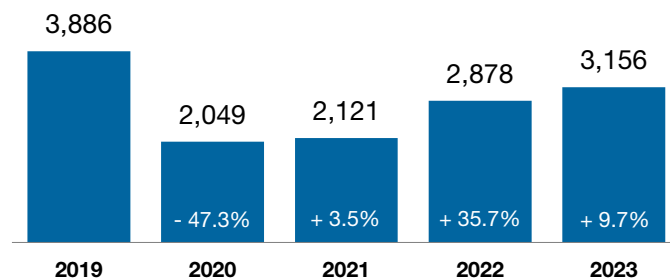
Jonathan Alder Local School District (Plain City)	+ 7.5%
Lithopolis (Corp.)	+ 7.1%
Miami Trace Local School District	+ 1.5%
Grandview Heights (Corp.)	+ 0.9%
Granville Exempted Village School District	0.0%

Bottom 5 Areas: Change in Closed Sales from 2022

London City School District	- 29.1%
Whitehall (Corp.)	- 29.6%
Jefferson Local School District (West Jefferson)	- 34.5%
Downtown Columbus (43215)	- 36.2%
Valleyview (Corp.)	- 36.4%

Inventory of Homes for Sale

At the end of each year.



Top 5 Areas: Change in Homes for Sale from 2022

German Village (43206 & German Village Subdivision)	+ 366.7%
New Albany (Corp.)	+ 137.5%
Worthington City School District	+ 122.2%
Obetz (Corp.)	+ 118.2%
Granville Exempted Village School District	+ 110.0%

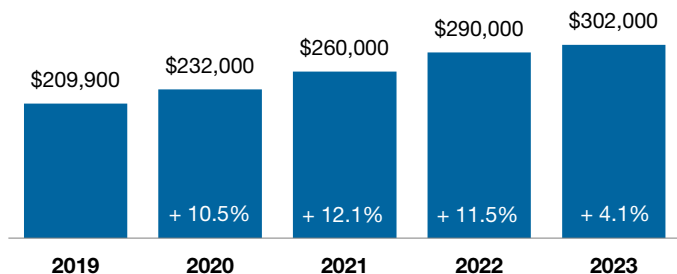
Bottom 5 Areas: Change in Homes for Sale from 2022

Jefferson Local School District (West Jefferson)	- 25.0%
Powell (Corp.)	- 25.0%
Beechwood / Clintonville (43214, 43202)	- 31.0%
Pataskala (Corp.)	- 34.4%
Jonathan Alder Local School District (Plain City)	- 35.5%

Quick Facts

Median Sold Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Median Sales Price from 2022

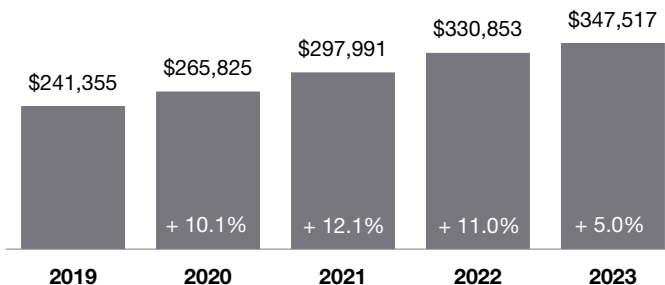
Valleyview (Corp.)	+ 23.5%
New Albany (Corp.)	+ 19.4%
Minerva Park (Corp.)	+ 18.1%
Newark City School District	+ 17.5%
Buckeye Valley Local School District	+ 12.5%

Bottom 5 Areas: Change in Median Sales Price from 2022

Worthington City School District	- 1.2%
Northridge Local School District	- 3.7%
Granville Exempted Village School District	- 3.8%
Jonathan Alder Local School District (Plain City)	- 4.8%
Grandview Heights (Corp.)	- 5.6%

Average Sold Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Avg. Sales Price from 2022

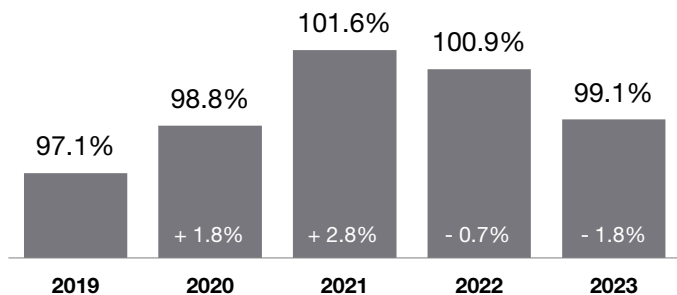
New Albany (Corp.)	+ 16.9%
Valleyview (Corp.)	+ 16.6%
Minerva Park (Corp.)	+ 14.5%
Newark City School District	+ 13.5%
New Albany Plain Local School District	+ 12.7%

