

Local Market Update – August 2025

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



Short North Area (43201)

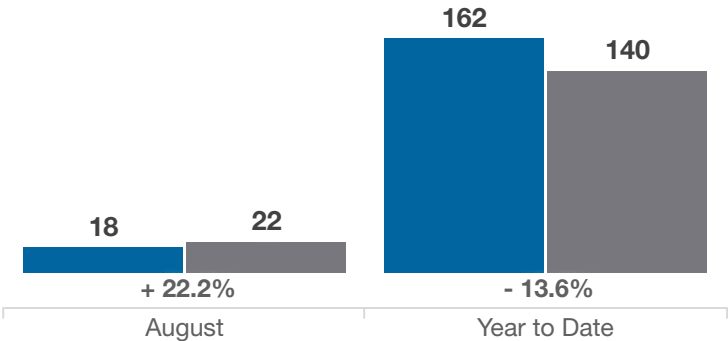
Franklin County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	18	22	+ 22.2%	162	140	- 13.6%
In Contracts	18	23	+ 27.8%	171	148	- 13.5%
Average Sales Price*	\$361,961	\$462,359	+ 27.7%	\$419,201	\$449,529	+ 7.2%
Median Sales Price*	\$372,500	\$435,000	+ 16.8%	\$382,500	\$440,000	+ 15.0%
Average Price Per Square Foot*	\$244.44	\$286.61	+ 17.3%	\$264.54	\$285.31	+ 7.9%
Percent of Original List Price Received*	98.7%	94.7%	- 4.1%	96.9%	95.3%	- 1.7%
Percent of Last List Price Received*	99.5%	97.8%	- 1.7%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	17	45	+ 164.7%	39	51	+ 30.8%
New Listings	22	20	- 9.1%	235	222	- 5.5%
Median List Price of New Listings	\$414,950	\$492,500	+ 18.7%	\$399,900	\$445,000	+ 11.3%
Median List Price at Time of Sale	\$389,450	\$437,450	+ 12.3%	\$399,000	\$454,500	+ 13.9%
Inventory of Homes for Sale	61	63	+ 3.3%	—	—	—
Months Supply of Inventory	3.3	3.8	+ 15.2%	—	—	—

* 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.

