

Annual Report on the Columbus Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE COLUMBUS REGION

Columbus REALTORS® Multiple Listing Service (MLS) serves all of Delaware, Fayette, Franklin, Licking, Madison, Morrow, Pickaway and Union Counties, as well as parts of Athens, Champaign, Clark, Clinton, Fairfield, Hocking, Knox, Logan, Marion, Muskingum, Perry and Ross Counties.



2020

The 2020 housing market was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

Sales: Home sales increased 4.1 percent in 2020 to 33,431, usurping the previous record of 32,218 in 2017 by 3.8 percent.

Single-family home sales increased 4.2 percent last year while condominium sales were up 3.4 percent.

Condos held on to its market share of just under 15 percent of sales and single-family homes made up the lion's share of 2020 sales at just over 85 percent, also unchanged from 2019.

Prices: Strong demand and lack of supply worked to push home prices up in 2020. The overall median sales price increased 10.5 percent to \$232,000 for the year. Single-family home prices were up 10.5 percent compared to last year, and condo home prices were up 8.3 percent.

In the central Ohio area, Columbus REALTORS® has established the affordable housing benchmark as \$180,000 based on median income, typical family size, interest rates and qualifying ratios. This would, of course, include most first-time home buyers.

Homes under \$180,000 made up 33 percent of the market share in 2020, a decrease of 17.5 percent, while homes over \$180,000 gained 11.7 percent market share. Fewer home sales in the entry level sector and more home sales in the higher price ranges also served to push the overall market sales price.

List Price Received: Sellers received, on average, 99.8 percent of their list price at sale, up 1.1 percent from 2019. Due to the declining inventory in the last half of the year, the average sale price exceeded list price in five of the last six months.

Inventory: New listings decreased by 4.3 percent to finish the year at 36,023. Other than seven months in late 2018 and early 2019, central Ohio has experienced year over year declines in inventory for nearly ten years.

There were 2,049 active listings at the end of 2020, which was 47.3 percent less than the previous year. Five years ago, there were just over 6,000 listings at the end of the year, and ten years ago, that number was up to 16,000.

Months Supply: Reduced inventory and strong demand resulted in a 0.7 months supply at close of 2020. This means that, if no more inventory were added to the market, it would take about three weeks to sell all listed homes based on the current sales pace – yet another record low for central Ohio.

Lender-Mediated Properties: The foreclosure market continued to remain a small player in the overall market amid numerous forbearance efforts undertaken by the government and lenders. In 2020, the percentage of closed sales that were either foreclosure or short sale decreased by 27.0 percent to end the year at 1.8 percent of the market. Foreclosure and short sale activity may tick higher in 2021 as forbearances expire with some homeowners unable to meet their obligations.

As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory.

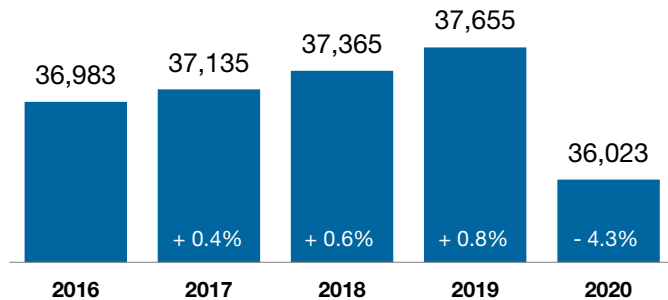
Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

Table of Contents:

- 3 Quick Facts
- 5 Property Type Review
- 6 Lender Mediated Review
- 7 Price Range Review
- 8 Area Overviews
- 10 Area Historical Median Prices

Quick Facts

New Listings



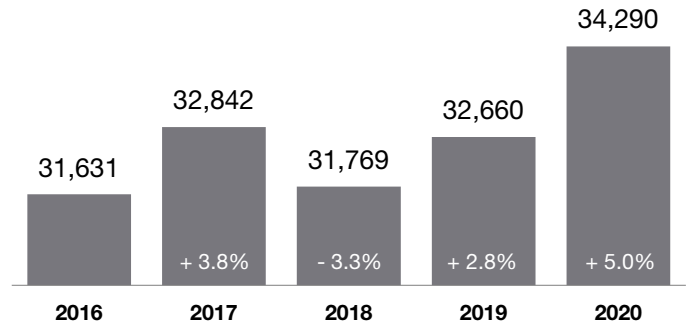
Top 5 Areas: Change in New Listings from 2019

Obetz (Corp.)	+ 51.3%
Sunbury (Corp.)	+ 19.2%
Grandview Heights (Corp.)	+ 8.8%
German Village (43206 & German Village Subdivision)	+ 8.6%
Downtown Columbus (43215)	+ 6.4%

Bottom 5 Areas: Change in New Listings from 2019

Canal Winchester City School District	- 14.9%
Lithopolis (Corp.)	- 18.5%
Granville Exempted Village School District	- 19.7%
Minerva Park (Corp.)	- 27.9%
Valleyview (Corp.)	- 33.3%

In Contracts



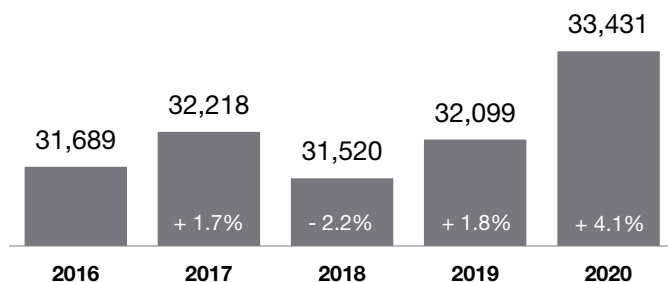
Top 5 Areas: Change in Pending Sales from 2019