Bottom 5 Areas: Change in Avg. Sales Price from 2022

German Village (43206 & German Village Subdivision)	- 3.1%
Worthington City School District	- 3.4%
Northridge Local School District	- 4.5%
Jonathan Alder Local School District (Plain City)	- 4.8%
Bexley (Corp.)	- 7.0%

Percent of Sold Price to Original List Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Pct. of Orig. Price Received from 2022

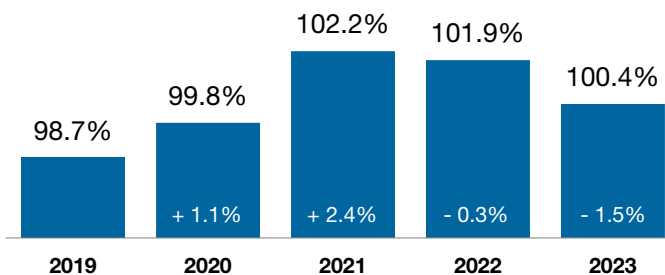
Valleyview (Corp.)	+ 1.6%
Miami Trace Local School District	+ 0.4%
Hamilton Local School District	- 0.4%
Downtown Columbus (43215)	- 0.6%
Beechwood / Clintonville (43214, 43202)	- 0.7%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2022

Gahanna (Corp.)	- 3.2%
Lithopolis (Corp.)	- 3.4%
Sunbury (Corp.)	- 3.7%
Northridge Local School District	- 3.7%
Blacklick (43004)	- 4.2%

Percent of Sold Price to Last List Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Pct. of List Price Received from 2022

Valleyview (Corp.)	+ 2.4%
Miami Trace Local School District	+ 0.1%
Hamilton Local School District	- 0.0%
German Village (43206 & German Village Subdivision)	- 0.3%
London City School District	- 0.3%

Bottom 5 Areas: Change in Pct. of List Price Received from 2022

Gahanna Jefferson City School District	- 2.6%
Minerva Park (Corp.)	- 2.7%
Gahanna (Corp.)	- 2.7%
Sunbury (Corp.)	- 3.2%
Blacklick (43004)	- 3.2%

Property Type Review

24

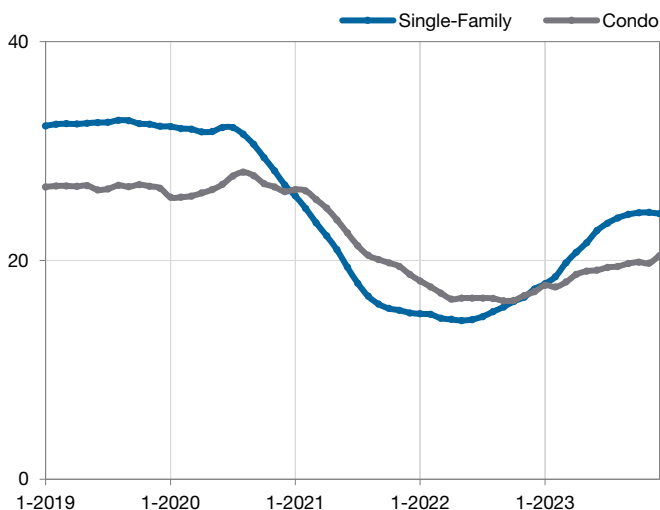
Average Total Days on Market
Single-Family

20

Average Total Days on Market
Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Condo Market Share in 2023

Downtown Columbus (43215)	88.1%
Grandview Heights (Corp.)	36.9%
Dublin (Corp.)	30.9%
Dublin City School District	29.9%
Blacklick (43004)	28.6%
Worthington City School District	25.5%
Hilliard City School District	23.1%
Columbus (Corp.)	23.0%
Columbus City School District	21.2%
Olentangy Local School District	21.1%
Powell (Corp.)	19.0%
Westerville City School District	18.4%
Grove City (Corp.)	18.4%
Upper Arlington City School District	18.4%
Westerville (Corp.)	18.3%
German Village (43206 & German Village Subdivision)	15.8%
Hilliard (Corp.)	15.3%
Buckeye Valley Local School District	14.4%
Gahanna (Corp.)	14.0%
Worthington (Corp.)	13.4%
South-Western City School District (Grove City)	13.4%
Gahanna Jefferson City School District	12.2%
Marysville Exempted Village School District	12.1%
Pickerington (Corp.)	10.3%
Newark City School District	10.3%
Reynoldsburg City School District	9.6%

