

Local Market Update – February 2026

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



Upper Arlington City School District

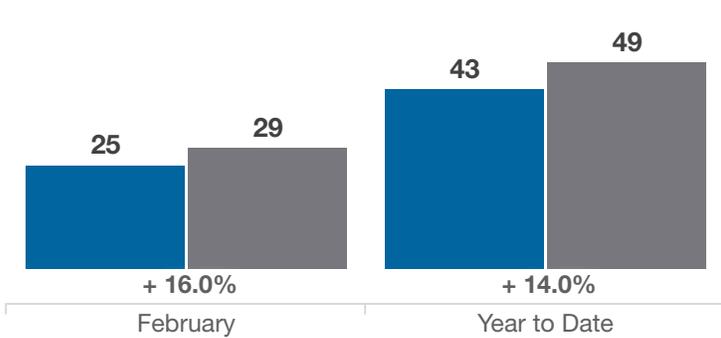
Franklin County

Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	25	29	+ 16.0%	43	49	+ 14.0%
In Contracts	30	21	- 30.0%	54	50	- 7.4%
Average Sales Price*	\$723,409	\$600,224	- 17.0%	\$599,668	\$667,777	+ 11.4%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$451,000	\$585,000	+ 29.7%
Average Price Per Square Foot*	\$353.02	\$321.54	- 8.9%	\$333.47	\$316.64	- 5.0%
Percent of Original List Price Received*	100.1%	99.7%	- 0.4%	98.7%	98.2%	- 0.5%
Percent of Last List Price Received*	101.5%	101.0%	- 0.5%	100.1%	99.9%	- 0.2%
Days on Market Until Sale	24	31	+ 29.2%	24	28	+ 16.7%
New Listings	31	25	- 19.4%	67	48	- 28.4%
Median List Price of New Listings	\$679,000	\$525,000	- 22.7%	\$650,000	\$525,000	- 19.2%
Median List Price at Time of Sale	\$499,900	\$525,000	+ 5.0%	\$450,000	\$598,000	+ 32.9%
Inventory of Homes for Sale	34	23	- 32.4%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

* 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.

