

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.



2018

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While the 2017 housing market was marked by renewed optimism fueled by stock market strength, higher wages and a competitive environment for home sales, 2018 maintained the competitive housing market amid less than stellar stock market performance and rising interest rates while housing affordability dipped to a ten-year low.

Yet the appetite for home buying remained strong enough to drive prices upward in virtually all markets across the country. In fact, national home prices have risen 53 percent from February 2012 to September 2018. That mark is a less dramatic but still sizable 40 percent increase when inflation is factored in.

The national median household income was last reported with a year-over-year increase of 1.8 percent, while home prices have gone up 5.5 percent in roughly the same amount of time. That kind of gap can't be sustained indefinitely, but prices are still expected to rise in most areas, albeit at a much slower pace.

Central Ohio

Sales: In Contracts were down 3.3 percent, closing 2018 at 31,769. Closed sales decreased 2.2 percent to finish the year at 31,520. A booming economy would seem to indicate more sales, but fewer homes to choose from coupled with lower affordability made it tougher for buyers in 2018.

Listings: Year-over-year, the number of homes available for sale was higher by 6.8 percent. There were 4,141 active listings at the end of 2018. New listings increased by 0.6 percent to finish the year at 37,365.

Lender-Mediated Properties: The foreclosure market continues to be a hint of its former unhealthy peaks. In 2018, the percentage of closed sales that were either foreclosure or short sale decreased by 40.3 percent to end the year at 3.6 percent of the market.

Prices: Home prices were up compared to last year. The overall median sales price increased 7.4 percent to \$195,000 for the year. Single-Family home prices were up 7.7 percent compared to last year, and Condo home prices were up 8.0 percent.

List Price Received: Sellers received, on average, 98.7 percent of their last list price at sale, a year-over-year improvement of 0.3 percent. If demand shrinks in 2019, original list price received at sale could drop as well.

Consumer optimism has been tested by four interest rate hikes by the Federal Reserve in 2018. Meanwhile, GDP growth was at 4.2 percent in Q2 2018, dropped to 3.4 percent in Q3 2018 and is expected to be about 2.9 percent in Q4 2018 when figures are released.

Looking strictly at market fundamentals, recent Fed and GDP changes will not cause a dramatic shift away from the current state of the housing market. The booming sales at increased prices over the last several years may not be the same thrill ride to observe in 2019, but a long-awaited increase in inventory is something positive to consider, even if it arrives in the form of shrinking demand amidst rising mortgage rates.

The biggest potential problem for residential real estate in 2019 might be a fear of buying at the height of the market which could create home purchase delays by a large pool of potential first-time buyers.

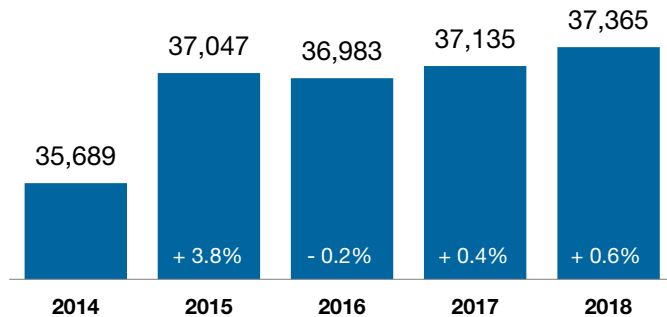
The positive economic outlook coupled with responsible lending practices and more available homes for sale should create a more balanced housing market in 2019.

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Quick Facts

New Listings



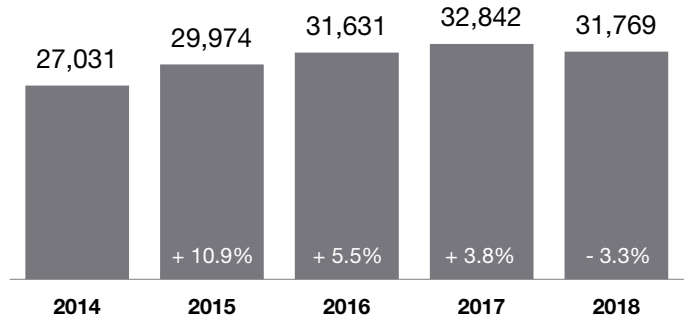
Top 5 Areas: Change in New Listings from 2017

Lithopolis (Corp.)	+ 59.5%
Grandview Heights (Corp.)	+ 25.2%
Valleyview (Corp.)	+ 18.2%
Buckeye Valley Local School District	+ 11.7%
Miami Trace Local School District	+ 11.2%

Bottom 5 Areas: Change in New Listings from 2017

Marysville Exempted Village School District	- 9.9%
Jefferson Local School District (West Jefferson)	- 11.7%
Whitehall (Corp.)	- 14.9%
Canal Winchester City School District	- 15.3%
Northridge Local School District	- 18.3%