+ 4.6%

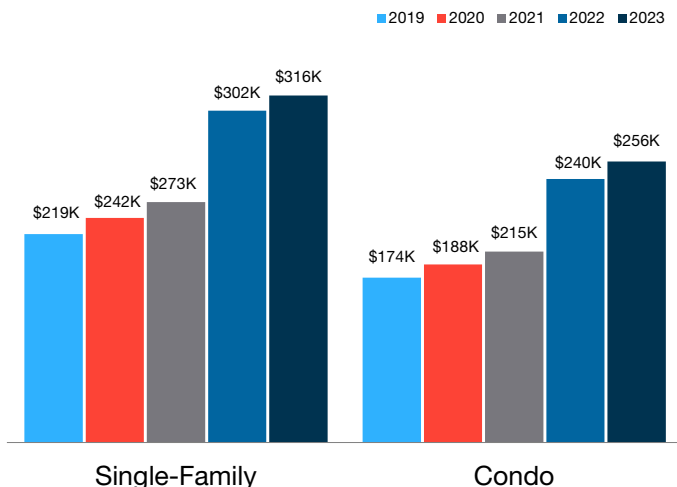
One-Year Change in Price
Single-Family

+ 6.7%

One-Year Change in Price
Condo

Median Sold Price

Does not account for seller concessions and/or down payment assistance.



23,503

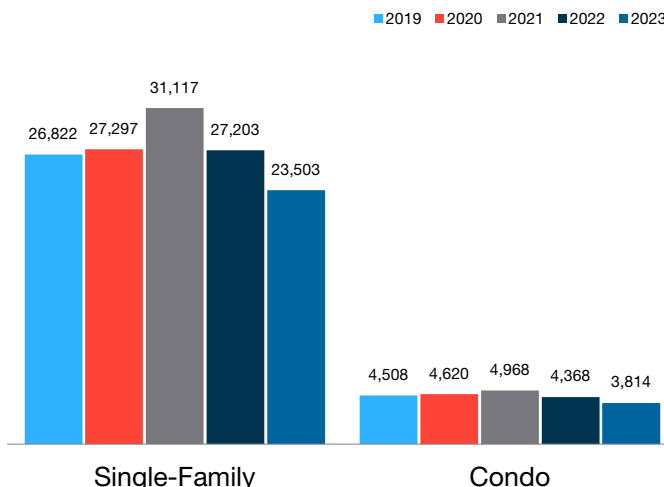
Closed Sales Single-Family

3,814

Closed Sales Condo

Closed Sales by Property Type

Does not account for seller concessions and/or down payment assistance.



Lender-Mediated Review

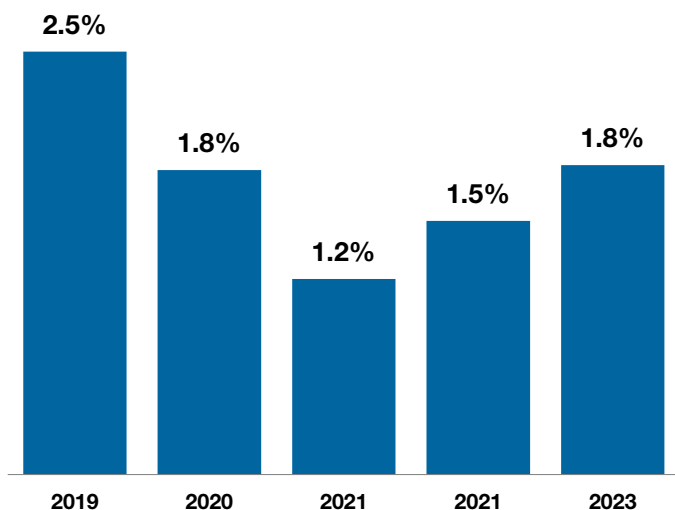
1.8%

Percent of Sales in 2023 that were Lender-Mediated

+ 7.2%

One-Year Change in Sales that were Lender-Mediated

Percent of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2023

Whitehall (Corp.)	4.0%
Lancaster City School District	3.3%
Delaware City School District	3.3%
Minerva Park (Corp.)	3.0%
Washington Court House City School District	3.0%
Marysville Exempted Village School District	2.9%
Hamilton Local School District	2.2%
Obetz (Corp.)	2.1%
Columbus City School District	2.1%
Circleville City School District	2.0%
Jefferson Local School District (West Jefferson)	1.8%
Buckeye Valley Local School District	1.8%
Grandview Heights (Corp.)	1.8%
Columbus (Corp.)	1.6%
Gahanna (Corp.)	1.6%
Groveport Madison Local School District	1.6%
Miami Trace Local School District	1.5%
Reynoldsburg City School District	1.4%
Gahanna Jefferson City School District	1.4%
Newark City School District	1.3%
Big Walnut Local School District	1.3%
Jonathan Alder Local School District (Plain City)	1.3%
Grove City (Corp.)	1.2%
Westerville City School District	1.2%
Powell (Corp.)	1.2%
Worthington City School District	1.2%

