

Local Market Update – December 2025

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



Circleville City School District

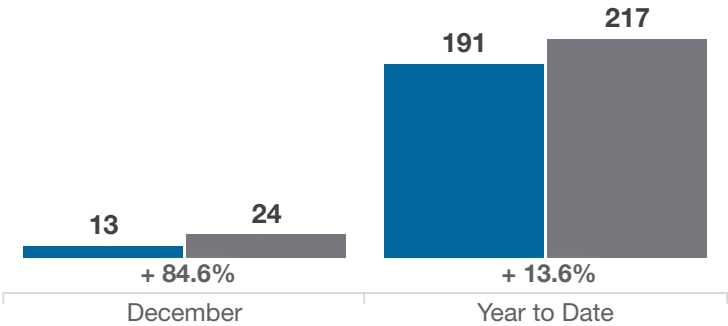
Pickaway County

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	13	24	+ 84.6%	191	217	+ 13.6%
In Contracts	12	14	+ 16.7%	196	217	+ 10.7%
Average Sales Price*	\$228,861	\$310,380	+ 35.6%	\$250,680	\$281,737	+ 12.4%
Median Sales Price*	\$220,000	\$337,000	+ 53.2%	\$245,000	\$263,000	+ 7.3%
Average Price Per Square Foot*	\$161.44	\$170.45	+ 5.6%	\$159.36	\$174.25	+ 9.3%
Percent of Original List Price Received*	97.2%	95.2%	- 2.1%	96.2%	96.4%	+ 0.2%
Percent of Last List Price Received*	99.4%	98.9%	- 0.5%	98.8%	98.8%	0.0%
Days on Market Until Sale	32	60	+ 87.5%	29	35	+ 20.7%
New Listings	14	10	- 28.6%	230	273	+ 18.7%
Median List Price of New Listings	\$222,444	\$317,445	+ 42.7%	\$250,000	\$259,900	+ 4.0%
Median List Price at Time of Sale	\$220,000	\$340,400	+ 54.7%	\$249,900	\$266,000	+ 6.4%
Inventory of Homes for Sale	24	36	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

* 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.

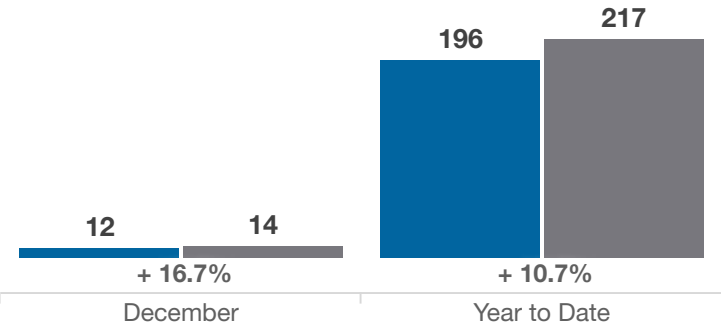
Closed Sales

■ 2024 ■ 2025



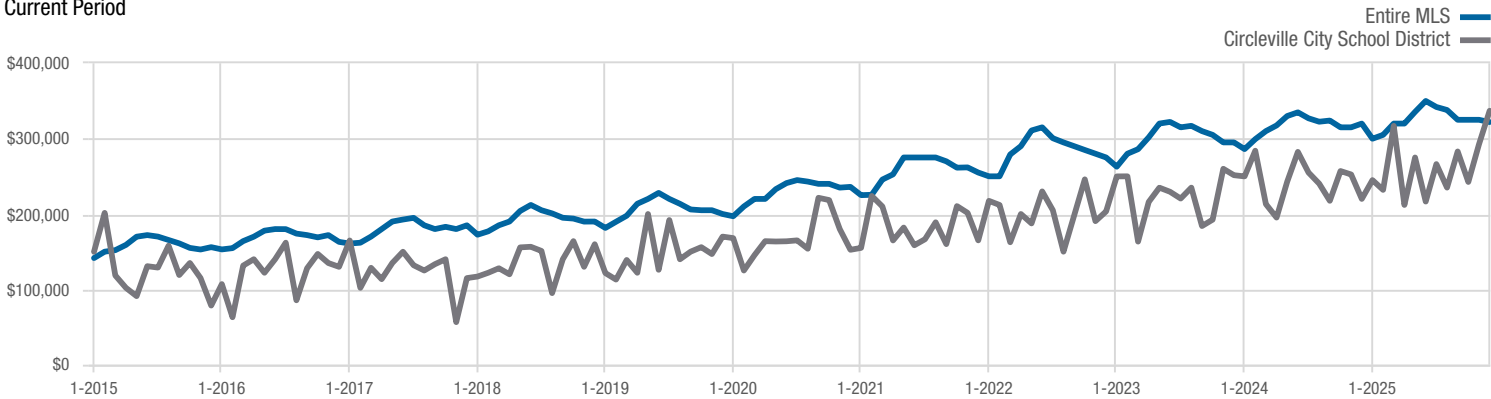
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