Obetz (Corp.)	+ 60.6%
Sunbury (Corp.)	+ 27.8%
Grandview Heights (Corp.)	+ 27.1%
London City School District	+ 22.1%
Teays Valley Local School District	+ 20.6%

Bottom 5 Areas: Change in Pending Sales from 2019

Whitehall (Corp.)	- 8.1%
Worthington City School District	- 8.6%
Gahanna (Corp.)	- 8.8%
Minerva Park (Corp.)	- 16.7%
Valleyview (Corp.)	- 26.7%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2019

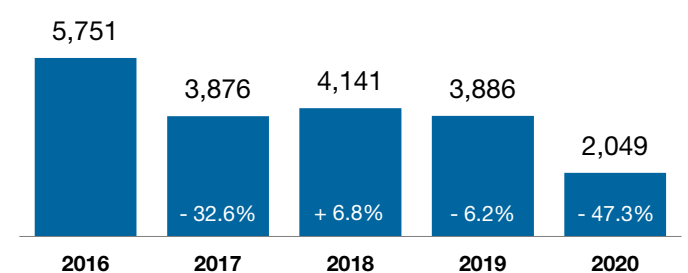
Obetz (Corp.)	+ 51.6%
Grandview Heights (Corp.)	+ 29.2%
Sunbury (Corp.)	+ 25.7%
London City School District	+ 16.9%
Teays Valley Local School District	+ 16.6%

Bottom 5 Areas: Change in Closed Sales from 2019

Worthington City School District	- 8.3%
Whitehall (Corp.)	- 9.7%
Miami Trace Local School District	- 12.0%
Minerva Park (Corp.)	- 20.4%
Valleyview (Corp.)	- 37.5%

Inventory of Homes for Sale

At the end of each year.



Top 5 Areas: Change in Homes for Sale from 2019

Miami Trace Local School District	+ 38.5%
Downtown Columbus (43215)	+ 5.3%
Grandview Heights (Corp.)	0.0%
Sunbury (Corp.)	0.0%
Lancaster City School District	- 5.9%

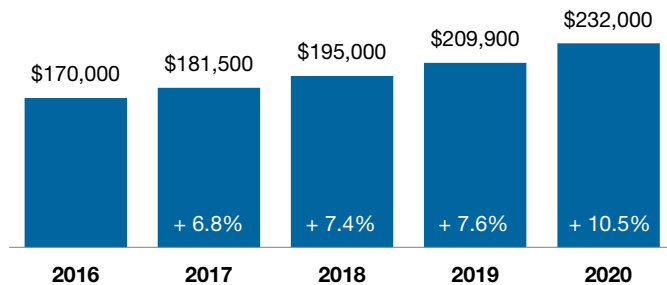
Bottom 5 Areas: Change in Homes for Sale from 2019

London City School District	- 68.8%
Lithopolis (Corp.)	- 77.8%
Powell (Corp.)	- 78.4%
Canal Winchester City School District	- 79.4%
Valleyview (Corp.)	- 100.0%

Quick Facts

Median Sold Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Median Sales Price from 2019

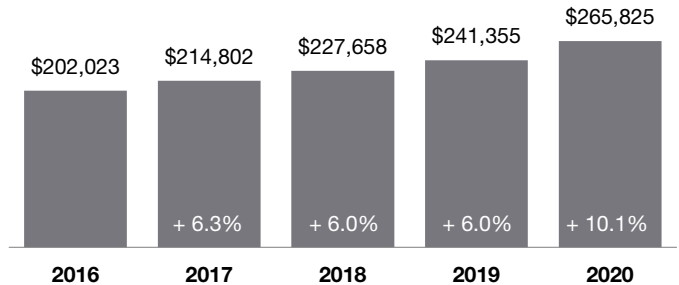
Valleyview (Corp.)	+ 19.4%
Miami Trace Local School District	+ 17.5%
Reynoldsburg City School District	+ 15.3%
Jefferson Local School District (West Jefferson)	+ 14.9%
Pickerington (Corp.)	+ 14.8%

Bottom 5 Areas: Change in Median Sales Price from 2019

Beechwood / Clintonville (43214, 43202)	+ 4.2%
Sunbury (Corp.)	+ 3.9%
Worthington (Corp.)	+ 3.7%
German Village (43206 & German Village Subdivision)	+ 1.2%
Northridge Local School District	- 7.2%

Average Sold Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Avg. Sales Price from 2019

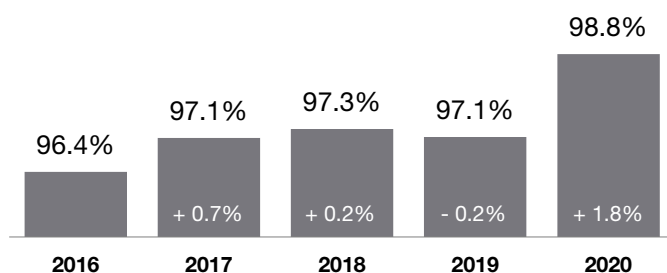
Valleyview (Corp.)	+ 20.9%
Hamilton Local School District	+ 18.8%
Circleville City School District	+ 18.6%
Miami Trace Local School District	+ 18.0%
Delaware City School District	+ 15.0%