+ 43.9%

Four-Year Change in Price for All Properties

+ 43.9%

Four-Year Change in Price for Traditional Properties

+ 120.6%

Four-Year Change in Price for REOs

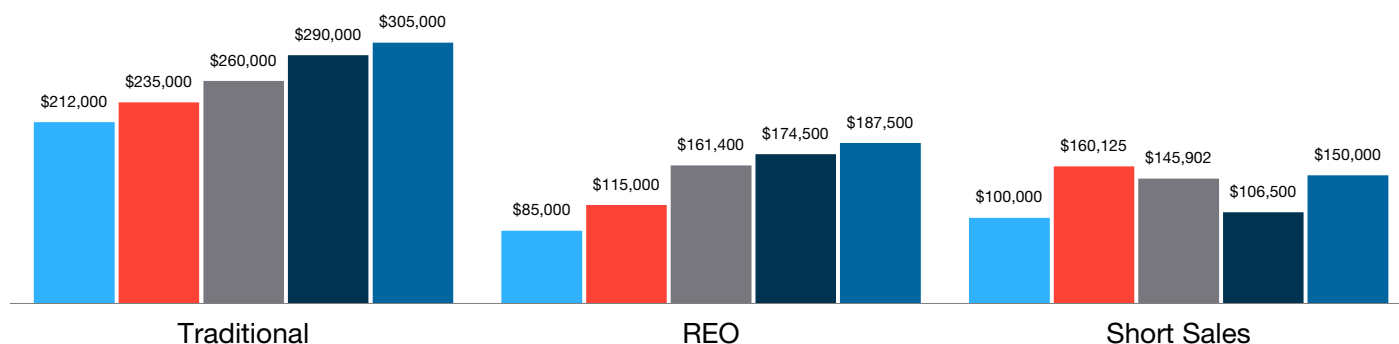
+ 50.0%

Four-Year Change in Price for Short Sales

Median Sold Price

Does not account for seller concessions and/or down payment assistance.

■ 2019 ■ 2020 ■ 2021 ■ 2022 ■ 2023



A property is considered to be "lender-mediated" when any of the following criteria are found within the Columbus REALTORS® Multiple Listing Service (MLS): The "Additional Acceptance Conditions" field notes Bank-Owned/REO (Deed Recorded), Bank-Owned/REO (Deed Not Recorded), HUD, Short Sale, VA; or, if any of the following terms are included in any of the remarks fields: bank owned, bank-owned, foreclosure, foreclosure, reo, hud acquire, hud-acquire, hud-acquired, hud-owned, hud owned, hud-case, hud case, hud-owned-case, hud owned case, corporate owned, corporate-owned, corp owned, corp. owned, corp-owned, or, corp owner. This list may be adjusted at anytime.

A property is considered to be "traditional" when the "Additional Acceptance Conditions" field is not marked or None Known is selected; or, if any of the following terms are included in any of the remarks fields: not a foreclosure, not a foreclosure, no foreclosure, no foreclosure, not foreclosure, not foreclosure, not a short sale, not a shortsale, not a short-sale, not short sale, not shortsale, not short-sale, no shortsale, no short-sale, not a bank, not bank, no bank, tired of short sale, tired of shortsale, tired of short-sale, tired of foreclosure, or, tired of foreclosure. This list may be adjusted at anytime.

