

Local Market Update – August 2026

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



Upper Arlington City School District

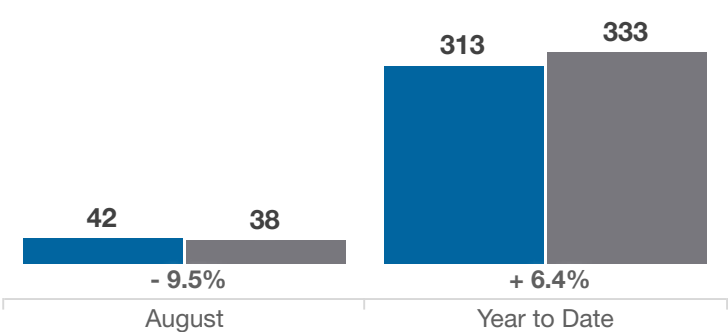
Franklin County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	42	38	- 9.5%	313	333	+ 6.4%
In Contracts	51	46	- 9.8%	344	357	+ 3.8%
Average Sales Price*	\$734,039	\$750,922	+ 2.3%	\$717,257	\$804,238	+ 12.1%
Median Sales Price*	\$625,000	\$697,950	+ 11.7%	\$615,000	\$685,000	+ 11.4%
Average Price Per Square Foot*	\$330.92	\$338.33	+ 2.2%	\$342.28	\$353.07	+ 3.2%
Percent of Original List Price Received*	99.6%	99.1%	- 0.5%	100.8%	100.4%	- 0.4%
Percent of Last List Price Received*	101.0%	99.7%	- 1.3%	101.8%	101.0%	- 0.8%
Days on Market Until Sale	14	11	- 21.4%	18	16	- 11.1%
New Listings	40	54	+ 35.0%	411	429	+ 4.4%
Median List Price of New Listings	\$525,000	\$597,500	+ 13.8%	\$625,000	\$659,000	+ 5.4%
Median List Price at Time of Sale	\$629,950	\$697,200	+ 10.7%	\$599,900	\$675,000	+ 12.5%
Inventory of Homes for Sale	51	73	+ 43.1%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

* 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.

