

Local Market Update – February 2026

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



Downtown Columbus (43215)

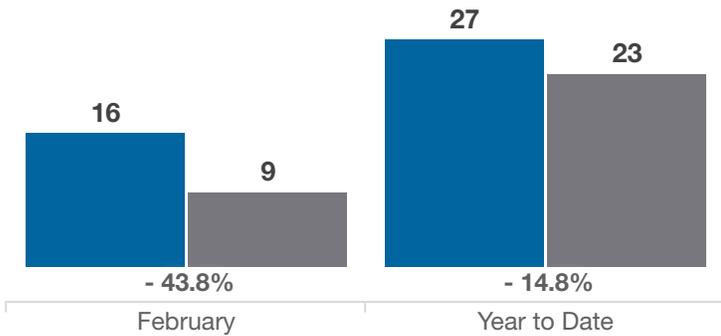
Franklin County

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	16	9	- 43.8%	27	23	- 14.8%
In Contracts	25	22	- 12.0%	47	37	- 21.3%
Average Sales Price*	\$498,863	\$423,667	- 15.1%	\$538,585	\$461,052	- 14.4%
Median Sales Price*	\$349,950	\$325,000	- 7.1%	\$355,000	\$363,000	+ 2.3%
Average Price Per Square Foot*	\$320.38	\$317.02	- 1.0%	\$314.48	\$301.79	- 4.0%
Percent of Original List Price Received*	96.1%	95.6%	- 0.5%	94.3%	92.5%	- 1.9%
Percent of Last List Price Received*	97.4%	96.1%	- 1.3%	95.8%	96.7%	+ 0.9%
Days on Market Until Sale	66	36	- 45.5%	68	119	+ 75.0%
New Listings	32	36	+ 12.5%	55	68	+ 23.6%
Median List Price of New Listings	\$359,950	\$487,450	+ 35.4%	\$375,000	\$450,000	+ 20.0%
Median List Price at Time of Sale	\$349,900	\$339,900	- 2.9%	\$359,000	\$375,000	+ 4.5%
Inventory of Homes for Sale	93	92	- 1.1%	—	—	—
Months Supply of Inventory	5.1	4.8	- 5.9%	—	—	—

* 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.

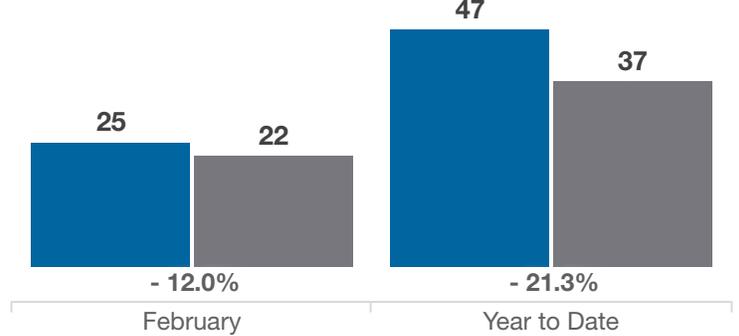
Closed Sales

■ 2025 ■ 2026



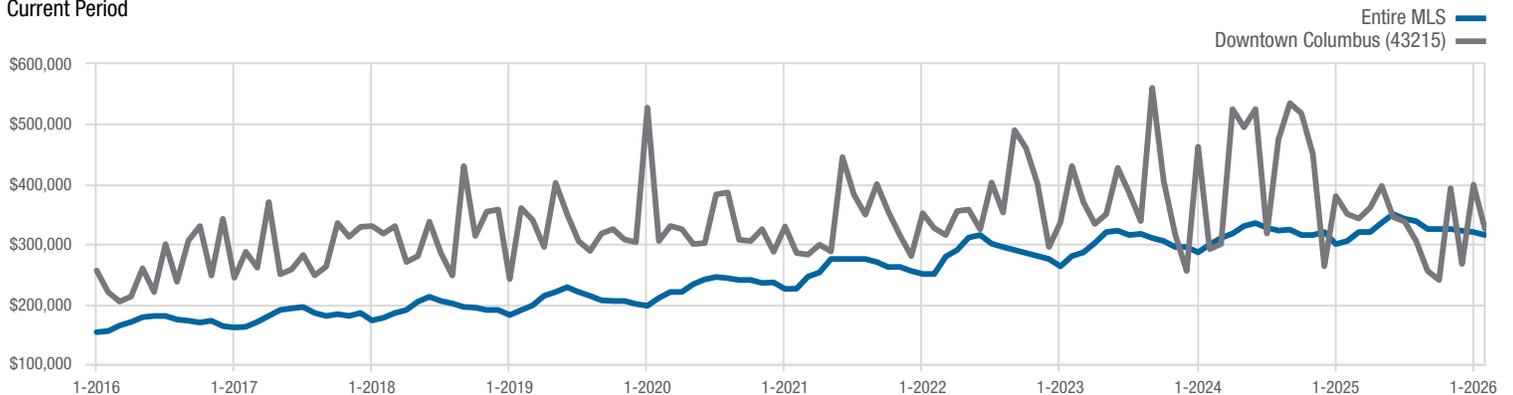
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

