

Local Market Update – August 2026

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



Gahanna Jefferson City School District

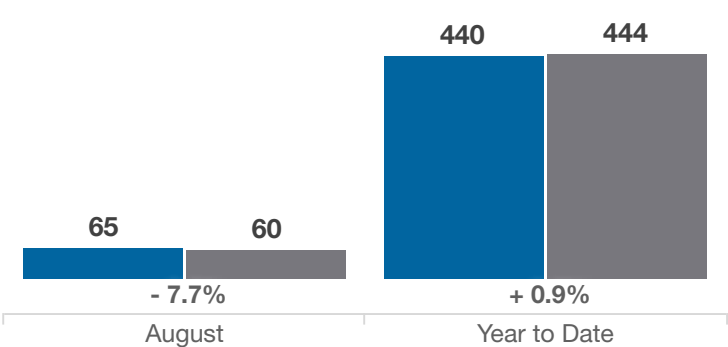
Franklin County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	65	60	- 7.7%	440	444	+ 0.9%
In Contracts	75	57	- 24.0%	474	469	- 1.1%
Average Sales Price*	\$447,376	\$457,237	+ 2.2%	\$456,488	\$499,596	+ 9.4%
Median Sales Price*	\$400,000	\$402,500	+ 0.6%	\$415,000	\$434,478	+ 4.7%
Average Price Per Square Foot*	\$217.45	\$216.08	- 0.6%	\$221.70	\$226.79	+ 2.3%
Percent of Original List Price Received*	97.8%	96.9%	- 0.9%	98.7%	98.5%	- 0.2%
Percent of Last List Price Received*	99.2%	99.5%	+ 0.3%	100.1%	99.9%	- 0.2%
Days on Market Until Sale	23	29	+ 26.1%	28	30	+ 7.1%
New Listings	79	53	- 32.9%	536	532	- 0.7%
Median List Price of New Listings	\$399,900	\$419,900	+ 5.0%	\$420,000	\$425,000	+ 1.2%
Median List Price at Time of Sale	\$398,000	\$407,450	+ 2.4%	\$415,000	\$427,450	+ 3.0%
Inventory of Homes for Sale	89	85	- 4.5%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

* 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.

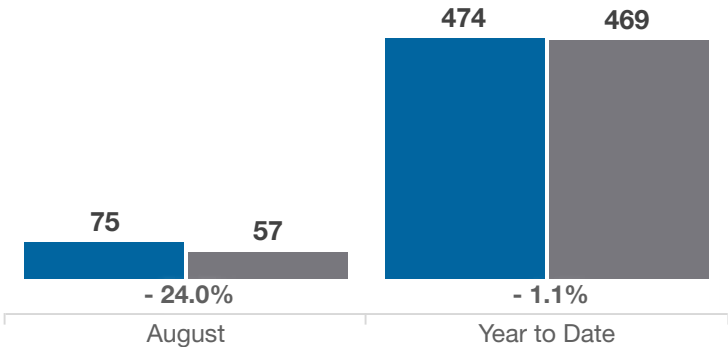
Closed Sales

■ 2025 ■ 2026



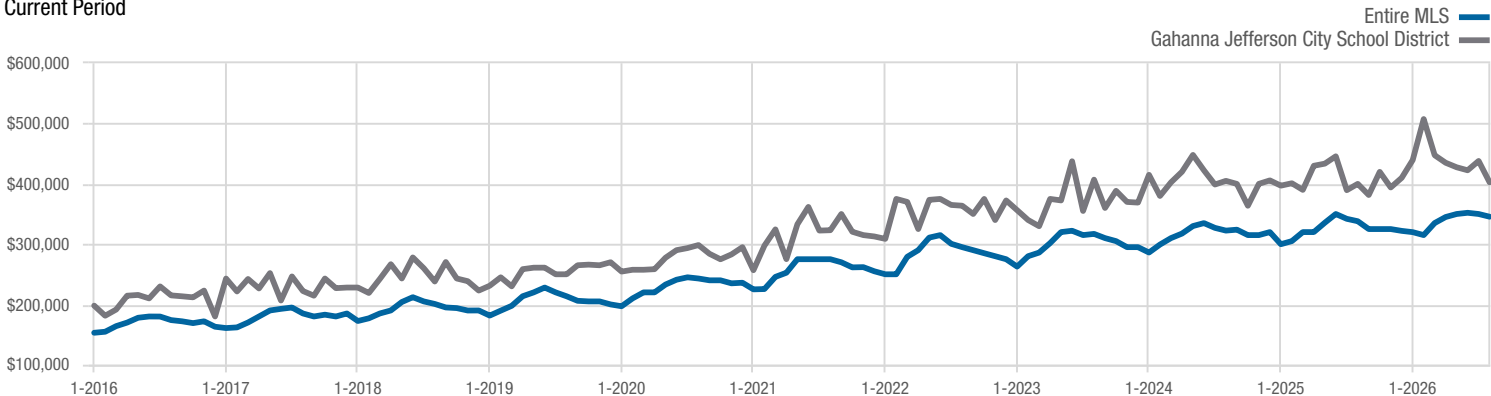
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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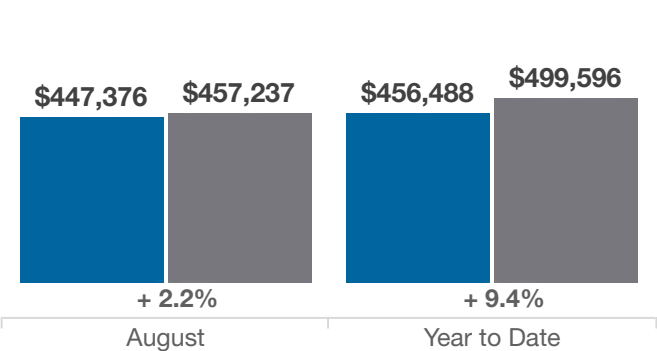
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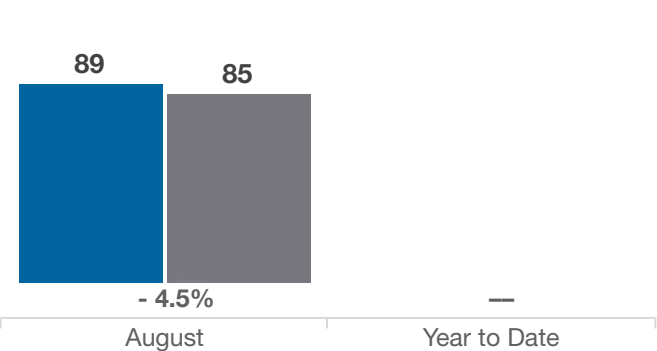
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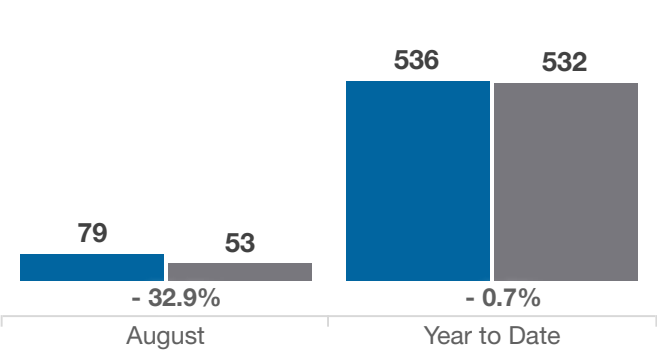
Average Sales Price



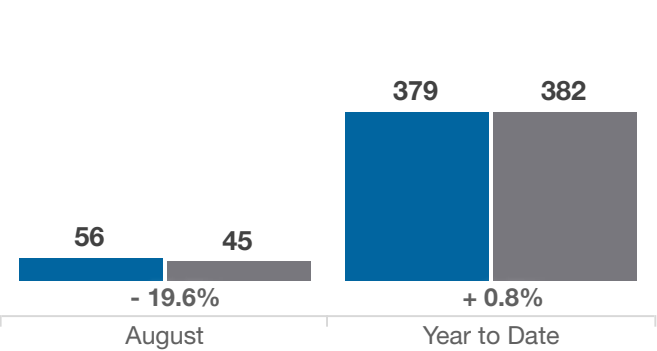
Inventory of Homes for Sale



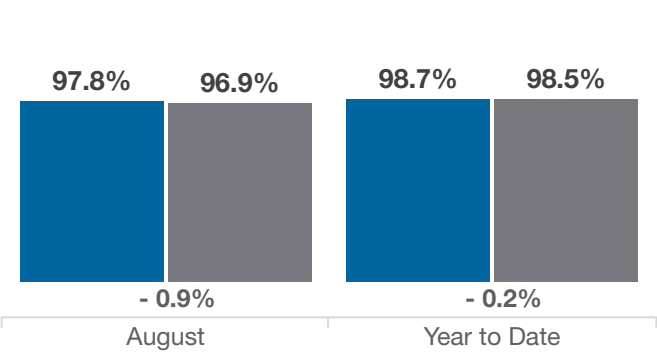
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