Bottom 5 Areas: Change in Avg. Sales Price from 2019

Dublin (Corp.)	+ 3.3%
Lithopolis (Corp.)	+ 2.3%
London City School District	+ 2.0%
Downtown Columbus (43215)	+ 1.3%
German Village (43206 & German Village Subdivision)	+ 0.4%

Percent of Sold Price to Original List Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Pct. of Orig. Price Received from 2019

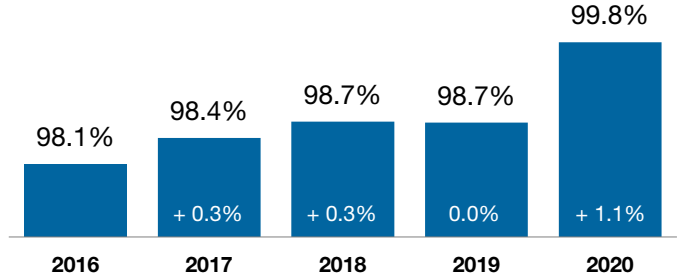
Washington Court House City School District	+ 3.8%
Jefferson Local School District (West Jefferson)	+ 3.7%
Whitehall (Corp.)	+ 3.6%
Jonathan Alder Local School District (Plain City)	+ 3.4%
German Village (43206 & German Village Subdivision)	+ 3.1%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2019

Obetz (Corp.)	+ 0.4%
London City School District	+ 0.2%
Minerva Park (Corp.)	+ 0.2%
Sunbury (Corp.)	- 0.2%
Downtown Columbus (43215)	- 0.4%

Percent of Sold Price to Last List Price

Does not account for seller concessions and/or down payment assistance.



Top 5 Areas: Change in Pct. of List Price Received from 2019

Washington Court House City School District	+ 3.0%
Jefferson Local School District (West Jefferson)	+ 3.0%
Whitehall (Corp.)	+ 2.8%
Jonathan Alder Local School District (Plain City)	+ 2.2%
Reynoldsburg City School District	+ 2.0%

Bottom 5 Areas: Change in Pct. of List Price Received from 2019

Johnstown-Monroe Local School District	+ 0.2%
Northridge Local School District	- 0.2%
Downtown Columbus (43215)	- 0.3%
London City School District	- 1.0%
Valleyview (Corp.)	- 1.6%

Property Type Review

27

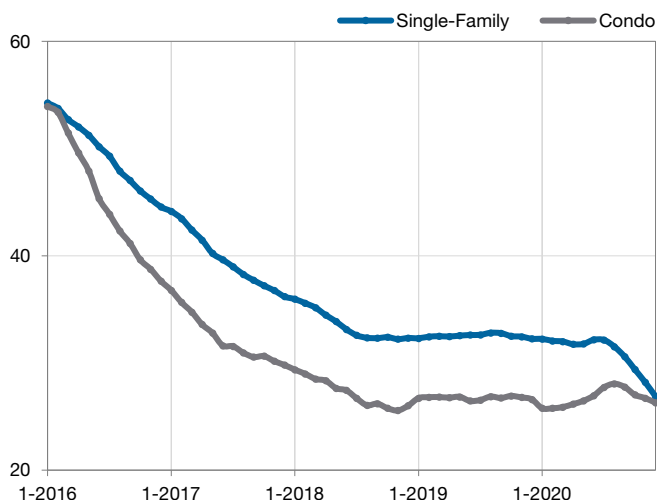
Average Total Days on Market
Single-Family

26

Average Total Days on Market
Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Condo Market Share in 2020

Downtown Columbus (43215)	86.1%
Grandview Heights (Corp.)	36.3%
Blacklick (43004)	30.0%
Dublin City School District	28.1%
Dublin (Corp.)	26.6%
Worthington City School District	23.8%
Columbus (Corp.)	23.5%
German Village (43206 & German Village Subdivision)	23.1%
Columbus City School District	22.6%
Hilliard City School District	22.1%
Powell (Corp.)	20.2%
Olentangy Local School District	19.3%
Worthington (Corp.)	18.2%
Upper Arlington City School District	17.9%
Hilliard (Corp.)	17.4%
Buckeye Valley Local School District	17.3%
Sunbury (Corp.)	17.0%
Westerville City School District	16.8%
Grove City (Corp.)	16.2%
Pickerington (Corp.)	14.7%
Gahanna (Corp.)	14.1%
Westerville (Corp.)	13.5%
Gahanna Jefferson City School District	12.0%
South-Western City School District (Grove City)	11.4%
Big Walnut Local School District	10.7%
Pickerington Local School District	9.6%

+ 10.5%

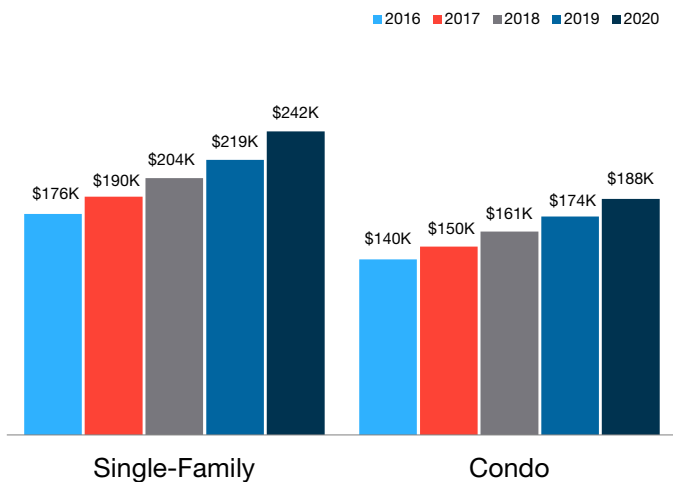
One-Year Change in Price
Single-Family

+ 8.3%

One-Year Change in Price
Condo

Median Sold Price

Does not account for seller concessions and/or down payment assistance.



