

# 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.



# 2016

**With** a new U.S. president from a different political party taking office in 2017, few are expecting federal policies to remain as they have under prior leadership. The incoming president has a deep history in real estate development and has shown a strong interest in funding massive infrastructure projects, two points that provide intrigue for the immediate future of residential real estate.

After several years of housing market improvement, 2016, as predicted, was not a pronounced triumph but more of a measured success. Markets took a steady and mostly profitable walk from month to month. Even as supply was short and shrinking, sales and prices were often increasing.

Interest rates were expected to rise throughout 2016, but they did not. Just as happened in 2015, the Federal Reserve waited until December 2016 to make a short-term rate increase. Incremental rate hikes are again expected in 2017. An economy that shows unemployment at a nine-year low coupled with higher wages inspires confidence.

Mortgage rates are not expected to grow by more than .75 percent throughout 2017, which should keep them below 5.0 percent. If they rise above that mark, we could see rate lock, and that could cause homeowners to stay put at locked-in rates instead of trading up for higher-rate properties. Such a situation would put a damper on an already strained inventory environment.

**Sales:** In contract sales increased 7.3 percent to 32,209 to close out the year. Closed sales increased 6.8 percent to 31,532 in 2016.

**Listings:** Inventory was lower in year-over-year comparisons. There were 4,653 active listings at the end of 2016. New listings decreased by 0.2 percent to finish the year at 36,960. Low home supply is expected to continue throughout 2017.

**Lender-Mediated Properties:** The days of a dominating foreclosure market appear to be well behind us. In 2016, the percentage of closed sales that were either foreclosure or short sale dropped by 27.7 percent to land at 9.3 percent of the market.

**Prices:** Home prices rose compared to last year. The overall median sales price was up 6.3 percent to \$170,000 for the year. When inventory is low and demand is high, prices will rise. Prices should increase in most areas in 2017 but at a slower growth rate. Single-Family homes were up 6.9 percent compared to last year, and Condo homes were up 4.3 percent. The trend of lower prices is abnormal in today's economy and should change in 2017. We will likely need years of improved wage growth to account for recent price gains.

**List Price Received:** Sellers received 96.4 percent of their original list price received at sale, a year-over-year increase of 1.5 percent. Sales prices should increase again in 2017, leading to further increases in list price received.

Millennials continue to command attention as the next wave of home buyers, yet the rate at which this massive population is entering the market has been less than stellar. This may be due to a cultural change away from settling into marriage and parenthood until later in life, high student loan debt, or even reservations about a home being a wise investment in the wake of what the last recession did to their elders. That said, some have suggested that this group is simply willing to wait longer to buy, thus skipping the entry-level purchase altogether to land in their preferred home.

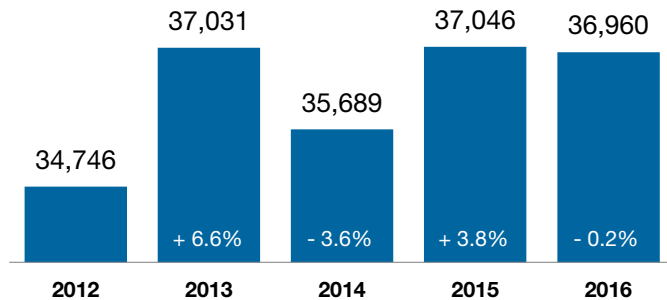
At the other end of the age and price spectrum, baby boomers are expected to make up nearly one-third of all buyers in 2017. By and large, this group is not looking to invest in oversized homes, yet we could see improvement in higher price ranges as a hedge against inflation and risk. Shifting wealth away from the stock market into valuable homes may be seen as a safer bet during a transition of power and a period of pronounced change.

## 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



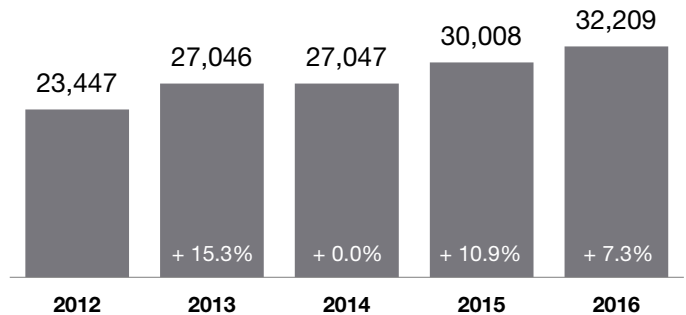
### Top 5 Areas: Change in New Listings from 2015

Obetz (Corp.)	+ 60.0%
Lithopolis (Corp.)	+ 42.9%
Miami Trace Local School District	+ 30.0%
Groveport Madison Local School District	+ 21.7%
Downtown Columbus (43215)	+ 21.5%

### Bottom 5 Areas: Change in New Listings from 2015

Powell (Corp.)	- 13.5%
Sunbury (Corp.)	- 15.7%
German Village (43206 & German Village Subdivision)	- 21.1%
Minerva Park (Corp.)	- 30.2%
Valleyview (Corp.)	- 40.0%

