

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.



2019

The 2019 housing market was fueled by the overall strength of the economy across most of the country. Stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, central Ohio has been constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices have been rising steadily.

Listings: Comparing 2019 to the prior year, the number of homes available for sale was lower by 6.2 percent. There were 3,886 active listings at the end of 2019. New listings increased by 0.8 percent to finish the year at 37,655.

Prices: With supply on the decline, central Ohio home sale prices increased to meet the demand. The overall median sales price increased 7.6 percent to \$209,900 for the year. Single Family home prices were up 7.4 percent compared to last year, and Condo home prices were up 7.5 percent.

List Price Received: Sellers received, on average, 98.7 percent of their last list price at sale, which remained unchanged from 2018.

Sales: In Contracts increased 2.8 percent, finishing the year at 32,660. Closed sales were up 1.8 percent to 32,099 ending 2019 as the second strongest year for home sales.

Days on Market: During 2019, homes under \$350,000 sold in an average of 27 days. Homes sold between \$350,000 and \$500,000 took about 46 days to sell. Homes in the \$500,000 to \$700,000 price range sold in an average of 65 days, and homes over \$700,000 were on the market for an average of 89 days.

Lender-Mediated Properties: The foreclosure market continues to be a hint of its former unhealthy peaks. In 2019, the percentage of closed sales that were either foreclosure or short sale decreased by 28.6 percent to end the year at 2.5 percent of the market.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

New construction activity has improved but is still below levels required to fully supply the market's needs.

Ten years after the Great Recession, the U.S. has enjoyed the longest period of continued economic expansion on record. The central Ohio housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

Tight inventory continues to constrain buyer activity in some parts of the Columbus Region, while other areas, we are seeing increased seller inventory starting to improve buyers' choices.

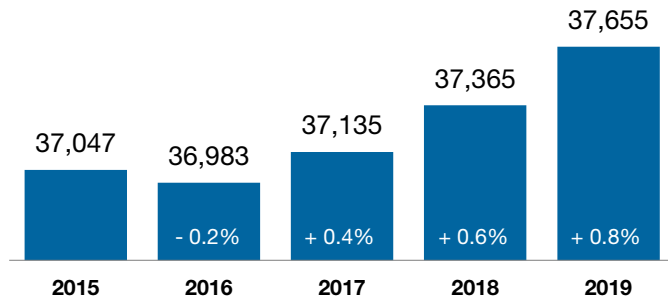
As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year.

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Quick Facts

New Listings



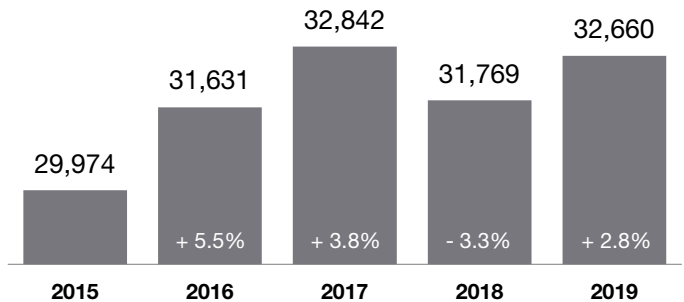
Top 5 Areas: Change in New Listings from 2018

Buckeye Valley Local School District	+ 13.2%
Delaware City School District	+ 12.8%
Granville Exempted Village School District	+ 11.1%
Obetz (Corp.)	+ 10.1%
Marysville Exempted Village School District	+ 10.0%

Bottom 5 Areas: Change in New Listings from 2018

Jefferson Local School District (West Jefferson)	- 12.0%
Hilliard (Corp.)	- 13.1%
Sunbury (Corp.)	- 15.2%
Worthington City School District	- 18.0%
Valleyview (Corp.)	- 42.3%

In Contracts



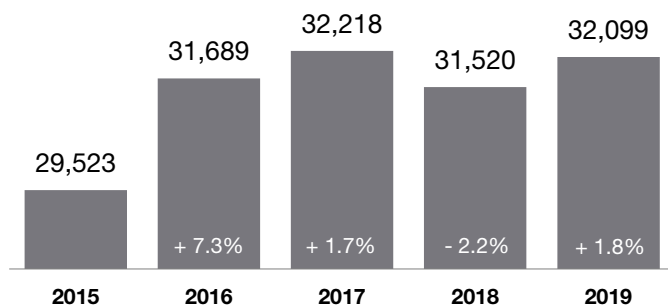
Top 5 Areas: Change in Pending Sales from 2018

Canal Winchester City School District	+ 24.9%
Obetz (Corp.)	+ 15.8%
German Village (43206 & German Village Subdivision)	+ 15.2%
Hamilton Local School District	+ 14.4%
Marysville Exempted Village School District	+ 13.0%

Bottom 5 Areas: Change in Pending Sales from 2018

Blacklick (43004)	- 8.1%
Lithopolis (Corp.)	- 8.9%
Hilliard (Corp.)	- 11.8%
Jefferson Local School District (West Jefferson)	- 19.2%
Valleyview (Corp.)	- 28.6%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2018

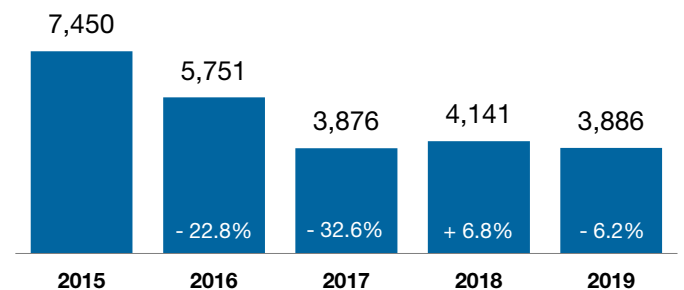
Canal Winchester City School District	+ 19.0%
Hamilton Local School District	+ 18.9%
German Village (43206 & German Village Subdivision)	+ 14.5%
Obetz (Corp.)	+ 14.3%
Buckeye Valley Local School District	+ 10.8%

Bottom 5 Areas: Change in Closed Sales from 2018

Sunbury (Corp.)	- 11.4%
Minerva Park (Corp.)	- 11.5%
Hilliard (Corp.)	- 12.0%
Jefferson Local School District (West Jefferson)	- 21.8%
Valleyview (Corp.)	- 27.3%

Inventory of Homes for Sale

At the end of each year.



Top 5 Areas: Change in Homes for Sale from 2018

Delaware City School District	+ 93.5%
Minerva Park (Corp.)	+ 80.0%
Jonathan Alder Local School District (Plain City)	+ 53.8%
Granville Exempted Village School District	+ 30.8%
Johnstown-Monroe Local School District	+ 30.8%

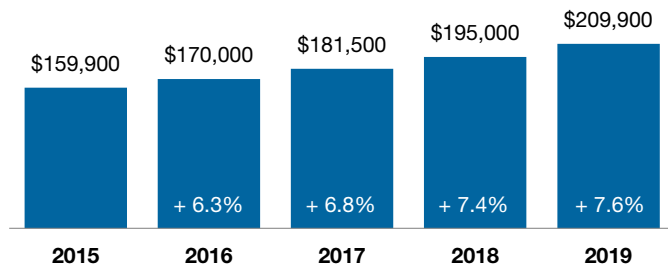
Bottom 5 Areas: Change in Homes for Sale from 2018

Worthington (Corp.)	- 43.8%
New Albany (Corp.)	- 44.4%
Sunbury (Corp.)	- 50.0%
Worthington City School District	- 56.0%
Miami Trace Local School District	- 56.7%

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 2018

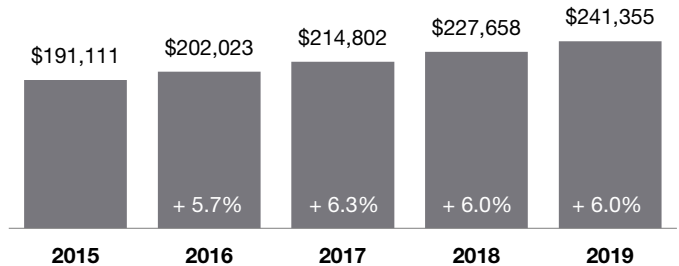
Whitehall (Corp.)	+ 16.7%
Lancaster City School District	+ 15.6%
Newark City School District	+ 14.0%
Big Walnut Local School District	+ 13.7%
Northridge Local School District	+ 13.5%

Bottom 5 Areas: Change in Median Sales Price from 2018

Upper Arlington City School District	+ 0.9%
Gahanna (Corp.)	+ 0.6%
Pickerington (Corp.)	+ 0.3%
Downtown Columbus (43215)	+ 0.2%
Granville Exempted Village School District	- 0.8%

Average Sold Price

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



Top 5 Areas: Change in Avg. Sales Price from 2018

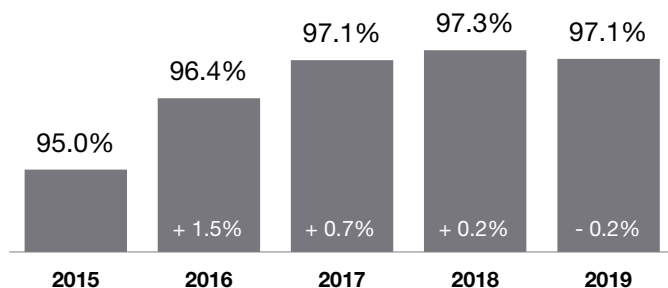
Whitehall (Corp.)	+ 20.3%
Lithopolis (Corp.)	+ 17.0%
Obetz (Corp.)	+ 16.2%
Jefferson Local School District (West Jefferson)	+ 15.6%
London City School District	+ 15.2%

Bottom 5 Areas: Change in Avg. Sales Price from 2018

Pickerington (Corp.)	+ 1.6%
Gahanna (Corp.)	+ 1.4%
German Village (43206 & German Village Subdivision)	+ 0.1%
Upper Arlington City School District	- 0.4%
Granville Exempted Village School District	- 2.8%