Price Range Review

\$160,001 to \$250,000

Sold Price Range with Shortest Average Days on Market

\$80,000 and Below

Sold Price Range with Longest Average Days on Market

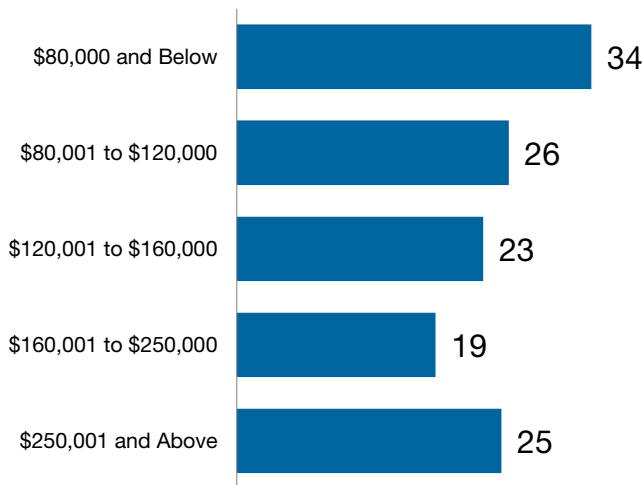
3.3%

of Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

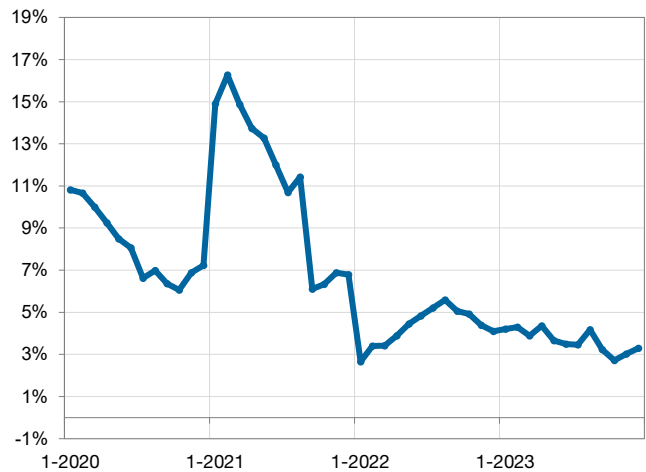
- 11.9%

One-Year Change in Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

Total Days on Market by Sold Price Range



Share of Active Listings in the Last List Price Range \$80,000 and Below



\$250,001 and Above

Sold Price Range with the Most Sold Listings

+ 491.9%

Sold Price Range with Strongest One-Year Change in Sold Listings: \$160,001 to \$250,000

\$80,000 and Below

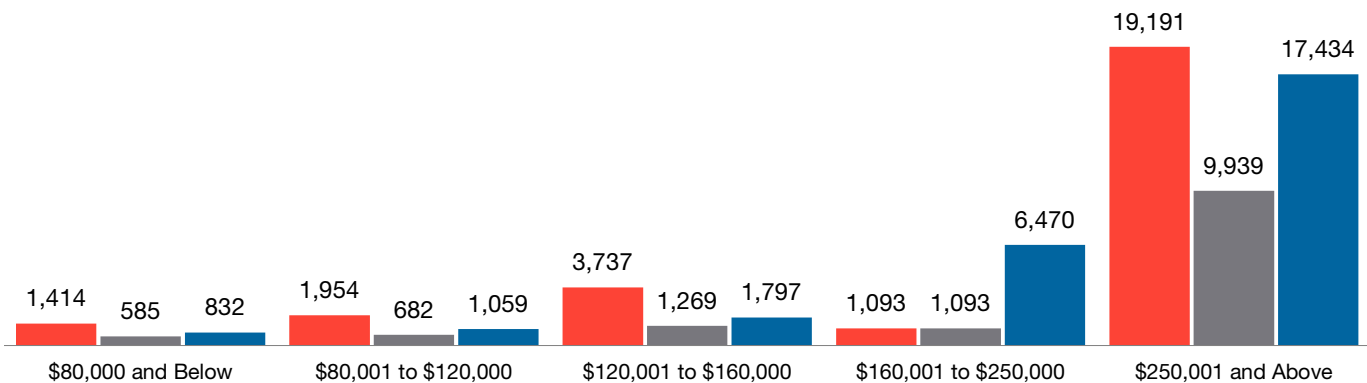
Sold Price Range with the Fewest Sold Listings

+ 41.6%

Sold Price Range with Weakest One-Year Change in Sold Listings: \$120,001 to \$160,000

Sold Listings by Sold Price Range

■ 2020 ■ 2022 ■ 2023



Area Overviews

	New Listings			Closed Sales		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Entire MLS	36,348	32,022	- 11.9%	31,885	27,592	- 13.5%

COUNTIES

Champaign County	257	235	- 8.6%	225	200	- 11.1%
Clark County	343	316	- 7.9%	271	279	+ 3.0%
Delaware County	3,468	3,027	- 12.7%	3,090	2,715	- 12.1%
Fairfield County	2,382	2,076	- 12.8%	2,125	1,828	- 14.0%
Fayette County	360	340	- 5.6%	294	294	0.0%
Franklin County	19,508	16,513	- 15.4%	17,239	14,472	- 16.1%
Hocking County	382	368	- 3.7%	310	266	- 14.2%
Knox County	678	672	- 0.9%	604	564	- 6.6%
Licking County	2,707	2,491	- 8.0%	2,455	2,086	- 15.0%
Logan County	328	298	- 9.1%	273	242	- 11.4%
Madison County	560	439	- 21.6%	483	401	- 17.0%
Marion County	763	735	- 3.7%	668	616	- 7.8%
Morrow County	421	344	- 18.3%	342	294	- 14.0%
Muskingum County	361	413	+ 14.4%	311	336	+ 8.0%
Perry County	319	279	- 12.5%	272	228	- 16.2%
Pickaway County	948	768	- 19.0%	826	691	- 16.3%
Ross County	284	319	+ 12.3%	248	243	- 2.0%
Union County	957	922	- 3.7%	850	815	- 4.1%

