

Local Market Update – August 2025

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



Upper Arlington City School District

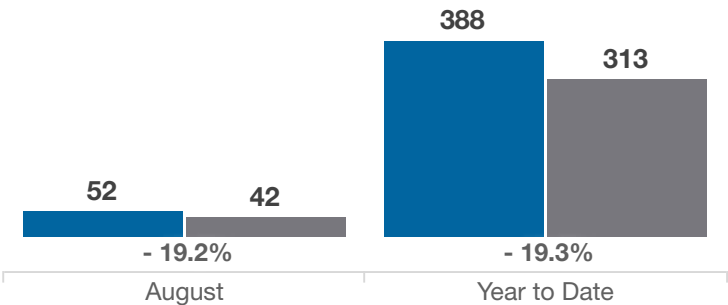
Franklin County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	52	42	- 19.2%	388	313	- 19.3%
In Contracts	67	51	- 23.9%	411	344	- 16.3%
Average Sales Price*	\$640,990	\$734,039	+ 14.5%	\$671,676	\$717,257	+ 6.8%
Median Sales Price*	\$582,500	\$625,000	+ 7.3%	\$576,000	\$615,000	+ 6.8%
Average Price Per Square Foot*	\$322.20	\$330.92	+ 2.7%	\$315.09	\$342.28	+ 8.6%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	99.2%	100.8%	+ 1.6%
Percent of Last List Price Received*	99.5%	101.0%	+ 1.5%	100.5%	101.8%	+ 1.3%
Days on Market Until Sale	14	14	0.0%	19	18	- 5.3%
New Listings	66	40	- 39.4%	468	411	- 12.2%
Median List Price of New Listings	\$554,900	\$525,000	- 5.4%	\$599,900	\$625,000	+ 4.2%
Median List Price at Time of Sale	\$577,450	\$629,950	+ 9.1%	\$574,950	\$599,900	+ 4.3%
Inventory of Homes for Sale	72	51	- 29.2%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

* 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.