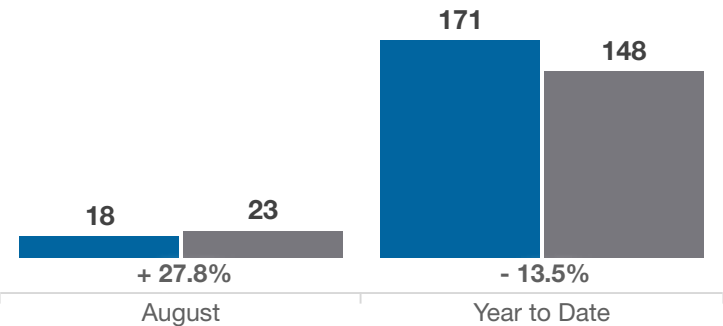
Closed Sales

■ 2024 ■ 2025



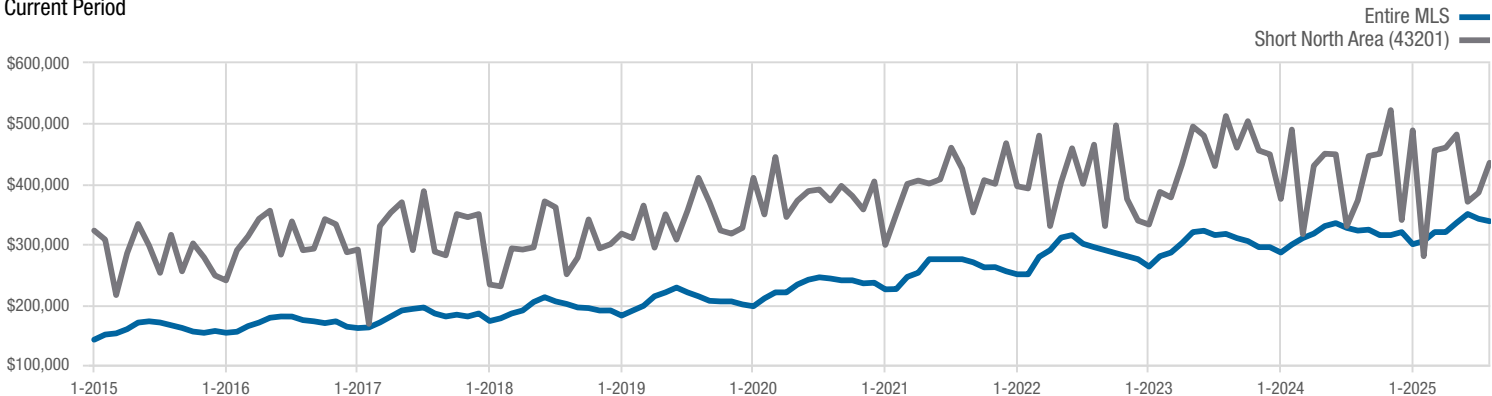
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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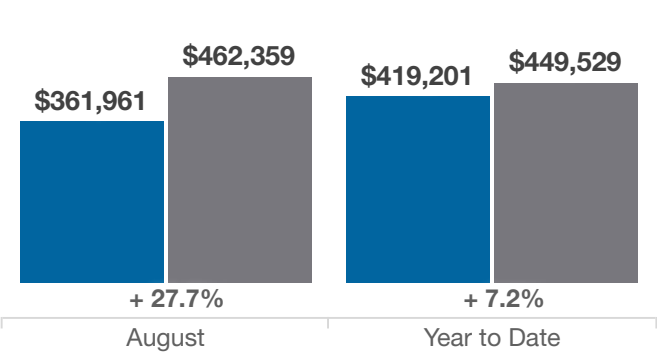
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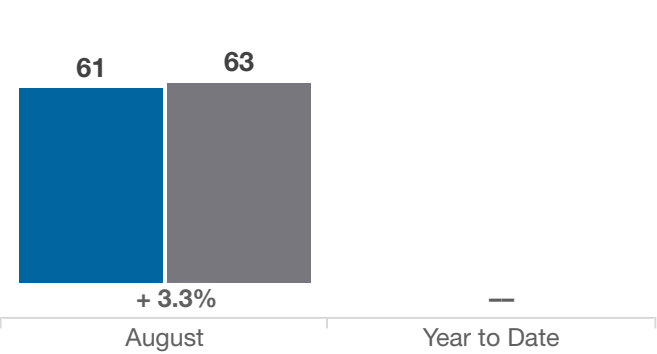
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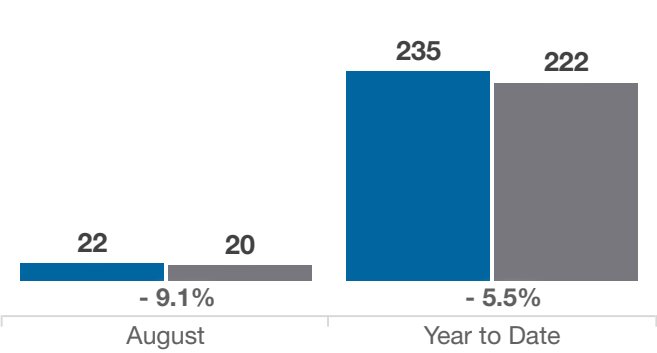
Average Sales Price



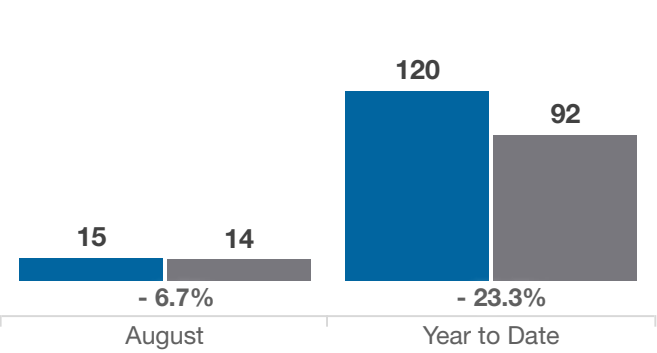
Inventory of Homes for Sale



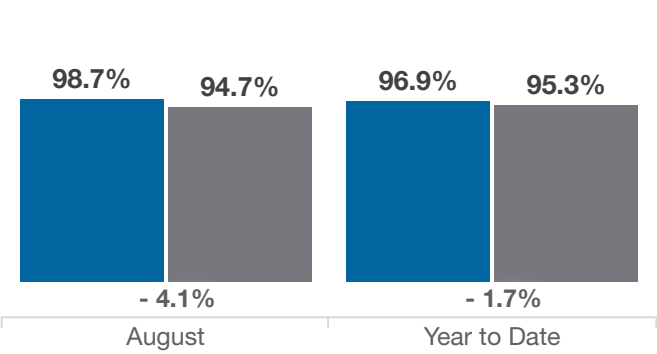
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

