Local Market Update – August 2026

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

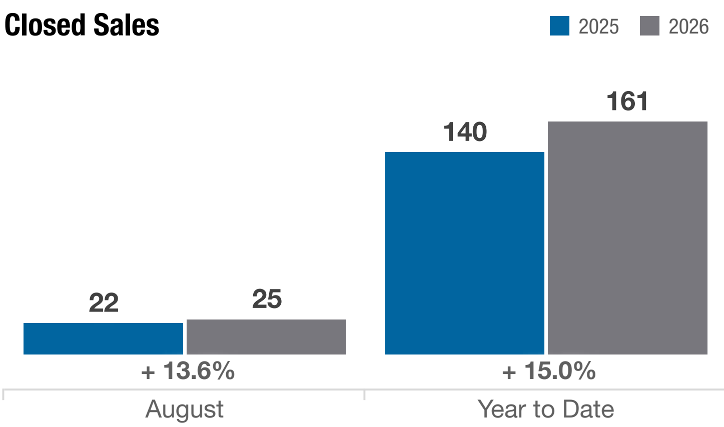
Short North Area (43201)

Franklin County

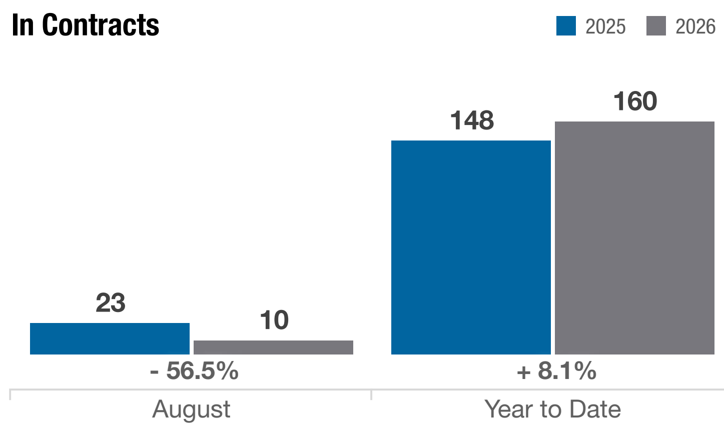
	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	22	25	+ 13.6%	140	161	+ 15.0%
In Contracts	23	10	- 56.5%	148	160	+ 8.1%
Average Sales Price*	$462,359	$452,292	- 2.2%	$449,529	$462,294	+ 2.8%
Median Sales Price*	$435,000	$450,000	+ 3.4%	$440,000	$445,000	+ 1.1%
Average Price Per Square Foot*	$286.61	$272.40	- 5.0%	$285.31	$284.98	- 0.1%
Percent of Original List Price Received*	94.7%	94.7%	0.0%	95.3%	95.3%	0.0%
Percent of Last List Price Received*	97.8%	98.4%	+ 0.6%	98.0%	98.3%	+ 0.3%
Days on Market Until Sale	45	56	+ 24.4%	51	49	- 3.9%
New Listings	20	23	+ 15.0%	222	260	+ 17.1%
Median List Price of New Listings	$492,500	$418,900	- 14.9%	$445,000	$449,450	+ 1.0%
Median List Price at Time of Sale	$437,450	$459,900	+ 5.1%	$454,500	$450,000	- 1.0%
Inventory of Homes for Sale	63	84	+ 33.3%	—	—	—
Months Supply of Inventory	3.8	4.5	+ 18.4%	—	—	—