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 2018

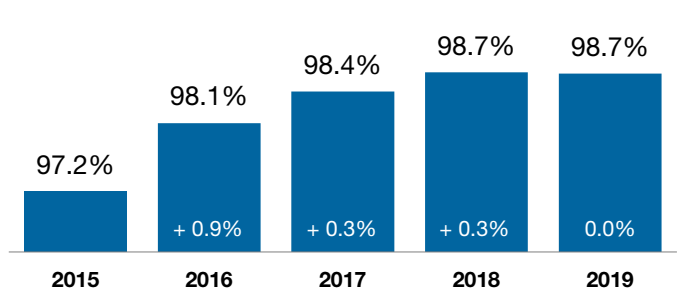
Valleyview (Corp.)	+ 2.3%
Obetz (Corp.)	+ 1.7%
London City School District	+ 1.2%
Jefferson Local School District (West Jefferson)	+ 1.2%
Lancaster City School District	+ 0.9%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2018

Granville Exempted Village School District	- 1.2%
Whitehall (Corp.)	- 1.4%
Jonathan Alder Local School District (Plain City)	- 1.5%
Bexley (Corp.)	- 1.8%
Northridge Local School District	- 2.1%

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 2018

London City School District	+ 1.6%
Johnstown-Monroe Local School District	+ 0.9%
Lancaster City School District	+ 0.9%
Newark City School District	+ 0.7%
Powell (Corp.)	+ 0.6%

Bottom 5 Areas: Change in Pct. of List Price Received from 2018

Reynoldsburg City School District	- 0.6%
Whitehall (Corp.)	- 0.9%
Granville Exempted Village School District	- 0.9%
Bexley (Corp.)	- 0.9%
Jonathan Alder Local School District (Plain City)	- 1.2%

Property Type Review

32

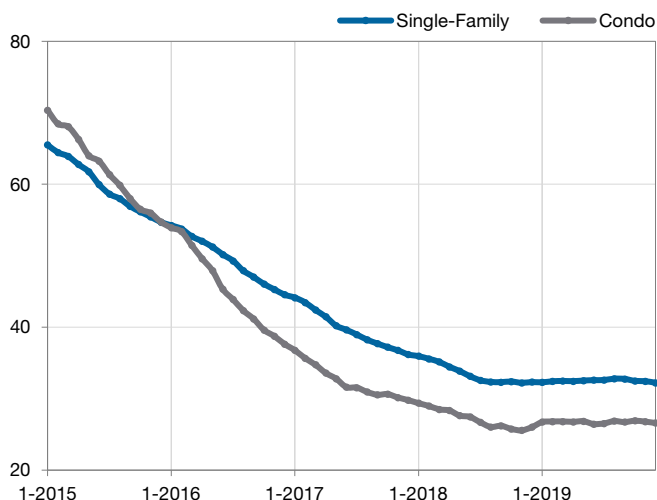
Average Total Days on Market
Single-Family

27

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 2019

Downtown Columbus (43215)	88.7%
Grandview Heights (Corp.)	35.4%
Dublin City School District	28.5%
Blacklick (43004)	26.1%
Dublin (Corp.)	24.8%
Columbus City School District	24.0%
Columbus (Corp.)	23.8%
Pickerington (Corp.)	23.1%
German Village (43206 & German Village Subdivision)	21.5%
Hilliard City School District	19.9%
Worthington City School District	19.8%
Grove City (Corp.)	18.7%
Upper Arlington City School District	18.5%
Powell (Corp.)	18.4%
Olentangy Local School District	17.6%
Gahanna (Corp.)	17.5%
Hilliard (Corp.)	17.1%
Westerville City School District	16.3%
Gahanna Jefferson City School District	14.5%
Worthington (Corp.)	14.2%
Westerville (Corp.)	12.9%
Pickerington Local School District	12.9%
South-Western City School District (Grove City)	12.9%
Reynoldsburg City School District	10.5%
Delaware City School District	8.2%
Groveport Madison Local School District	8.0%

