

Local Market Update – August 2026

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



New Albany (Corp.)

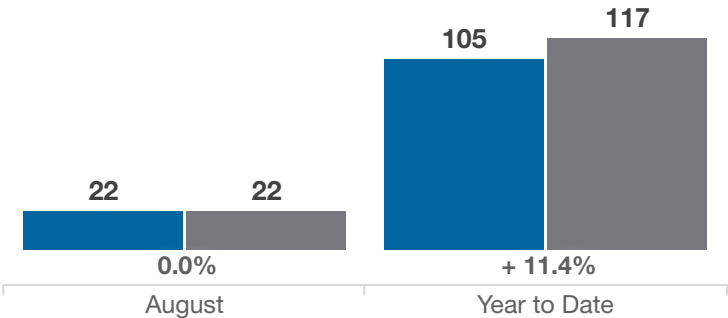
Franklin and Licking Counties

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	22	22	0.0%	105	117	+ 11.4%
In Contracts	21	17	- 19.0%	113	125	+ 10.6%
Average Sales Price*	\$1,246,364	\$1,243,182	- 0.3%	\$1,128,740	\$1,162,324	+ 3.0%
Median Sales Price*	\$835,500	\$992,501	+ 18.8%	\$800,000	\$950,000	+ 18.8%
Average Price Per Square Foot*	\$324.32	\$306.66	- 5.4%	\$304.51	\$306.01	+ 0.5%
Percent of Original List Price Received*	96.9%	97.0%	+ 0.1%	98.0%	98.1%	+ 0.1%
Percent of Last List Price Received*	98.0%	98.3%	+ 0.3%	99.7%	99.4%	- 0.3%
Days on Market Until Sale	24	18	- 25.0%	35	21	- 40.0%
New Listings	19	15	- 21.1%	125	156	+ 24.8%
Median List Price of New Listings	\$925,000	\$1,100,000	+ 18.9%	\$825,000	\$1,050,000	+ 27.3%
Median List Price at Time of Sale	\$847,000	\$1,024,500	+ 21.0%	\$825,000	\$974,900	+ 18.2%
Inventory of Homes for Sale	22	30	+ 36.4%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

* 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.

