

# Annual Report on the Columbus Region Housing Market

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## 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.



# 2017

# 2017 Annual Report on the Columbus Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE COLUMBUS REGION



**There** is an ongoing and undeniable national housing shortage. Year-over-year inventory levels have been down in most markets for several years now, and that trend is expected to continue in 2018. Consumers are still purchasing for the first time and relocating to other, presumably more ideal homes.

Having the financial ability to make a move clearly seems feasible to many eager buyers amidst a healthy economy, whether life events such as marriage, children, employment change or desirable upsizing or downsizing is the reason for moving.

There are further positive signs on the horizon, as builder confidence has improved, and construction job gains are measurably higher. It will still take more effort than a lone year can provide for building activity to reach a needed level for inventory balance, but a step in the right direction is welcome.

More sellers should feel ready and willing to list in 2018. Economic indicators such as unemployment rates and consumer confidence are at healthy levels, and sellers currently hold the keys in the buyer-seller relationship.

This does not mean that sellers can set their price and watch the offers roll in. On the contrary, buyers will be poised to test prevailing price points, particularly in markets where home price increases are outpacing wage growth and mortgage rates are expected to increase further in 2018.

**Sales:** In contract sales increased 3.8 percent, landing at 32,842 to close out the year. Closed sales were up 1.7 percent to finish 2017 at 32,218.

**Listings:** Year-over-year, the number of homes available for sale was lower by 32.6 percent. There were 3,876 active listings at the end of 2017. New listings increased by 0.4 percent to finish the year at 37,135. Home supply was once again lower than desired in 2017.

**Lender-Mediated Properties:** The foreclosure market has dwindled from its peak several years ago. In 2017, the percentage of closed sales that were either foreclosure or short sale decreased by 36.1 percent to end the year at 5.9 percent of the market. This is a marked difference from the first quarter of 2011 when distressed properties made up almost 45 percent of the sales!

**Prices:** Home prices were up compared to last year. The overall median sales price increased 6.8 percent to \$181,500 for the year. Single-Family home prices were up 8.0 percent compared to last year, and Condo home prices were up 7.2 percent. Prices are expected to continue to rise in 2018.

**List Price Received:** Sellers received, on average, 97.1 percent of their original list price at sale, a mild year-over-year improvement of 0.7 percent. As sales prices are expected to increase further in 2018, this may bring original list price received at sale up as well.

The historic tax reform changes will have varying effects across the nation in 2018. High-priced coastal markets may feel greater impact than the middle of the country.

Policymakers claim the reforms will help boost economic activity and profitability. But some potential buyers may view the changes as providing less of an investment benefit for homeownership, which is already near 50-year lows.

Regardless, buyers and sellers will continue to enter the market in 2018. For those who have their minds made up to buy a home in the coming year, it will likely be a competitive ride. The trend has widely been toward fewer days on market and fewer months of supply, indicating strong demand despite higher prices and low inventory. This could prove tricky for first-time home buyers, especially for those who are impacted by student loan debt, content to rent or among the more than 15 percent of adult children still living at home.

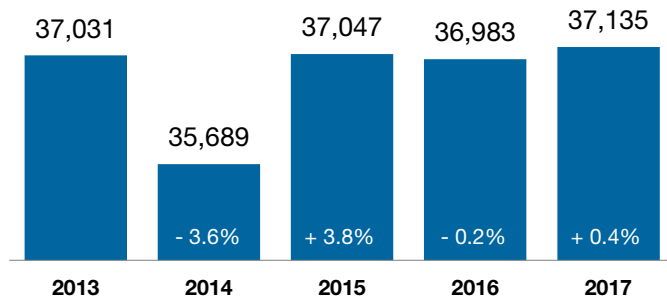
In a landscape rife with new variables, residential real estate is certainly poised to offer an interesting and active year ahead.

## 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



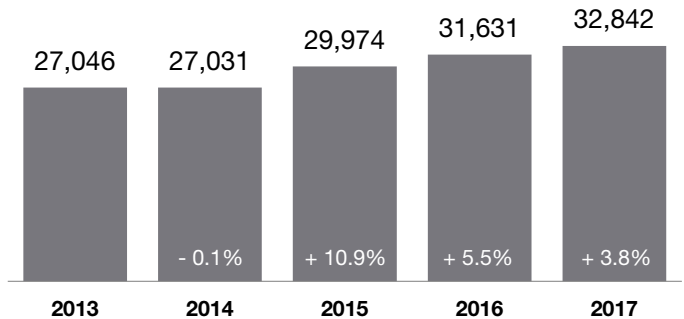
### Top 5 Areas: Change in New Listings from 2016

Valleyview (Corp.)	+ 144.4%
Minerva Park (Corp.)	+ 126.7%
German Village (43206 & German Village Subdivision)	+ 28.1%
Lithopolis (Corp.)	+ 23.3%
Powell (Corp.)	+ 20.4%

### Bottom 5 Areas: Change in New Listings from 2016

Jefferson Local School District (West Jefferson)	- 13.0%
New Albany Plain Local School District	- 13.7%
Buckeye Valley Local School District	- 15.2%
Obetz (Corp.)	- 25.0%
Miami Trace Local School District	- 26.7%