In Contracts



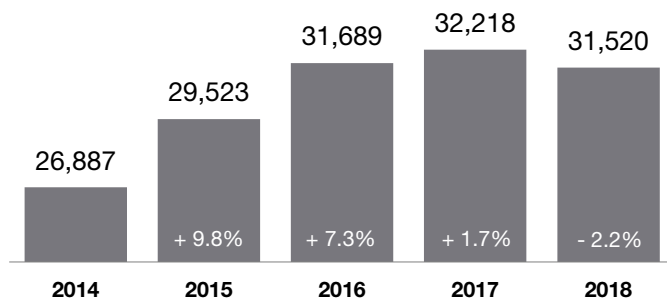
Top 5 Areas: Change in Pending Sales from 2017

Lithopolis (Corp.)	+ 28.6%
Grandview Heights (Corp.)	+ 17.7%
Valleyview (Corp.)	+ 16.7%
Granville Exempted Village School District	+ 9.7%
Washington Court House City School District	+ 6.9%

Bottom 5 Areas: Change in Pending Sales from 2017

Jefferson Local School District (West Jefferson)	- 16.1%
London City School District	- 16.7%
Northridge Local School District	- 20.0%
Pataskala (Corp.)	- 21.3%
Canal Winchester City School District	- 24.8%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2017

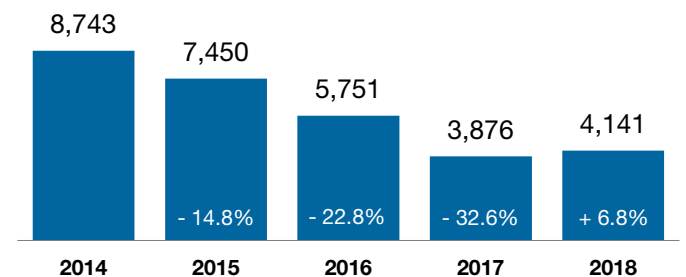
Valleyview (Corp.)	+ 46.7%
Lithopolis (Corp.)	+ 33.3%
Grandview Heights (Corp.)	+ 22.0%
Granville Exempted Village School District	+ 18.4%
Washington Court House City School District	+ 13.4%

Bottom 5 Areas: Change in Closed Sales from 2017

Whitehall (Corp.)	- 16.3%
Pataskala (Corp.)	- 17.6%
Bexley (Corp.)	- 18.6%
Canal Winchester City School District	- 21.6%
Northridge Local School District	- 26.3%

Inventory of Homes for Sale

At the end of each year.



Top 5 Areas: Change in Homes for Sale from 2017

Sunbury (Corp.)	+ 233.3%
Obetz (Corp.)	+ 166.7%
Worthington City School District	+ 150.0%
Big Walnut Local School District	+ 80.0%
Hamilton Local School District	+ 63.6%

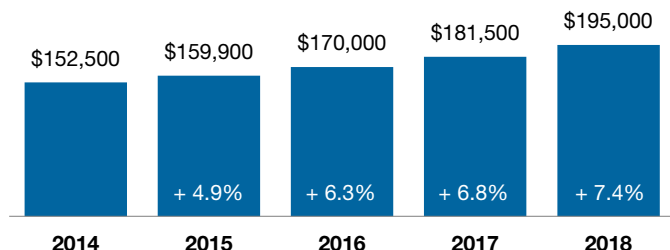
Bottom 5 Areas: Change in Homes for Sale from 2017

Lancaster City School District	- 24.4%
Delaware City School District	- 26.2%
Granville Exempted Village School District	- 30.4%
Jefferson Local School District (West Jefferson)	- 41.7%
Valleyview (Corp.)	- 66.7%

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 2017

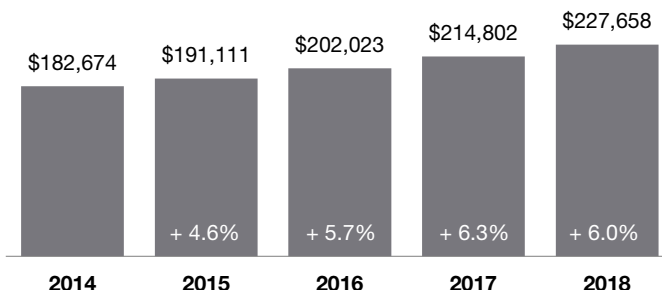
Whitehall (Corp.)	+ 14.9%
Gahanna (Corp.)	+ 13.6%
Downtown Columbus (43215)	+ 13.0%
Miami Trace Local School District	+ 10.9%
Grandview Heights (Corp.)	+ 10.9%

Bottom 5 Areas: Change in Median Sales Price from 2017

German Village (43206 & German Village Subdivision)	+ 1.3%
Lancaster City School District	+ 0.4%
Valleyview (Corp.)	- 1.4%
Bexley (Corp.)	- 3.7%
New Albany (Corp.)	- 6.8%

Average Sold Price

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



Top 5 Areas: Change in Avg. Sales Price from 2017

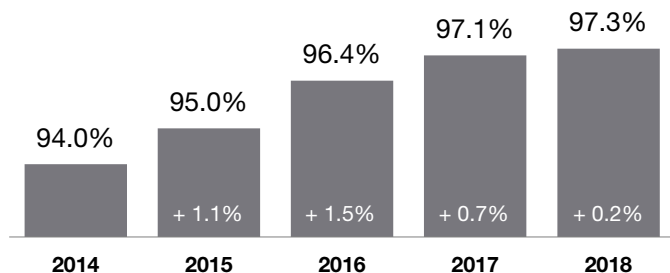
Sunbury (Corp.)	+ 13.7%
Grandview Heights (Corp.)	+ 12.3%
Whitehall (Corp.)	+ 11.8%
Obetz (Corp.)	+ 11.5%
Gahanna (Corp.)	+ 10.8%