* 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

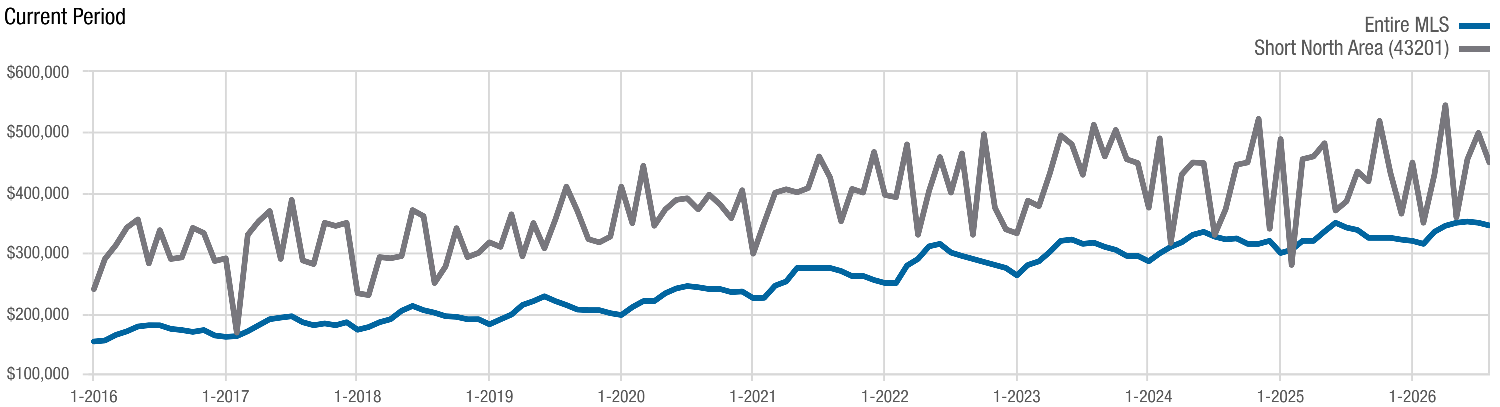


In Contracts



Median Sales Price

Current Period



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

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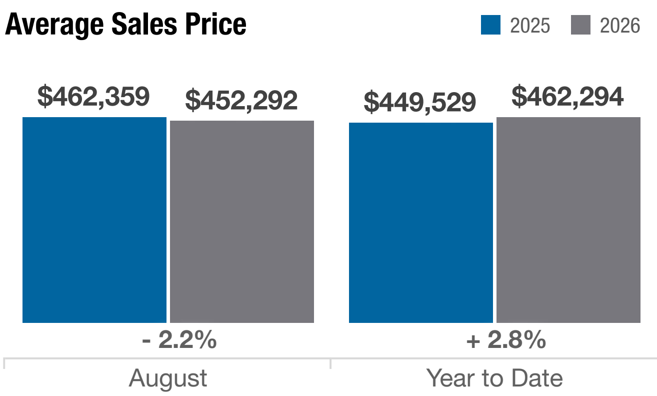
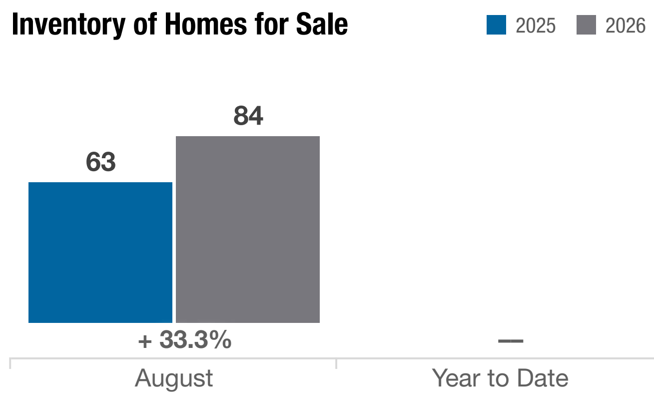
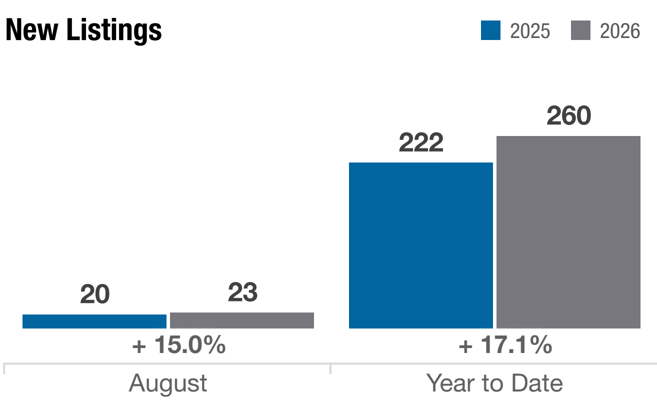
Average Sales Price



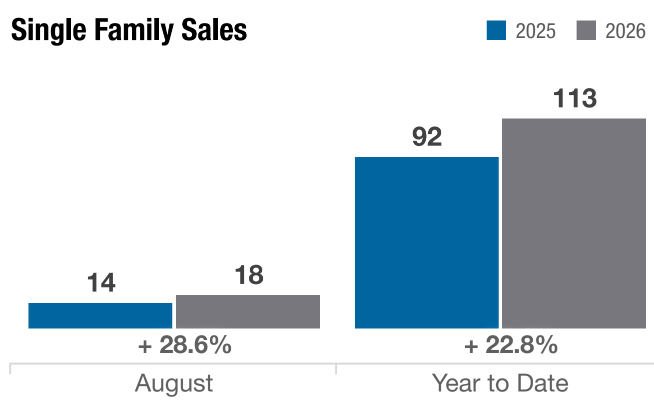
Inventory of Homes for Sale



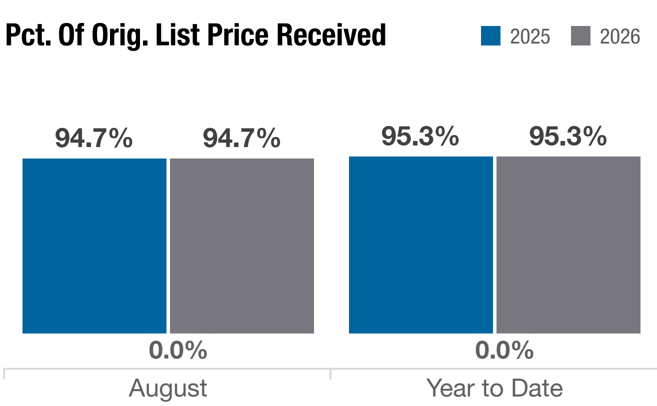
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales