

Local Market Update – December 2023

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



Gahanna Jefferson City School District

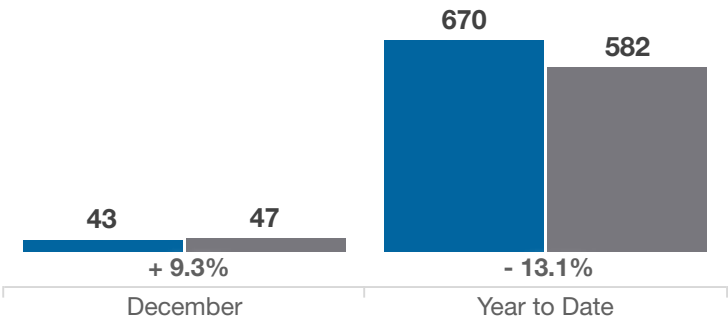
Franklin County

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	43	47	+ 9.3%	670	582	- 13.1%
In Contracts	40	47	+ 17.5%	674	590	- 12.5%
Average Sales Price*	\$486,870	\$472,289	- 3.0%	\$413,990	\$432,298	+ 4.4%
Median Sales Price*	\$372,500	\$368,900	- 1.0%	\$360,000	\$375,000	+ 4.2%
Average Price Per Square Foot*	\$193.86	\$202.15	+ 4.3%	\$195.90	\$203.23	+ 3.7%
Percent of Original List Price Received*	95.8%	98.2%	+ 2.5%	103.2%	100.0%	- 3.1%
Percent of Last List Price Received*	98.0%	99.7%	+ 1.7%	103.9%	101.2%	- 2.6%
Days on Market Until Sale	30	27	- 10.0%	13	18	+ 38.5%
New Listings	29	28	- 3.4%	755	671	- 11.1%
Median List Price of New Listings	\$350,000	\$364,450	+ 4.1%	\$350,000	\$375,000	+ 7.1%
Median List Price at Time of Sale	\$379,000	\$375,000	- 1.1%	\$347,200	\$370,000	+ 6.6%
Inventory of Homes for Sale	43	55	+ 27.9%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

* 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.

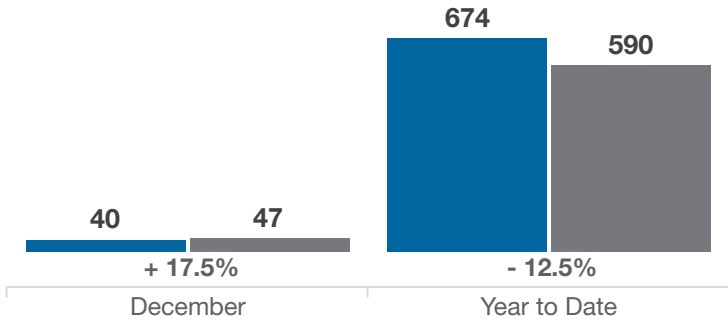
Closed Sales

■ 2022 ■ 2023



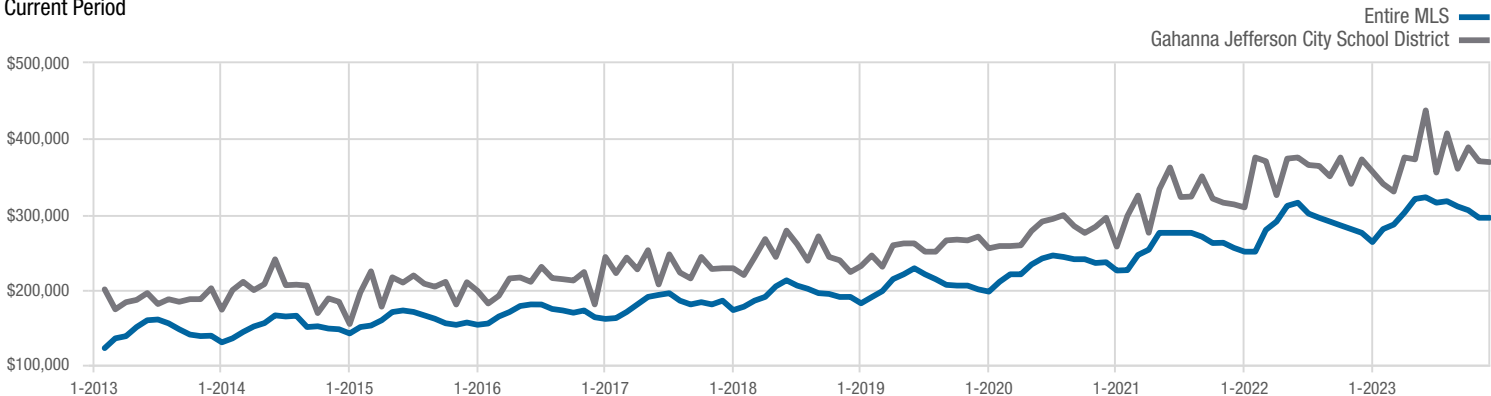
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