## In Contracts



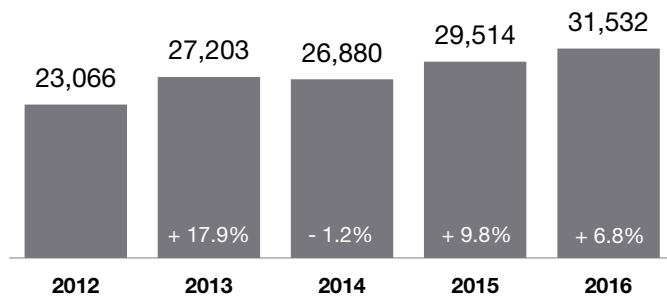
### Top 5 Areas: Change in Pending Sales from 2015

Obetz (Corp.)	+ 73.8%
Washington Court House City School District	+ 33.6%
Pickerington (Corp.)	+ 25.5%
Miami Trace Local School District	+ 23.3%
Hamilton Local School District	+ 23.0%

### Bottom 5 Areas: Change in Pending Sales from 2015

Granville Exempted Village School District	- 11.4%
Minerva Park (Corp.)	- 13.5%
German Village (43206 & German Village Subdivision)	- 15.1%
Lithopolis (Corp.)	- 17.4%
Valleyview (Corp.)	- 46.2%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2015

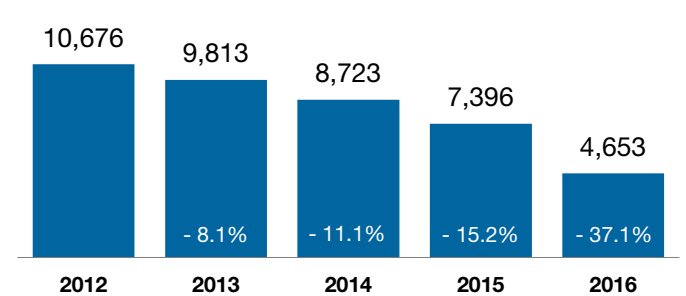
Obetz (Corp.)	+ 60.5%
Pickerington (Corp.)	+ 27.0%
Hamilton Local School District	+ 23.7%
Washington Court House City School District	+ 18.9%
Johnstown-Monroe Local School District	+ 18.8%

### Bottom 5 Areas: Change in Closed Sales from 2015

Powell (Corp.)	- 7.5%
Granville Exempted Village School District	- 12.6%
German Village (43206 & German Village Subdivision)	- 16.6%
Lithopolis (Corp.)	- 33.3%
Valleyview (Corp.)	- 41.7%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2015

Grandview Heights (Corp.)	+ 66.7%
Worthington (Corp.)	+ 55.6%
Obetz (Corp.)	+ 40.0%
Canal Winchester City School District	+ 32.7%
Circleville City School District	+ 28.2%

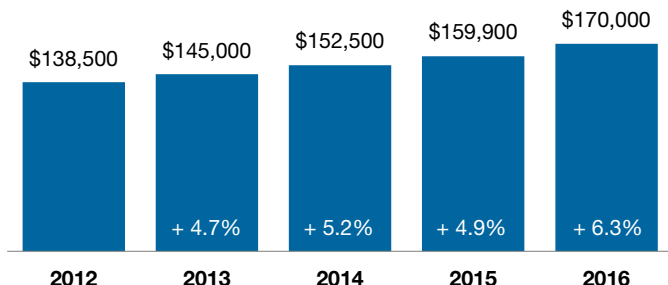
### Bottom 5 Areas: Change in Homes for Sale from 2015

Whitehall (Corp.)	- 36.7%
Groveport Madison Local School District	- 38.5%
Johnstown-Monroe Local School District	- 49.0%
Minerva Park (Corp.)	- 53.8%
Lithopolis (Corp.)	- 62.5%

# 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 2015

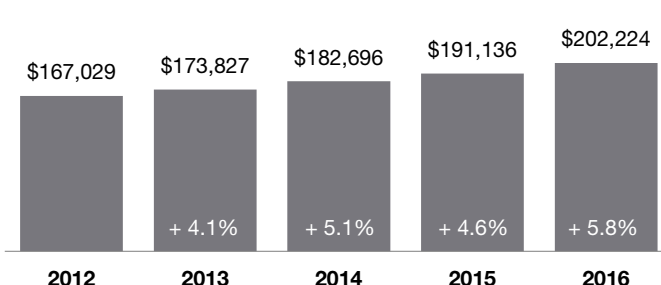
Valleyview (Corp.)	+ 32.3%
Lithopolis (Corp.)	+ 25.3%
Whitehall (Corp.)	+ 22.8%
Grandview Heights (Corp.)	+ 21.9%
Groveport Madison Local School District	+ 21.3%

### Bottom 5 Areas: Change in Median Sales Price from 2015

Upper Arlington City School District	+ 1.4%
Hilliard (Corp.)	+ 1.2%
Jefferson Local School District (West Jefferson)	- 2.7%
Jonathan Alder Local School District (Plain City)	- 3.8%
Northridge Local School District	- 4.6%