+ 7.4%

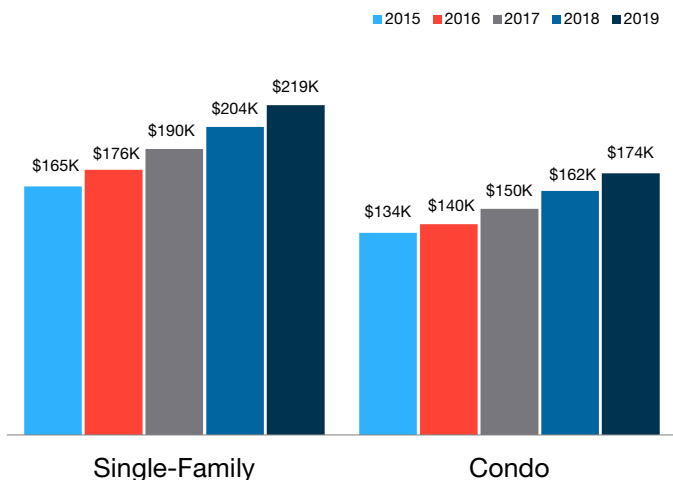
One-Year Change in Price
Single-Family

+ 7.5%

One-Year Change in Price
Condo

Median Sold Price

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



27,297

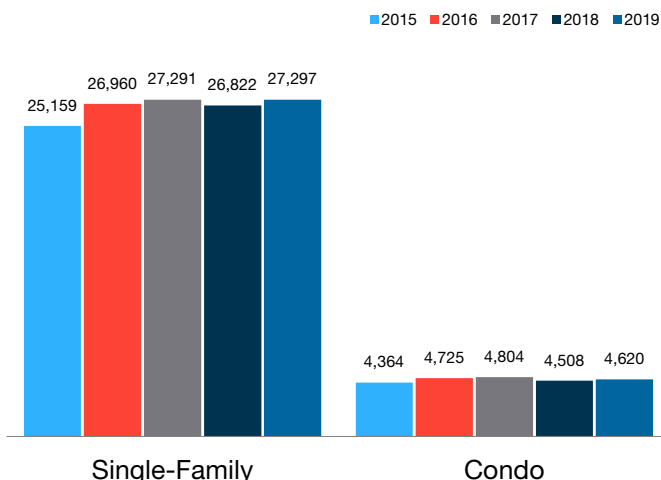
Closed Sales Single-Family

4,620

Closed Sales Condo

Closed Sales by Property Type

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



Lender-Mediated Review

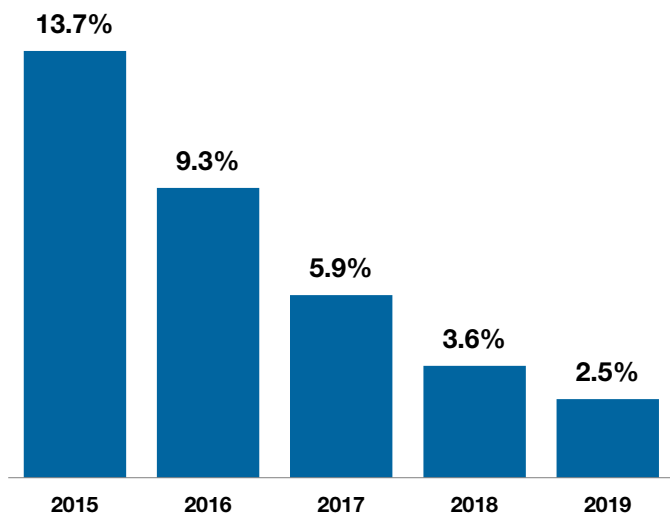
2.5%

Percent of Sales in 2019 that were Lender-Mediated

- 28.6%

One-Year Change in Sales that were Lender-Mediated

Percent of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2019

Miami Trace Local School District	8.0%
Whitehall (Corp.)	7.5%
Valleyview (Corp.)	6.3%
Northridge Local School District	5.6%
Circleville City School District	5.2%
Lithopolis (Corp.)	4.9%
Lancaster City School District	4.7%
Newark City School District	4.5%
London City School District	4.1%
Washington Court House City School District	3.9%
Groveport Madison Local School District	3.5%
Buckeye Valley Local School District	3.5%
Obetz (Corp.)	3.1%
Columbus City School District	2.8%
Pataskala (Corp.)	2.4%
South-Western City School District (Grove City)	2.2%
Columbus (Corp.)	2.2%
Johnstown-Monroe Local School District	2.1%
Pickerington (Corp.)	1.9%
Hamilton Local School District	1.7%
Canal Winchester City School District	1.7%
Jefferson Local School District (West Jefferson)	1.6%
Delaware City School District	1.5%
Sunbury (Corp.)	1.4%
Big Walnut Local School District	1.4%
Reynoldsburg City School District	1.4%