## In Contracts



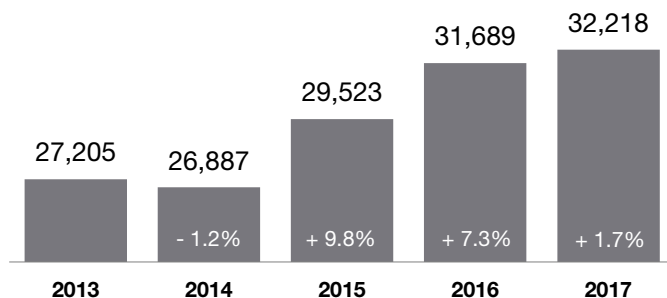
### Top 5 Areas: Change in Pending Sales from 2016

Valleyview (Corp.)	+ 200.0%
Lithopolis (Corp.)	+ 94.4%
Minerva Park (Corp.)	+ 90.3%
Whitehall (Corp.)	+ 31.0%
Canal Winchester City School District	+ 20.1%

### Bottom 5 Areas: Change in Pending Sales from 2016

Miami Trace Local School District	- 7.1%
Newark City School District	- 7.4%
Hilliard City School District	- 9.3%
Buckeye Valley Local School District	- 13.4%
Obetz (Corp.)	- 16.7%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2016

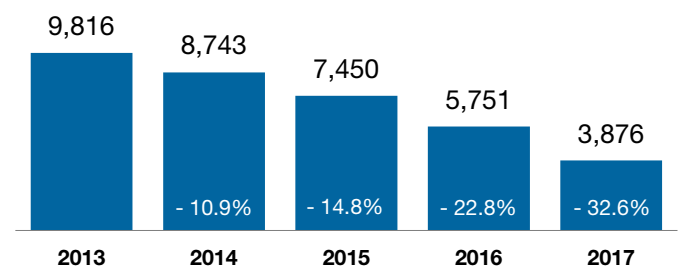
Valleyview (Corp.)	+ 114.3%
Lithopolis (Corp.)	+ 83.3%
Minerva Park (Corp.)	+ 71.9%
Whitehall (Corp.)	+ 29.3%
Northridge Local School District	+ 17.5%

### Bottom 5 Areas: Change in Closed Sales from 2016

Sunbury (Corp.)	- 9.4%
Big Walnut Local School District	- 9.4%
Hilliard City School District	- 11.6%
Obetz (Corp.)	- 15.7%
Buckeye Valley Local School District	- 17.6%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2016

Minerva Park (Corp.)	+ 300.0%
Downtown Columbus (43215)	+ 14.9%
German Village (43206 & German Village Subdivision)	+ 13.8%
Lithopolis (Corp.)	0.0%
Valleyview (Corp.)	0.0%

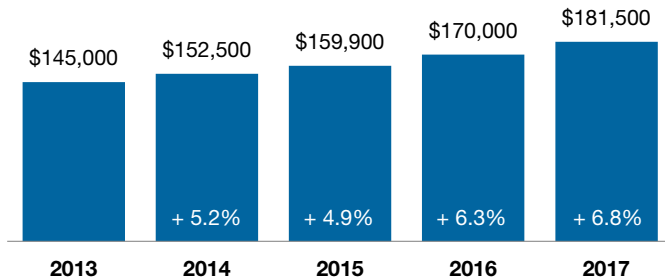
### Bottom 5 Areas: Change in Homes for Sale from 2016

Worthington (Corp.)	- 61.5%
Pataskala (Corp.)	- 61.7%
Johnstown-Monroe Local School District	- 62.1%
Obetz (Corp.)	- 66.7%
Sunbury (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 2016

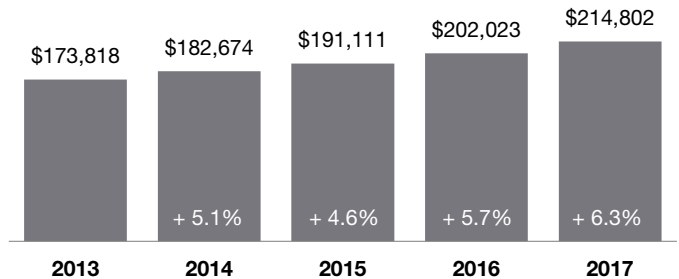
Minerva Park (Corp.)	+ 26.5%
Valleyview (Corp.)	+ 24.7%
Johnstown-Monroe Local School District	+ 23.4%
Northridge Local School District	+ 19.4%
Jonathan Alder Local School District (Plain City)	+ 16.0%

### Bottom 5 Areas: Change in Median Sales Price from 2016

Big Walnut Local School District	+ 2.2%
Washington Court House City School District	+ 1.4%
London City School District	- 1.0%
Grandview Heights (Corp.)	- 2.1%
Circleville City School District	- 3.2%