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

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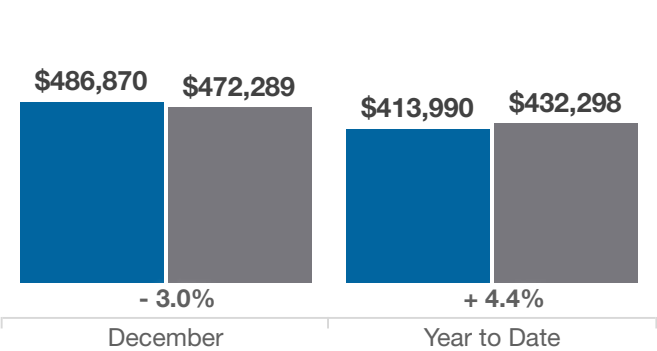
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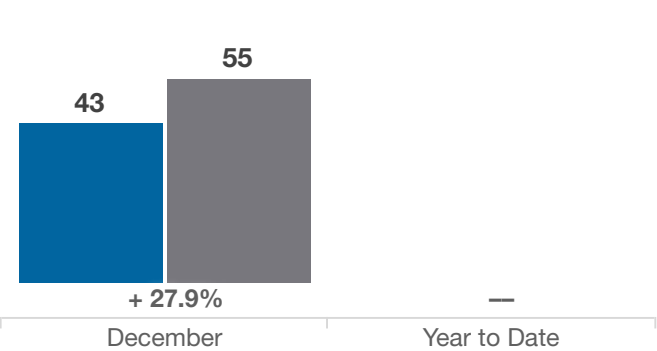
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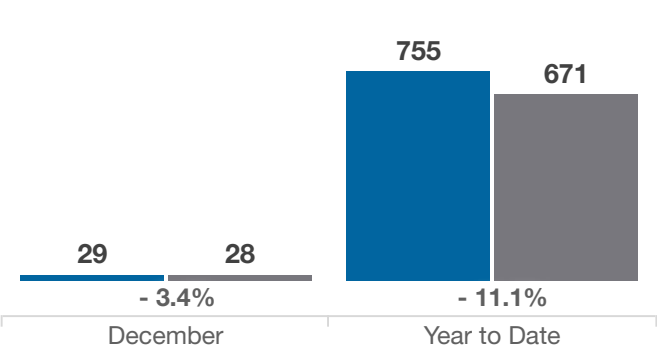
Average Sales Price



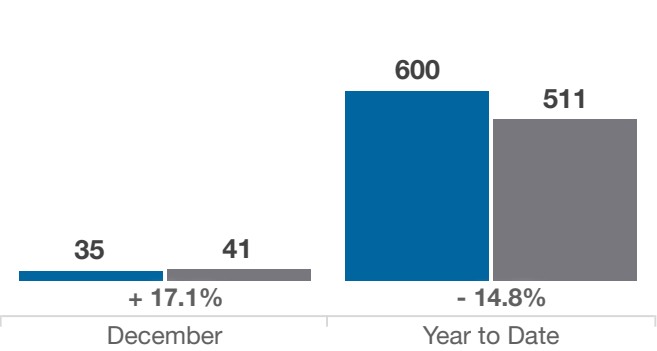
Inventory of Homes for Sale



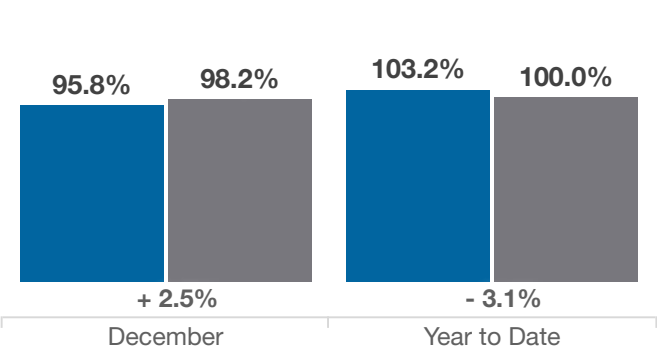
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