COMMUNITIES / SCHOOL DISTRICTS

Beechwood / Clintonville (43214, 43202)	689	538	- 21.9%	622	507	- 18.5%
Bexley (Corp.)	168	154	- 8.3%	156	136	- 12.8%
Big Walnut Local School District	402	331	- 17.7%	359	297	- 17.3%
Blacklick (43004)	633	506	- 20.1%	568	458	- 19.4%
Buckeye Valley Local School District	261	260	- 0.4%	238	222	- 6.7%
Canal Winchester City School District	374	300	- 19.8%	347	261	- 24.8%
Circleville City School District	229	219	- 4.4%	209	196	- 6.2%
Columbus (Corp.)	8,711	7,335	- 15.8%	7,374	6,114	- 17.1%
Columbus City School District	12,746	10,680	- 16.2%	11,073	9,227	- 16.7%
Delaware City School District	625	579	- 7.4%	576	514	- 10.8%
Downtown Columbus (43215)	397	293	- 26.2%	356	227	- 36.2%
Dublin (Corp.)	1,292	1,084	- 16.1%	1,163	1,000	- 14.0%
Dublin City School District	664	549	- 17.3%	607	505	- 16.8%
Gahanna (Corp.)	516	415	- 19.6%	467	372	- 20.3%
Gahanna Jefferson City School District	755	671	- 11.1%	670	582	- 13.1%
German Village (43206 & German Village Subdivision)	138	154	+ 11.6%	126	114	- 9.5%

Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Grandview Heights (Corp.)	130	124	- 4.6%	110	111	+ 0.9%
Granville Exempted Village School District	148	170	+ 14.9%	136	136	0.0%
Grove City (Corp.)	819	700	- 14.5%	769	642	- 16.5%
Groveport Madison Local School District	725	644	- 11.2%	647	559	- 13.6%
Hamilton Local School District	214	218	+ 1.9%	189	181	- 4.2%
Hilliard (Corp.)	1,455	1,257	- 13.6%	1,340	1,168	- 12.8%
Hilliard City School District	488	402	- 17.6%	456	378	- 17.1%
Jefferson Local School District (West Jefferson)	94	65	- 30.9%	84	55	- 34.5%
Johnstown-Monroe Local School District	173	182	+ 5.2%	143	123	- 14.0%
Jonathan Alder Local School District (Plain City)	194	156	- 19.6%	147	158	+ 7.5%
Lancaster City School District	742	638	- 14.0%	675	572	- 15.3%
Lithopolis (Corp.)	52	48	- 7.7%	42	45	+ 7.1%
London City School District	227	179	- 21.1%	213	151	- 29.1%
Marysville Exempted Village School District	466	460	- 1.3%	435	414	- 4.8%
Miami Trace Local School District	164	163	- 0.6%	133	135	+ 1.5%
Minerva Park (Corp.)	41	39	- 4.9%	43	33	- 23.3%
New Albany (Corp.)	168	163	- 3.0%	165	144	- 12.7%
New Albany Plain Local School District	277	253	- 8.7%	271	230	- 15.1%
Newark City School District	700	703	+ 0.4%	663	593	- 10.6%
Northridge Local School District	113	132	+ 16.8%	119	94	- 21.0%
Obetz (Corp.)	103	131	+ 27.2%	101	96	- 5.0%
Olentangy Local School District	1,698	1,479	- 12.9%	1,474	1,340	- 9.1%
Pataskala (Corp.)	428	288	- 32.7%	364	260	- 28.6%
Pickerington (Corp.)	481	412	- 14.3%	435	379	- 12.9%
Pickerington Local School District	945	790	- 16.4%	841	722	- 14.1%
Powell (Corp.)	223	182	- 18.4%	198	168	- 15.2%
Reynoldsburg City School District	648	591	- 8.8%	599	552	- 7.8%
Short North Area (43201)	308	276	- 10.4%	244	211	- 13.5%
South-Western City School District (Grove City)	2,120	1,730	- 18.4%	1,922	1,600	- 16.8%
Sunbury (Corp.)	127	115	- 9.4%	109	108	- 0.9%
Teays Valley Local School District	528	371	- 29.7%	454	340	- 25.1%
Upper Arlington City School District	696	588	- 15.5%	633	517	- 18.3%
Valleyview (Corp.)	11	9	- 18.2%	11	7	- 36.4%
Washington Court House City School District	208	189	- 9.1%	168	167	- 0.6%
Westerville (Corp.)	1,412	1,163	- 17.6%	1,308	1,087	- 16.9%
Westerville City School District	578	466	- 19.4%	546	438	- 19.8%
Whitehall (Corp.)	209	140	- 33.0%	179	126	- 29.6%
Worthington (Corp.)	807	735	- 8.9%	760	674	- 11.3%
Worthington City School District	248	243	- 2.0%	230	209	- 9.1%