Bottom 5 Areas: Change in Avg. Sales Price from 2017

New Albany (Corp.)	+ 0.0%
Northridge Local School District	- 0.8%
Lithopolis (Corp.)	- 0.8%
Bexley (Corp.)	- 4.5%
Valleyview (Corp.)	- 7.5%

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 2017

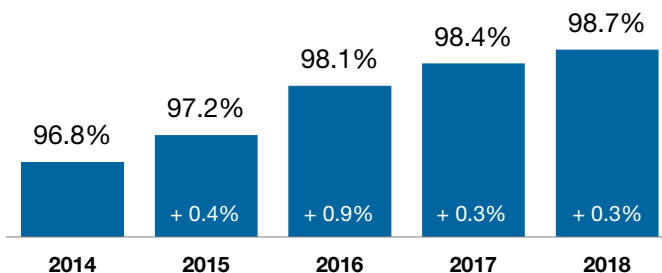
Granville Exempted Village School District	+ 2.4%
Miami Trace Local School District	+ 1.8%
Jonathan Alder Local School District (Plain City)	+ 1.5%
Hamilton Local School District	+ 1.4%
Reynoldsburg City School District	+ 1.1%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2017

Beechwood / Clintonville (43214, 43202)	- 0.9%
Valleyview (Corp.)	- 1.1%
Teays Valley Local School District	- 1.3%
Obetz (Corp.)	- 2.0%
Minerva Park (Corp.)	- 2.1%

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 2017

Miami Trace Local School District	+ 2.8%
Jonathan Alder Local School District (Plain City)	+ 1.5%
Granville Exempted Village School District	+ 1.2%
Hamilton Local School District	+ 0.9%
Washington Court House City School District	+ 0.9%

Bottom 5 Areas: Change in Pct. of List Price Received from 2017

Lithopolis (Corp.)	- 0.6%
German Village (43206 & German Village Subdivision)	- 0.7%
Minerva Park (Corp.)	- 0.8%
Valleyview (Corp.)	- 1.2%
Obetz (Corp.)	- 1.8%

Property Type Review

32

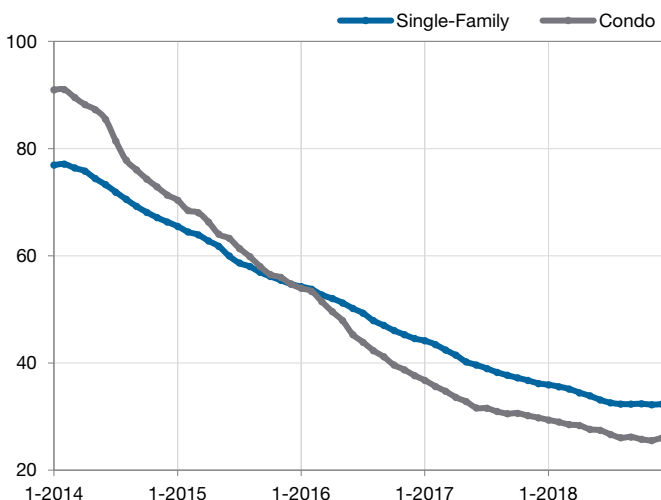
Average Total Days on Market
Single-Family

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 2018

Downtown Columbus (43215)	85.5%
Grandview Heights (Corp.)	42.4%
Blacklick (43004)	28.2%
Dublin City School District	26.8%
Dublin (Corp.)	23.7%
Worthington City School District	23.5%
Columbus (Corp.)	23.4%
Columbus City School District	23.0%
Hilliard City School District	21.4%
Olentangy Local School District	19.8%
Upper Arlington City School District	19.8%
Powell (Corp.)	19.0%
Grove City (Corp.)	18.3%
Hilliard (Corp.)	15.8%
Gahanna (Corp.)	14.8%
Westerville City School District	14.1%
Westerville (Corp.)	12.9%
Pickerington (Corp.)	12.6%
South-Western City School District (Grove City)	12.5%
Worthington (Corp.)	12.4%
Gahanna Jefferson City School District	12.4%
German Village (43206 & German Village Subdivision)	11.6%
Reynoldsburg City School District	10.0%
Buckeye Valley Local School District	9.9%
Sunbury (Corp.)	8.9%
Groveport Madison Local School District	8.9%

