

# 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.



# 2021

# 2021 Annual Report on the Columbus Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE COLUMBUS REGION



**Fervent buyer demand**, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

**Sales:** In Contracts increased 7.6 percent, finishing 2021 at 36,912. Closed sales were up 9.1 percent to end the year at 36,489 which set a record for central Ohio.

**Listings:** Comparing 2021 to the prior year, the number of homes available for sale was up 3.5 percent. There were 2,121 active listings at the end of 2021. New listings increased by 10.9 percent to finish the year at 39,957 which is the highest seen since 2010, when the country was recovering from the stock market and housing crash of 2008, and far too many homeowners were forced to sell their homes.

**Lender-Mediated Properties:** Forbearance efforts by the government and lenders continued for much of the year, limiting distressed sales activity once again. In 2021, the percentage of closed sales that were either foreclosure or short sale decreased by 29.2 percent to finish the year at 1.2 percent of the market. Foreclosure and short sale activity may increase in 2022, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 12.1 percent to \$260,000 for the year. Single Family home prices were up 12.6 percent compared to last year, and Condo home prices were up 14.3 percent.

**List Price Received:** Sellers received, on average, 102.2 percent of their last list price at sale, up 2.4 percent from 2020.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

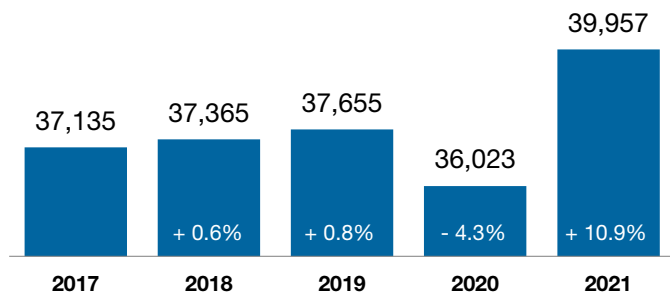
2022 looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

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# Quick Facts

## New Listings



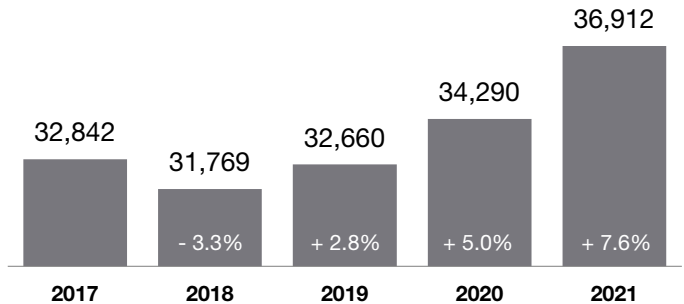
### Top 5 Areas: Change in New Listings from 2020

Valleyview (Corp.)	+ 110.0%
Northridge Local School District	+ 50.9%
Pataskala (Corp.)	+ 35.0%
Canal Winchester City School District	+ 28.7%
Grove City (Corp.)	+ 27.1%

### Bottom 5 Areas: Change in New Listings from 2020

Granville Exempted Village School District	- 9.9%
Dublin (Corp.)	- 11.0%
Buckeye Valley Local School District	- 11.3%
German Village (43206 & German Village Subdivision)	- 15.4%
Grandview Heights (Corp.)	- 29.6%

## In Contracts



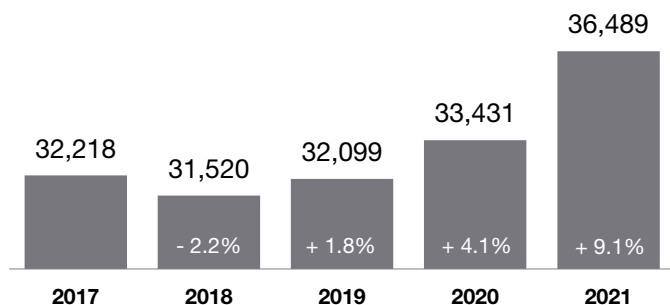
### Top 5 Areas: Change in Pending Sales from 2020

Valleyview (Corp.)	+ 72.7%
Washington Court House City School District	+ 38.0%
Northridge Local School District	+ 33.7%
Hamilton Local School District	+ 26.8%
Miami Trace Local School District	+ 26.0%

### Bottom 5 Areas: Change in Pending Sales from 2020

Blacklick (43004)	- 7.7%
Olentangy Local School District	- 8.1%
Granville Exempted Village School District	- 13.9%
German Village (43206 & German Village Subdivision)	- 14.9%
Grandview Heights (Corp.)	- 30.9%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2020

