

Local Market Update – August 2026

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



Columbus City School District

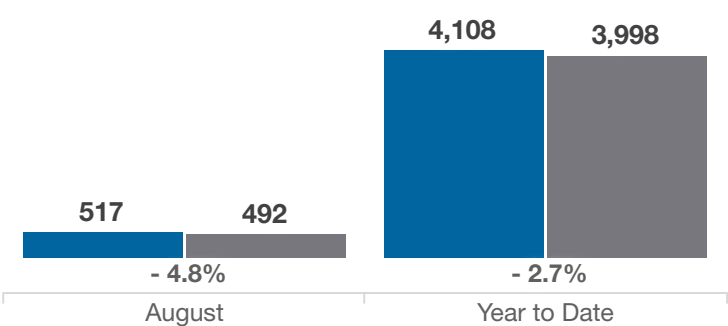
Franklin County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	517	492	- 4.8%	4,108	3,998	- 2.7%
In Contracts	533	554	+ 3.9%	4,316	4,337	+ 0.5%
Average Sales Price*	\$311,632	\$310,224	- 0.5%	\$297,412	\$308,379	+ 3.7%
Median Sales Price*	\$270,000	\$269,000	- 0.4%	\$259,900	\$270,000	+ 3.9%
Average Price Per Square Foot*	\$214.93	\$209.36	- 2.6%	\$208.80	\$210.89	+ 1.0%
Percent of Original List Price Received*	96.7%	96.8%	+ 0.1%	97.1%	96.9%	- 0.2%
Percent of Last List Price Received*	99.0%	99.6%	+ 0.6%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	29	31	+ 6.9%	32	35	+ 9.4%
New Listings	713	732	+ 2.7%	5,692	5,919	+ 4.0%
Median List Price of New Listings	\$265,000	\$259,450	- 2.1%	\$264,900	\$265,000	+ 0.0%
Median List Price at Time of Sale	\$272,450	\$270,000	- 0.9%	\$260,000	\$271,050	+ 4.3%
Inventory of Homes for Sale	1,306	1,499	+ 14.8%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

* 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.

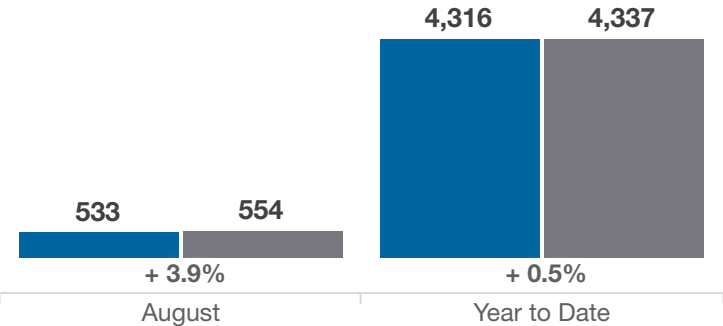
Closed Sales

■ 2025 ■ 2026



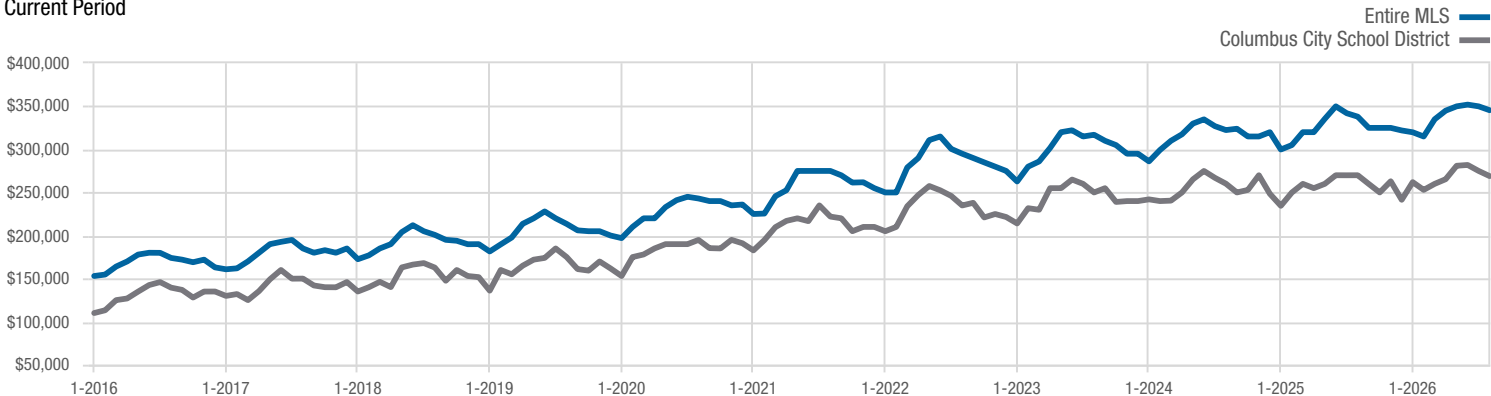
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

