

Local Market Update – February 2026

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



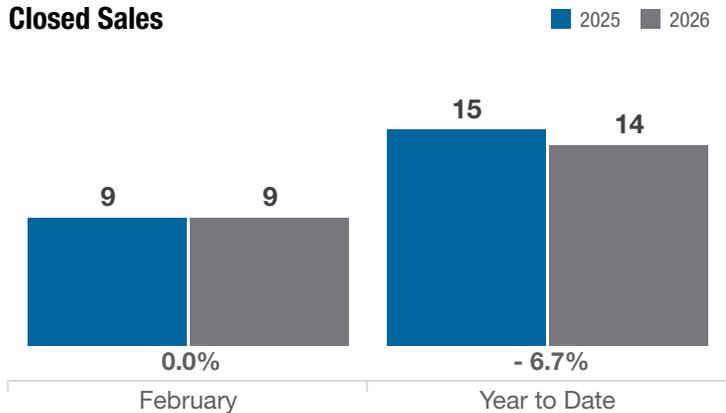
Miami Trace Local School District

Fayette, Madison, Pickaway and Ross Counties

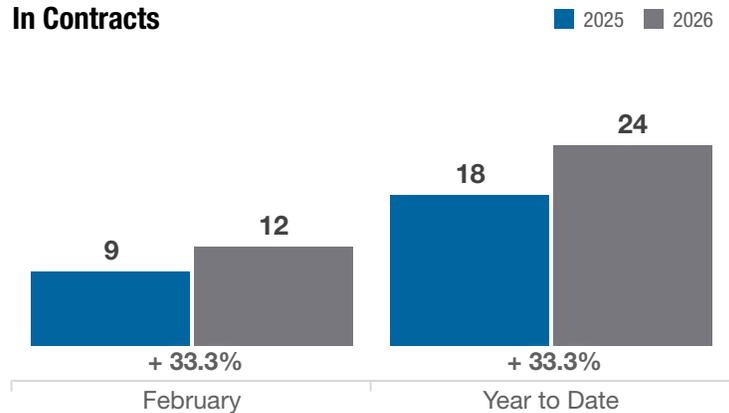
Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	9	9	0.0%	15	14	- 6.7%
In Contracts	9	12	+ 33.3%	18	24	+ 33.3%
Average Sales Price*	\$262,656	\$204,489	- 22.1%	\$258,260	\$236,600	- 8.4%
Median Sales Price*	\$210,000	\$205,000	- 2.4%	\$210,000	\$210,000	0.0%
Average Price Per Square Foot*	\$138.20	\$158.60	+ 14.8%	\$148.61	\$167.68	+ 12.8%
Percent of Original List Price Received*	88.8%	91.2%	+ 2.7%	90.2%	90.9%	+ 0.8%
Percent of Last List Price Received*	90.3%	96.2%	+ 6.5%	93.4%	95.7%	+ 2.5%
Days on Market Until Sale	24	72	+ 200.0%	30	75	+ 150.0%
New Listings	9	11	+ 22.2%	21	20	- 4.8%
Median List Price of New Listings	\$179,900	\$236,000	+ 31.2%	\$210,000	\$230,500	+ 9.8%
Median List Price at Time of Sale	\$210,000	\$204,700	- 2.5%	\$210,000	\$214,850	+ 2.3%
Inventory of Homes for Sale	18	23	+ 27.8%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* 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