## Average Sold Price

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



### Top 5 Areas: Change in Avg. Sales Price from 2015

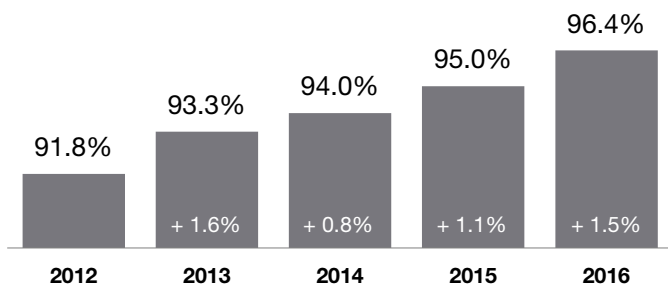
Grandview Heights (Corp.)	+ 24.4%
Lithopolis (Corp.)	+ 22.1%
Hamilton Local School District	+ 20.5%
Obetz (Corp.)	+ 16.5%
Valleyview (Corp.)	+ 15.9%

### Bottom 5 Areas: Change in Avg. Sales Price from 2015

Upper Arlington City School District	+ 0.6%
Olentangy Local School District	+ 0.3%
Powell (Corp.)	- 0.2%
Jonathan Alder Local School District (Plain City)	- 0.7%
Northridge Local School District	- 7.2%

## 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 2015

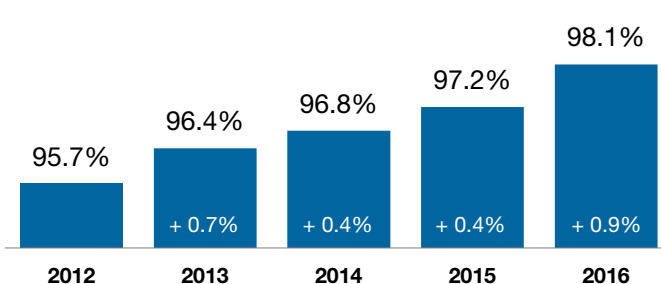
Valleyview (Corp.)	+ 9.5%
Obetz (Corp.)	+ 5.3%
Washington Court House City School District	+ 3.1%
Circleville City School District	+ 3.1%
Columbus City School District	+ 2.4%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2015

New Albany (Corp.)	- 0.1%
Miami Trace Local School District	- 0.1%
Worthington (Corp.)	- 0.7%
Northridge Local School District	- 0.8%
Grandview Heights (Corp.)	- 0.9%

## 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 2015

Valleyview (Corp.)	+ 5.5%
Washington Court House City School District	+ 3.0%
Buckeye Valley Local School District	+ 2.1%
Obetz (Corp.)	+ 1.9%
Circleville City School District	+ 1.7%

### Bottom 5 Areas: Change in Pct. of List Price Received from 2015

Hamilton Local School District	- 0.2%
Northridge Local School District	- 0.2%
Grandview Heights (Corp.)	- 0.8%
Worthington (Corp.)	- 0.9%
Whitehall (Corp.)	- 1.4%

# Property Type Review

**45**

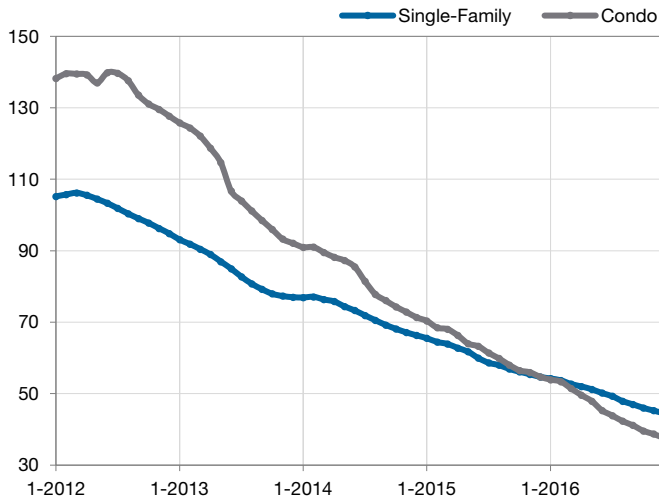
Average Total Days on Market  
Single-Family

**38**

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 2016

Downtown Columbus (43215)	91.4%
Dublin City School District	28.4%
Grandview Heights (Corp.)	27.4%
Blacklick (43004)	25.1%
Columbus City School District	24.6%
Columbus (Corp.)	24.4%
Hilliard City School District	24.3%
Dublin (Corp.)	22.7%
Powell (Corp.)	22.2%
Worthington City School District	21.0%
German Village (43206 & German Village Subdivision)	20.6%
Olentangy Local School District	20.6%
Hilliard (Corp.)	17.9%
Westerville (Corp.)	17.4%
Grove City (Corp.)	17.3%
Westerville City School District	16.7%
Upper Arlington City School District	16.5%
Gahanna (Corp.)	16.4%
Pickerington (Corp.)	13.2%
Gahanna Jefferson City School District	13.1%
South-Western City School District (Grove City)	11.8%
Delaware City School District	11.4%
Buckeye Valley Local School District	10.7%
Worthington (Corp.)	9.9%
Sunbury (Corp.)	9.4%
Reynoldsburg City School District	9.0%