+ 31.3%

Four-Year Change in Price for All Properties

+ 22.5%

Four-Year Change in Price for Traditional Properties

+ 29.0%

Four-Year Change in Price for REOs

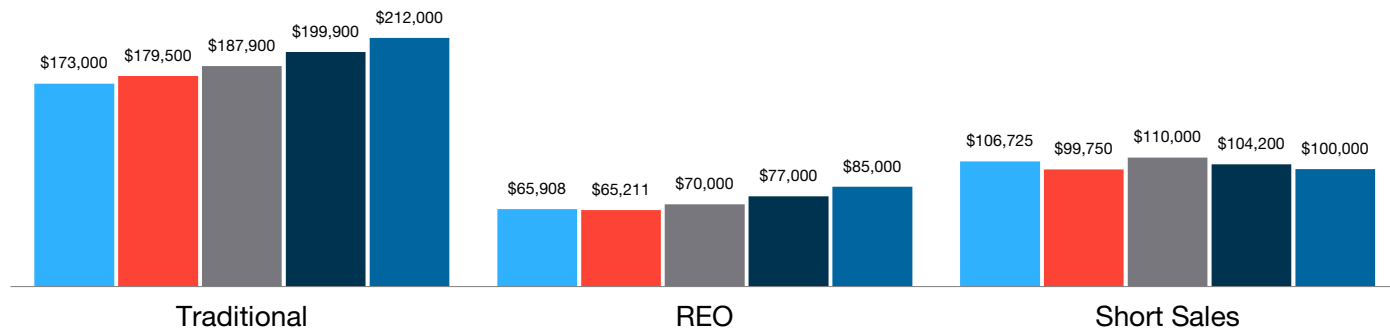
- 6.3%

Four-Year Change in Price for Short Sales

Median Sold Price

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

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



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, forclosure, 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 forclosure, no foreclosure, no forclosure, not foreclosure, not forclosure, not a short sale, not a shortsale, not a short-sale, not short sale, not shortsale, not short-sale, no 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 forclosure. This list may be adjusted at anytime.

Price Range Review

\$120,001 to \$160,000

Sold Price Range with Shortest Average Days on Market

\$250,001 and Above

Sold Price Range with Longest Average Days on Market

10.4%

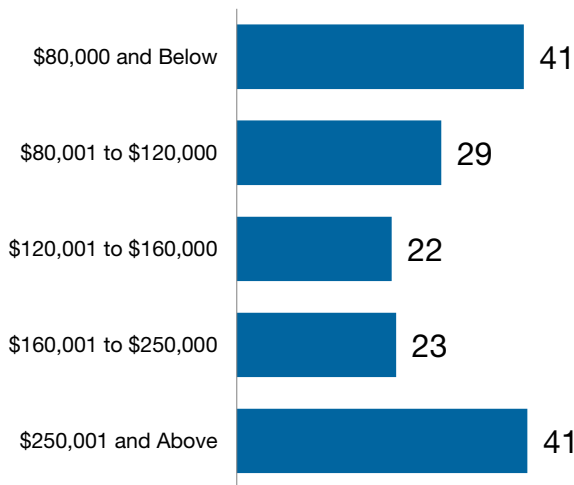
of Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

- 27.6%

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

+ 14.0%

Sold Price Range with Strongest One-Year Change in Sold Listings: \$250,001 and Above

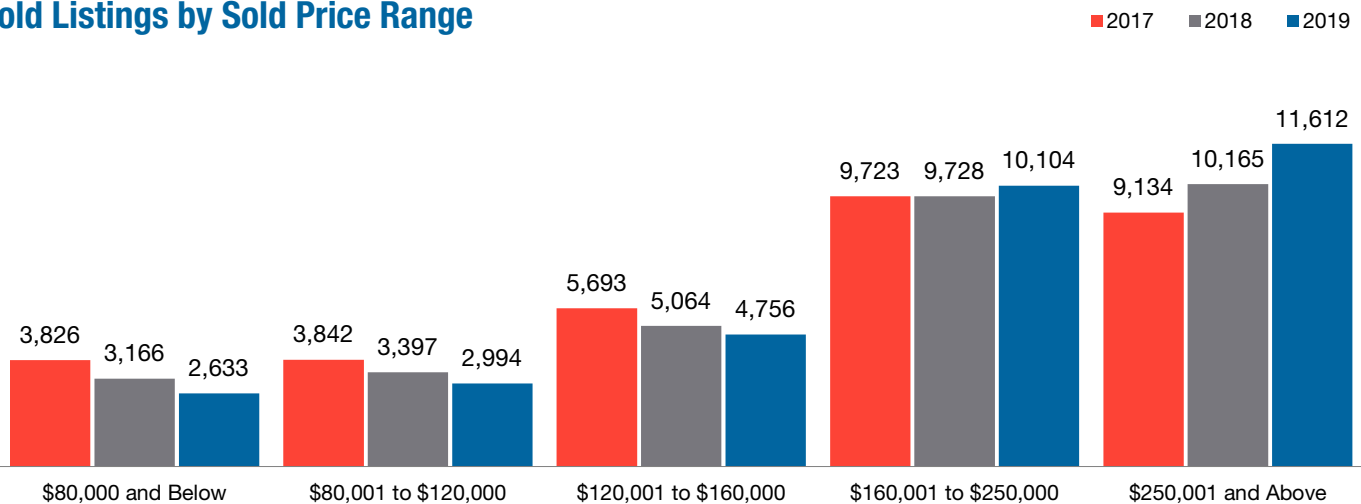
\$80,000 and Below

Sold Price Range with the Fewest Sold Listings

- 17.2%

Sold Price Range with Weakest One-Year Change in Sold Listings: \$80,000 and Below