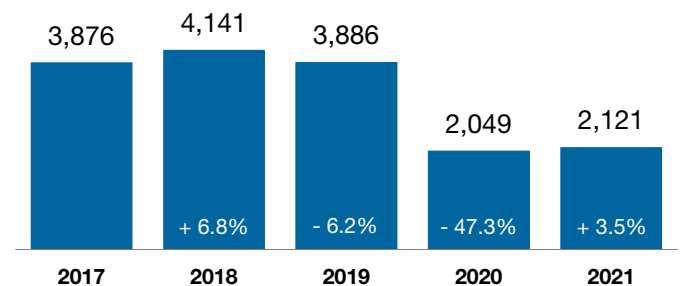
Valleyview (Corp.)	+ 100.0%
Northridge Local School District	+ 47.7%
Washington Court House City School District	+ 45.0%
Miami Trace Local School District	+ 41.8%
Hamilton Local School District	+ 25.6%

### Bottom 5 Areas: Change in Closed Sales from 2020

London City School District	- 4.8%
Blacklick (43004)	- 9.0%
German Village (43206 & German Village Subdivision)	- 10.4%
Granville Exempted Village School District	- 12.2%
Grandview Heights (Corp.)	- 21.4%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2020

Northridge Local School District	+ 222.2%
Teays Valley Local School District	+ 162.5%
Circleville City School District	+ 80.0%
London City School District	+ 80.0%
Obetz (Corp.)	+ 57.1%

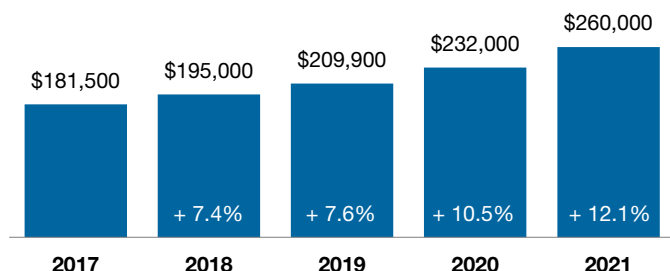
### Bottom 5 Areas: Change in Homes for Sale from 2020

Minerva Park (Corp.)	- 66.7%
Gahanna (Corp.)	- 73.3%
Miami Trace Local School District	- 77.8%
Whitehall (Corp.)	- 80.0%
Lithopolis (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 2020

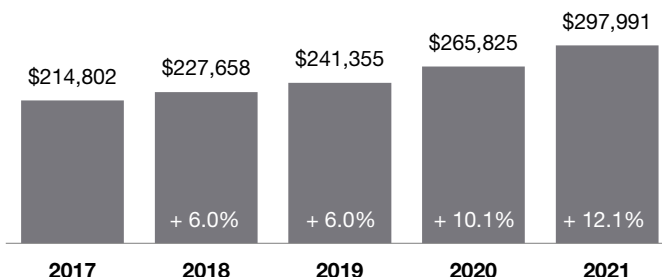
Northridge Local School District	+ 35.3%
London City School District	+ 33.3%
Whitehall (Corp.)	+ 25.0%
Pickerington (Corp.)	+ 23.4%
Obetz (Corp.)	+ 23.4%

### Bottom 5 Areas: Change in Median Sales Price from 2020

New Albany (Corp.)	+ 7.2%
Circleville City School District	+ 6.1%
Bexley (Corp.)	+ 5.8%
Miami Trace Local School District	+ 4.5%
Downtown Columbus (43215)	+ 2.6%

## Average Sold Price

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



### Top 5 Areas: Change in Avg. Sales Price from 2020

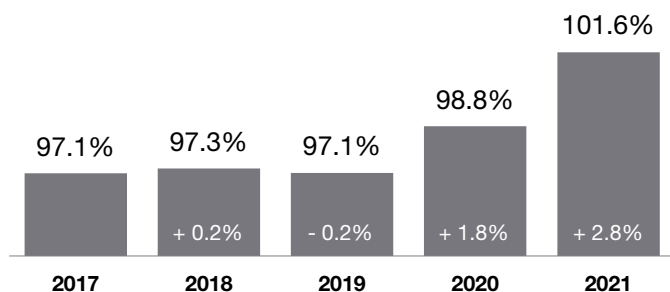
Pickerington (Corp.)	+ 25.9%
London City School District	+ 25.5%
Blacklick (43004)	+ 23.6%
Northridge Local School District	+ 22.0%
Pickerington Local School District	+ 21.9%