+ 7.7%

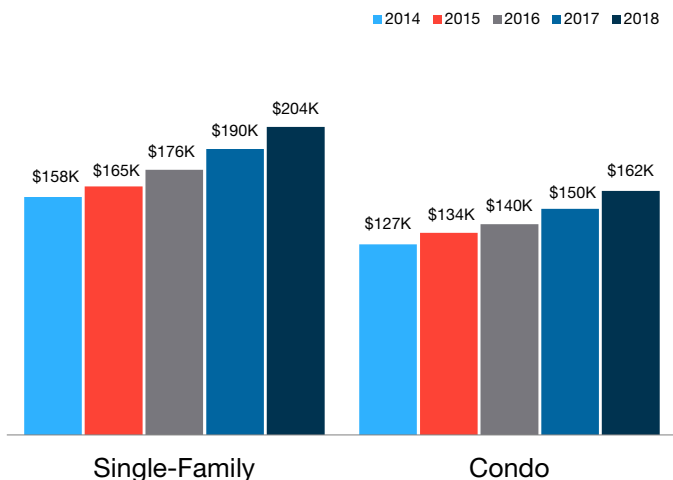
One-Year Change in Price
Single-Family

+ 8.0%

One-Year Change in Price
Condo

Median Sold Price

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



26,822

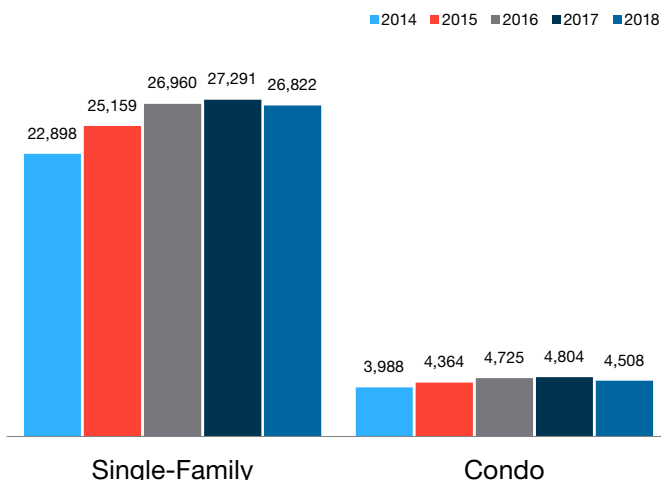
Closed Sales Single-Family

4,508

Closed Sales Condo

Closed Sales by Property Type

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



Lender-Mediated Review

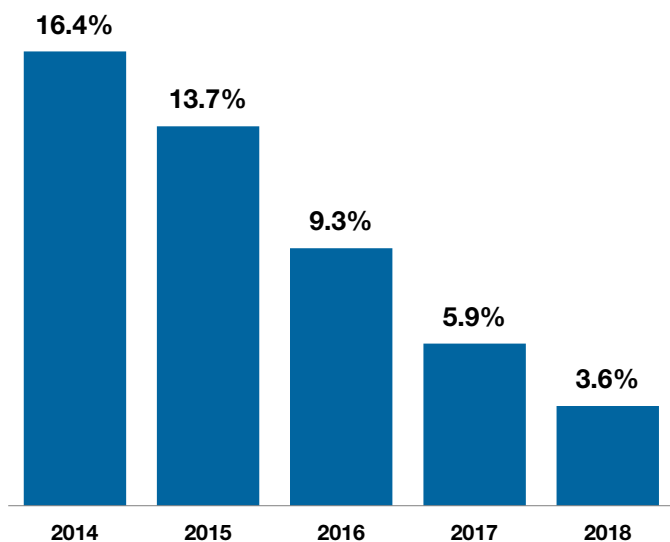
3.6%

Percent of Sales in 2018 that were Lender-Mediated

- 40.3%

One-Year Change in Sales that were Lender-Mediated

Percent of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2018

Washington Court House City School District	8.1%
Circleville City School District	6.8%
Newark City School District	6.1%
Lancaster City School District	5.9%
Whitehall (Corp.)	5.9%
Groveport Madison Local School District	5.7%
Hamilton Local School District	5.4%
Obetz (Corp.)	5.4%
Johnstown-Monroe Local School District	5.2%
Columbus City School District	5.0%
London City School District	4.8%
Marysville Exempted Village School District	4.5%
Miami Trace Local School District	4.3%
Pataskala (Corp.)	4.1%
Columbus (Corp.)	3.8%
South-Western City School District (Grove City)	3.5%
Reynoldsburg City School District	3.1%
Buckeye Valley Local School District	3.0%
Canal Winchester City School District	3.0%
Jefferson Local School District (West Jefferson)	2.6%
Grove City (Corp.)	2.5%
Delaware City School District	2.4%
Blacklick (43004)	2.0%
Pickerington (Corp.)	1.9%
Jonathan Alder Local School District (Plain City)	1.8%
Gahanna Jefferson City School District	1.7%