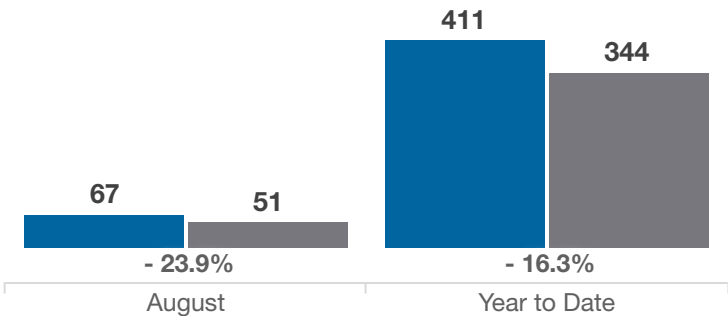
Closed Sales

■ 2024 ■ 2025



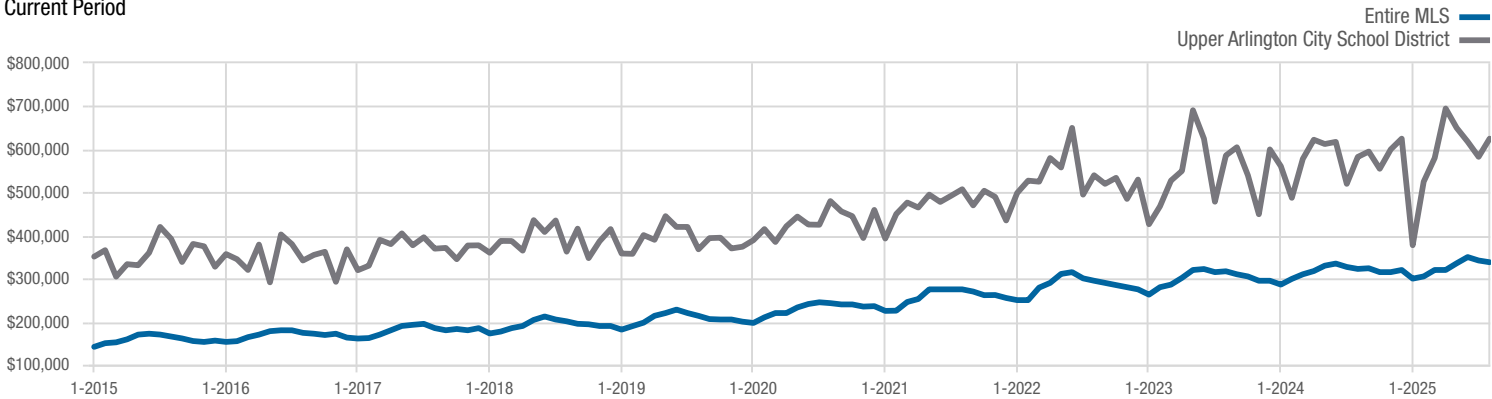
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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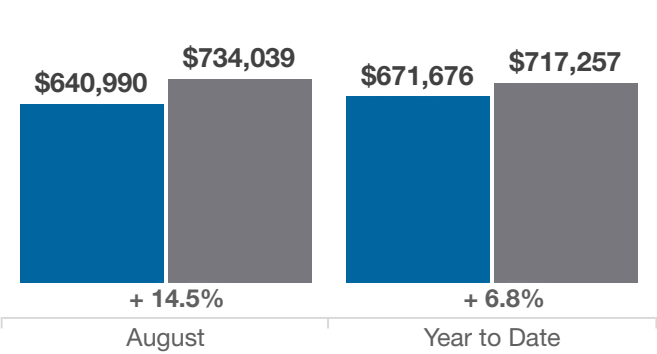
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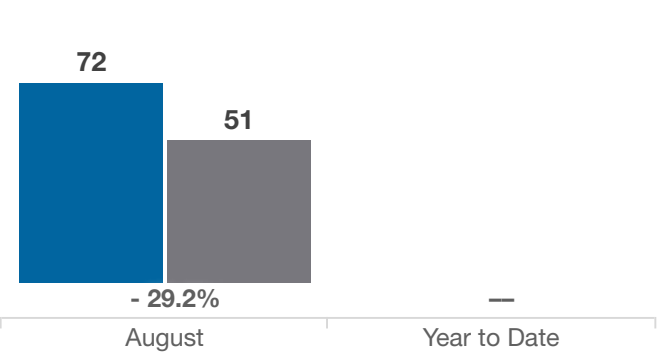
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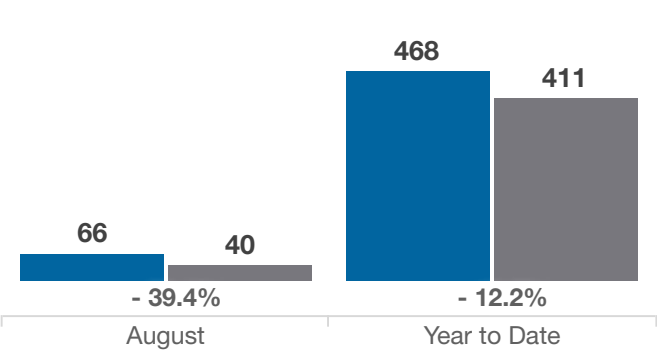
Average Sales Price



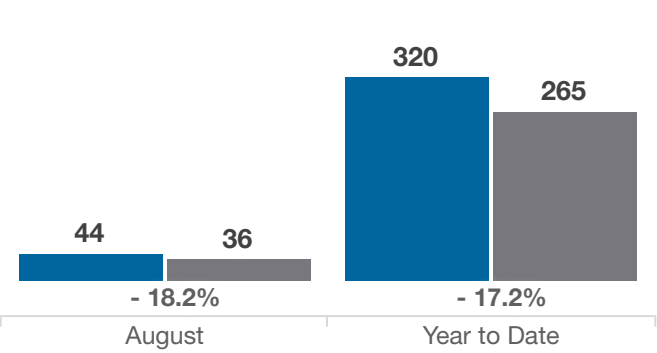
Inventory of Homes for Sale



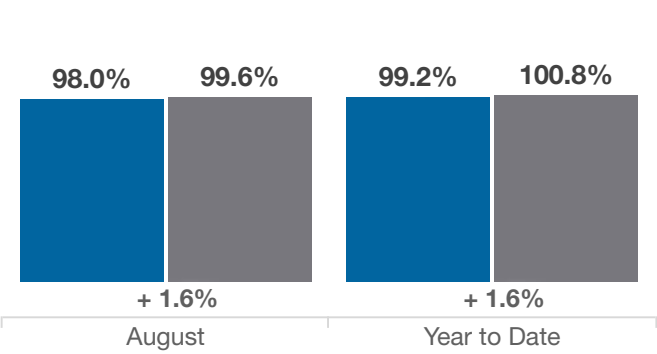
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