Sold Listings by Sold Price Range



Area Overviews

	New Listings			Closed Sales		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Entire MLS	37,365	37,655	+ 0.8%	31,520	32,099	+ 1.8%
COUNTIES						
Champaign County	220	214	- 2.7%	165	183	+ 10.9%
Clark County	238	250	+ 5.0%	197	174	- 11.7%
Delaware County	3,819	4,027	+ 5.4%	3,171	3,344	+ 5.5%
Fairfield County	2,504	2,621	+ 4.7%	2,158	2,233	+ 3.5%
Fayette County	374	347	- 7.2%	292	295	+ 1.0%
Franklin County	21,501	21,330	- 0.8%	18,567	18,649	+ 0.4%
Hocking County	348	336	- 3.4%	258	269	+ 4.3%
Knox County	728	719	- 1.2%	607	597	- 1.6%
Licking County	2,819	2,932	+ 4.0%	2,417	2,517	+ 4.1%
Logan County	216	249	+ 15.3%	159	190	+ 19.5%
Madison County	513	499	- 2.7%	450	428	- 4.9%
Marion County	383	398	+ 3.9%	296	314	+ 6.1%
Morrow County	372	401	+ 7.8%	316	306	- 3.2%
Muskingum County	333	282	- 15.3%	215	223	+ 3.7%
Perry County	334	297	- 11.1%	242	251	+ 3.7%
Pickaway County	803	751	- 6.5%	652	649	- 0.5%
Ross County	213	262	+ 23.0%	175	177	+ 1.1%
Union County	988	1,063	+ 7.6%	831	895	+ 7.7%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	785	788	+ 0.4%	694	665	- 4.2%
Bexley (Corp.)	225	237	+ 5.3%	188	207	+ 10.1%
Big Walnut Local School District	329	343	+ 4.3%	258	281	+ 8.9%
Blacklick (43004)	806	757	- 6.1%	705	655	- 7.1%
Buckeye Valley Local School District	287	325	+ 13.2%	232	257	+ 10.8%
Canal Winchester City School District	372	397	+ 6.7%	305	363	+ 19.0%
Circleville City School District	228	202	- 11.4%	190	173	- 8.9%
Columbus (Corp.)	13,792	13,794	+ 0.0%	11,907	12,018	+ 0.9%
Columbus City School District	9,057	9,269	+ 2.3%	7,524	7,691	+ 2.2%
Delaware City School District	593	669	+ 12.8%	548	584	+ 6.6%
Downtown Columbus (43215)	384	405	+ 5.5%	303	311	+ 2.6%
Dublin (Corp.)	968	892	- 7.9%	790	757	- 4.2%
Dublin City School District	1,555	1,554	- 0.1%	1,305	1,335	+ 2.3%
Gahanna (Corp.)	571	581	+ 1.8%	542	531	- 2.0%
Gahanna Jefferson City School District	917	899	- 2.0%	833	785	- 5.8%
German Village (43206 & German Village Subdivision)	171	185	+ 8.2%	138	158	+ 14.5%

Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Grandview Heights (Corp.)	174	171	- 1.7%	144	130	- 9.7%
Granville Exempted Village School District	261	290	+ 11.1%	219	216	- 1.4%
Grove City (Corp.)	802	814	+ 1.5%	750	734	- 2.1%
Groveport Madison Local School District	733	692	- 5.6%	644	654	+ 1.6%
Hamilton Local School District	182	192	+ 5.5%	148	176	+ 18.9%
Hilliard (Corp.)	605	526	- 13.1%	552	486	- 12.0%
Hilliard City School District	1,782	1,623	- 8.9%	1,599	1,496	- 6.4%
Jefferson Local School District (West Jefferson)	83	73	- 12.0%	78	61	- 21.8%
Johnstown-Monroe Local School District	154	168	+ 9.1%	134	144	+ 7.5%
Jonathan Alder Local School District (Plain City)	134	141	+ 5.2%	110	119	+ 8.2%
Lancaster City School District	740	770	+ 4.1%	659	684	+ 3.8%
Lithopolis (Corp.)	59	54	- 8.5%	44	41	- 6.8%
London City School District	237	223	- 5.9%	207	195	- 5.8%
Marysville Exempted Village School District	521	573	+ 10.0%	466	501	+ 7.5%
Miami Trace Local School District	159	142	- 10.7%	116	125	+ 7.8%
Minerva Park (Corp.)	65	68	+ 4.6%	61	54	- 11.5%
New Albany (Corp.)	299	284	- 5.0%	247	235	- 4.9%
New Albany Plain Local School District	489	443	- 9.4%	406	386	- 4.9%
Newark City School District	776	790	+ 1.8%	673	727	+ 8.0%
Northridge Local School District	107	112	+ 4.7%	84	89	+ 6.0%
Obetz (Corp.)	69	76	+ 10.1%	56	64	+ 14.3%
Olentangy Local School District	1,934	2,049	+ 5.9%	1,584	1,675	+ 5.7%
Pataskala (Corp.)	335	355	+ 6.0%	290	295	+ 1.7%
Pickerington (Corp.)	480	498	+ 3.8%	412	432	+ 4.9%
Pickerington Local School District	976	1,015	+ 4.0%	855	875	+ 2.3%
Powell (Corp.)	298	309	+ 3.7%	253	256	+ 1.2%
Reynoldsburg City School District	770	719	- 6.6%	708	657	- 7.2%
Short North Area (43201)	310	371	+ 19.7%	238	357	+ 50.0%
South-Western City School District (Grove City)	2,163	2,166	+ 0.1%	2,012	1,976	- 1.8%
Sunbury (Corp.)	92	78	- 15.2%	79	70	- 11.4%
Teays Valley Local School District	362	363	+ 0.3%	295	289	- 2.0%
Upper Arlington City School District	810	823	+ 1.6%	676	682	+ 0.9%
Valleyview (Corp.)	26	15	- 42.3%	22	16	- 27.3%
Washington Court House City School District	225	217	- 3.6%	186	181	- 2.7%
Westerville (Corp.)	679	618	- 9.0%	604	588	- 2.6%
Westerville City School District	1,676	1,600	- 4.5%	1,459	1,506	+ 3.2%
Whitehall (Corp.)	206	198	- 3.9%	170	186	+ 9.4%
Worthington (Corp.)	311	255	- 18.0%	249	240	- 3.6%
Worthington City School District	1,047	995	- 5.0%	927	926	- 0.1%