+ 27.9%

Four-Year Change in Price for All Properties

+ 19.0%

Four-Year Change in Price for Traditional Properties

+ 20.9%

Four-Year Change in Price for REOs

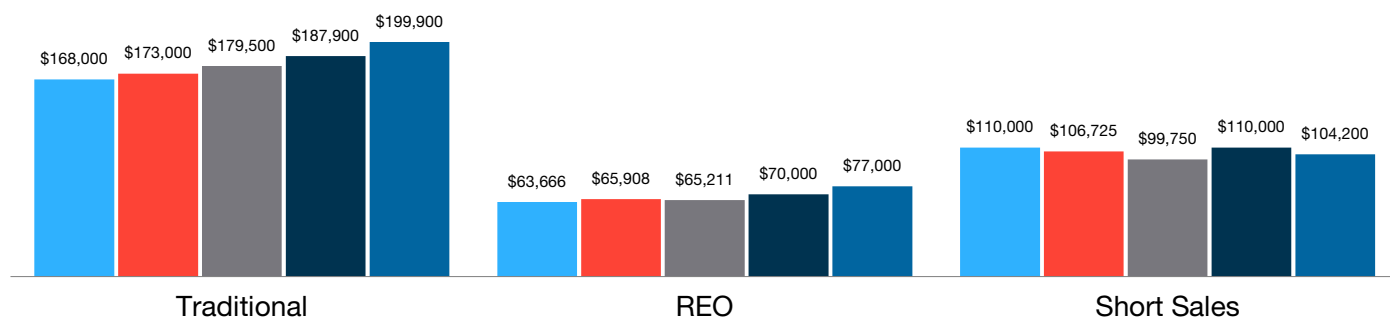
- 5.3%

Four-Year Change in Price for Short Sales

Median Sold Price

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

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018



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 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

Tied:
\$120,001 to \$160,000
\$160,001 to \$250,000

Sold Price Range with Shotest Average Days on Market

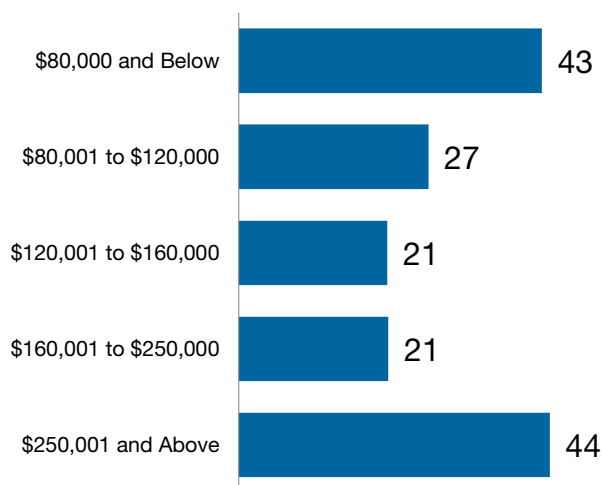
\$250,001 and Above

Sold Price Range with Longest Average Days on Market

13.5%
of Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

- 15.1%
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

+ 10.9%

Sold Price Range with the Most Sold Listings

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

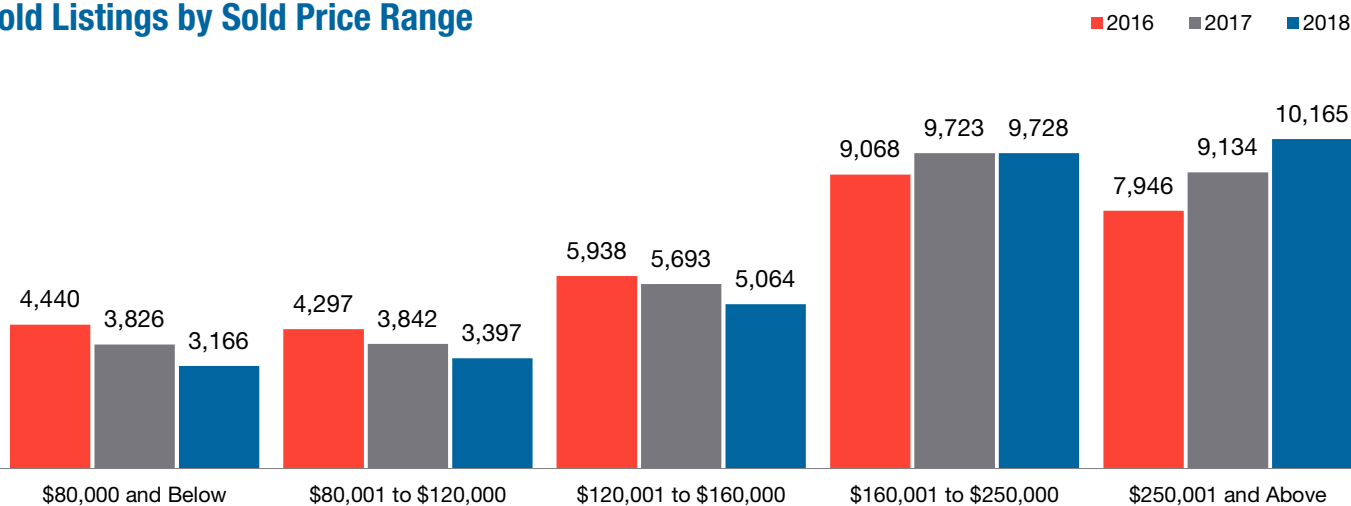
\$80,000 and Below

- 18.4%

Sold Price Range with the Fewest Sold Listings

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		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Entire MLS	37,135	37,365	+ 0.6%	32,218	31,520	- 2.2%

