

# Local Market Update – February 2026

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



## Canal Winchester City School District

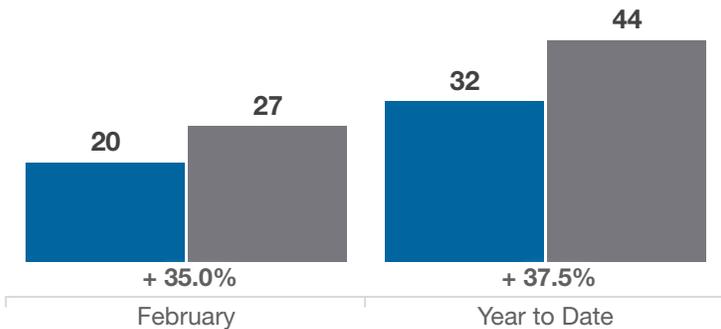
Franklin and Fairfield Counties

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	20	27	+ 35.0%	32	44	+ 37.5%
In Contracts	24	18	- 25.0%	48	46	- 4.2%
Average Sales Price*	\$357,973	\$418,370	+ 16.9%	\$360,717	\$392,774	+ 8.9%
Median Sales Price*	\$360,750	\$390,000	+ 8.1%	\$353,500	\$372,450	+ 5.4%
Average Price Per Square Foot*	\$194.08	\$205.83	+ 6.1%	\$192.15	\$192.27	+ 0.1%
Percent of Original List Price Received*	102.7%	95.6%	- 6.9%	101.1%	95.0%	- 6.0%
Percent of Last List Price Received*	103.3%	97.7%	- 5.4%	101.8%	97.8%	- 3.9%
Days on Market Until Sale	61	63	+ 3.3%	47	61	+ 29.8%
New Listings	26	17	- 34.6%	45	33	- 26.7%
Median List Price of New Listings	\$349,500	\$389,900	+ 11.6%	\$350,000	\$368,000	+ 5.1%
Median List Price at Time of Sale	\$362,450	\$399,500	+ 10.2%	\$354,950	\$372,450	+ 4.9%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

\* 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.