27,297

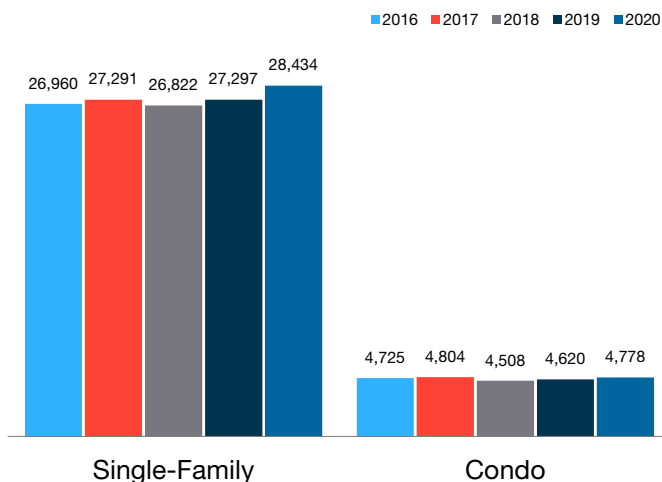
Closed Sales Single-Family

4,778

Closed Sales Condo

Closed Sales by Property Type

Does not account for seller concessions and/or down payment assistance.



Lender-Mediated Review

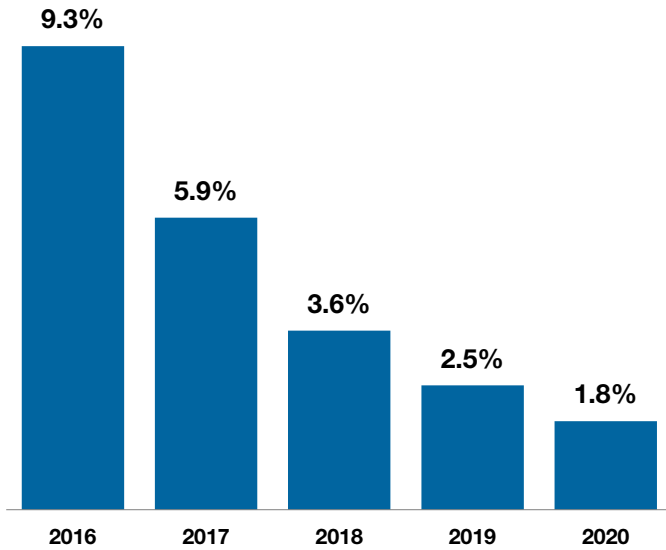
1.8%

Percent of Sales in 2020 that were Lender-Mediated

- 27.0%

One-Year Change in Sales that were Lender-Mediated

Percent of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2020

Miami Trace Local School District	7.3%
Jefferson Local School District (West Jefferson)	5.7%
Washington Court House City School District	3.6%
Newark City School District	3.4%
Lancaster City School District	2.9%
Groveport Madison Local School District	2.7%
Lithopolis (Corp.)	2.4%
Whitehall (Corp.)	2.4%
Canal Winchester City School District	2.3%
Obetz (Corp.)	2.1%
South-Western City School District (Grove City)	2.0%
Buckeye Valley Local School District	2.0%
Columbus City School District	1.9%
Hamilton Local School District	1.8%
London City School District	1.8%
Reynoldsburg City School District	1.7%
Circleville City School District	1.7%
Columbus (Corp.)	1.7%
Pickerington Local School District	1.6%
Jonathan Alder Local School District (Plain City)	1.5%
Bexley (Corp.)	1.5%
Pickerington (Corp.)	1.4%
Marysville Exempted Village School District	1.3%
Grandview Heights (Corp.)	1.2%
Delaware City School District	1.1%
Grove City (Corp.)	1.1%