Area Historical Prices

	Median Sales Price			Average Sales Price		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Entire MLS	\$195,000	\$209,900	+ 7.6%	\$227,658	\$241,355	+ 6.0%
COUNTIES						
Champaign County	\$152,000	\$148,000	- 2.6%	\$161,671	\$162,326	+ 0.4%
Clark County	\$127,500	\$135,000	+ 5.9%	\$157,611	\$155,914	- 1.1%
Delaware County	\$322,257	\$335,000	+ 4.0%	\$346,737	\$359,846	+ 3.8%
Fairfield County	\$199,500	\$215,000	+ 7.8%	\$212,745	\$227,237	+ 6.8%
Fayette County	\$114,000	\$124,950	+ 9.6%	\$126,528	\$138,575	+ 9.5%
Franklin County	\$187,000	\$200,000	+ 7.0%	\$222,442	\$235,490	+ 5.9%
Hocking County	\$139,500	\$162,000	+ 16.1%	\$172,055	\$188,248	+ 9.4%
Knox County	\$155,000	\$164,950	+ 6.4%	\$181,734	\$197,414	+ 8.6%
Licking County	\$190,000	\$205,000	+ 7.9%	\$207,946	\$219,190	+ 5.4%
Logan County	\$149,950	\$160,000	+ 6.7%	\$196,936	\$198,996	+ 1.0%
Madison County	\$165,000	\$177,000	+ 7.3%	\$191,470	\$218,963	+ 14.4%
Marion County	\$125,500	\$127,500	+ 1.6%	\$139,541	\$141,600	+ 1.5%
Morrow County	\$153,500	\$175,000	+ 14.0%	\$171,473	\$195,060	+ 13.8%
Muskingum County	\$149,900	\$150,000	+ 0.1%	\$167,340	\$173,415	+ 3.6%
Perry County	\$140,000	\$139,950	- 0.0%	\$165,150	\$186,624	+ 13.0%
Pickaway County	\$172,950	\$188,000	+ 8.7%	\$187,673	\$198,196	+ 5.6%
Ross County	\$144,500	\$145,000	+ 0.3%	\$160,788	\$158,758	- 1.3%
Union County	\$240,000	\$260,000	+ 8.3%	\$288,430	\$313,075	+ 8.5%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	\$270,000	\$289,900	+ 7.4%	\$279,582	\$293,086	+ 4.8%
Bexley (Corp.)	\$361,250	\$395,000	+ 9.3%	\$442,433	\$475,556	+ 7.5%
Big Walnut Local School District	\$309,700	\$352,250	+ 13.7%	\$347,895	\$379,381	+ 9.1%
Blacklick (43004)	\$209,900	\$219,900	+ 4.8%	\$223,090	\$242,027	+ 8.5%
Buckeye Valley Local School District	\$320,000	\$346,500	+ 8.3%	\$313,020	\$331,039	+ 5.8%
Canal Winchester City School District	\$200,000	\$220,000	+ 10.0%	\$221,285	\$243,921	+ 10.2%
Circleville City School District	\$133,950	\$145,000	+ 8.2%	\$138,095	\$148,808	+ 7.8%
Columbus (Corp.)	\$169,000	\$180,000	+ 6.5%	\$185,169	\$199,306	+ 7.6%
Columbus City School District	\$154,900	\$165,000	+ 6.5%	\$178,921	\$193,489	+ 8.1%
Delaware City School District	\$208,000	\$214,500	+ 3.1%	\$204,012	\$212,135	+ 4.0%
Downtown Columbus (43215)	\$305,000	\$305,620	+ 0.2%	\$368,102	\$396,586	+ 7.7%
Dublin (Corp.)	\$393,250	\$405,000	+ 3.0%	\$408,439	\$428,765	+ 5.0%
Dublin City School District	\$325,000	\$335,000	+ 3.1%	\$357,585	\$371,810	+ 4.0%
Gahanna (Corp.)	\$238,500	\$239,900	+ 0.6%	\$256,367	\$260,027	+ 1.4%
Gahanna Jefferson City School District	\$246,000	\$253,000	+ 2.8%	\$275,055	\$290,687	+ 5.7%
German Village (43206 & German Village Subdivision)	\$385,000	\$420,000	+ 9.1%	\$482,053	\$482,357	+ 0.1%

Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Grandview Heights (Corp.)	\$366,000	\$393,500	+ 7.5%	\$383,811	\$407,001	+ 6.0%
Granville Exempted Village School District	\$353,000	\$350,000	- 0.8%	\$396,514	\$385,431	- 2.8%
Grove City (Corp.)	\$224,900	\$233,000	+ 3.6%	\$229,821	\$240,894	+ 4.8%
Groveport Madison Local School District	\$136,950	\$150,000	+ 9.5%	\$139,953	\$155,597	+ 11.2%
Hamilton Local School District	\$141,000	\$154,000	+ 9.2%	\$130,209	\$145,672	+ 11.9%
Hilliard (Corp.)	\$268,700	\$275,000	+ 2.3%	\$275,292	\$293,226	+ 6.5%
Hilliard City School District	\$232,000	\$245,200	+ 5.7%	\$251,056	\$269,896	+ 7.5%
Jefferson Local School District (West Jefferson)	\$143,950	\$151,000	+ 4.9%	\$182,150	\$210,615	+ 15.6%
Johnstown-Monroe Local School District	\$250,000	\$255,659	+ 2.3%	\$259,810	\$269,901	+ 3.9%
Jonathan Alder Local School District (Plain City)	\$269,500	\$295,000	+ 9.5%	\$282,622	\$300,512	+ 6.3%
Lancaster City School District	\$128,000	\$148,000	+ 15.6%	\$141,995	\$154,921	+ 9.1%
Lithopolis (Corp.)	\$242,495	\$255,000	+ 5.2%	\$231,814	\$271,336	+ 17.0%
London City School District	\$159,900	\$169,500	+ 6.0%	\$175,180	\$201,742	+ 15.2%
Marysville Exempted Village School District	\$215,000	\$235,000	+ 9.3%	\$227,563	\$250,265	+ 10.0%
Miami Trace Local School District	\$135,000	\$142,500	+ 5.6%	\$147,309	\$158,111	+ 7.3%
Minerva Park (Corp.)	\$240,000	\$262,500	+ 9.4%	\$232,647	\$260,757	+ 12.1%
New Albany (Corp.)	\$531,500	\$581,000	+ 9.3%	\$618,612	\$645,828	+ 4.4%
New Albany Plain Local School District	\$410,000	\$422,000	+ 2.9%	\$500,568	\$517,784	+ 3.4%
Newark City School District	\$114,000	\$130,000	+ 14.0%	\$123,676	\$139,163	+ 12.5%
Northridge Local School District	\$242,000	\$274,750	+ 13.5%	\$258,305	\$289,741	+ 12.2%
Obetz (Corp.)	\$157,000	\$174,000	+ 10.8%	\$161,470	\$187,687	+ 16.2%
Olentangy Local School District	\$353,000	\$365,000	+ 3.4%	\$383,351	\$393,718	+ 2.7%
Pataskala (Corp.)	\$212,500	\$228,750	+ 7.6%	\$213,908	\$245,707	+ 14.9%
Pickerington (Corp.)	\$239,250	\$240,000	+ 0.3%	\$238,476	\$242,339	+ 1.6%
Pickerington Local School District	\$242,000	\$249,900	+ 3.3%	\$254,529	\$263,895	+ 3.7%
Powell (Corp.)	\$385,000	\$398,750	+ 3.6%	\$401,004	\$410,309	+ 2.3%
Reynoldsburg City School District	\$173,000	\$186,500	+ 7.8%	\$179,467	\$191,793	+ 6.9%
Short North Area (43201)	\$309,000	\$345,000	+ 11.7%	\$318,673	\$343,674	+ 7.8%
South-Western City School District (Grove City)	\$169,000	\$182,000	+ 7.7%	\$184,722	\$194,798	+ 5.5%
Sunbury (Corp.)	\$260,000	\$274,200	+ 5.5%	\$251,750	\$261,275	+ 3.8%
Teays Valley Local School District	\$197,000	\$219,500	+ 11.4%	\$214,636	\$230,179	+ 7.2%
Upper Arlington City School District	\$391,500	\$395,000	+ 0.9%	\$446,689	\$444,917	- 0.4%
Valleyview (Corp.)	\$104,500	\$117,250	+ 12.2%	\$103,739	\$116,964	+ 12.7%
Washington Court House City School District	\$102,000	\$114,950	+ 12.7%	\$111,657	\$125,122	+ 12.1%
Westerville (Corp.)	\$262,000	\$281,751	+ 7.5%	\$267,602	\$279,386	+ 4.4%
Westerville City School District	\$237,051	\$243,000	+ 2.5%	\$253,532	\$264,398	+ 4.3%
Whitehall (Corp.)	\$97,650	\$114,000	+ 16.7%	\$100,107	\$120,409	+ 20.3%
Worthington (Corp.)	\$294,900	\$313,700	+ 6.4%	\$321,600	\$337,770	+ 5.0%
Worthington City School District	\$250,000	\$270,000	+ 8.0%	\$264,929	\$288,847	+ 9.0%