

Local Market Update – August 2026

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



Miami Trace Local School District

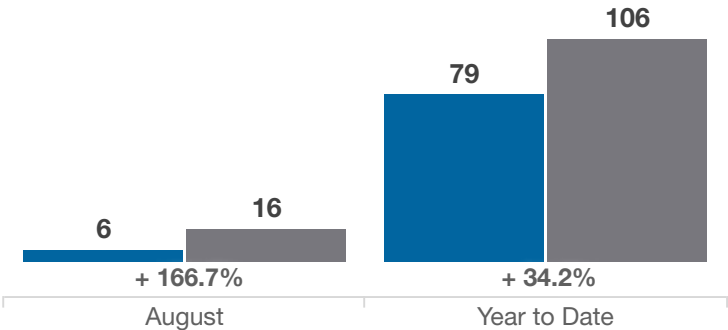
Fayette, Madison, Pickaway and Ross Counties

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	6	16	+ 166.7%	79	106	+ 34.2%
In Contracts	24	16	- 33.3%	103	119	+ 15.5%
Average Sales Price*	\$295,167	\$294,859	- 0.1%	\$291,405	\$283,732	- 2.6%
Median Sales Price*	\$269,500	\$252,500	- 6.3%	\$245,500	\$260,000	+ 5.9%
Average Price Per Square Foot*	\$187.08	\$165.86	- 11.3%	\$150.63	\$171.41	+ 13.8%
Percent of Original List Price Received*	96.3%	98.5%	+ 2.3%	93.0%	96.1%	+ 3.3%
Percent of Last List Price Received*	98.6%	99.1%	+ 0.5%	95.9%	98.4%	+ 2.6%
Days on Market Until Sale	38	20	- 47.4%	34	45	+ 32.4%
New Listings	25	15	- 40.0%	140	142	+ 1.4%
Median List Price of New Listings	\$239,999	\$299,999	+ 25.0%	\$248,950	\$274,950	+ 10.4%
Median List Price at Time of Sale	\$279,450	\$257,450	- 7.9%	\$244,200	\$259,900	+ 6.4%
Inventory of Homes for Sale	28	28	0.0%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

* 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.