**+ 6.9%**

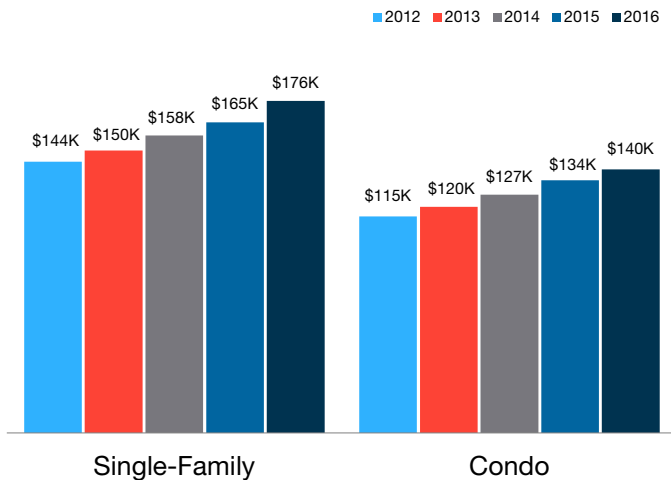
One-Year Change in Price  
Single-Family

**+ 4.3%**

One-Year Change in Price  
Condo

## Median Sold Price

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



**26,832**

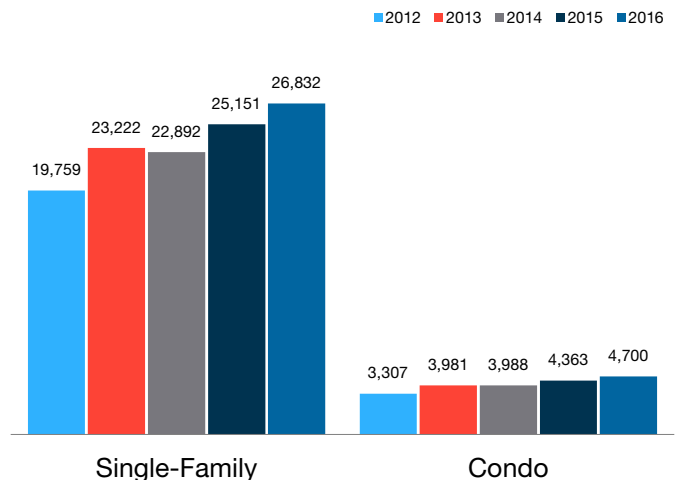
Closed Sales Single-Family

**4,700**

Closed Sales Condo

## Closed Sales by Property Type

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



# Lender-Mediated Review

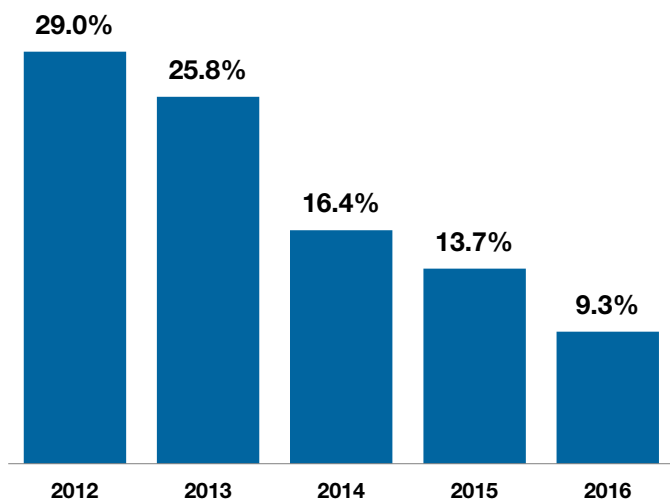
**9.3%**

Percent of Sales in 2016 that were Lender-Mediated

**- 27.7%**

One-Year Change in Sales that were Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Lender-Mediated Market Share in 2016

Obetz (Corp.)	20.3%
Miami Trace Local School District	20.0%
Whitehall (Corp.)	19.7%
Groveport Madison Local School District	19.6%
Hamilton Local School District	18.6%
Northridge Local School District	17.5%
Minerva Park (Corp.)	15.6%
Lancaster City School District	14.6%
Valleyview (Corp.)	14.3%
Jefferson Local School District (West Jefferson)	14.1%
Columbus City School District	14.1%
Reynoldsburg City School District	11.6%
Newark City School District	11.4%
Pataskala (Corp.)	11.3%
South-Western City School District (Grove City)	11.3%
Columbus (Corp.)	11.3%
Jonathan Alder Local School District (Plain City)	11.0%
Washington Court House City School District	10.6%
London City School District	10.5%
Circleville City School District	10.4%
Sunbury (Corp.)	9.4%
Johnstown-Monroe Local School District	8.6%
Blacklick (43004)	8.5%
Grove City (Corp.)	7.2%
Big Walnut Local School District	7.1%
Pickerington (Corp.)	7.0%