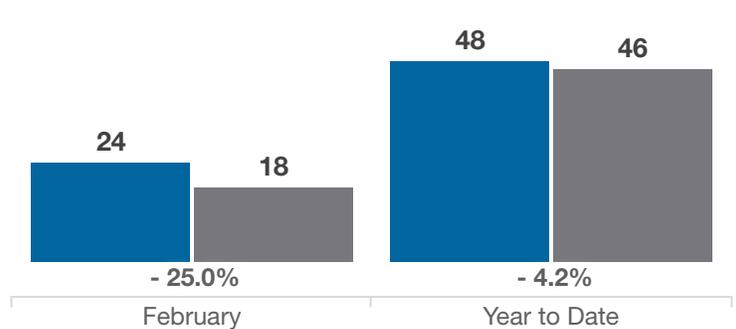
### Closed Sales

■ 2025 ■ 2026



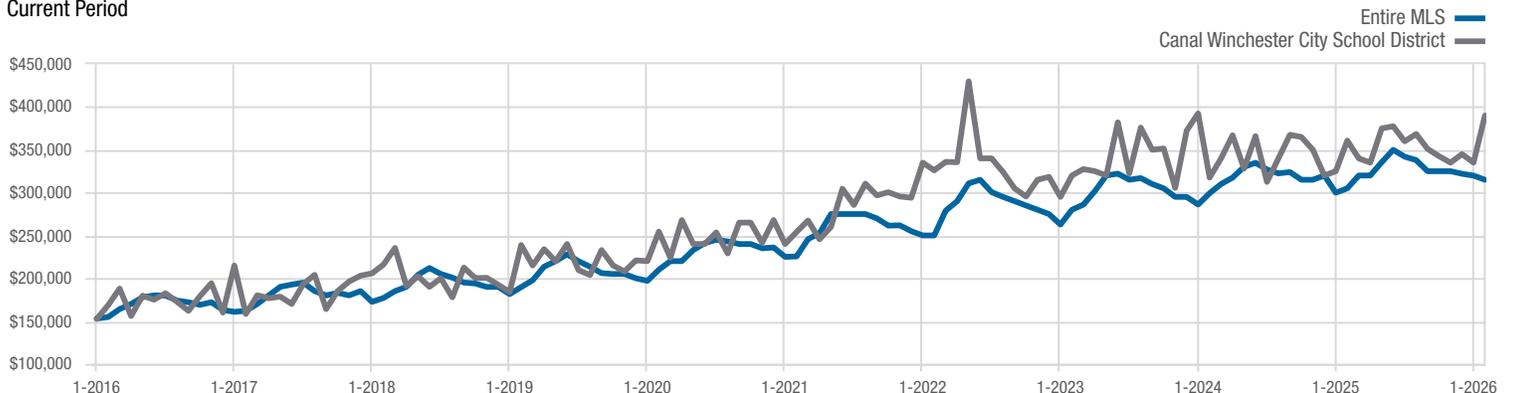
### In Contracts

■ 2025 ■ 2026



### Median Sales Price

Current Period



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

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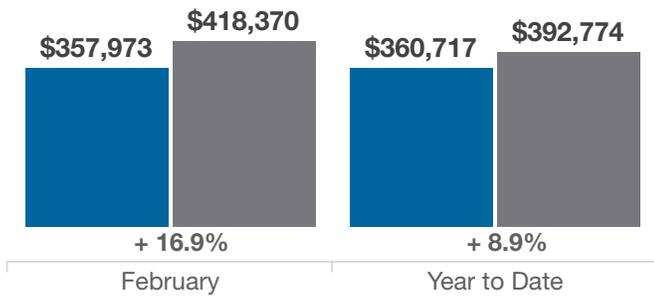


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Franklin and Fairfield Counties

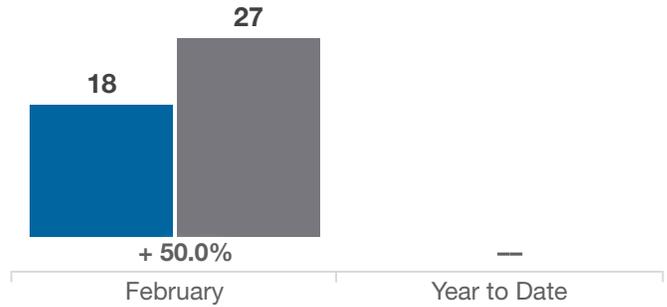
### Average Sales Price

■ 2025 ■ 2026



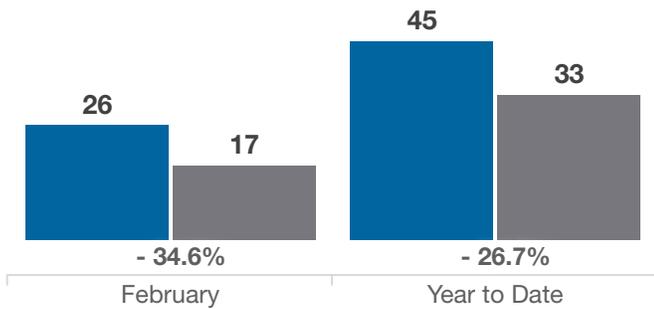
### Inventory of Homes for Sale

■ 2025 ■ 2026



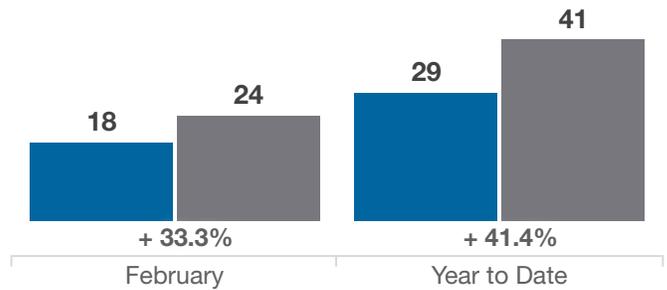
### New Listings

■ 2025 ■ 2026



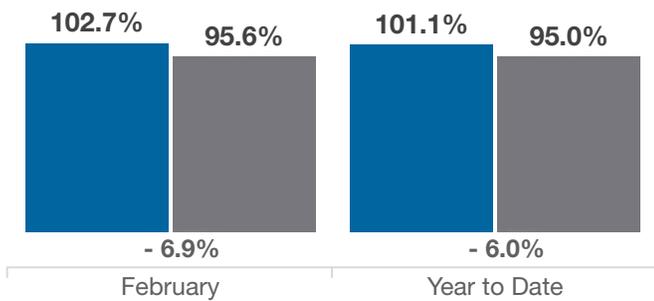
### Single Family Sales

■ 2025 ■ 2026



### Pct. Of Orig. List Price Received

■ 2025 ■ 2026



### Condo Sales

■ 2025 ■ 2026