+ 36.5%

Four-Year Change in Price for All Properties

+ 30.9%

Four-Year Change in Price for Traditional Properties

+ 76.4%

Four-Year Change in Price for REOs

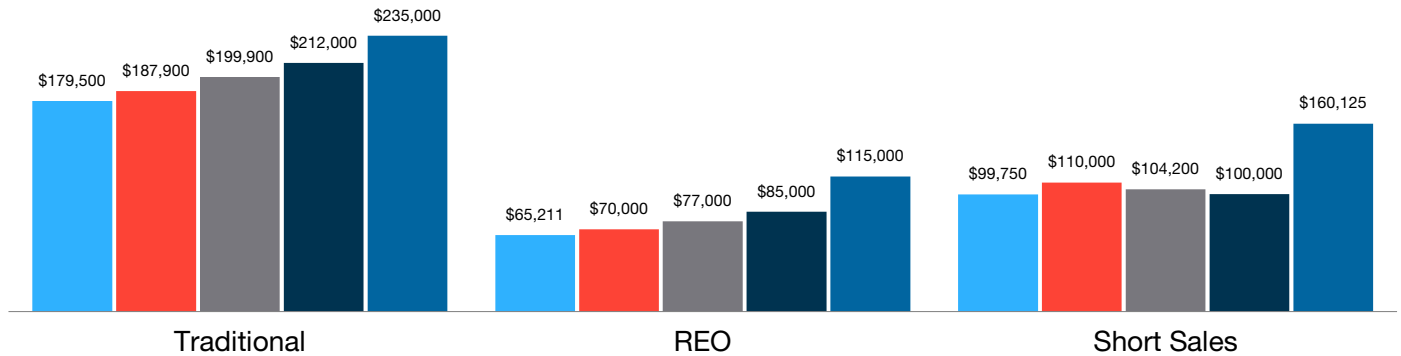
+ 60.5%

Four-Year Change in Price for Short Sales

Median Sold Price

Does not account for seller concessions and/or down payment assistance.

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



A property is considered to be "lender-mediated" when any of the following criteria are found within the Columbus REALTORS® Multiple Listing Service (MLS): The "Additional Acceptance Conditions" field notes Bank-Owned/REO (Deed Recorded), Bank-Owned/REO (Deed Not Recorded), HUD, Short Sale, VA; or, if any of the following terms are included in any of the remarks fields: bank owned, bank-owned, foreclosure, forclosure, reo, hud acquire, hud-acquire, hud-acquired, hud-owned, hud owned, hud-case, hud case, hud-owned-case, hud owned case, corporate owned, corporate-owned, corp owned, corp. owned, corp-owned, or, corp owner. This list may be adjusted at anytime.

A property is considered to be "traditional" when the "Additional Acceptance Conditions" field is not marked or None Known is selected; or, if any of the following terms are included in any of the remarks fields: not a foreclosure, not a forclosure, no foreclosure, no forclosure, not a short sale, not a shortsale, not a short-sale, not short sale, not shortsale, not short-sale, no short sale, no shortsale, no short-sale, not a bank, not bank, no bank, tired of short sale, tired of shortsale, tired of short-sale, tired of foreclosure, or, tired of forclosure. This list may be adjusted at anytime.

Price Range Review

\$160,001 to \$250,000

Sold Price Range with Shortest Average Days on Market

\$80,000 and Below

Sold Price Range with Longest Average Days on Market

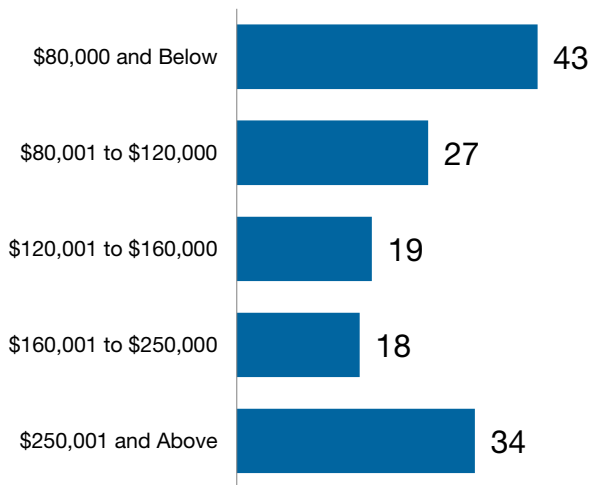
7.2%

of Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

- 70.9%

One-Year Change in Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

Total Days on Market by Sold Price Range



Share of Active Listings in the Last List Price Range \$80,000 and Below



\$250,001 and Above

Sold Price Range with the Most Sold Listings

+ 25.2%

Sold Price Range with Strongest One-Year Change in Sold Listings: \$250,001 and Above

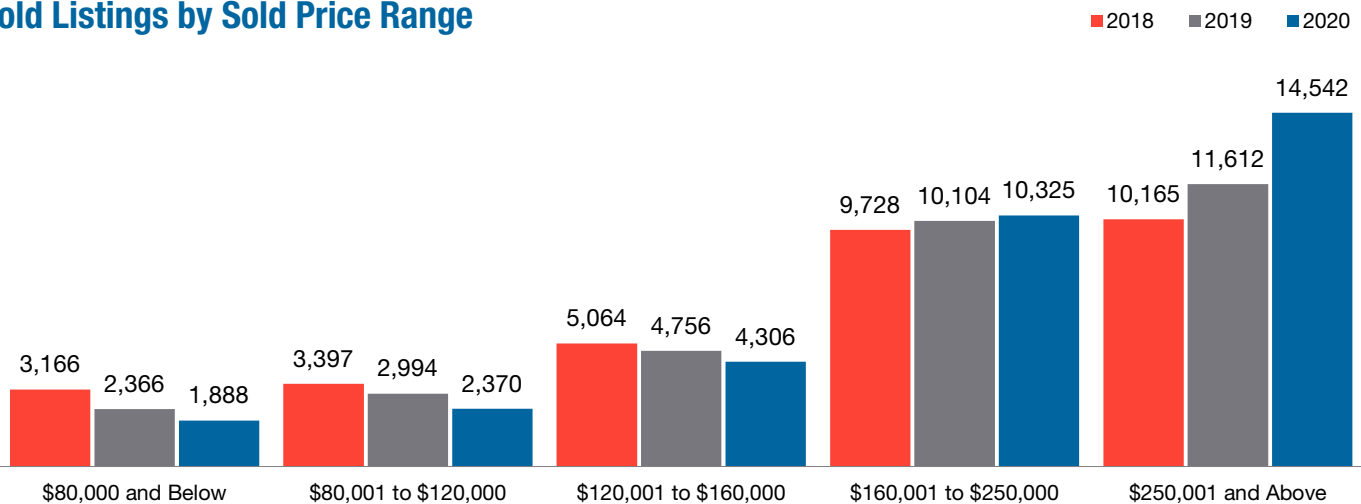
\$80,000 and Below

Sold Price Range with the Fewest Sold Listings

- 20.8%

Sold Price Range with Weakest One-Year Change in Sold Listings: \$80,001 to \$120,000