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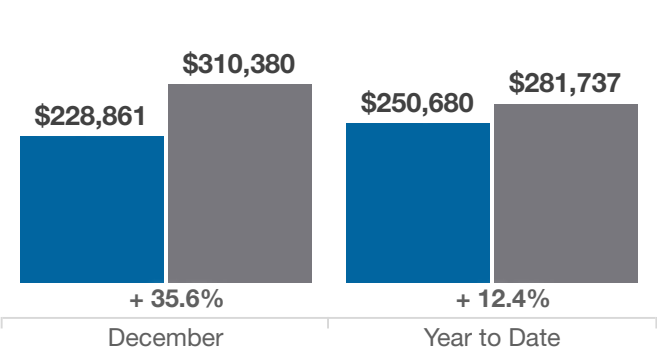
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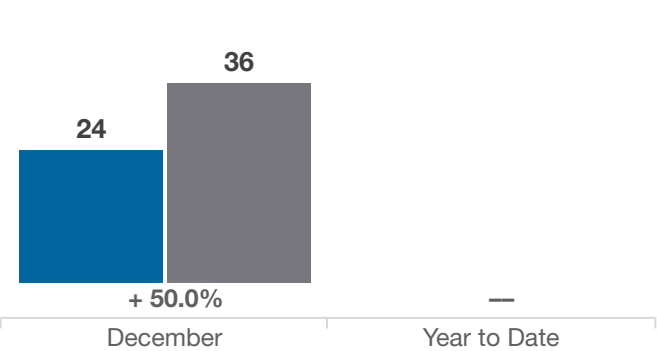
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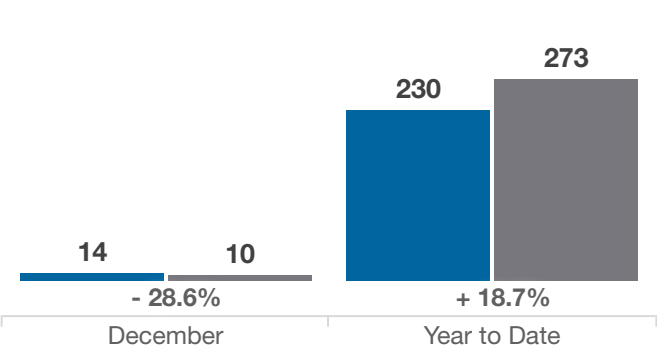
Average Sales Price



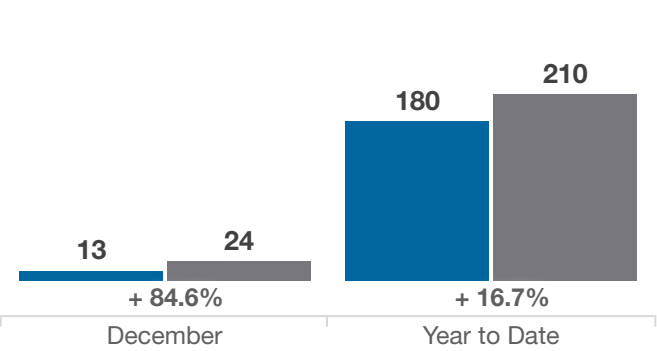
Inventory of Homes for Sale



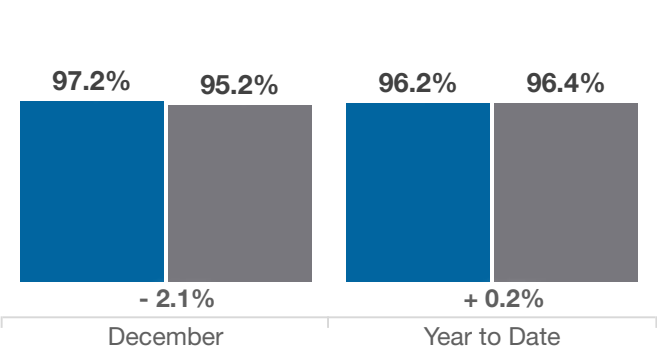
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

