

Local Market Update – August 2025

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



Gahanna Jefferson City School District

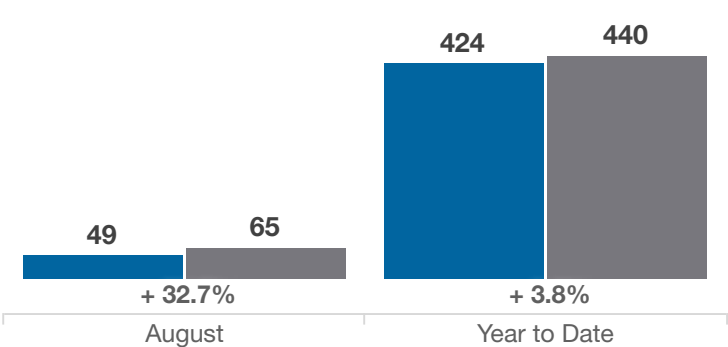
Franklin County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	49	65	+ 32.7%	424	440	+ 3.8%
In Contracts	54	75	+ 38.9%	444	474	+ 6.8%
Average Sales Price*	\$418,726	\$447,376	+ 6.8%	\$451,797	\$456,488	+ 1.0%
Median Sales Price*	\$405,000	\$400,000	- 1.2%	\$410,000	\$415,000	+ 1.2%
Average Price Per Square Foot*	\$211.47	\$217.45	+ 2.8%	\$214.60	\$221.70	+ 3.3%
Percent of Original List Price Received*	100.4%	97.8%	- 2.6%	100.0%	98.7%	- 1.3%
Percent of Last List Price Received*	101.1%	99.2%	- 1.9%	100.7%	100.1%	- 0.6%
Days on Market Until Sale	12	23	+ 91.7%	18	28	+ 55.6%
New Listings	68	79	+ 16.2%	493	536	+ 8.7%
Median List Price of New Listings	\$399,900	\$399,900	0.0%	\$400,000	\$420,000	+ 5.0%
Median List Price at Time of Sale	\$419,900	\$398,000	- 5.2%	\$399,900	\$415,000	+ 3.8%
Inventory of Homes for Sale	74	89	+ 20.3%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

* 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.