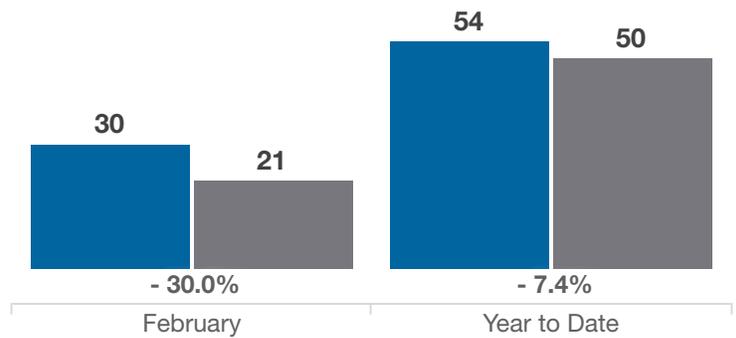
Closed Sales

■ 2025 ■ 2026



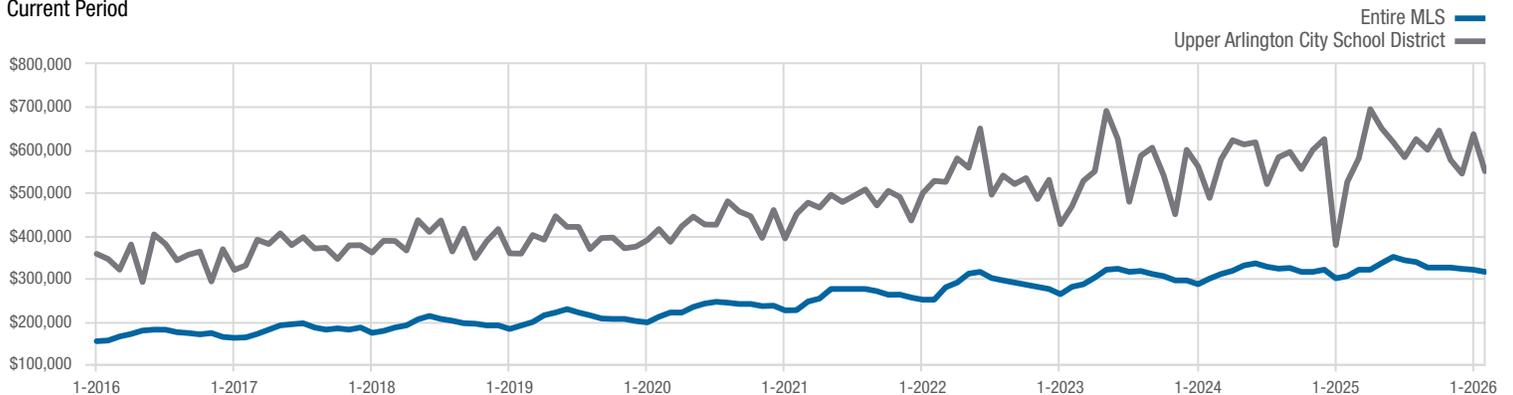
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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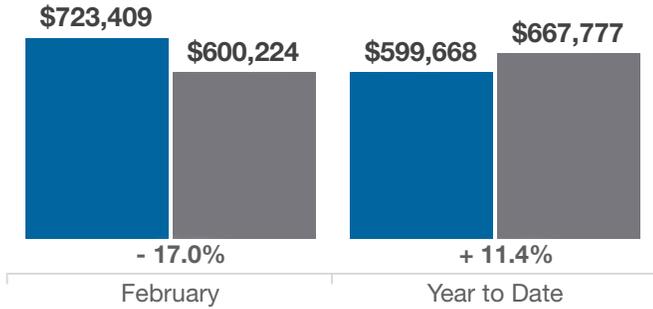


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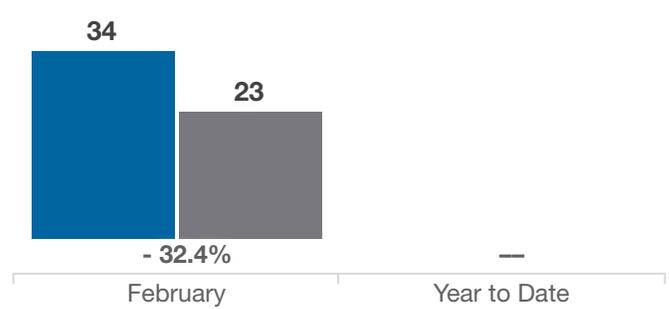
Average Sales Price

■ 2025 ■ 2026



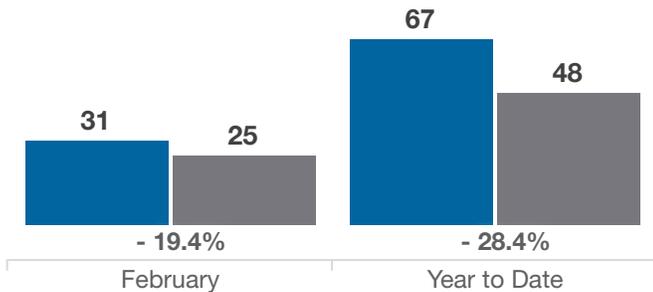
Inventory of Homes for Sale

■ 2025 ■ 2026



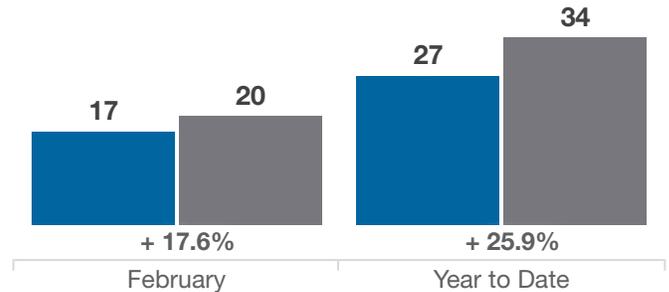
New Listings

■ 2025 ■ 2026



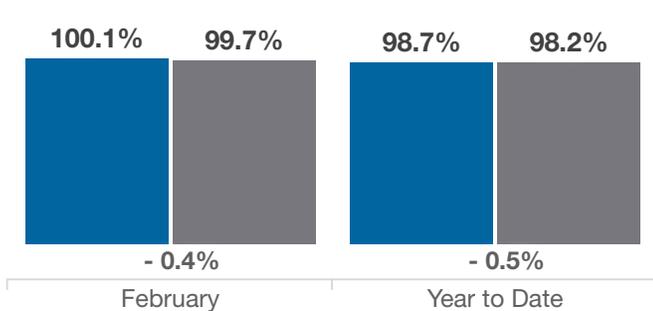
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