COUNTIES

Champaign County	186	220	+ 18.3%	170	165	- 2.9%
Clark County	235	238	+ 1.3%	155	197	+ 27.1%
Delaware County	3,897	3,819	- 2.0%	3,359	3,171	- 5.6%
Fairfield County	2,552	2,504	- 1.9%	2,240	2,158	- 3.7%
Fayette County	344	374	+ 8.7%	285	292	+ 2.5%
Franklin County	21,513	21,501	- 0.1%	19,123	18,567	- 2.9%
Hocking County	300	348	+ 16.0%	239	258	+ 7.9%
Knox County	654	728	+ 11.3%	524	607	+ 15.8%
Licking County	2,865	2,819	- 1.6%	2,515	2,417	- 3.9%
Logan County	210	216	+ 2.9%	166	159	- 4.2%
Madison County	528	513	- 2.8%	482	450	- 6.6%
Marion County	305	383	+ 25.6%	231	296	+ 28.1%
Morrow County	393	372	- 5.3%	305	316	+ 3.6%
Muskingum County	234	333	+ 42.3%	174	215	+ 23.6%
Perry County	279	334	+ 19.7%	193	242	+ 25.4%
Pickaway County	815	803	- 1.5%	698	652	- 6.6%
Ross County	247	213	- 13.8%	171	175	+ 2.3%
Union County	1,033	988	- 4.4%	917	831	- 9.4%

COMMUNITIES / SCHOOL DISTRICTS

Beechwood / Clintonville (43214, 43202)	781	785	+ 0.5%	704	694	- 1.4%
Bexley (Corp.)	248	225	- 9.3%	231	188	- 18.6%
Big Walnut Local School District	322	329	+ 2.2%	270	258	- 4.4%
Blacklick (43004)	863	806	- 6.6%	783	705	- 10.0%
Buckeye Valley Local School District	257	287	+ 11.7%	216	232	+ 7.4%
Canal Winchester City School District	439	372	- 15.3%	389	305	- 21.6%
Circleville City School District	242	228	- 5.8%	185	190	+ 2.7%
Columbus (Corp.)	13,643	13,792	+ 1.1%	12,277	11,907	- 3.0%
Columbus City School District	8,604	9,057	+ 5.3%	7,401	7,524	+ 1.7%
Delaware City School District	635	593	- 6.6%	588	548	- 6.8%
Downtown Columbus (43215)	379	384	+ 1.3%	273	303	+ 11.0%
Dublin (Corp.)	943	968	+ 2.7%	764	790	+ 3.4%
Dublin City School District	1,476	1,555	+ 5.4%	1,254	1,305	+ 4.1%
Gahanna (Corp.)	596	571	- 4.2%	535	542	+ 1.3%
Gahanna Jefferson City School District	946	917	- 3.1%	828	833	+ 0.6%
German Village (43206 & German Village Subdivision)	187	171	- 8.6%	140	138	- 1.4%

Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Grandview Heights (Corp.)	139	174	+ 25.2%	118	144	+ 22.0%
Granville Exempted Village School District	242	261	+ 7.9%	185	219	+ 18.4%
Grove City (Corp.)	878	802	- 8.7%	822	750	- 8.8%
Groveport Madison Local School District	753	733	- 2.7%	694	644	- 7.2%
Hamilton Local School District	194	182	- 6.2%	165	148	- 10.3%
Hilliard (Corp.)	634	605	- 4.6%	545	552	+ 1.3%
Hilliard City School District	1,802	1,782	- 1.1%	1,620	1,599	- 1.3%
Jefferson Local School District (West Jefferson)	94	83	- 11.7%	88	78	- 11.4%
Johnstown-Monroe Local School District	152	154	+ 1.3%	135	134	- 0.7%
Jonathan Alder Local School District (Plain City)	131	134	+ 2.3%	117	110	- 6.0%
Lancaster City School District	742	740	- 0.3%	663	659	- 0.6%
Lithopolis (Corp.)	37	59	+ 59.5%	33	44	+ 33.3%
London City School District	248	237	- 4.4%	228	207	- 9.2%
Marysville Exempted Village School District	578	521	- 9.9%	545	466	- 14.5%
Miami Trace Local School District	143	159	+ 11.2%	130	116	- 10.8%
Minerva Park (Corp.)	68	65	- 4.4%	55	61	+ 10.9%
New Albany (Corp.)	315	299	- 5.1%	255	247	- 3.1%
New Albany Plain Local School District	509	489	- 3.9%	436	406	- 6.9%
Newark City School District	756	776	+ 2.6%	673	673	0.0%
Northridge Local School District	131	107	- 18.3%	114	84	- 26.3%
Obetz (Corp.)	66	69	+ 4.5%	59	56	- 5.1%
Olentangy Local School District	1,984	1,934	- 2.5%	1,684	1,584	- 5.9%
Pataskala (Corp.)	365	335	- 8.2%	352	290	- 17.6%
Pickerington (Corp.)	484	480	- 0.8%	441	412	- 6.6%
Pickerington Local School District	1,029	976	- 5.2%	943	855	- 9.3%
Powell (Corp.)	325	298	- 8.3%	264	253	- 4.2%
Reynoldsburg City School District	800	770	- 3.8%	741	708	- 4.5%
Short North Area (43201)	303	310	+ 2.3%	257	238	- 7.4%
South-Western City School District (Grove City)	2,339	2,163	- 7.5%	2,188	2,012	- 8.0%
Sunbury (Corp.)	95	92	- 3.2%	87	79	- 9.2%
Teays Valley Local School District	362	362	0.0%	329	295	- 10.3%
Upper Arlington City School District	778	810	+ 4.1%	680	676	- 0.6%
Valleyview (Corp.)	22	26	+ 18.2%	15	22	+ 46.7%
Washington Court House City School District	215	225	+ 4.7%	164	186	+ 13.4%
Westerville (Corp.)	640	679	+ 6.1%	587	604	+ 2.9%
Westerville City School District	1,765	1,676	- 5.0%	1,621	1,459	- 10.0%
Whitehall (Corp.)	242	206	- 14.9%	203	170	- 16.3%
Worthington (Corp.)	288	311	+ 8.0%	269	249	- 7.4%
Worthington City School District	1,082	1,047	- 3.2%	1,009	927	- 8.1%

