

Local Market Update – December 2025

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



Upper Arlington City School District

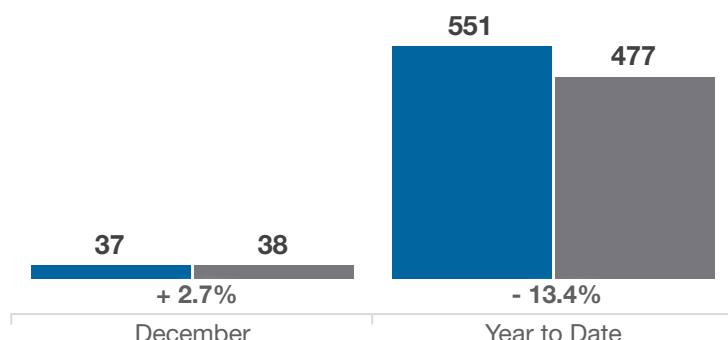
Franklin County

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	37	38	+ 2.7%	551	477	- 13.4%
In Contracts	25	28	+ 12.0%	548	483	- 11.9%
Average Sales Price*	\$720,335	\$636,402	- 11.7%	\$675,527	\$718,013	+ 6.3%
Median Sales Price*	\$625,000	\$544,263	- 12.9%	\$580,000	\$610,000	+ 5.2%
Average Price Per Square Foot*	\$321.11	\$309.77	- 3.5%	\$316.43	\$340.42	+ 7.6%
Percent of Original List Price Received*	97.6%	97.2%	- 0.4%	98.7%	99.9%	+ 1.2%
Percent of Last List Price Received*	99.7%	99.7%	0.0%	100.1%	101.2%	+ 1.1%
Days on Market Until Sale	26	35	+ 34.6%	21	21	0.0%
New Listings	13	22	+ 69.2%	606	558	- 7.9%
Median List Price of New Listings	\$525,000	\$645,000	+ 22.9%	\$585,000	\$610,000	+ 4.3%
Median List Price at Time of Sale	\$599,000	\$554,000	- 7.5%	\$575,000	\$599,900	+ 4.3%
Inventory of Homes for Sale	23	24	+ 4.3%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

* 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.