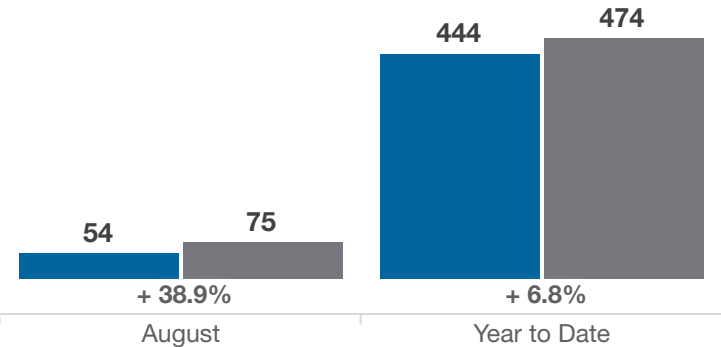
Closed Sales

■ 2024 ■ 2025



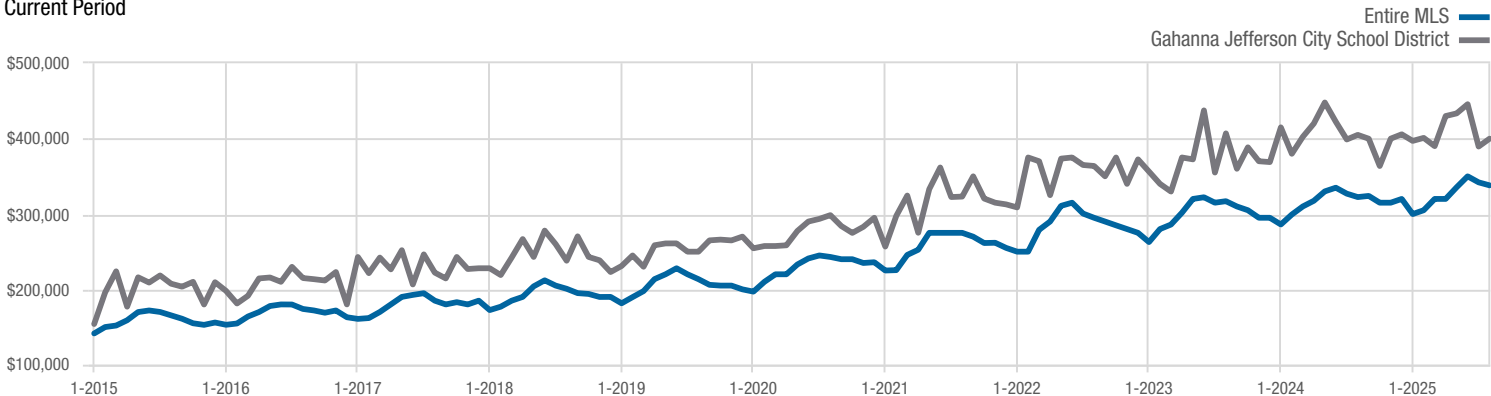
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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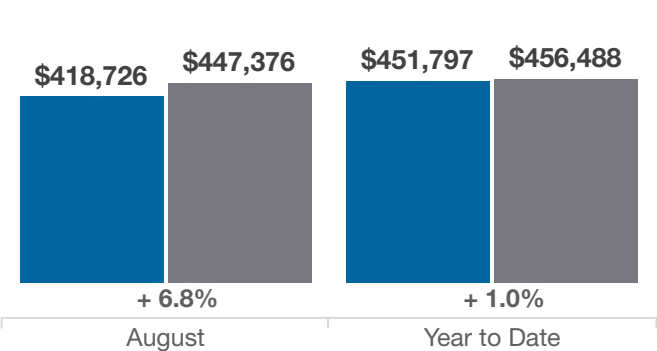
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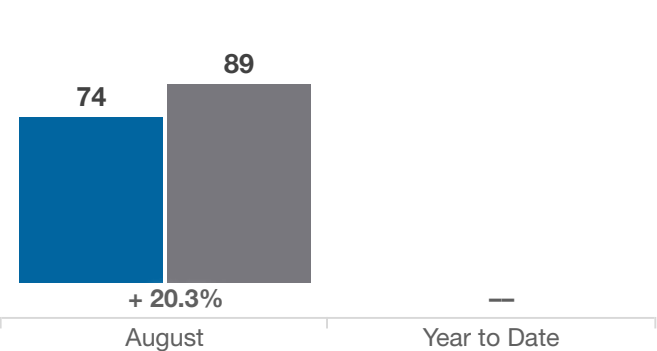
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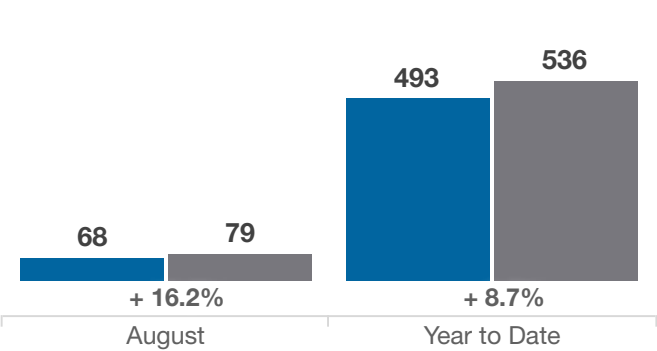
Average Sales Price



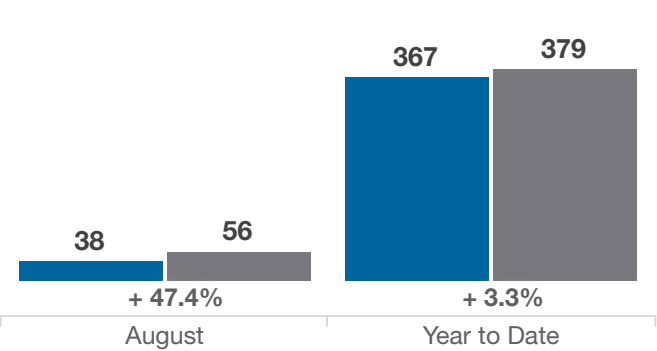
Inventory of Homes for Sale



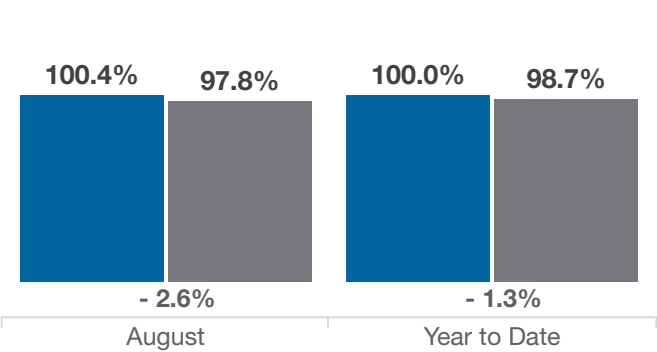
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