### Bottom 5 Areas: Change in Avg. Sales Price from 2020

Granville Exempted Village School District	+ 8.6%
Miami Trace Local School District	+ 6.3%
Circleville City School District	+ 6.3%
Downtown Columbus (43215)	+ 5.9%
Grandview Heights (Corp.)	+ 4.5%

## 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 2020

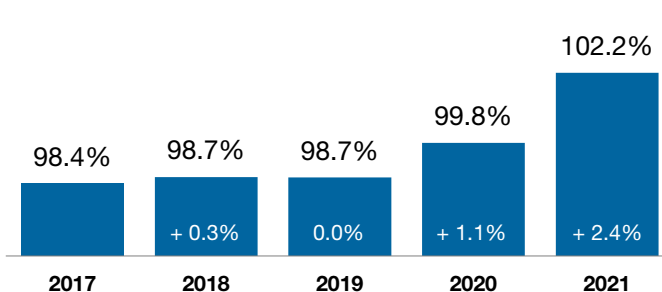
Valleyview (Corp.)	+ 8.7%
Minerva Park (Corp.)	+ 6.3%
Lithopolis (Corp.)	+ 5.4%
Circleville City School District	+ 5.4%
Sunbury (Corp.)	+ 4.9%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2020

Washington Court House City School District	+ 1.2%
Jonathan Alder Local School District (Plain City)	+ 0.7%
Jefferson Local School District (West Jefferson)	+ 0.4%
Miami Trace Local School District	+ 0.3%
Downtown Columbus (43215)	+ 0.2%

## 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 2020

Valleyview (Corp.)	+ 8.5%
Minerva Park (Corp.)	+ 4.5%
Lithopolis (Corp.)	+ 4.0%
Blacklick (43004)	+ 3.9%
Grandview Heights (Corp.)	+ 3.8%

### Bottom 5 Areas: Change in Pct. of List Price Received from 2020

Jefferson Local School District (West Jefferson)	+ 1.0%
Jonathan Alder Local School District (Plain City)	+ 0.9%
Washington Court House City School District	+ 0.6%
Downtown Columbus (43215)	+ 0.1%
Miami Trace Local School District	- 0.4%

# Property Type Review

**15**

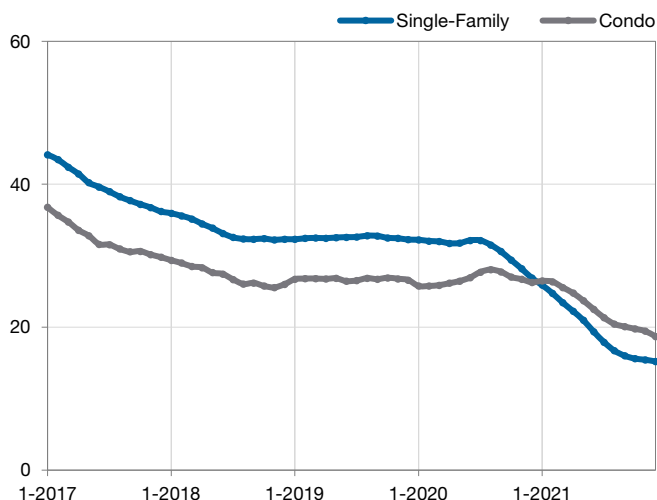
Average Total Days on Market  
Single-Family

**19**

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 2021

Downtown Columbus (43215)	91.4%
Grandview Heights (Corp.)	44.7%
Dublin City School District	27.8%
Blacklick (43004)	25.5%
Dublin (Corp.)	25.5%
Powell (Corp.)	23.0%
Columbus (Corp.)	22.8%
Columbus City School District	22.6%
Hilliard City School District	21.0%
Worthington City School District	20.1%
Upper Arlington City School District	20.1%
German Village (43206 & German Village Subdivision)	18.7%
Olentangy Local School District	18.3%
Grove City (Corp.)	17.4%
Hilliard (Corp.)	14.9%
Gahanna (Corp.)	14.9%
Westerville City School District	14.3%
Reynoldsburg City School District	14.0%
Buckeye Valley Local School District	13.4%
Westerville (Corp.)	13.1%
South-Western City School District (Grove City)	12.3%
Gahanna Jefferson City School District	12.3%
Pickerington (Corp.)	12.0%
Worthington (Corp.)	10.7%
Delaware City School District	9.3%
Newark City School District	7.7%