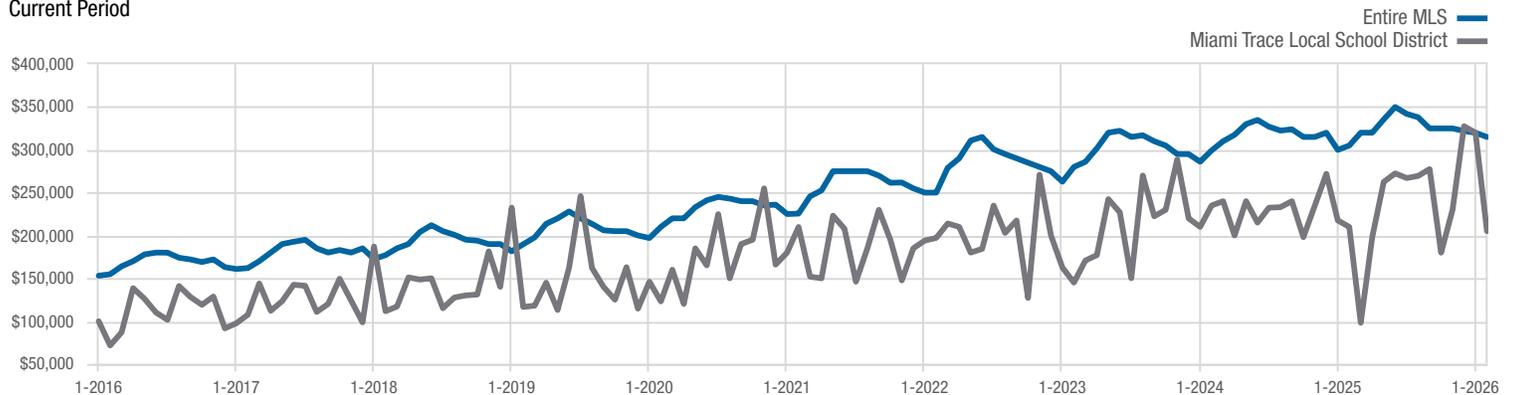


In Contracts



Median Sales Price

Current Period



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

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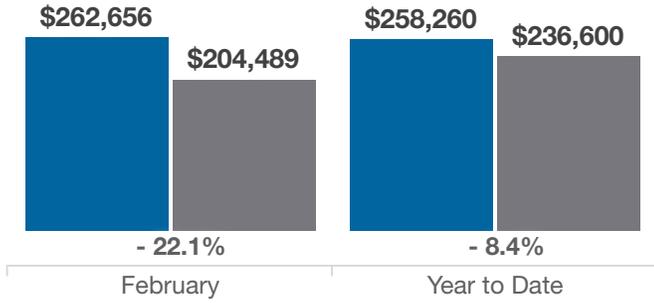


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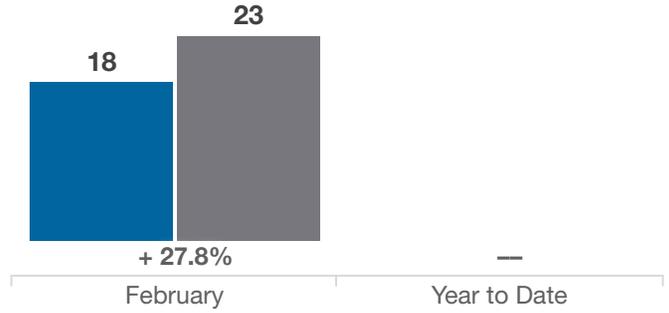
Average Sales Price

■ 2025 ■ 2026



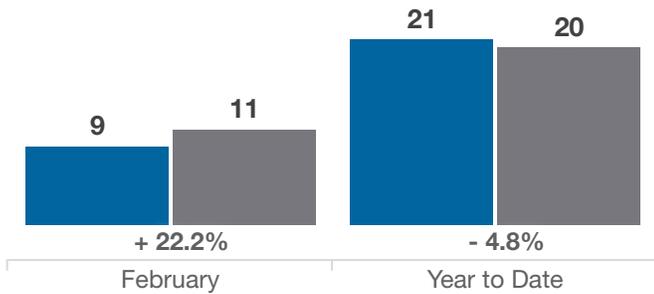
Inventory of Homes for Sale

■ 2025 ■ 2026



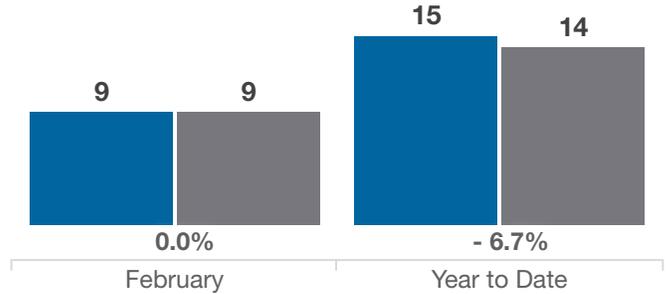
New Listings

■ 2025 ■ 2026



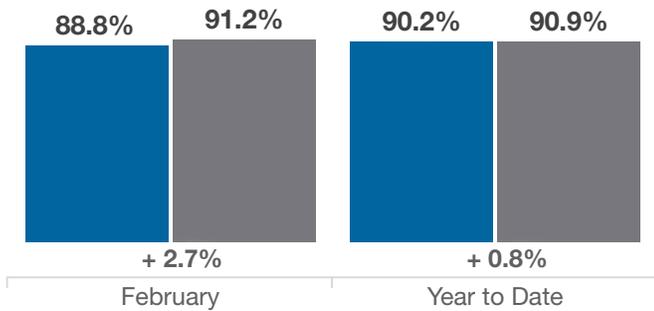
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