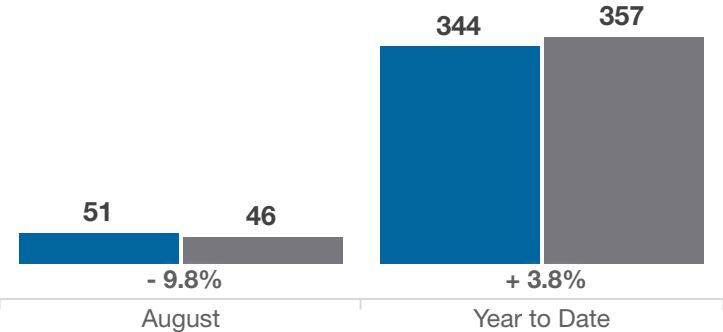
Closed Sales

■ 2025 ■ 2026



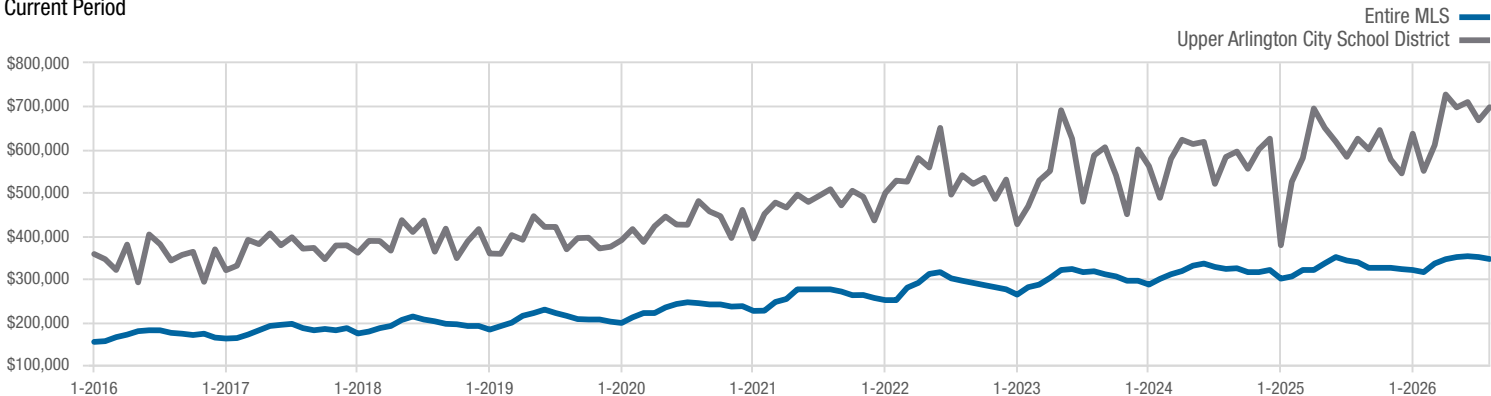
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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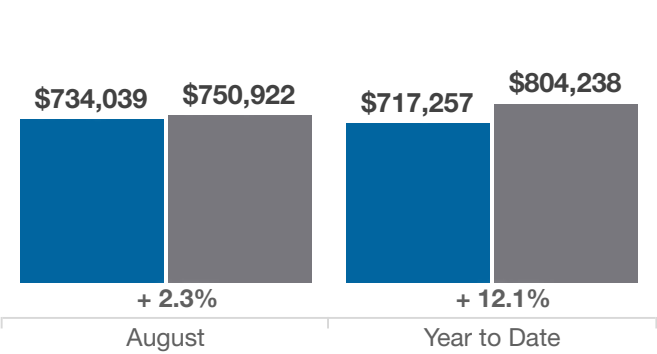
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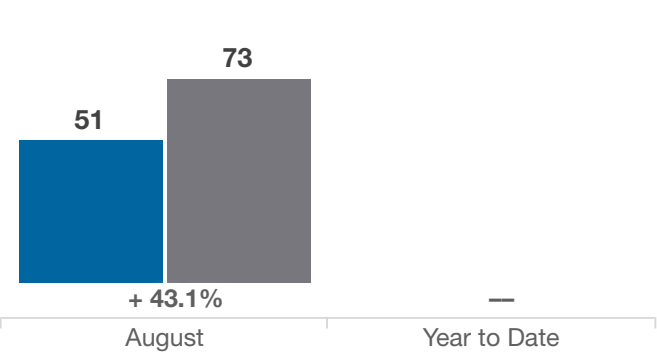
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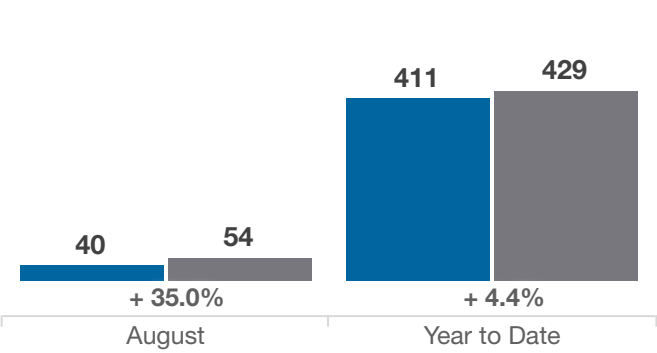
Average Sales Price



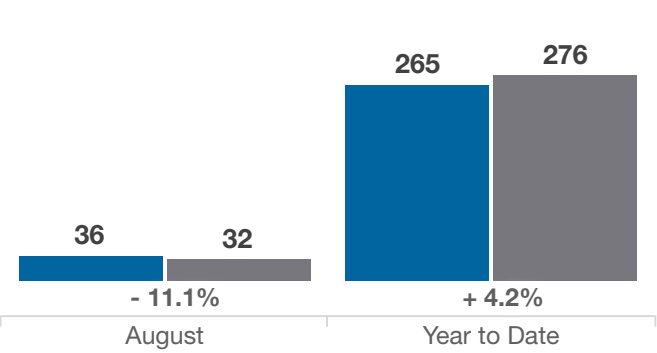
Inventory of Homes for Sale



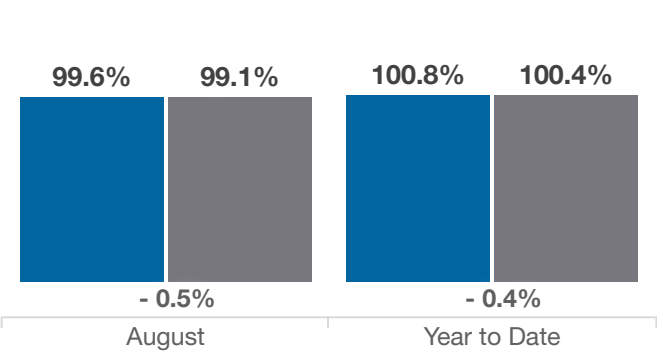
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