**+ 12.6%**

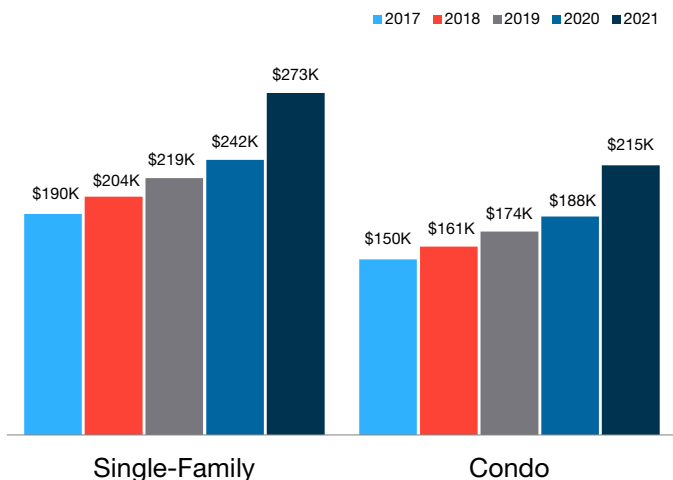
One-Year Change in Price  
Single-Family

**+ 14.3%**

One-Year Change in Price  
Condo

## Median Sold Price

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



**31,117**

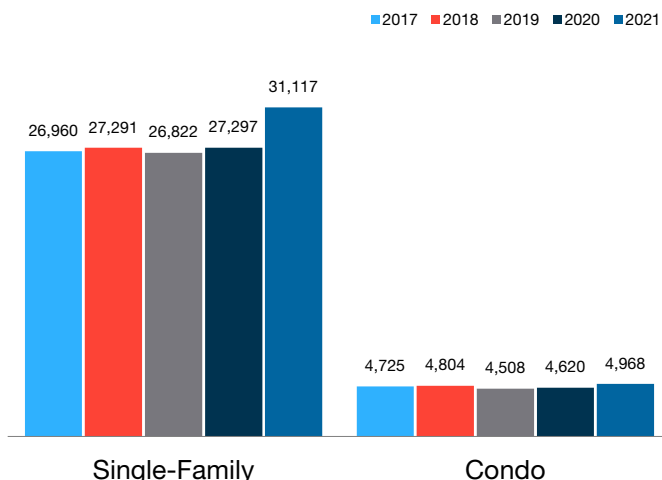
Closed Sales Single-Family

**4,968**

Closed Sales Condo

## Closed Sales by Property Type

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



# Lender-Mediated Review

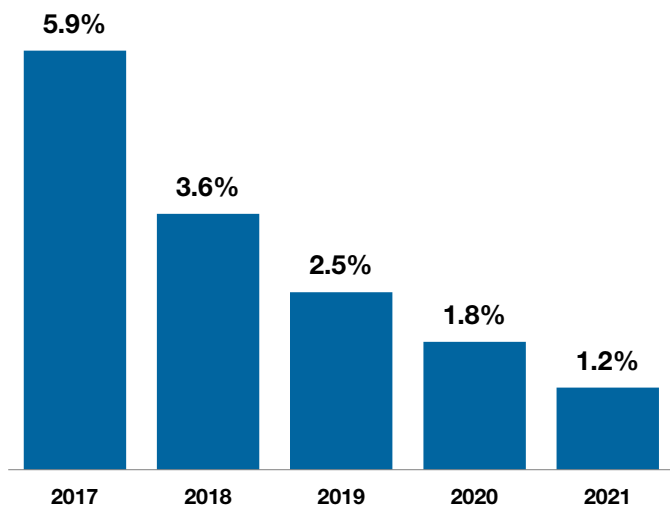
**1.2%**

Percent of Sales in 2021 that were Lender-Mediated

**- 29.2%**

One-Year Change in Sales that were Lender-Mediated

## Percent of Sales That Were Lender-Mediated



### Top Areas: Lender-Mediated Market Share in 2021

Northridge Local School District	3.1%
Obetz (Corp.)	2.5%
Granville Exempted Village School District	2.4%
Miami Trace Local School District	1.9%
Circleville City School District	1.7%
Whitehall (Corp.)	1.7%
Worthington (Corp.)	1.6%
Lancaster City School District	1.6%
Hamilton Local School District	1.5%
Columbus City School District	1.4%
Newark City School District	1.4%
Groveport Madison Local School District	1.3%
Washington Court House City School District	1.2%
Powell (Corp.)	1.2%
Columbus (Corp.)	1.2%
South-Western City School District (Grove City)	1.1%
Beechwood / Clintonville (43214, 43202)	1.1%
Marysville Exempted Village School District	1.0%
Delaware City School District	1.0%
Sunbury (Corp.)	1.0%
Worthington City School District	0.9%
Pickerington Local School District	0.9%
Upper Arlington City School District	0.8%
Gahanna Jefferson City School District	0.8%
Pickerington (Corp.)	0.8%
Pataskala (Corp.)	0.8%