Sold Listings by Sold Price Range



Area Overviews

	New Listings			Closed Sales		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Entire MLS	37,655	36,023	- 4.3%	32,099	33,431	+ 4.1%
COUNTIES						
Champaign County	214	216	+ 0.9%	183	187	+ 2.2%
Clark County	250	201	- 19.6%	174	194	+ 11.5%
Delaware County	4,027	3,804	- 5.5%	3,344	3,593	+ 7.4%
Fairfield County	2,621	2,391	- 8.8%	2,233	2,354	+ 5.4%
Fayette County	347	341	- 1.7%	295	271	- 8.1%
Franklin County	21,330	20,780	- 2.6%	18,649	19,132	+ 2.6%
Hocking County	336	338	+ 0.6%	269	317	+ 17.8%
Knox County	719	650	- 9.6%	597	626	+ 4.9%
Licking County	2,932	2,591	- 11.6%	2,517	2,509	- 0.3%
Logan County	249	236	- 5.2%	190	217	+ 14.2%
Madison County	499	494	- 1.0%	428	469	+ 9.6%
Marion County	398	372	- 6.5%	314	347	+ 10.5%
Morrow County	401	402	+ 0.2%	306	355	+ 16.0%
Muskingum County	282	267	- 5.3%	223	234	+ 4.9%
Perry County	297	237	- 20.2%	251	219	- 12.7%
Pickaway County	751	739	- 1.6%	649	667	+ 2.8%
Ross County	262	221	- 15.6%	177	204	+ 15.3%
Union County	1,063	1,033	- 2.8%	895	972	+ 8.6%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	788	727	- 7.7%	665	675	+ 1.5%
Bexley (Corp.)	237	242	+ 2.1%	207	206	- 0.5%
Big Walnut Local School District	343	344	+ 0.3%	281	308	+ 9.6%
Blacklick (43004)	757	765	+ 1.1%	655	736	+ 12.4%
Buckeye Valley Local School District	325	337	+ 3.7%	257	295	+ 14.8%
Canal Winchester City School District	397	338	- 14.9%	363	351	- 3.3%
Circleville City School District	202	183	- 9.4%	173	174	+ 0.6%
Columbus (Corp.)	13,794	13,590	- 1.5%	12,018	12,403	+ 3.2%
Columbus City School District	9,269	9,090	- 1.9%	7,691	8,055	+ 4.7%
Delaware City School District	669	674	+ 0.7%	584	647	+ 10.8%
Downtown Columbus (43215)	405	431	+ 6.4%	311	288	- 7.4%
Dublin (Corp.)	892	867	- 2.8%	757	809	+ 6.9%
Dublin City School District	1,554	1,465	- 5.7%	1,335	1,362	+ 2.0%
Gahanna (Corp.)	581	502	- 13.6%	531	510	- 4.0%
Gahanna Jefferson City School District	899	803	- 10.7%	785	790	+ 0.6%
German Village (43206 & German Village Subdivision)	185	201	+ 8.6%	158	173	+ 9.5%

Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Grandview Heights (Corp.)	171	186	+ 8.8%	130	168	+ 29.2%
Granville Exempted Village School District	290	233	- 19.7%	216	238	+ 10.2%
Grove City (Corp.)	814	812	- 0.2%	734	757	+ 3.1%
Groveport Madison Local School District	692	694	+ 0.3%	654	655	+ 0.2%
Hamilton Local School District	192	183	- 4.7%	176	164	- 6.8%
Hilliard (Corp.)	526	517	- 1.7%	486	500	+ 2.9%
Hilliard City School District	1,623	1,617	- 0.4%	1,496	1,551	+ 3.7%
Jefferson Local School District (West Jefferson)	73	76	+ 4.1%	61	70	+ 14.8%
Johnstown-Monroe Local School District	168	158	- 6.0%	144	143	- 0.7%
Jonathan Alder Local School District (Plain City)	141	139	- 1.4%	119	131	+ 10.1%
Lancaster City School District	770	717	- 6.9%	684	658	- 3.8%
Lithopolis (Corp.)	54	44	- 18.5%	41	41	0.0%
London City School District	223	234	+ 4.9%	195	228	+ 16.9%
Marysville Exempted Village School District	573	582	+ 1.6%	501	558	+ 11.4%
Miami Trace Local School District	142	142	0.0%	125	110	- 12.0%
Minerva Park (Corp.)	68	49	- 27.9%	54	43	- 20.4%
New Albany (Corp.)	284	258	- 9.2%	235	236	+ 0.4%
New Albany Plain Local School District	443	435	- 1.8%	386	401	+ 3.9%
Newark City School District	790	723	- 8.5%	727	673	- 7.4%
Northridge Local School District	112	110	- 1.8%	89	88	- 1.1%
Obetz (Corp.)	76	115	+ 51.3%	64	97	+ 51.6%
Olentangy Local School District	2,049	1,862	- 9.1%	1,675	1,769	+ 5.6%
Pataskala (Corp.)	355	326	- 8.2%	295	322	+ 9.2%
Pickerington (Corp.)	498	490	- 1.6%	432	503	+ 16.4%
Pickerington Local School District	1,015	977	- 3.7%	875	995	+ 13.7%
Powell (Corp.)	309	277	- 10.4%	256	258	+ 0.8%
Reynoldsburg City School District	719	658	- 8.5%	657	633	- 3.7%
Short North Area (43201)	371	391	+ 5.4%	257	309	+ 20.2%
South-Western City School District (Grove City)	2,166	2,135	- 1.4%	1,976	2,010	+ 1.7%
Sunbury (Corp.)	78	93	+ 19.2%	70	88	+ 25.7%
Teays Valley Local School District	363	374	+ 3.0%	289	337	+ 16.6%
Upper Arlington City School District	823	745	- 9.5%	682	693	+ 1.6%
Valleyview (Corp.)	15	10	- 33.3%	16	10	- 37.5%
Washington Court House City School District	217	207	- 4.6%	181	169	- 6.6%
Westerville (Corp.)	618	581	- 6.0%	588	572	- 2.7%
Westerville City School District	1,600	1,531	- 4.3%	1,506	1,484	- 1.5%
Whitehall (Corp.)	198	183	- 7.6%	186	168	- 9.7%
Worthington (Corp.)	255	231	- 9.4%	240	220	- 8.3%
Worthington City School District	995	951	- 4.4%	926	919	- 0.8%