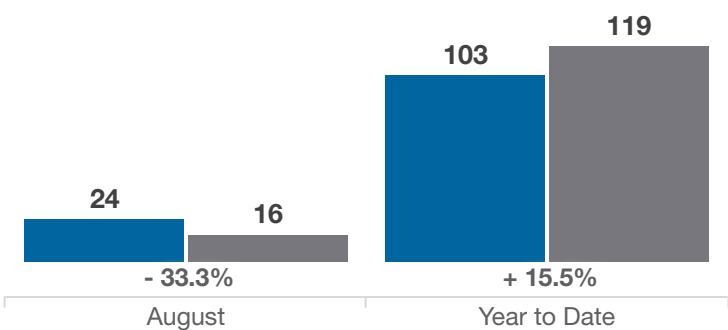
Closed Sales

■ 2025 ■ 2026



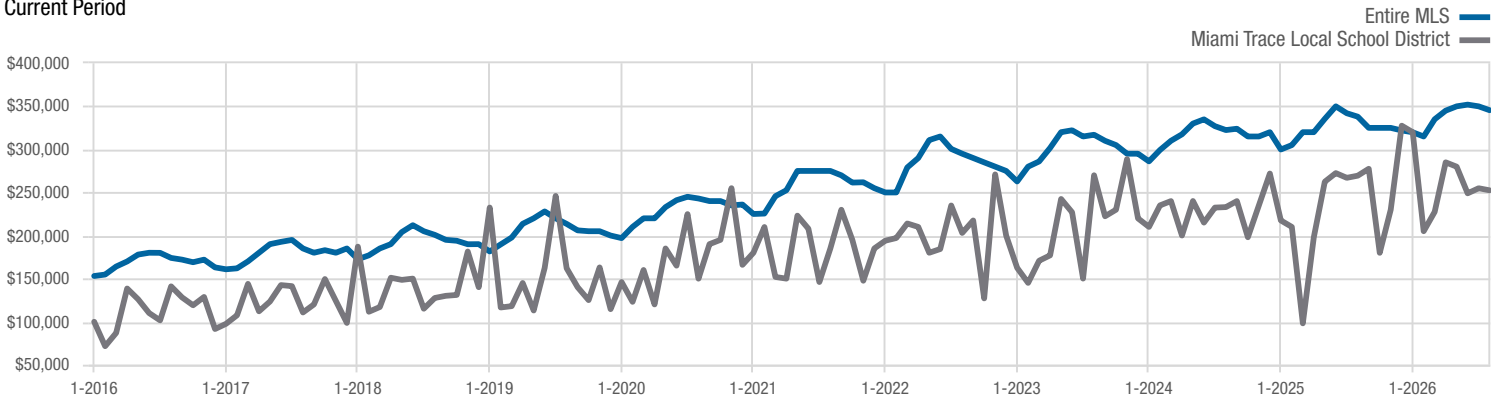
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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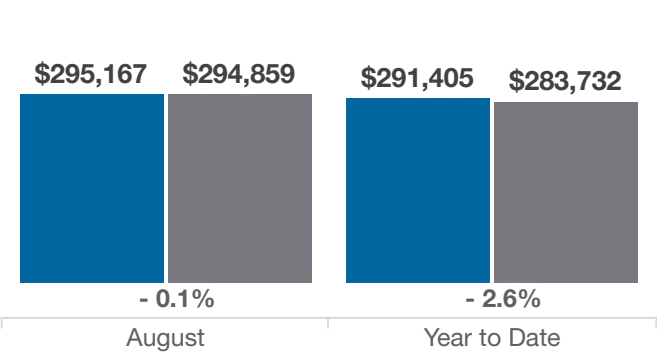
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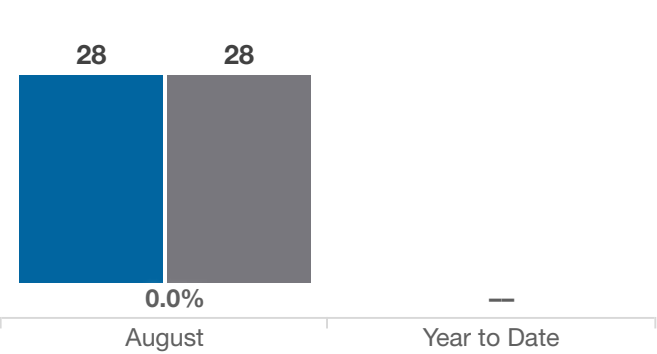
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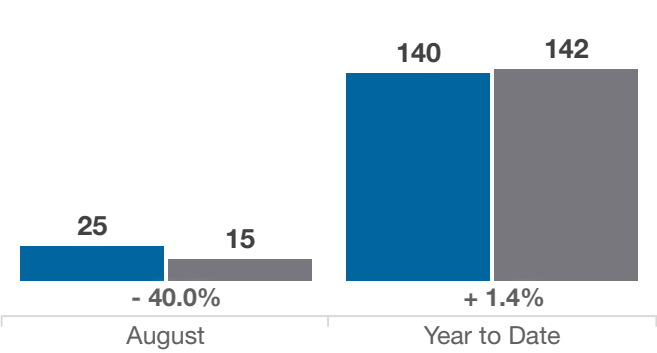
Average Sales Price



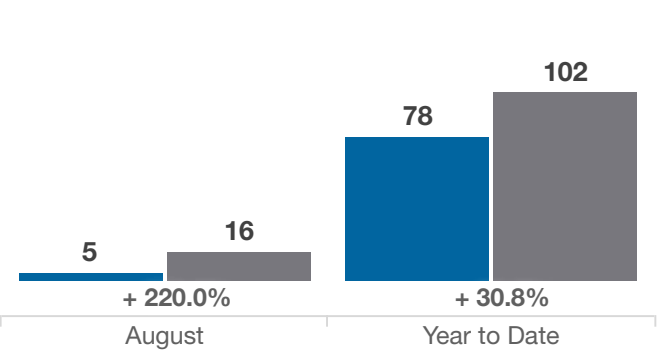
Inventory of Homes for Sale



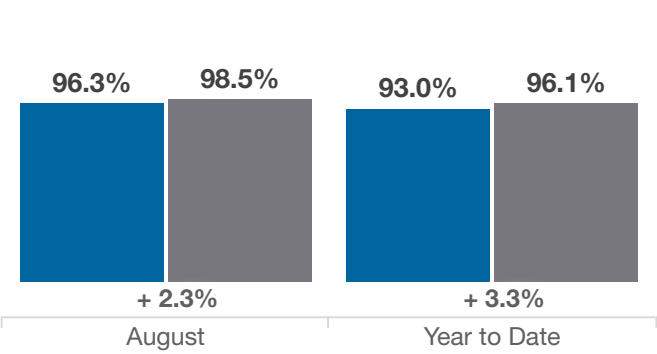
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