Area Historical Prices

	Median Sales Price			Average Sales Price		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Entire MLS	\$181,500	\$195,000	+ 7.4%	\$214,802	\$227,658	+ 6.0%
COUNTIES						
Champaign County	\$135,000	\$152,000	+ 12.6%	\$142,683	\$161,671	+ 13.3%
Clark County	\$119,900	\$127,500	+ 6.3%	\$136,478	\$157,611	+ 15.5%
Delaware County	\$305,000	\$322,257	+ 5.7%	\$328,502	\$346,737	+ 5.6%
Fairfield County	\$187,251	\$199,500	+ 6.5%	\$199,853	\$212,745	+ 6.5%
Fayette County	\$107,000	\$114,000	+ 6.5%	\$121,980	\$126,528	+ 3.7%
Franklin County	\$173,000	\$187,000	+ 8.1%	\$208,196	\$222,442	+ 6.8%
Hocking County	\$134,750	\$139,500	+ 3.5%	\$165,359	\$172,055	+ 4.0%
Knox County	\$149,500	\$155,000	+ 3.7%	\$180,695	\$181,734	+ 0.6%
Licking County	\$179,900	\$190,000	+ 5.6%	\$194,432	\$207,946	+ 7.0%
Logan County	\$133,480	\$149,950	+ 12.3%	\$171,690	\$196,936	+ 14.7%
Madison County	\$147,500	\$165,000	+ 11.9%	\$173,048	\$191,470	+ 10.6%
Marion County	\$125,000	\$125,500	+ 0.4%	\$134,746	\$139,541	+ 3.6%
Morrow County	\$144,500	\$153,500	+ 6.2%	\$159,246	\$171,473	+ 7.7%
Muskingum County	\$141,950	\$149,900	+ 5.6%	\$161,367	\$167,340	+ 3.7%
Perry County	\$139,500	\$140,000	+ 0.4%	\$168,413	\$165,150	- 1.9%
Pickaway County	\$160,000	\$172,950	+ 8.1%	\$176,961	\$187,673	+ 6.1%
Ross County	\$133,688	\$144,500	+ 8.1%	\$149,316	\$160,788	+ 7.7%
Union County	\$225,000	\$240,000	+ 6.7%	\$264,437	\$288,430	+ 9.1%
COMMUNITIES / SCHOOL DISTRICTS						
Beechwood / Clintonville (43214, 43202)	\$245,000	\$270,000	+ 10.2%	\$260,116	\$279,582	+ 7.5%
Bexley (Corp.)	\$375,000	\$361,250	- 3.7%	\$463,099	\$442,433	- 4.5%
Big Walnut Local School District	\$284,500	\$309,700	+ 8.9%	\$337,532	\$347,895	+ 3.1%
Blacklick (43004)	\$192,000	\$209,900	+ 9.3%	\$209,853	\$223,090	+ 6.3%
Buckeye Valley Local School District	\$311,000	\$320,000	+ 2.9%	\$312,073	\$313,020	+ 0.3%
Canal Winchester City School District	\$189,000	\$200,000	+ 5.8%	\$208,759	\$221,285	+ 6.0%
Circleville City School District	\$125,900	\$133,950	+ 6.4%	\$134,452	\$138,095	+ 2.7%
Columbus (Corp.)	\$156,000	\$169,000	+ 8.3%	\$172,307	\$185,169	+ 7.5%
Columbus City School District	\$142,000	\$154,900	+ 9.1%	\$166,368	\$178,921	+ 7.5%
Delaware City School District	\$189,450	\$208,000	+ 9.8%	\$186,627	\$204,012	+ 9.3%
Downtown Columbus (43215)	\$270,000	\$305,000	+ 13.0%	\$355,167	\$368,102	+ 3.6%
Dublin (Corp.)	\$375,000	\$393,250	+ 4.9%	\$382,568	\$408,439	+ 6.8%
Dublin City School District	\$310,777	\$325,000	+ 4.6%	\$332,537	\$357,585	+ 7.5%
Gahanna (Corp.)	\$210,000	\$238,500	+ 13.6%	\$231,449	\$256,367	+ 10.8%
Gahanna Jefferson City School District	\$232,500	\$246,000	+ 5.8%	\$259,880	\$275,055	+ 5.8%
German Village (43206 & German Village Subdivision)	\$380,125	\$385,000	+ 1.3%	\$445,026	\$482,053	+ 8.3%

Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Grandview Heights (Corp.)	\$330,000	\$366,000	+ 10.9%	\$341,767	\$383,811	+ 12.3%
Granville Exempted Village School District	\$325,000	\$353,000	+ 8.6%	\$370,954	\$396,514	+ 6.9%
Grove City (Corp.)	\$208,500	\$224,900	+ 7.9%	\$213,710	\$229,821	+ 7.5%
Groveport Madison Local School District	\$127,700	\$136,950	+ 7.2%	\$129,514	\$139,953	+ 8.1%
Hamilton Local School District	\$130,000	\$141,000	+ 8.5%	\$123,875	\$130,209	+ 5.1%
Hilliard (Corp.)	\$256,000	\$268,700	+ 5.0%	\$261,457	\$275,292	+ 5.3%
Hilliard City School District	\$212,000	\$232,000	+ 9.4%	\$235,411	\$251,056	+ 6.6%
Jefferson Local School District (West Jefferson)	\$138,000	\$143,950	+ 4.3%	\$169,949	\$182,150	+ 7.2%
Johnstown-Monroe Local School District	\$229,900	\$250,000	+ 8.7%	\$236,407	\$259,810	+ 9.9%
Jonathan Alder Local School District (Plain City)	\$259,900	\$269,500	+ 3.7%	\$263,092	\$282,622	+ 7.4%
Lancaster City School District	\$127,500	\$128,000	+ 0.4%	\$136,926	\$141,995	+ 3.7%
Lithopolis (Corp.)	\$234,900	\$242,495	+ 3.2%	\$233,773	\$231,814	- 0.8%
London City School District	\$145,000	\$159,900	+ 10.3%	\$160,261	\$175,180	+ 9.3%
Marysville Exempted Village School District	\$203,500	\$215,000	+ 5.7%	\$215,004	\$227,563	+ 5.8%
Miami Trace Local School District	\$121,700	\$135,000	+ 10.9%	\$138,470	\$147,309	+ 6.4%
Minerva Park (Corp.)	\$222,000	\$240,000	+ 8.1%	\$227,372	\$232,647	+ 2.3%
New Albany (Corp.)	\$570,000	\$531,500	- 6.8%	\$618,476	\$618,612	+ 0.0%
New Albany Plain Local School District	\$403,000	\$410,000	+ 1.7%	\$484,180	\$500,568	+ 3.4%
Newark City School District	\$110,000	\$114,000	+ 3.6%	\$122,437	\$123,676	+ 1.0%
Northridge Local School District	\$225,000	\$242,000	+ 7.6%	\$260,379	\$258,305	- 0.8%
Obetz (Corp.)	\$144,000	\$157,000	+ 9.0%	\$144,827	\$161,470	+ 11.5%
Olentangy Local School District	\$332,475	\$353,000	+ 6.2%	\$361,173	\$383,351	+ 6.1%
Pataskala (Corp.)	\$195,000	\$212,500	+ 9.0%	\$201,014	\$213,908	+ 6.4%
Pickerington (Corp.)	\$221,000	\$239,250	+ 8.3%	\$223,907	\$238,476	+ 6.5%
Pickerington Local School District	\$222,250	\$242,000	+ 8.9%	\$238,654	\$254,529	+ 6.7%
Powell (Corp.)	\$359,450	\$385,000	+ 7.1%	\$376,998	\$401,004	+ 6.4%
Reynoldsburg City School District	\$162,500	\$173,000	+ 6.5%	\$167,799	\$179,467	+ 7.0%
Short North Area (43201)	\$329,450	\$309,000	- 6.2%	\$323,464	\$318,673	- 1.5%
South-Western City School District (Grove City)	\$155,000	\$169,000	+ 9.0%	\$167,585	\$184,722	+ 10.2%
Sunbury (Corp.)	\$235,000	\$260,000	+ 10.6%	\$221,435	\$251,750	+ 13.7%
Teays Valley Local School District	\$180,500	\$197,000	+ 9.1%	\$198,985	\$214,636	+ 7.9%
Upper Arlington City School District	\$375,000	\$391,500	+ 4.4%	\$429,876	\$446,689	+ 3.9%
Valleyview (Corp.)	\$106,000	\$104,500	- 1.4%	\$112,167	\$103,739	- 7.5%
Washington Court House City School District	\$92,000	\$102,000	+ 10.9%	\$105,304	\$111,657	+ 6.0%
Westerville (Corp.)	\$253,750	\$262,000	+ 3.3%	\$250,701	\$267,602	+ 6.7%
Westerville City School District	\$215,500	\$237,051	+ 10.0%	\$237,330	\$253,532	+ 6.8%
Whitehall (Corp.)	\$85,000	\$97,650	+ 14.9%	\$89,511	\$100,107	+ 11.8%
Worthington (Corp.)	\$290,000	\$294,900	+ 1.7%	\$319,916	\$321,600	+ 0.5%
Worthington City School District	\$235,000	\$250,000	+ 6.4%	\$256,374	\$264,929	+ 3.3%