Area Historical Prices

	Median Sales Price			Average Sales Price		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Entire MLS	\$209,900	\$232,000	+ 10.5%	\$241,355	\$265,825	+ 10.1%
COUNTIES						
Champaign County	\$148,000	\$169,900	+ 14.8%	\$162,326	\$195,008	+ 20.1%
Clark County	\$135,000	\$148,500	+ 10.0%	\$155,914	\$171,728	+ 10.1%
Delaware County	\$335,000	\$365,000	+ 9.0%	\$359,846	\$396,479	+ 10.2%
Fairfield County	\$215,000	\$245,000	+ 14.0%	\$227,237	\$251,765	+ 10.8%
Fayette County	\$124,950	\$143,000	+ 14.4%	\$138,575	\$157,029	+ 13.3%
Franklin County	\$200,000	\$223,000	+ 11.5%	\$235,490	\$258,137	+ 9.6%
Hocking County	\$162,000	\$186,000	+ 14.8%	\$188,248	\$229,287	+ 21.8%
Knox County	\$164,950	\$180,000	+ 9.1%	\$197,414	\$217,932	+ 10.4%
Licking County	\$205,000	\$229,900	+ 12.1%	\$219,190	\$246,754	+ 12.6%
Logan County	\$160,000	\$170,000	+ 6.3%	\$198,996	\$206,016	+ 3.5%
Madison County	\$177,000	\$200,000	+ 13.0%	\$218,963	\$226,637	+ 3.5%
Marion County	\$127,500	\$132,750	+ 4.1%	\$141,600	\$151,801	+ 7.2%
Morrow County	\$175,000	\$200,000	+ 14.3%	\$195,060	\$220,896	+ 13.2%
Muskingum County	\$150,000	\$175,000	+ 16.7%	\$173,415	\$203,561	+ 17.4%
Perry County	\$139,950	\$176,000	+ 25.8%	\$186,624	\$211,101	+ 13.1%
Pickaway County	\$188,000	\$215,000	+ 14.4%	\$198,196	\$224,546	+ 13.3%
Ross County	\$145,000	\$170,900	+ 17.9%	\$158,758	\$186,456	+ 17.4%
Union County	\$260,000	\$280,000	+ 7.7%	\$313,075	\$325,096	+ 3.8%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	\$289,900	\$302,000	+ 4.2%	\$293,086	\$310,576	+ 6.0%
Bexley (Corp.)	\$395,000	\$425,000	+ 7.6%	\$475,556	\$509,129	+ 7.1%
Big Walnut Local School District	\$352,250	\$367,500	+ 4.3%	\$379,381	\$403,287	+ 6.3%
Blacklick (43004)	\$219,900	\$243,210	+ 10.6%	\$242,027	\$264,954	+ 9.5%
Buckeye Valley Local School District	\$346,500	\$370,000	+ 6.8%	\$331,039	\$369,505	+ 11.6%
Canal Winchester City School District	\$220,000	\$242,500	+ 10.2%	\$243,921	\$263,920	+ 8.2%
Circleville City School District	\$145,000	\$165,000	+ 13.8%	\$148,808	\$176,546	+ 18.6%
Columbus (Corp.)	\$180,000	\$200,000	+ 11.1%	\$199,306	\$218,730	+ 9.7%
Columbus City School District	\$165,000	\$185,000	+ 12.1%	\$193,489	\$212,770	+ 10.0%
Delaware City School District	\$214,500	\$245,000	+ 14.2%	\$212,135	\$243,916	+ 15.0%
Downtown Columbus (43215)	\$305,620	\$321,500	+ 5.2%	\$396,586	\$401,695	+ 1.3%
Dublin (Corp.)	\$405,000	\$428,000	+ 5.7%	\$428,765	\$442,722	+ 3.3%
Dublin City School District	\$335,000	\$370,000	+ 10.4%	\$371,810	\$397,544	+ 6.9%
Gahanna (Corp.)	\$239,900	\$255,000	+ 6.3%	\$260,027	\$278,439	+ 7.1%
Gahanna Jefferson City School District	\$253,000	\$279,995	+ 10.7%	\$290,687	\$314,926	+ 8.3%
German Village (43206 & German Village Subdivision)	\$420,000	\$425,000	+ 1.2%	\$482,357	\$484,156	+ 0.4%

Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Grandview Heights (Corp.)	\$393,500	\$411,500	+ 4.6%	\$407,001	\$446,519	+ 9.7%
Granville Exempted Village School District	\$350,000	\$375,000	+ 7.1%	\$385,431	\$438,159	+ 13.7%
Grove City (Corp.)	\$233,000	\$260,000	+ 11.6%	\$240,894	\$271,982	+ 12.9%
Groveport Madison Local School District	\$150,000	\$170,000	+ 13.3%	\$155,597	\$175,877	+ 13.0%
Hamilton Local School District	\$154,000	\$174,450	+ 13.3%	\$145,672	\$173,121	+ 18.8%
Hilliard (Corp.)	\$275,000	\$305,000	+ 10.9%	\$293,226	\$313,750	+ 7.0%
Hilliard City School District	\$245,200	\$266,000	+ 8.5%	\$269,896	\$287,135	+ 6.4%
Jefferson Local School District (West Jefferson)	\$151,000	\$173,450	+ 14.9%	\$210,615	\$229,185	+ 8.8%
Johnstown-Monroe Local School District	\$255,659	\$270,000	+ 5.6%	\$269,901	\$293,595	+ 8.8%
Jonathan Alder Local School District (Plain City)	\$295,000	\$315,500	+ 6.9%	\$300,512	\$325,351	+ 8.3%
Lancaster City School District	\$148,000	\$160,000	+ 8.1%	\$154,921	\$177,395	+ 14.5%
Lithopolis (Corp.)	\$255,000	\$274,500	+ 7.6%	\$271,336	\$277,493	+ 2.3%
London City School District	\$169,500	\$180,000	+ 6.2%	\$201,742	\$205,733	+ 2.0%
Marysville Exempted Village School District	\$235,000	\$256,000	+ 8.9%	\$250,265	\$267,140	+ 6.7%
Miami Trace Local School District	\$142,500	\$167,450	+ 17.5%	\$158,111	\$186,645	+ 18.0%
Minerva Park (Corp.)	\$262,500	\$276,000	+ 5.1%	\$260,757	\$271,393	+ 4.1%
New Albany (Corp.)	\$581,000	\$634,450	+ 9.2%	\$645,828	\$717,146	+ 11.0%
New Albany Plain Local School District	\$422,000	\$440,000	+ 4.3%	\$517,784	\$576,393	+ 11.3%
Newark City School District	\$130,000	\$145,000	+ 11.5%	\$139,163	\$158,174	+ 13.7%
Northridge Local School District	\$274,750	\$255,000	- 7.2%	\$289,741	\$304,884	+ 5.2%
Obetz (Corp.)	\$174,000	\$196,100	+ 12.7%	\$187,687	\$208,485	+ 11.1%
Olentangy Local School District	\$365,000	\$400,000	+ 9.6%	\$393,718	\$436,667	+ 10.9%
Pataskala (Corp.)	\$228,750	\$255,000	+ 11.5%	\$245,707	\$254,253	+ 3.5%
Pickerington (Corp.)	\$240,000	\$275,450	+ 14.8%	\$242,339	\$272,106	+ 12.3%
Pickerington Local School District	\$249,900	\$275,900	+ 10.4%	\$263,895	\$289,703	+ 9.8%
Powell (Corp.)	\$398,750	\$428,131	+ 7.4%	\$410,309	\$447,770	+ 9.1%
Reynoldsburg City School District	\$186,500	\$215,000	+ 15.3%	\$191,793	\$212,694	+ 10.9%
Short North Area (43201)	\$345,000	\$381,339	+ 10.5%	\$343,674	\$394,201	+ 14.7%
South-Western City School District (Grove City)	\$182,000	\$204,250	+ 12.2%	\$194,798	\$220,492	+ 13.2%
Sunbury (Corp.)	\$274,200	\$285,000	+ 3.9%	\$261,275	\$275,920	+ 5.6%
Teays Valley Local School District	\$219,500	\$240,000	+ 9.3%	\$230,179	\$251,205	+ 9.1%
Upper Arlington City School District	\$395,000	\$432,500	+ 9.5%	\$444,917	\$500,022	+ 12.4%
Valleyview (Corp.)	\$117,250	\$140,000	+ 19.4%	\$116,964	\$141,450	+ 20.9%
Washington Court House City School District	\$114,950	\$127,000	+ 10.5%	\$125,122	\$135,298	+ 8.1%
Westerville (Corp.)	\$281,751	\$302,750	+ 7.5%	\$279,386	\$304,248	+ 8.9%
Westerville City School District	\$243,000	\$270,000	+ 11.1%	\$264,398	\$288,844	+ 9.2%
Whitehall (Corp.)	\$114,000	\$128,000	+ 12.3%	\$120,409	\$136,934	+ 13.7%
Worthington (Corp.)	\$313,700	\$336,250	+ 7.2%	\$337,770	\$363,143	+ 7.5%
Worthington City School District	\$270,000	\$280,000	+ 3.7%	\$288,847	\$300,939	+ 4.2%