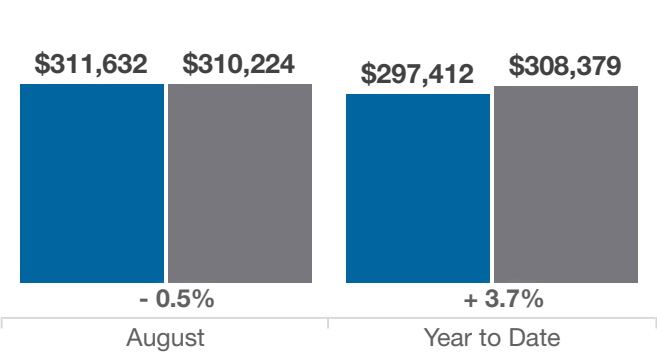
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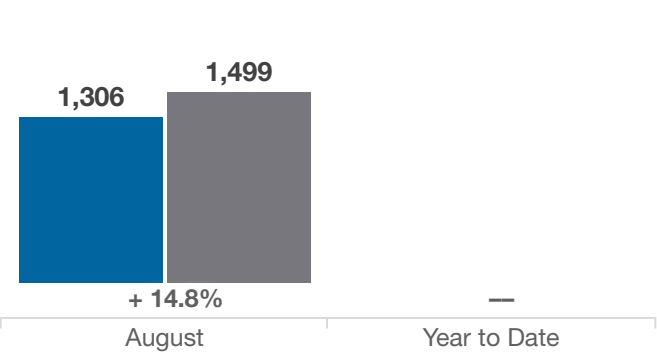


Columbus City School District Franklin County

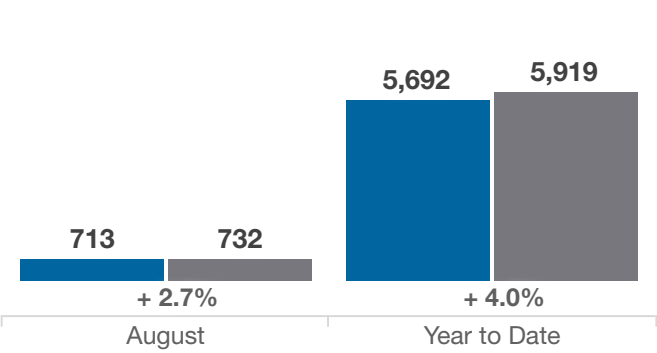
Average Sales Price



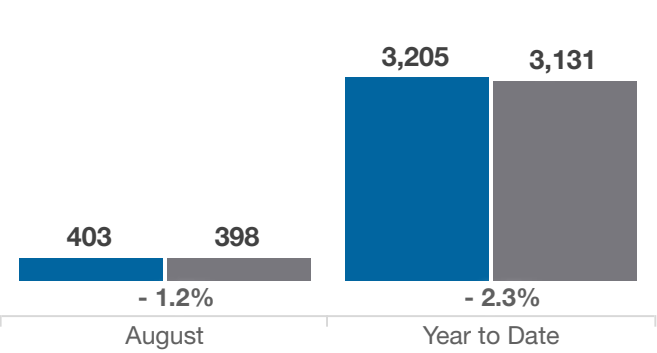
Inventory of Homes for Sale



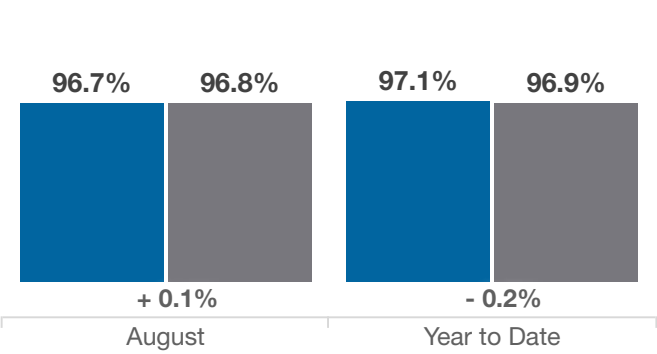
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