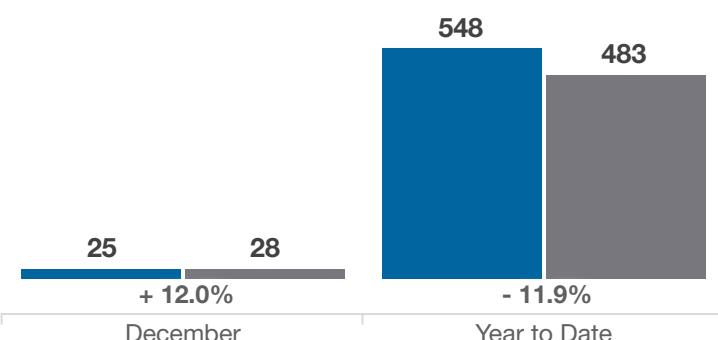
Closed Sales

■ 2024 ■ 2025



In Contracts

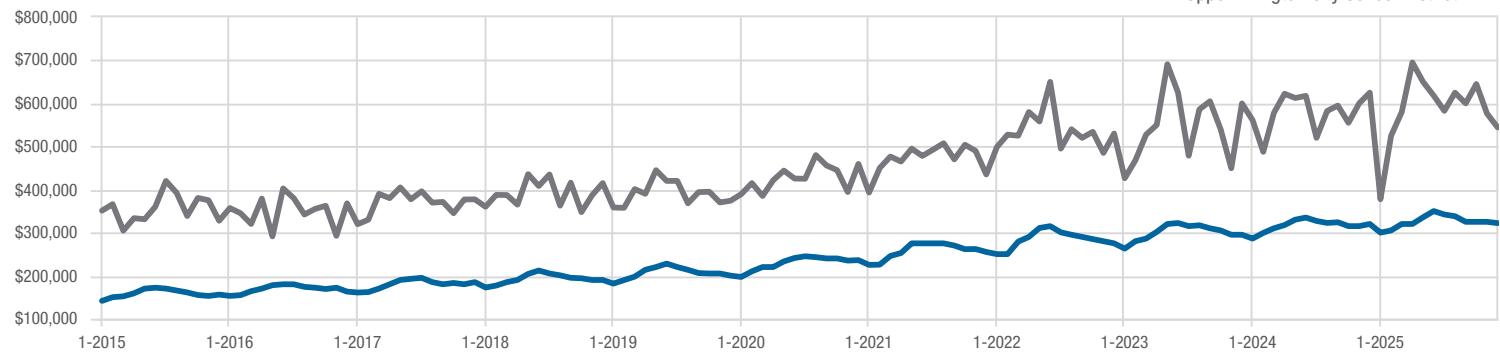
■ 2024 ■ 2025



Median Sales Price

Current Period

Entire MLS —
Upper Arlington City School District —



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

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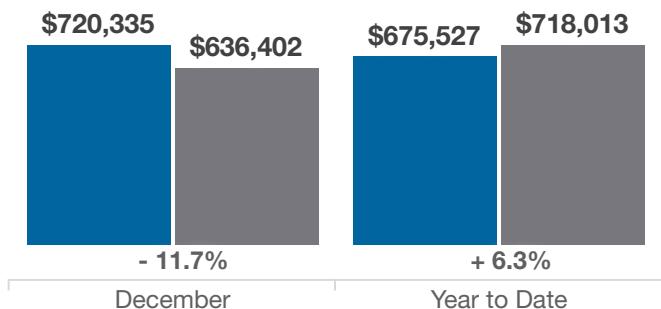


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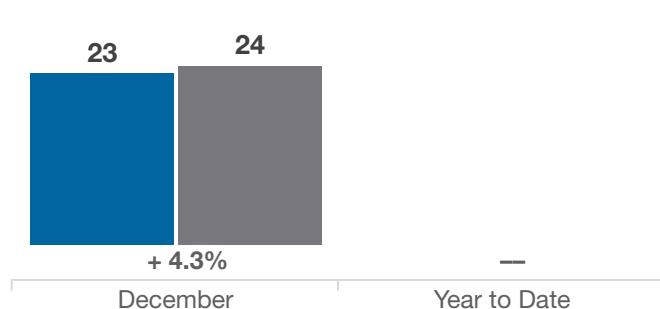
Average Sales Price

■ 2024 ■ 2025



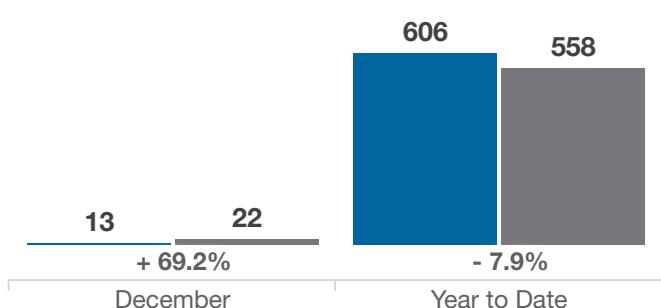
Inventory of Homes for Sale

■ 2024 ■ 2025



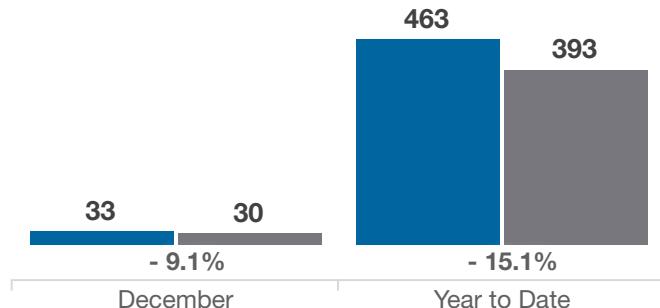
New Listings

■ 2024 ■ 2025



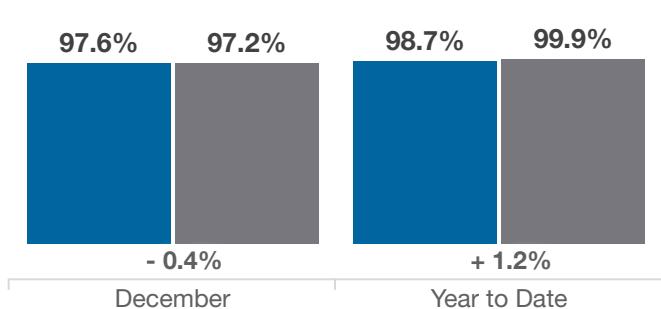
Single Family Sales

■ 2024 ■ 2025



Pct. Of Orig. List Price Received

■ 2024 ■ 2025



Condo Sales

■ 2024 ■ 2025