## Average Sold Price

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



### Top 5 Areas: Change in Avg. Sales Price from 2016

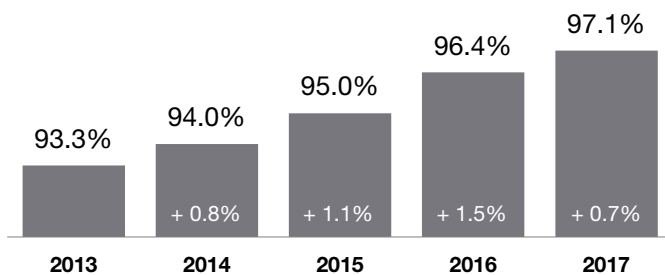
Valleyview (Corp.)	+ 34.0%
Minerva Park (Corp.)	+ 30.5%
Northridge Local School District	+ 26.5%
Obetz (Corp.)	+ 16.6%
Miami Trace Local School District	+ 14.9%

### Bottom 5 Areas: Change in Avg. Sales Price from 2016

Lancaster City School District	+ 3.5%
Dublin (Corp.)	+ 1.3%
Buckeye Valley Local School District	+ 0.4%
London City School District	- 2.4%
Grandview Heights (Corp.)	- 7.6%

## 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 2016

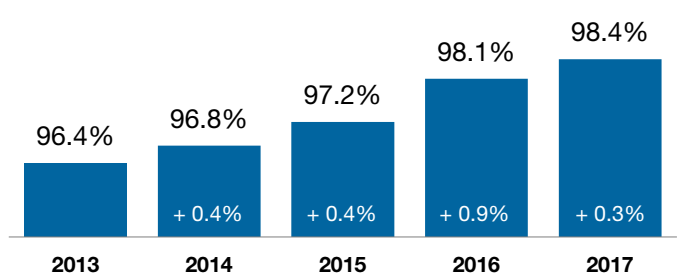
Whitehall (Corp.)	+ 4.1%
Northridge Local School District	+ 3.1%
Teays Valley Local School District	+ 2.1%
Minerva Park (Corp.)	+ 2.1%
London City School District	+ 1.6%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2016

Jonathan Alder Local School District (Plain City)	- 0.9%
Sunbury (Corp.)	- 1.1%
Hamilton Local School District	- 1.1%
Granville Exempted Village School District	- 1.3%
German Village (43206 & German Village Subdivision)	- 1.8%

## 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 2016

Obetz (Corp.)	+ 2.7%
Whitehall (Corp.)	+ 2.6%
Valleyview (Corp.)	+ 1.3%
Northridge Local School District	+ 1.1%
Grandview Heights (Corp.)	+ 0.9%

### Bottom 5 Areas: Change in Pct. of List Price Received from 2016

German Village (43206 & German Village Subdivision)	- 1.0%
Granville Exempted Village School District	- 1.0%
Washington Court House City School District	- 1.0%
Sunbury (Corp.)	- 1.5%
Jonathan Alder Local School District (Plain City)	- 1.7%

# Property Type Review

**36**

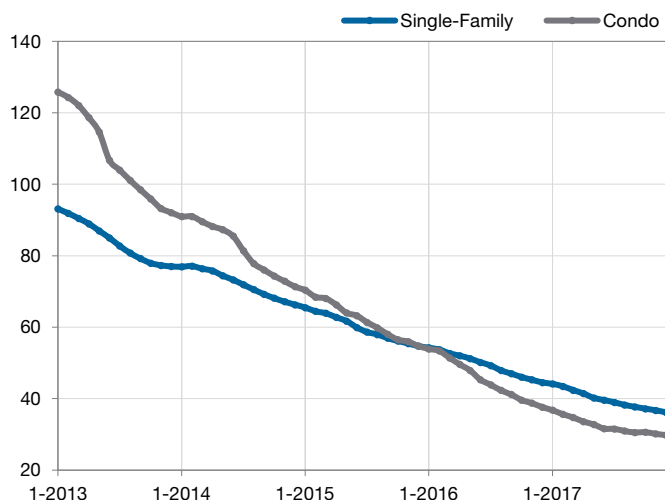
Average Total Days on Market  
Single-Family

**30**

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 2017

Downtown Columbus (43215)	90.5%
Grandview Heights (Corp.)	42.4%
Blacklick (43004)	28.1%
Dublin City School District	27.7%
Powell (Corp.)	26.1%
Columbus City School District	24.5%
Dublin (Corp.)	24.3%
Columbus (Corp.)	24.0%
Worthington City School District	23.3%
Hilliard City School District	22.3%
Olentangy Local School District	21.3%
Grove City (Corp.)	18.9%
Upper Arlington City School District	18.2%
Gahanna (Corp.)	16.4%
German Village (43206 & German Village Subdivision)	16.4%
Hilliard (Corp.)	15.6%
Worthington (Corp.)	14.9%
Westerville (Corp.)	14.5%
Westerville City School District	14.1%
Gahanna Jefferson City School District	14.0%
Sunbury (Corp.)	13.8%
Whitehall (Corp.)	12.8%
South-Western City School District (Grove City)	12.2%
Pataskala (Corp.)	11.9%
Buckeye Valley Local School District	10.6%
Delaware City School District	9.9%