**+ 22.7%**

Four-Year Change in Price for All Properties

**+ 7.8%**

Four-Year Change in Price for Traditional Properties

**+ 12.4%**

Four-Year Change in Price for REOs

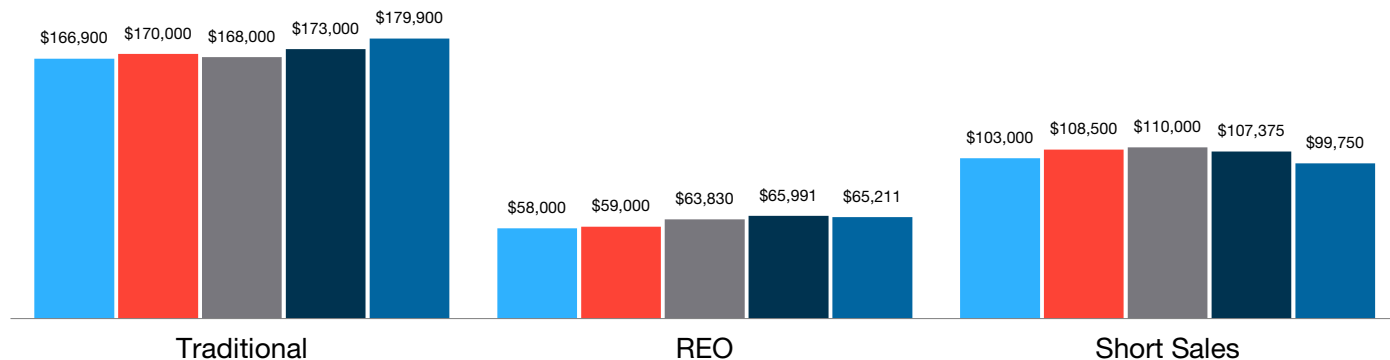
**- 3.2%**

Four-Year Change in Price for Short Sales

## Median Sold Price

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

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



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 foreclosure, not foreclosure, 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

**\$120,001 to \$160,000**

Sold Price Range with Shortest Average Days on Market

**\$80,000 and Below**

Sold Price Range with Longest Average Days on Market

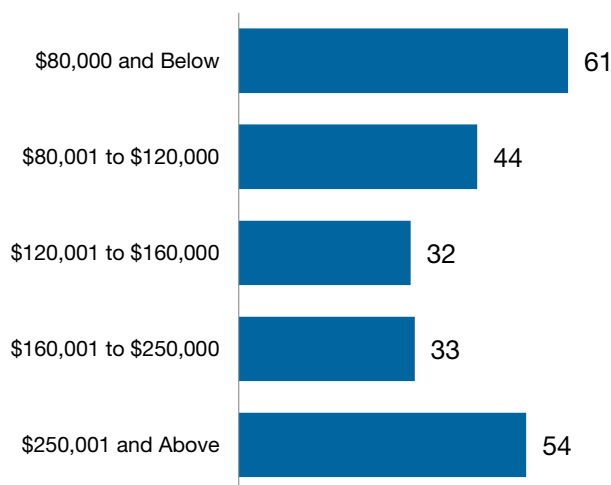
**19.1%**

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

**- 45.2%**

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



**\$160,001 to \$250,000**

Sold Price Range with the Most Sold Listings

**+ 20.5%**

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

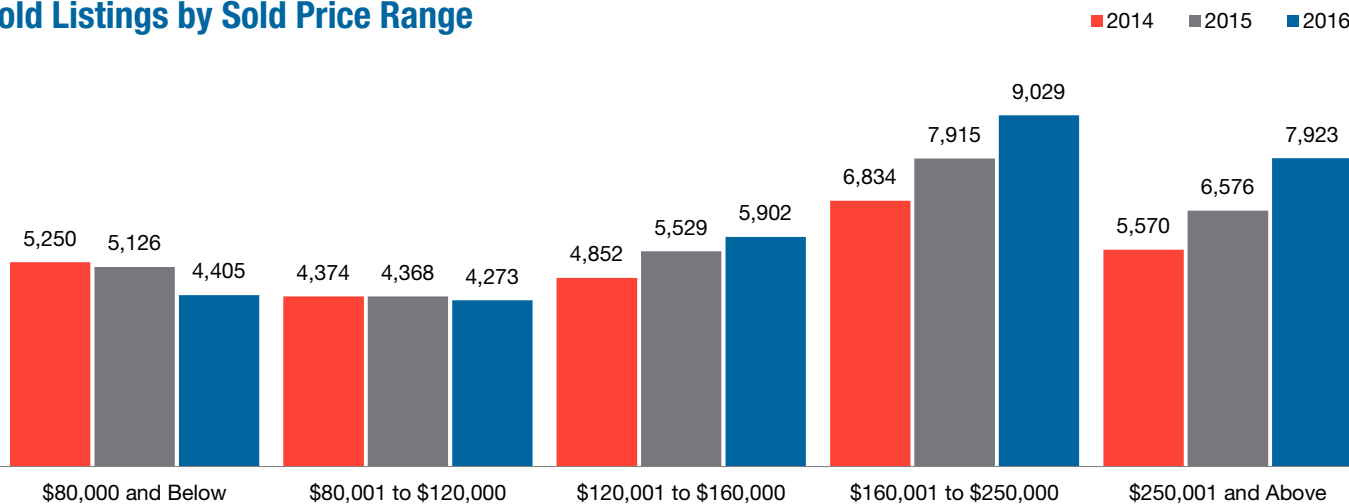
**\$80,001 to \$120,000**

Sold Price Range with the Fewest Sold Listings

**- 14.1%**

Sold Price Range with Weakest One-Year Change in Sold Listings: \$80,000 and Below

## Sold Listings by Sold Price Range



# Area Overviews

	New Listings			Closed Sales		
	2015	2016	Percentage Change	2015	2016	Percentage Change
<b>Entire MLS</b>	<b>37,046</b>	<b>36,960</b>	<b>- 0.2%</b>	<b>29,514</b>	<b>31,532</b>	<b>+ 6.8%</b>
<b>COUNTIES</b>						
Champaign County	222	207	- 6.8%	164	148	- 9.8%
Clark County	203	202	- 0.5%	131	148	+ 13.0%
Delaware County	4,095	4,088	- 0.2%	3,286	3,480	+ 5.9%
Fairfield County	2,475	2,523	+ 1.9%	1,907	2,162	+ 13.4%
Fayette County	332	379	+ 14.2%	239	291	+ 21.8%
Franklin County	21,468	21,318	- 0.7%	17,869	18,805	+ 5.2%
Hocking County	339	298	- 12.1%	232	220	- 5.2%
Knox County	663	609	- 8.1%	423	489	+ 15.6%
Licking County	2,955	2,907	- 1.6%	2,289	2,466	+ 7.7%
Logan County	207	217	+ 4.8%	123	161	+ 30.9%
Madison County	567	548	- 3.4%	412	457	+ 10.9%
Marion County	305	317	+ 3.9%	189	237	+ 25.4%
Morrow County	413	359	- 13.1%	309	303	- 1.9%
Muskingum County	207	219	+ 5.8%	115	129	+ 12.2%
Perry County	193	207	+ 7.3%	138	142	+ 2.9%
Pickaway County	734	822	+ 12.0%	560	654	+ 16.8%
Ross County	194	249	+ 28.4%	111	177	+ 59.5%
Union County	1,036	1,001	- 3.4%	821	852	+ 3.8%
<b>COMMUNITIES / SCHOOL DISTRICTS</b>						
Beechwold / Clintonville (43214, 43202)	717	742	+ 3.5%	632	679	+ 7.4%
Bexley (Corp.)	249	257	+ 3.2%	198	213	+ 7.6%
Big Walnut Local School District	367	329	- 10.4%	282	296	+ 5.0%
Blacklick (43004)	749	792	+ 5.7%	627	716	+ 14.2%
Buckeye Valley Local School District	291	303	+ 4.1%	224	261	+ 16.5%
Canal Winchester City School District	360	371	+ 3.1%	312	333	+ 6.7%
Circleville City School District	208	215	+ 3.4%	154	164	+ 6.5%
Columbus (Corp.)	13,605	13,580	- 0.2%	11,365	12,086	+ 6.3%
Columbus City School District	8,359	8,274	- 1.0%	6,756	7,020	+ 3.9%
Delaware City School District	640	655	+ 2.3%	564	579	+ 2.7%
Downtown Columbus (43215)	289	351	+ 21.5%	243	256	+ 5.3%
Dublin (Corp.)	1,043	955	- 8.4%	748	790	+ 5.6%
Dublin City School District	1,597	1,547	- 3.1%	1,197	1,305	+ 9.0%
Gahanna (Corp.)	617	609	- 1.3%	550	578	+ 5.1%
Gahanna Jefferson City School District	952	953	+ 0.1%	804	848	+ 5.5%
German Village (43206 & German Village Subdivision)	185	146	- 21.1%	151	126	- 16.6%



# Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2015	2016	Percentage Change	2015	2016	Percentage Change
Grandview Heights (Corp.)	130	140	+ 7.7%	110	106	- 3.6%
Granville Exempted Village School District	282	264	- 6.4%	230	201	- 12.6%
Grove City (Corp.)	894	891	- 0.3%	764	804	+ 5.2%
Groveport Madison Local School District	677	824	+ 21.7%	594	684	+ 15.2%
Hamilton Local School District	177	191	+ 7.9%	139	172	+ 23.7%
Hilliard (Corp.)	696	604	- 13.2%	611	592	- 3.1%
Hilliard City School District	1,981	1,862	- 6.0%	1,748	1,823	+ 4.3%
Jefferson Local School District (West Jefferson)	106	108	+ 1.9%	81	85	+ 4.9%
Johnstown-Monroe Local School District	144	161	+ 11.8%	117	139	+ 18.8%
Jonathan Alder Local School District (Plain City)	121	125	+ 3.3%	97	100	+ 3.1%
Lancaster City School District	734	792	+ 7.9%	553	638	+ 15.4%
Lithopolis (Corp.)	21	30	+ 42.9%	27	18	- 33.3%
London City School District	268	251	- 6.3%	187	220	+ 17.6%
Marysville Exempted Village School District	563	583	+ 3.6%	493	511	+ 3.7%
Miami Trace Local School District	150	195	+ 30.0%	121	140	+ 15.7%
Minerva Park (Corp.)	43	30	- 30.2%	34	32	- 5.9%
New Albany (Corp.)	342	351	+ 2.6%	229	256	+ 11.8%
New Albany Plain Local School District	586	589	+ 0.5%	424	474	+ 11.8%
Newark City School District	871	846	- 2.9%	644	710	+ 10.2%
Northridge Local School District	124	113	- 8.9%	90	97	+ 7.8%
Obetz (Corp.)	55	88	+ 60.0%	43	69	+ 60.5%
Olentangy Local School District	2,106	2,127	+ 1.0%	1,649	1,799	+ 9.1%
Pataskala (Corp.)	331	360	+ 8.8%	268	301	+ 12.3%
Pickerington (Corp.)	454	464	+ 2.2%	359	456	+ 27.0%
Pickerington Local School District	982	1,004	+ 2.2%	803	948	+ 18.1%
Powell (Corp.)	312	270	- 13.5%	253	234	- 7.5%
Reynoldsburg City School District	789	736	- 6.7%	651	699	+ 7.4%
South-Western City School District (Grove City)	2,385	2,350	- 1.5%	2,035	2,111	+ 3.7%
Sunbury (Corp.)	108	91	- 15.7%	96	96	0.0%
Upper Arlington City School District	790	769	- 2.7%	661	677	+ 2.4%
Valleyview (Corp.)	15	9	- 40.0%	12	7	- 41.7%
Washington Court House City School District	189	194	+ 2.6%	127	151	+ 18.9%
Westerville (Corp.)	664	650	- 2.1%	621	599	- 3.5%
Westerville City School District	1,726	1,677	- 2.8%	1,521	1,537	+ 1.1%
Whitehall (Corp.)	200	217	+ 8.5%	164	157	- 4.3%
Worthington (Corp.)	274	294	+ 7.3%	234	252	+ 7.7%
Worthington City School District	1,150	1,096	- 4.7%	970	1,033	+ 6.5%