**+ 43.3%**

Four-Year Change in Price for All Properties

**+ 38.4%**

Four-Year Change in Price for Traditional Properties

**+ 131.0%**

Four-Year Change in Price for REOs

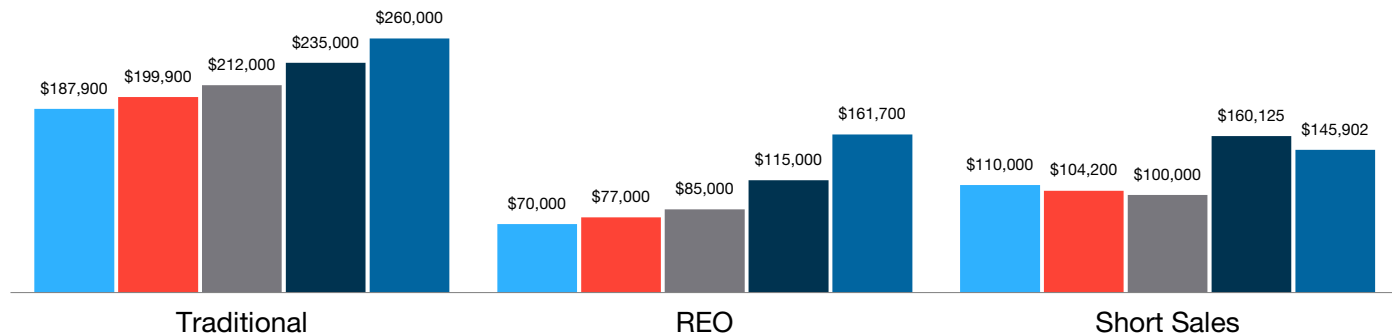
**+ 32.6%**

Four-Year Change in Price for Short Sales

## Median Sold Price

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

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



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, foreclosure, 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 foreclosure, no foreclosure, no foreclosure, not foreclosure, not foreclosure, not a short sale, not a short sale, not a short-sale, not short sale, not short-sale, 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 foreclosure. 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