**+ 8.0%**

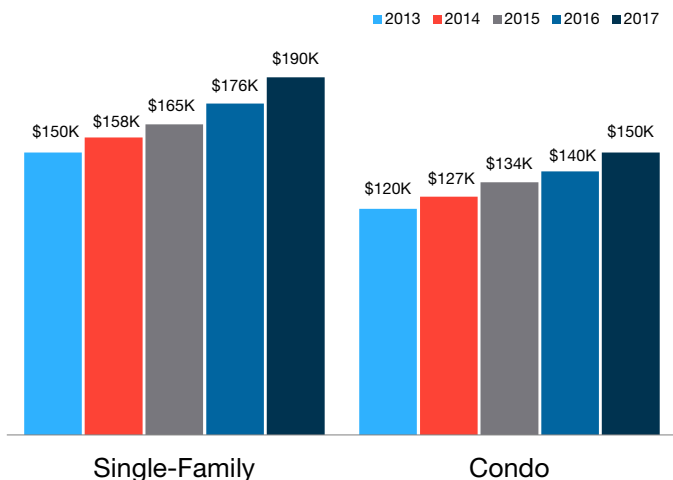
One-Year Change in Price  
Single-Family

**+ 7.2%**

One-Year Change in Price  
Condo

## Median Sold Price

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



**27,291**

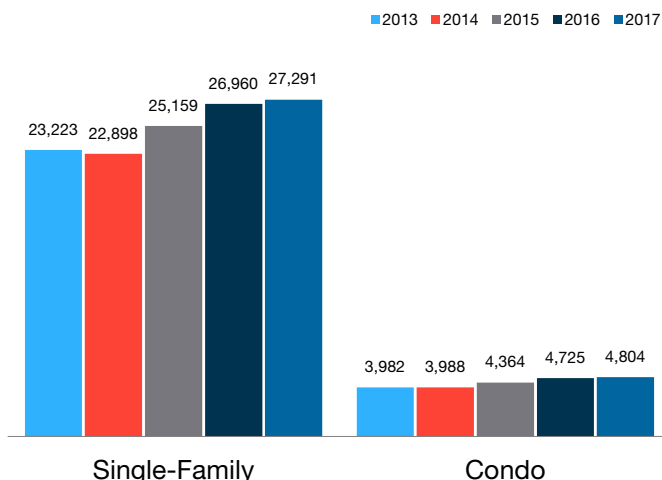
Closed Sales Single-Family

**4,804**

Closed Sales Condo

## Closed Sales by Property Type

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



# Lender-Mediated Review

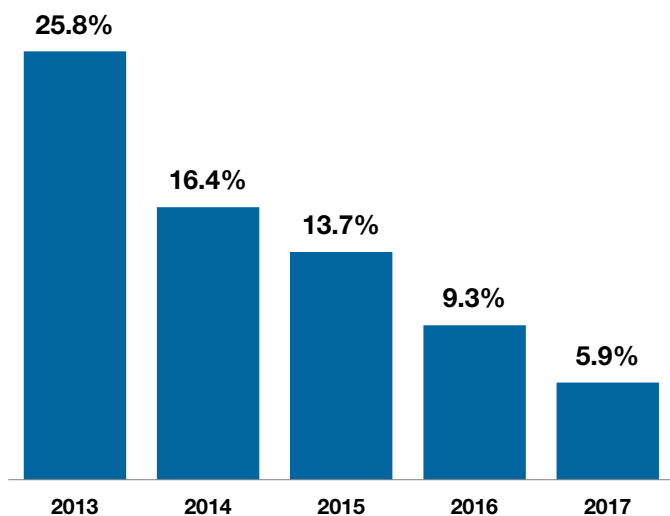
**5.9%**

Percent of Sales in 2017 that were Lender-Mediated

**- 36.1%**

One-Year Change in Sales that were Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Lender-Mediated Market Share in 2017

Whitehall (Corp.)	18.7%
Obetz (Corp.)	16.9%
Valleyview (Corp.)	13.3%
London City School District	13.2%
Miami Trace Local School District	12.3%
Lancaster City School District	10.9%
Groveport Madison Local School District	10.5%
Circleville City School District	9.7%
Newark City School District	8.8%
Columbus City School District	8.4%
South-Western City School District (Grove City)	7.1%
Reynoldsburg City School District	6.7%
Columbus (Corp.)	6.7%
Northridge Local School District	6.1%
Johnstown-Monroe Local School District	5.9%
Buckeye Valley Local School District	5.6%
Marysville Exempted Village School District	5.0%
Hamilton Local School District	4.8%
Jefferson Local School District (West Jefferson)	4.5%
Jonathan Alder Local School District (Plain City)	4.3%
Washington Court House City School District	4.3%
Pataskala (Corp.)	4.0%
Canal Winchester City School District	3.9%
Delaware City School District	3.7%
Minerva Park (Corp.)	3.6%
Pickerington (Corp.)	3.2%