# Area Historical Prices

	Median Sales Price			Average Sales Price		
	2015	2016	Percentage Change	2015	2016	Percentage Change
<b>Entire MLS</b>	<b>\$159,900</b>	<b>\$170,000</b>	<b>+ 6.3%</b>	<b>\$191,136</b>	<b>\$202,224</b>	<b>+ 5.8%</b>
<b>COUNTIES</b>						
Champaign County	\$112,000	\$134,950	+ 20.5%	\$135,374	\$154,705	+ 14.3%
Clark County	\$121,000	\$121,329	+ 0.3%	\$132,554	\$140,880	+ 6.3%
Delaware County	\$270,000	\$280,365	+ 3.8%	\$303,416	\$311,224	+ 2.6%
Fairfield County	\$159,900	\$173,750	+ 8.7%	\$172,425	\$185,889	+ 7.8%
Fayette County	\$90,000	\$100,500	+ 11.7%	\$100,005	\$113,027	+ 13.0%
Franklin County	\$150,500	\$162,000	+ 7.6%	\$182,942	\$195,377	+ 6.8%
Hocking County	\$124,900	\$134,450	+ 7.6%	\$137,532	\$151,830	+ 10.4%
Knox County	\$139,900	\$145,000	+ 3.6%	\$167,685	\$169,852	+ 1.3%
Licking County	\$152,900	\$162,500	+ 6.3%	\$167,627	\$175,718	+ 4.8%
Logan County	\$147,250	\$124,950	- 15.1%	\$160,493	\$159,968	- 0.3%
Madison County	\$138,000	\$145,000	+ 5.1%	\$158,058	\$165,315	+ 4.6%
Marion County	\$94,900	\$115,250	+ 21.4%	\$109,322	\$125,771	+ 15.0%
Morrow County	\$134,950	\$145,000	+ 7.4%	\$141,288	\$154,884	+ 9.6%
Muskingum County	\$105,000	\$132,900	+ 26.6%	\$133,565	\$166,787	+ 24.9%
Perry County	\$126,500	\$136,700	+ 8.1%	\$150,863	\$150,151	- 0.5%
Pickaway County	\$139,400	\$150,000	+ 7.6%	\$149,314	\$162,229	+ 8.6%
Ross County	\$114,750	\$130,000	+ 13.3%	\$126,685	\$142,575	+ 12.5%
Union County	\$191,900	\$209,000	+ 8.9%	\$231,411	\$251,213	+ 8.6%
<b>COMMUNITIES / SCHOOL DISTRICTS</b>						
Beechwood / Clintonville (43214, 43202)	\$215,000	\$235,000	+ 9.3%	\$225,223	\$244,829	+ 8.7%
Bexley (Corp.)	\$324,000	\$360,000	+ 11.1%	\$414,441	\$430,233	+ 3.8%
Big Walnut Local School District	\$245,000	\$278,000	+ 13.5%	\$277,012	\$312,150	+ 12.7%
Blacklick (43004)	\$159,900	\$170,750	+ 6.8%	\$183,128	\$196,490	+ 7.3%
Buckeye Valley Local School District	\$279,000	\$300,000	+ 7.5%	\$283,524	\$311,102	+ 9.7%
Canal Winchester City School District	\$160,000	\$171,000	+ 6.9%	\$174,629	\$191,173	+ 9.5%
Circleville City School District	\$126,000	\$129,950	+ 3.1%	\$122,173	\$129,208	+ 5.8%
Columbus (Corp.)	\$134,900	\$145,000	+ 7.5%	\$148,540	\$160,663	+ 8.2%
Columbus City School District	\$120,000	\$132,900	+ 10.8%	\$140,700	\$153,330	+ 9.0%
Delaware City School District	\$166,500	\$170,948	+ 2.7%	\$167,824	\$174,180	+ 3.8%
Downtown Columbus (43215)	\$250,000	\$263,500	+ 5.4%	\$310,435	\$321,236	+ 3.5%
Dublin (Corp.)	\$340,250	\$359,200	+ 5.6%	\$354,861	\$378,009	+ 6.5%
Dublin City School District	\$265,000	\$276,000	+ 4.2%	\$298,581	\$310,717	+ 4.1%
Gahanna (Corp.)	\$185,000	\$199,900	+ 8.1%	\$206,601	\$217,553	+ 5.3%
Gahanna Jefferson City School District	\$200,000	\$210,250	+ 5.1%	\$226,870	\$243,110	+ 7.2%
German Village (43206 & German Village Subdivision)	\$325,000	\$344,450	+ 6.0%	\$363,495	\$395,883	+ 8.9%

# Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2015	2016	Percentage Change	2015	2016	Percentage Change
Grandview Heights (Corp.)	\$276,500	\$337,000	+ 21.9%	\$297,266	\$369,739	+ 24.4%
Granville Exempted Village School District	\$275,000	\$305,000	+ 10.9%	\$309,088	\$336,207	+ 8.8%
Grove City (Corp.)	\$175,750	\$185,000	+ 5.3%	\$185,354	\$195,244	+ 5.3%
Groveport Madison Local School District	\$94,000	\$114,000	+ 21.3%	\$99,194	\$114,908	+ 15.8%
Hamilton Local School District	\$100,000	\$115,000	+ 15.0%	\$92,816	\$111,854	+ 20.5%
Hilliard (Corp.)	\$225,000	\$237,500	+ 5.6%	\$233,600	\$245,729	+ 5.2%
Hilliard City School District	\$188,000	\$195,000	+ 3.7%	\$211,686	\$220,433	+ 4.1%
Jefferson Local School District (West Jefferson)	\$129,900	\$126,445	- 2.7%	\$152,940	\$158,236	+ 3.5%
Johnstown-Monroe Local School District	\$174,503	\$186,250	+ 6.7%	\$199,200	\$214,887	+ 7.9%
Jonathan Alder Local School District (Plain City)	\$233,425	\$224,500	- 3.8%	\$244,210	\$242,379	- 0.7%
Lancaster City School District	\$118,250	\$124,000	+ 4.9%	\$121,828	\$132,459	+ 8.7%
Lithopolis (Corp.)	\$177,000	\$221,850	+ 25.3%	\$177,536	\$216,801	+ 22.1%
London City School District	\$139,000	\$146,200	+ 5.2%	\$154,371	\$164,043	+ 6.3%
Marysville Exempted Village School District	\$176,000	\$187,500	+ 6.5%	\$188,133	\$204,673	+ 8.8%
Miami Trace Local School District	\$98,500	\$113,750	+ 15.5%	\$109,999	\$120,537	+ 9.6%
Minerva Park (Corp.)	\$154,250	\$175,500	+ 13.8%	\$154,469	\$174,240	+ 12.8%
New Albany (Corp.)	\$499,900	\$511,905	+ 2.4%	\$564,181	\$579,199	+ 2.7%
New Albany Plain Local School District	\$345,000	\$358,500	+ 3.9%	\$431,706	\$447,116	+ 3.6%
Newark City School District	\$100,000	\$105,500	+ 5.5%	\$108,781	\$113,967	+ 4.8%
Northridge Local School District	\$197,500	\$188,500	- 4.6%	\$221,649	\$205,765	- 7.2%
Obetz (Corp.)	\$110,000	\$124,000	+ 12.7%	\$106,206	\$123,728	+ 16.5%
Olentangy Local School District	\$310,000	\$315,500	+ 1.8%	\$339,299	\$340,434	+ 0.3%
Pataskala (Corp.)	\$161,000	\$175,938	+ 9.3%	\$168,255	\$182,501	+ 8.5%
Pickerington (Corp.)	\$188,000	\$206,450	+ 9.8%	\$193,663	\$206,416	+ 6.6%
Pickerington Local School District	\$184,900	\$205,000	+ 10.9%	\$201,429	\$219,492	+ 9.0%
Powell (Corp.)	\$345,000	\$349,250	+ 1.2%	\$359,500	\$358,759	- 0.2%
Reynoldsburg City School District	\$136,500	\$152,250	+ 11.5%	\$141,558	\$153,931	+ 8.7%
South-Western City School District (Grove City)	\$132,235	\$143,000	+ 8.1%	\$144,460	\$154,818	+ 7.2%
Sunbury (Corp.)	\$202,400	\$211,900	+ 4.7%	\$188,967	\$202,916	+ 7.4%
Upper Arlington City School District	\$350,000	\$355,000	+ 1.4%	\$398,516	\$401,022	+ 0.6%
Valleyview (Corp.)	\$64,250	\$85,000	+ 32.3%	\$72,242	\$83,720	+ 15.9%
Washington Court House City School District	\$84,900	\$89,900	+ 5.9%	\$88,759	\$100,346	+ 13.1%
Westerville (Corp.)	\$214,000	\$225,000	+ 5.1%	\$215,608	\$227,689	+ 5.6%
Westerville City School District	\$182,900	\$189,900	+ 3.8%	\$209,763	\$215,866	+ 2.9%
Whitehall (Corp.)	\$61,075	\$75,000	+ 22.8%	\$76,794	\$81,554	+ 6.2%
Worthington (Corp.)	\$251,000	\$269,500	+ 7.4%	\$278,016	\$295,037	+ 6.1%
Worthington City School District	\$206,325	\$225,000	+ 9.1%	\$225,002	\$239,749	+ 6.6%