Area Historical Prices

	Median Sales Price			Average Sales Price		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Entire MLS	\$290,000	\$302,000	+ 4.1%	\$330,853	\$347,517	+ 5.0%
COUNTIES						
Champaign County	\$213,500	\$215,000	+ 0.7%	\$239,310	\$241,418	+ 0.9%
Clark County	\$179,950	\$190,500	+ 5.9%	\$210,460	\$220,687	+ 4.9%
Delaware County	\$450,000	\$480,790	+ 6.8%	\$488,521	\$524,894	+ 7.4%
Fairfield County	\$310,000	\$324,900	+ 4.8%	\$330,435	\$341,545	+ 3.4%
Fayette County	\$180,000	\$185,000	+ 2.8%	\$197,388	\$208,253	+ 5.5%
Franklin County	\$280,000	\$299,000	+ 6.8%	\$326,058	\$343,827	+ 5.4%
Hocking County	\$265,000	\$270,000	+ 1.9%	\$332,076	\$377,590	+ 13.7%
Knox County	\$230,000	\$259,950	+ 13.0%	\$273,754	\$294,308	+ 7.5%
Licking County	\$295,000	\$310,000	+ 5.1%	\$320,312	\$332,672	+ 3.9%
Logan County	\$244,000	\$240,000	- 1.6%	\$289,534	\$274,546	- 5.2%
Madison County	\$267,000	\$288,006	+ 7.9%	\$296,564	\$312,909	+ 5.5%
Marion County	\$152,500	\$159,900	+ 4.9%	\$169,879	\$182,664	+ 7.5%
Morrow County	\$248,450	\$278,450	+ 12.1%	\$294,295	\$309,285	+ 5.1%
Muskingum County	\$199,950	\$219,450	+ 9.8%	\$221,604	\$254,446	+ 14.8%
Perry County	\$202,500	\$229,250	+ 13.2%	\$272,601	\$287,265	+ 5.4%
Pickaway County	\$281,280	\$300,000	+ 6.7%	\$295,623	\$297,817	+ 0.7%
Ross County	\$200,000	\$215,000	+ 7.5%	\$221,182	\$240,632	+ 8.8%
Union County	\$388,250	\$405,000	+ 4.3%	\$448,701	\$471,365	+ 5.1%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	\$359,950	\$385,000	+ 7.0%	\$376,878	\$399,820	+ 6.1%
Bexley (Corp.)	\$490,000	\$503,500	+ 2.8%	\$643,036	\$598,003	- 7.0%
Big Walnut Local School District	\$475,000	\$495,000	+ 4.2%	\$531,132	\$528,052	- 0.6%
Blacklick (43004)	\$330,000	\$337,750	+ 2.3%	\$362,690	\$387,685	+ 6.9%
Buckeye Valley Local School District	\$440,000	\$495,000	+ 12.5%	\$436,104	\$491,295	+ 12.7%
Canal Winchester City School District	\$335,000	\$335,000	0.0%	\$353,372	\$358,129	+ 1.3%
Circleville City School District	\$199,000	\$222,000	+ 11.6%	\$208,520	\$224,874	+ 7.8%
Columbus (Corp.)	\$235,000	\$245,000	+ 4.3%	\$266,813	\$277,727	+ 4.1%
Columbus City School District	\$255,000	\$270,000	+ 5.9%	\$276,995	\$291,324	+ 5.2%
Delaware City School District	\$320,500	\$339,900	+ 6.1%	\$315,836	\$334,624	+ 5.9%
Downtown Columbus (43215)	\$355,000	\$379,900	+ 7.0%	\$452,785	\$463,216	+ 2.3%
Dublin (Corp.)	\$460,000	\$510,000	+ 10.9%	\$509,441	\$545,601	+ 7.1%
Dublin City School District	\$535,000	\$571,000	+ 6.7%	\$558,592	\$580,787	+ 4.0%
Gahanna (Corp.)	\$345,000	\$346,000	+ 0.3%	\$372,946	\$373,745	+ 0.2%
Gahanna Jefferson City School District	\$360,000	\$375,000	+ 4.2%	\$413,990	\$432,298	+ 4.4%
German Village (43206 & German Village Subdivision)	\$502,250	\$523,000	+ 4.1%	\$609,602	\$590,528	- 3.1%

Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Grandview Heights (Corp.)	\$535,000	\$505,000	- 5.6%	\$545,806	\$561,829	+ 2.9%
Granville Exempted Village School District	\$520,000	\$500,000	- 3.8%	\$562,201	\$579,591	+ 3.1%
Grove City (Corp.)	\$330,000	\$352,521	+ 6.8%	\$340,566	\$368,554	+ 8.2%
Groveport Madison Local School District	\$240,000	\$246,000	+ 2.5%	\$246,969	\$254,322	+ 3.0%
Hamilton Local School District	\$215,000	\$235,000	+ 9.3%	\$212,865	\$233,962	+ 9.9%
Hilliard (Corp.)	\$345,000	\$375,500	+ 8.8%	\$374,312	\$410,497	+ 9.7%
Hilliard City School District	\$400,000	\$417,500	+ 4.4%	\$410,762	\$430,513	+ 4.8%
Jefferson Local School District (West Jefferson)	\$231,000	\$238,000	+ 3.0%	\$275,930	\$272,767	- 1.1%
Johnstown-Monroe Local School District	\$379,950	\$401,000	+ 5.5%	\$408,464	\$416,420	+ 1.9%
Jonathan Alder Local School District (Plain City)	\$434,400	\$413,450	- 4.8%	\$432,164	\$411,432	- 4.8%
Lancaster City School District	\$200,000	\$207,500	+ 3.8%	\$221,444	\$225,353	+ 1.8%
Lithopolis (Corp.)	\$362,500	\$395,000	+ 9.0%	\$368,780	\$368,943	+ 0.0%
London City School District	\$262,000	\$275,000	+ 5.0%	\$290,012	\$304,341	+ 4.9%
Marysville Exempted Village School District	\$330,000	\$331,683	+ 0.5%	\$336,480	\$345,129	+ 2.6%
Miami Trace Local School District	\$206,000	\$204,000	- 1.0%	\$221,368	\$232,496	+ 5.0%
Minerva Park (Corp.)	\$309,000	\$365,000	+ 18.1%	\$315,170	\$360,964	+ 14.5%
New Albany (Corp.)	\$816,500	\$975,000	+ 19.4%	\$1,012,307	\$1,183,864	+ 16.9%
New Albany Plain Local School District	\$637,500	\$672,500	+ 5.5%	\$826,707	\$931,403	+ 12.7%
Newark City School District	\$183,000	\$215,000	+ 17.5%	\$201,144	\$228,243	+ 13.5%
Northridge Local School District	\$400,000	\$385,290	- 3.7%	\$423,401	\$404,440	- 4.5%
Obetz (Corp.)	\$276,000	\$285,000	+ 3.3%	\$278,159	\$288,113	+ 3.6%
Olentangy Local School District	\$500,000	\$537,700	+ 7.5%	\$533,273	\$586,459	+ 10.0%
Pataskala (Corp.)	\$355,000	\$355,000	0.0%	\$354,705	\$352,612	- 0.6%
Pickerington (Corp.)	\$390,000	\$414,000	+ 6.2%	\$389,105	\$414,521	+ 6.5%
Pickerington Local School District	\$385,000	\$400,000	+ 3.9%	\$403,198	\$422,296	+ 4.7%
Powell (Corp.)	\$585,000	\$585,000	0.0%	\$570,522	\$636,542	+ 11.6%
Reynoldsburg City School District	\$280,000	\$290,000	+ 3.6%	\$279,898	\$289,833	+ 3.5%
Short North Area (43201)	\$401,250	\$439,000	+ 9.4%	\$429,805	\$450,112	+ 4.7%
South-Western City School District (Grove City)	\$268,500	\$285,000	+ 6.1%	\$285,163	\$305,827	+ 7.2%
Sunbury (Corp.)	\$377,850	\$425,000	+ 12.5%	\$366,546	\$410,169	+ 11.9%
Teays Valley Local School District	\$335,000	\$344,900	+ 3.0%	\$335,600	\$338,446	+ 0.8%
Upper Arlington City School District	\$535,000	\$570,000	+ 6.5%	\$623,117	\$658,487	+ 5.7%
Valleyview (Corp.)	\$170,000	\$210,000	+ 23.5%	\$168,377	\$196,314	+ 16.6%
Washington Court House City School District	\$165,000	\$171,900	+ 4.2%	\$175,909	\$185,996	+ 5.7%
Westerville (Corp.)	\$343,950	\$355,300	+ 3.3%	\$366,860	\$381,746	+ 4.1%
Westerville City School District	\$375,000	\$390,000	+ 4.0%	\$374,491	\$394,321	+ 5.3%
Whitehall (Corp.)	\$182,500	\$186,000	+ 1.9%	\$197,129	\$192,842	- 2.2%
Worthington (Corp.)	\$355,000	\$369,900	+ 4.2%	\$389,437	\$395,721	+ 1.6%
Worthington City School District	\$425,000	\$420,000	- 1.2%	\$472,340	\$456,441	- 3.4%