**+ 25.2%**

Four-Year Change in Price for All Properties

**+ 10.5%**

Four-Year Change in Price for Traditional Properties

**+ 18.6%**

Four-Year Change in Price for REOs

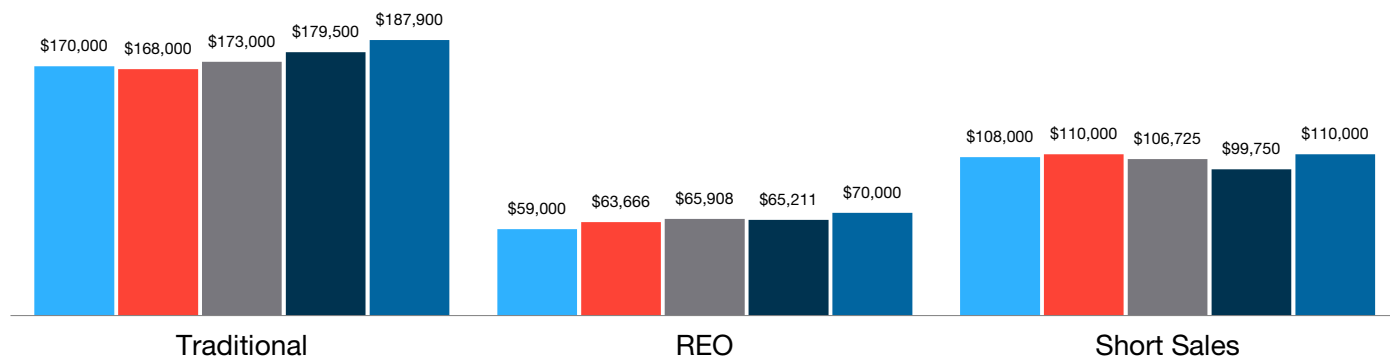
**+ 1.9%**

Four-Year Change in Price for Short Sales

## Median Sold Price

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

■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017



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

**\$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

**16.9%**

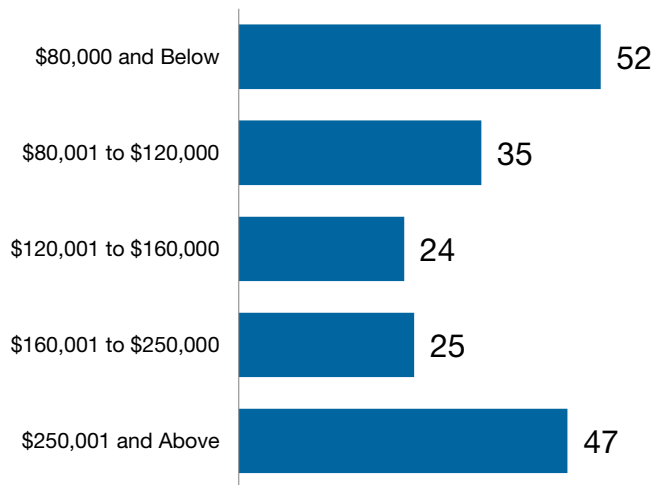
of Active Listings in the Last List Price Range at Year End Priced \$80,000 and Below

**- 42.3%**

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

**+ 15.0%**

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

**\$80,000 and Below**

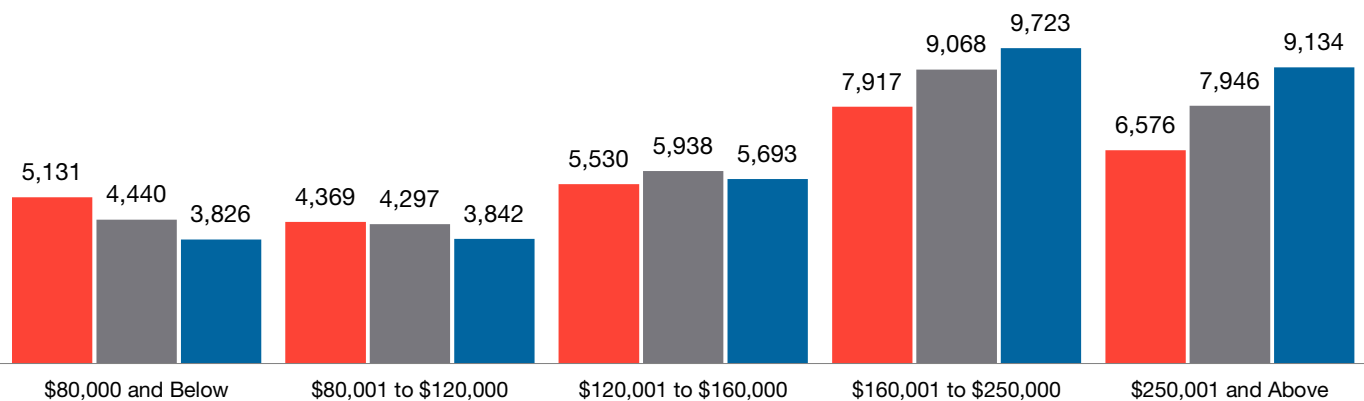
Sold Price Range with the Fewest Sold Listings