Local Market Update – February 2026

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

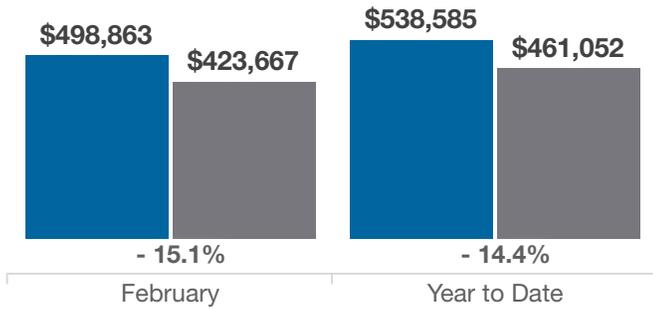


Downtown Columbus (43215)

Franklin County

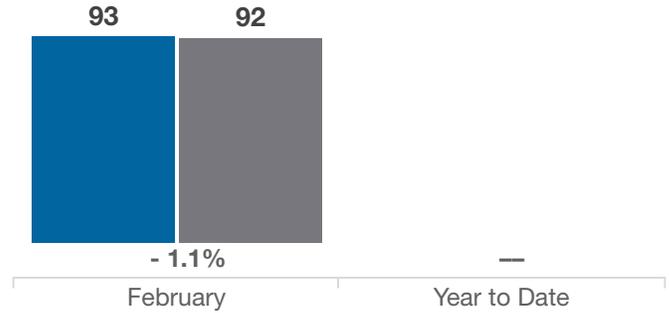
Average Sales Price

■ 2025 ■ 2026



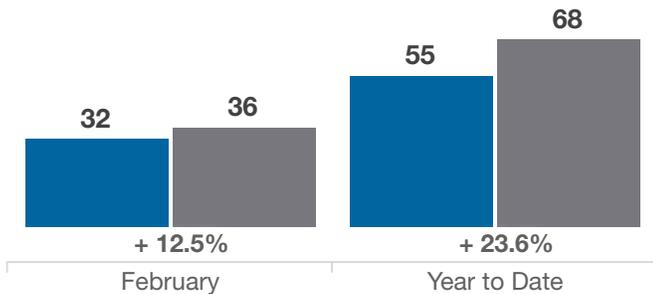
Inventory of Homes for Sale

■ 2025 ■ 2026



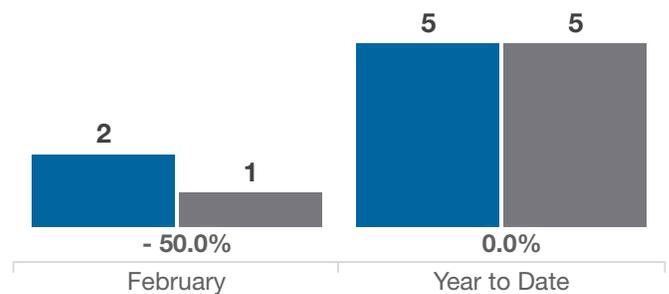
New Listings

■ 2025 ■ 2026



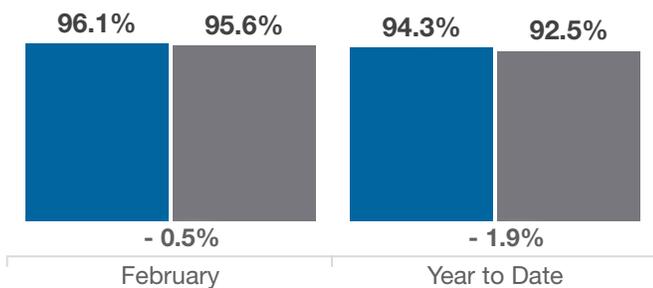
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