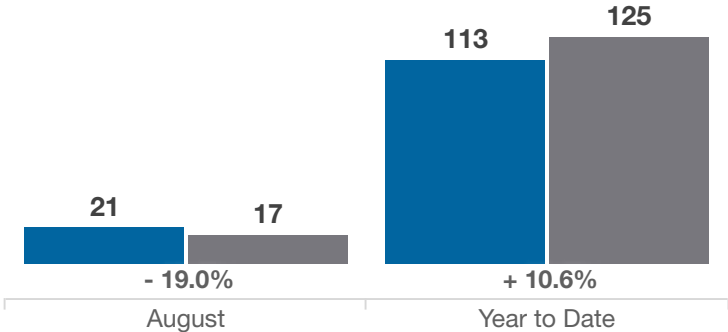
Closed Sales

■ 2025 ■ 2026



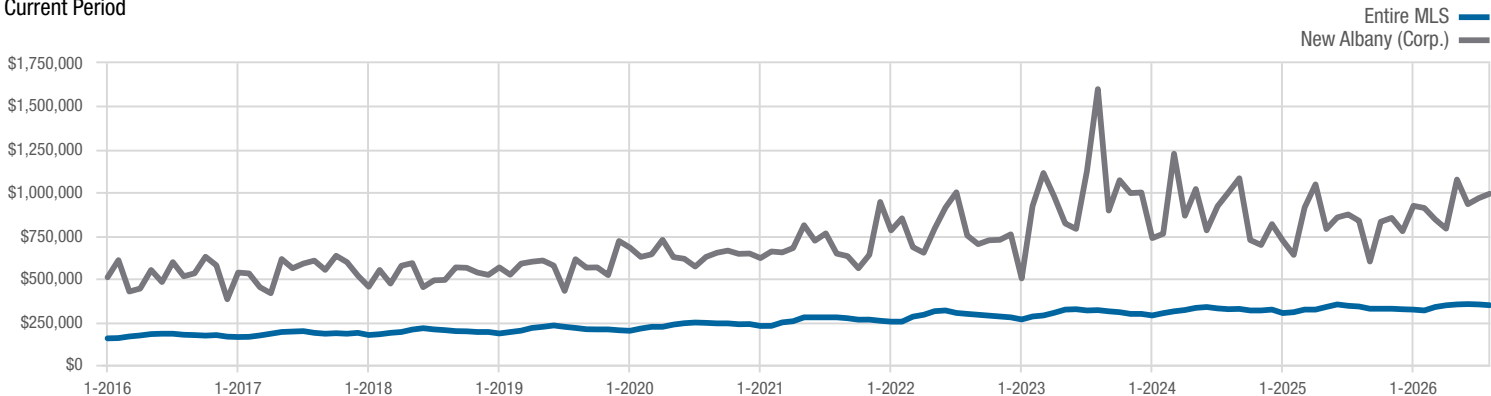
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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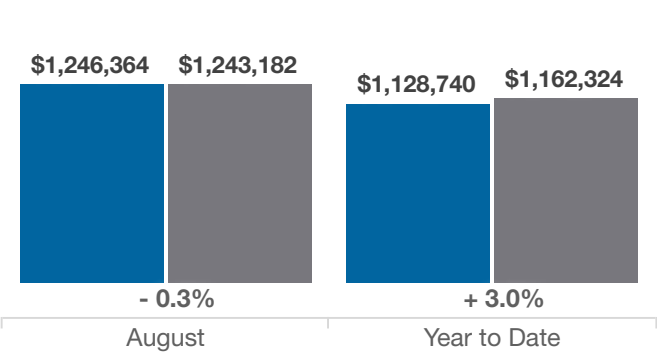
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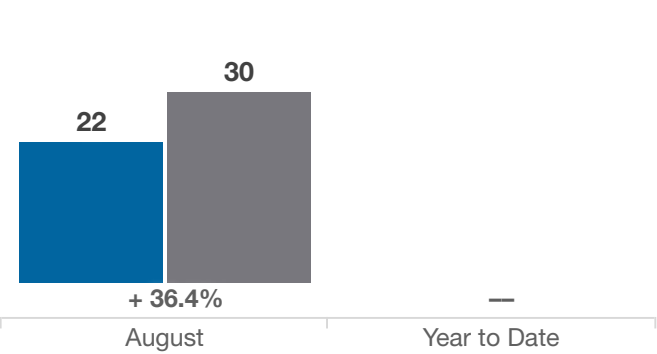
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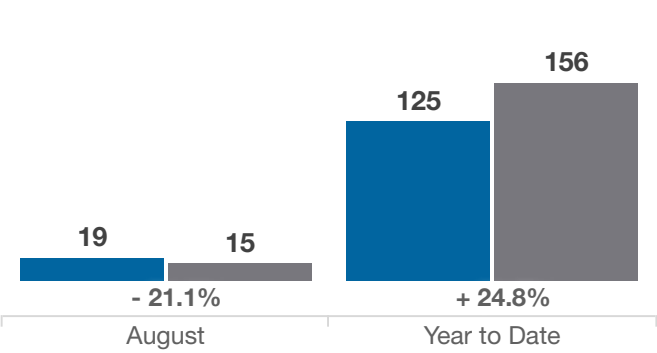
Average Sales Price



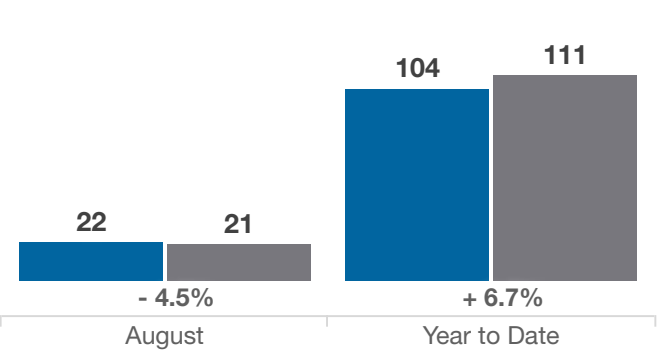
Inventory of Homes for Sale



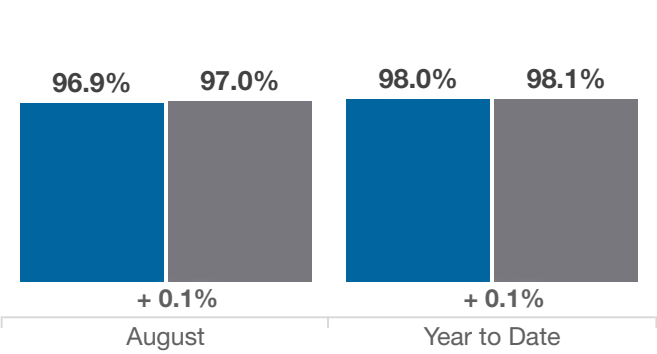
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