**- 13.8%**

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

## Sold Listings by Sold Price Range

■ 2015 ■ 2016 ■ 2017



# Area Overviews

	New Listings			Closed Sales		
	2016	2017	Percentage Change	2016	2017	Percentage Change
<b>Entire MLS</b>	<b>36,983</b>	<b>37,135</b>	<b>+ 0.4%</b>	<b>31,689</b>	<b>32,218</b>	<b>+ 1.7%</b>
<b>COUNTIES</b>						
Champaign County	207	186	- 10.1%	149	170	+ 14.1%
Clark County	202	235	+ 16.3%	150	155	+ 3.3%
Delaware County	4,089	3,897	- 4.7%	3,484	3,359	- 3.6%
Fairfield County	2,524	2,552	+ 1.1%	2,174	2,240	+ 3.0%
Fayette County	379	344	- 9.2%	292	285	- 2.4%
Franklin County	21,329	21,513	+ 0.9%	18,912	19,123	+ 1.1%
Hocking County	298	300	+ 0.7%	220	239	+ 8.6%
Knox County	610	654	+ 7.2%	492	524	+ 6.5%
Licking County	2,912	2,865	- 1.6%	2,470	2,515	+ 1.8%
Logan County	218	210	- 3.7%	162	166	+ 2.5%
Madison County	548	528	- 3.6%	459	482	+ 5.0%
Marion County	317	305	- 3.8%	239	231	- 3.3%
Morrow County	359	393	+ 9.5%	304	305	+ 0.3%
Muskingum County	220	234	+ 6.4%	133	174	+ 30.8%
Perry County	207	279	+ 34.8%	142	193	+ 35.9%
Pickaway County	822	815	- 0.9%	656	698	+ 6.4%
Ross County	249	247	- 0.8%	178	171	- 3.9%
Union County	1,003	1,033	+ 3.0%	857	917	+ 7.0%
<b>COMMUNITIES / SCHOOL DISTRICTS</b>						
Beechwood / Clintonville (43214, 43202)	743	781	+ 5.1%	682	704	+ 3.2%
Bexley (Corp.)	257	248	- 3.5%	214	231	+ 7.9%
Big Walnut Local School District	329	322	- 2.1%	298	270	- 9.4%
Blacklick (43004)	792	863	+ 9.0%	718	783	+ 9.1%
Buckeye Valley Local School District	303	257	- 15.2%	262	216	- 17.6%
Canal Winchester City School District	372	439	+ 18.0%	335	389	+ 16.1%
Circleville City School District	215	242	+ 12.6%	165	185	+ 12.1%
Columbus (Corp.)	13,584	13,643	+ 0.4%	12,163	12,277	+ 0.9%
Columbus City School District	8,278	8,604	+ 3.9%	7,082	7,401	+ 4.5%
Delaware City School District	655	635	- 3.1%	581	588	+ 1.2%
Downtown Columbus (43215)	352	379	+ 7.7%	258	273	+ 5.8%
Dublin (Corp.)	955	943	- 1.3%	792	764	- 3.5%
Dublin City School District	1,548	1,476	- 4.7%	1,313	1,254	- 4.5%
Gahanna (Corp.)	610	596	- 2.3%	581	535	- 7.9%
Gahanna Jefferson City School District	954	946	- 0.8%	851	828	- 2.7%
German Village (43206 & German Village Subdivision)	146	187	+ 28.1%	126	140	+ 11.1%



# Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2016	2017	Percentage Change	2016	2017	Percentage Change
Grandview Heights (Corp.)	142	139	- 2.1%	106	118	+ 11.3%
Granville Exempted Village School District	267	242	- 9.4%	202	185	- 8.4%
Grove City (Corp.)	893	878	- 1.7%	808	822	+ 1.7%
Groveport Madison Local School District	824	753	- 8.6%	688	694	+ 0.9%
Hamilton Local School District	191	194	+ 1.6%	172	165	- 4.1%
Hilliard (Corp.)	604	634	+ 5.0%	596	545	- 8.6%
Hilliard City School District	1,862	1,802	- 3.2%	1,833	1,620	- 11.6%
Jefferson Local School District (West Jefferson)	108	94	- 13.0%	85	88	+ 3.5%
Johnstown-Monroe Local School District	161	152	- 5.6%	139	135	- 2.9%
Jonathan Alder Local School District (Plain City)	125	131	+ 4.8%	101	117	+ 15.8%
Lancaster City School District	793	742	- 6.4%	641	663	+ 3.4%
Lithopolis (Corp.)	30	37	+ 23.3%	18	33	+ 83.3%
London City School District	251	248	- 1.2%	221	228	+ 3.2%
Marysville Exempted Village School District	585	578	- 1.2%	511	545	+ 6.7%
Miami Trace Local School District	195	143	- 26.7%	140	130	- 7.1%
Minerva Park (Corp.)	30	68	+ 126.7%	32	55	+ 71.9%
New Albany (Corp.)	351	315	- 10.3%	256	255	- 0.4%
New Albany Plain Local School District	590	509	- 13.7%	475	436	- 8.2%
Newark City School District	847	756	- 10.7%	712	673	- 5.5%
Northridge Local School District	113	131	+ 15.9%	97	114	+ 17.5%
Obetz (Corp.)	88	66	- 25.0%	70	59	- 15.7%
Olentangy Local School District	2,128	1,984	- 6.8%	1,798	1,684	- 6.3%
Pataskala (Corp.)	360	365	+ 1.4%	301	352	+ 16.9%
Pickerington (Corp.)	464	484	+ 4.3%	458	441	- 3.7%
Pickerington Local School District	1,004	1,029	+ 2.5%	952	943	- 0.9%
Powell (Corp.)	270	325	+ 20.4%	234	264	+ 12.8%
Reynoldsburg City School District	736	800	+ 8.7%	702	741	+ 5.6%
South-Western City School District (Grove City)	2,351	2,339	- 0.5%	2,125	2,188	+ 3.0%
Sunbury (Corp.)	91	95	+ 4.4%	96	87	- 9.4%
Teays Valley Local School District	383	362	- 5.5%	313	329	+ 5.1%
Upper Arlington City School District	769	778	+ 1.2%	679	680	+ 0.1%
Valleyview (Corp.)	9	22	+ 144.4%	7	15	+ 114.3%
Washington Court House City School District	194	215	+ 10.8%	152	164	+ 7.9%
Westerville (Corp.)	650	640	- 1.5%	600	587	- 2.2%
Westerville City School District	1,677	1,765	+ 5.2%	1,538	1,621	+ 5.4%
Whitehall (Corp.)	217	242	+ 11.5%	157	203	+ 29.3%
Worthington (Corp.)	294	288	- 2.0%	252	269	+ 6.7%
Worthington City School District	1,096	1,082	- 1.3%	1,033	1,009	- 2.3%

# Area Historical Prices

	Median Sales Price			Average Sales Price		
	2016	2017	Percentage Change	2016	2017	Percentage Change
<b>Entire MLS</b>	<b>\$170,000</b>	<b>\$181,500</b>	<b>+ 6.8%</b>	<b>\$202,023</b>	<b>\$214,802</b>	<b>+ 6.3%</b>
<b>COUNTIES</b>						
Champaign County	\$135,000	\$135,000	0.0%	\$154,700	\$142,683	- 7.8%
Clark County	\$121,329	\$119,900	- 1.2%	\$140,745	\$136,478	- 3.0%
Delaware County	\$280,000	\$305,000	+ 8.9%	\$311,095	\$328,502	+ 5.6%
Fairfield County	\$173,500	\$187,251	+ 7.9%	\$185,787	\$199,853	+ 7.6%
Fayette County	\$100,750	\$107,000	+ 6.2%	\$113,427	\$121,980	+ 7.5%
Franklin County	\$162,000	\$173,000	+ 6.8%	\$195,094	\$208,196	+ 6.7%
Hocking County	\$134,450	\$134,750	+ 0.2%	\$151,830	\$165,359	+ 8.9%
Knox County	\$145,000	\$149,500	+ 3.1%	\$169,501	\$180,695	+ 6.6%
Licking County	\$162,500	\$179,900	+ 10.7%	\$175,818	\$194,432	+ 10.6%
Logan County	\$125,000	\$133,480	+ 6.8%	\$160,807	\$171,690	+ 6.8%
Madison County	\$145,000	\$147,500	+ 1.7%	\$165,421	\$173,048	+ 4.6%
Marion County	\$115,750	\$125,000	+ 8.0%	\$126,256	\$134,746	+ 6.7%
Morrow County	\$145,000	\$144,500	- 0.3%	\$154,862	\$159,246	+ 2.8%
Muskingum County	\$132,900	\$141,950	+ 6.8%	\$165,880	\$161,367	- 2.7%
Perry County	\$136,700	\$139,500	+ 2.0%	\$150,151	\$168,413	+ 12.2%
Pickaway County	\$150,000	\$160,000	+ 6.7%	\$162,315	\$176,961	+ 9.0%
Ross County	\$129,000	\$133,688	+ 3.6%	\$142,251	\$149,316	+ 5.0%
Union County	\$209,000	\$225,000	+ 7.7%	\$252,015	\$264,437	+ 4.9%
<b>COMMUNITIES / SCHOOL DISTRICTS</b>						
Beechwood / Clintonville (43214, 43202)	\$234,450	\$245,000	+ 4.5%	\$244,432	\$260,116	+ 6.4%
Bexley (Corp.)	\$357,500	\$375,000	+ 4.9%	\$428,644	\$463,099	+ 8.0%
Big Walnut Local School District	\$278,500	\$284,500	+ 2.2%	\$312,449	\$337,532	+ 8.0%
Blacklick (43004)	\$170,750	\$192,000	+ 12.4%	\$196,335	\$209,853	+ 6.9%
Buckeye Valley Local School District	\$300,000	\$311,000	+ 3.7%	\$310,761	\$312,073	+ 0.4%
Canal Winchester City School District	\$171,750	\$189,000	+ 10.0%	\$192,198	\$208,759	+ 8.6%
Circleville City School District	\$130,000	\$125,900	- 3.2%	\$129,330	\$134,452	+ 4.0%
Columbus (Corp.)	\$145,000	\$156,000	+ 7.6%	\$160,472	\$172,307	+ 7.4%
Columbus City School District	\$132,500	\$142,000	+ 7.2%	\$153,047	\$166,368	+ 8.7%
Delaware City School District	\$170,900	\$189,450	+ 10.9%	\$174,058	\$186,627	+ 7.2%
Downtown Columbus (43215)	\$263,500	\$270,000	+ 2.5%	\$320,585	\$355,167	+ 10.8%
Dublin (Corp.)	\$358,450	\$375,000	+ 4.6%	\$377,814	\$382,568	+ 1.3%
Dublin City School District	\$276,500	\$310,777	+ 12.4%	\$310,701	\$332,537	+ 7.0%
Gahanna (Corp.)	\$199,900	\$210,000	+ 5.1%	\$217,283	\$231,449	+ 6.5%
Gahanna Jefferson City School District	\$210,000	\$232,500	+ 10.7%	\$242,836	\$259,880	+ 7.0%
German Village (43206 & German Village Subdivision)	\$344,450	\$380,125	+ 10.4%	\$395,883	\$445,026	+ 12.4%

# Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2016	2017	Percentage Change	2016	2017	Percentage Change
Grandview Heights (Corp.)	\$337,000	\$330,000	- 2.1%	\$369,739	\$341,767	- 7.6%
Granville Exempted Village School District	\$305,000	\$325,000	+ 6.6%	\$335,231	\$370,954	+ 10.7%
Grove City (Corp.)	\$185,000	\$208,500	+ 12.7%	\$194,856	\$213,710	+ 9.7%
Groveport Madison Local School District	\$114,000	\$127,700	+ 12.0%	\$114,996	\$129,514	+ 12.6%
Hamilton Local School District	\$115,000	\$130,000	+ 13.0%	\$111,854	\$123,875	+ 10.7%
Hilliard (Corp.)	\$238,950	\$256,000	+ 7.1%	\$246,005	\$261,457	+ 6.3%
Hilliard City School District	\$195,000	\$212,000	+ 8.7%	\$220,706	\$235,411	+ 6.7%
Jefferson Local School District (West Jefferson)	\$126,445	\$138,000	+ 9.1%	\$158,236	\$169,949	+ 7.4%
Johnstown-Monroe Local School District	\$186,250	\$229,900	+ 23.4%	\$214,887	\$236,407	+ 10.0%
Jonathan Alder Local School District (Plain City)	\$224,000	\$259,900	+ 16.0%	\$241,736	\$263,092	+ 8.8%
Lancaster City School District	\$124,000	\$127,500	+ 2.8%	\$132,357	\$136,926	+ 3.5%
Lithopolis (Corp.)	\$221,850	\$234,900	+ 5.9%	\$216,801	\$233,773	+ 7.8%
London City School District	\$146,500	\$145,000	- 1.0%	\$164,214	\$160,261	- 2.4%
Marysville Exempted Village School District	\$187,500	\$203,500	+ 8.5%	\$204,761	\$215,004	+ 5.0%
Miami Trace Local School District	\$113,750	\$121,700	+ 7.0%	\$120,537	\$138,470	+ 14.9%
Minerva Park (Corp.)	\$175,500	\$222,000	+ 26.5%	\$174,240	\$227,372	+ 30.5%
New Albany (Corp.)	\$511,905	\$570,000	+ 11.3%	\$579,199	\$618,476	+ 6.8%
New Albany Plain Local School District	\$358,000	\$403,000	+ 12.6%	\$446,563	\$484,180	+ 8.4%
Newark City School District	\$106,000	\$110,000	+ 3.8%	\$114,156	\$122,437	+ 7.3%
Northridge Local School District	\$188,500	\$225,000	+ 19.4%	\$205,765	\$260,379	+ 26.5%
Obetz (Corp.)	\$124,225	\$144,000	+ 15.9%	\$124,247	\$144,827	+ 16.6%
Olentangy Local School District	\$315,250	\$332,475	+ 5.5%	\$340,403	\$361,173	+ 6.1%
Pataskala (Corp.)	\$175,938	\$195,000	+ 10.8%	\$182,501	\$201,014	+ 10.1%
Pickerington (Corp.)	\$205,454	\$221,000	+ 7.6%	\$206,275	\$223,907	+ 8.5%
Pickerington Local School District	\$205,000	\$222,250	+ 8.4%	\$219,419	\$238,654	+ 8.8%
Powell (Corp.)	\$349,250	\$359,450	+ 2.9%	\$358,759	\$376,998	+ 5.1%
Reynoldsburg City School District	\$152,000	\$162,500	+ 6.9%	\$153,725	\$167,799	+ 9.2%
South-Western City School District (Grove City)	\$142,900	\$155,000	+ 8.5%	\$154,619	\$167,585	+ 8.4%
Sunbury (Corp.)	\$211,900	\$235,000	+ 10.9%	\$202,916	\$221,435	+ 9.1%
Teays Valley Local School District	\$160,000	\$180,500	+ 12.8%	\$178,161	\$198,985	+ 11.7%
Upper Arlington City School District	\$356,250	\$375,000	+ 5.3%	\$401,315	\$429,876	+ 7.1%
Valleyview (Corp.)	\$85,000	\$106,000	+ 24.7%	\$83,720	\$112,167	+ 34.0%
Washington Court House City School District	\$90,700	\$92,000	+ 1.4%	\$101,199	\$105,304	+ 4.1%
Westerville (Corp.)	\$225,000	\$253,750	+ 12.8%	\$227,676	\$250,701	+ 10.1%
Westerville City School District	\$189,900	\$215,500	+ 13.5%	\$215,876	\$237,330	+ 9.9%
Whitehall (Corp.)	\$75,000	\$85,000	+ 13.3%	\$81,554	\$89,511	+ 9.8%
Worthington (Corp.)	\$269,500	\$290,000	+ 7.6%	\$295,037	\$319,916	+ 8.4%
Worthington City School District	\$225,000	\$235,000	+ 4.4%	\$239,652	\$256,374	+ 7.0%