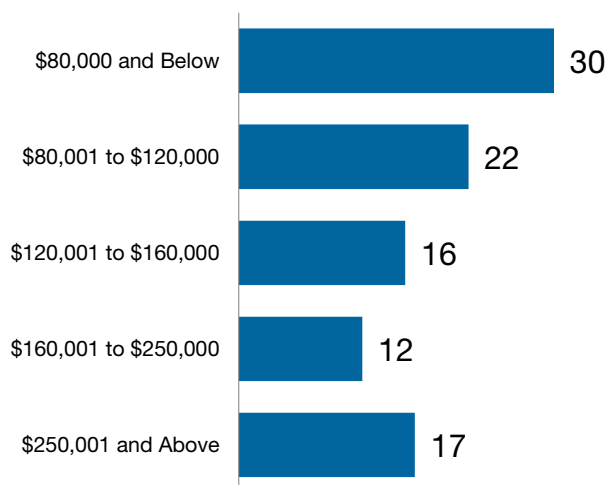
**6.8%**

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

**- 2.7%**

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

**+ 32.0%**

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

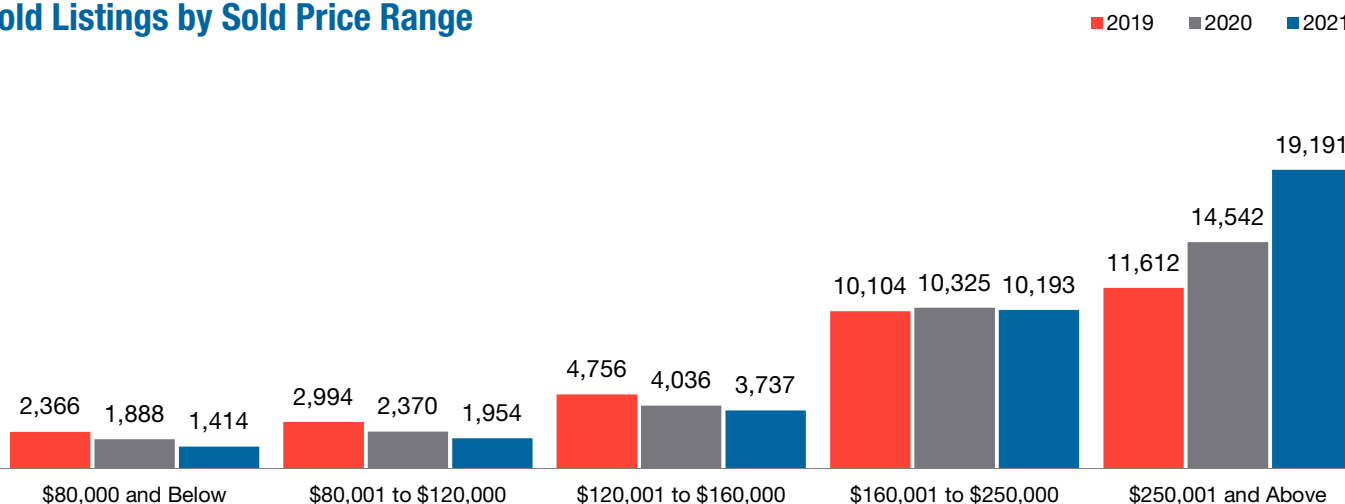
**\$80,000 and Below**

Sold Price Range with the Fewest Sold Listings

**- 25.1%**

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		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Entire MLS	36,023	39,957	+ 10.9%	33,431	36,489	+ 9.1%

## COUNTIES

Champaign County	216	270	+ 25.0%	187	236	+ 26.2%
Clark County	201	254	+ 26.4%	194	220	+ 13.4%
Delaware County	3,804	3,724	- 2.1%	3,593	3,570	- 0.6%
Fairfield County	2,391	2,578	+ 7.8%	2,354	2,425	+ 3.0%
Fayette County	341	402	+ 17.9%	271	388	+ 43.2%
Franklin County	20,780	22,137	+ 6.5%	19,132	20,462	+ 7.0%
Hocking County	338	318	- 5.9%	317	277	- 12.6%
Knox County	650	697	+ 7.2%	626	654	+ 4.5%
Licking County	2,591	3,128	+ 20.7%	2,509	2,839	+ 13.2%
Logan County	236	302	+ 28.0%	217	256	+ 18.0%
Madison County	494	539	+ 9.1%	469	488	+ 4.1%
Marion County	372	906	+ 143.5%	347	789	+ 127.4%
Morrow County	402	426	+ 6.0%	355	374	+ 5.4%
Muskingum County	267	339	+ 27.0%	234	271	+ 15.8%
Perry County	237	313	+ 32.1%	219	264	+ 20.5%
Pickaway County	739	891	+ 20.6%	667	754	+ 13.0%
Ross County	221	303	+ 37.1%	204	258	+ 26.5%
Union County	1,033	1,106	+ 7.1%	972	1,047	+ 7.7%

## COMMUNITIES / SCHOOL DISTRICTS

Beechwood / Clintonville (43214, 43202)	727	749	+ 3.0%	675	744	+ 10.2%
Bexley (Corp.)	242	220	- 9.1%	206	202	- 1.9%
Big Walnut Local School District	344	408	+ 18.6%	308	378	+ 22.7%
Blacklick (43004)	765	703	- 8.1%	736	670	- 9.0%
Buckeye Valley Local School District	337	299	- 11.3%	295	290	- 1.7%
Canal Winchester City School District	338	435	+ 28.7%	351	397	+ 13.1%
Circleville City School District	183	198	+ 8.2%	174	175	+ 0.6%
Columbus (Corp.)	13,590	14,484	+ 6.6%	12,403	13,289	+ 7.1%
Columbus City School District	9,090	9,830	+ 8.1%	8,055	8,718	+ 8.2%
Delaware City School District	674	692	+ 2.7%	647	670	+ 3.6%
Downtown Columbus (43215)	431	474	+ 10.0%	288	349	+ 21.2%
Dublin (Corp.)	867	772	- 11.0%	809	770	- 4.8%
Dublin City School District	1,465	1,473	+ 0.5%	1,362	1,422	+ 4.4%
Gahanna (Corp.)	502	576	+ 14.7%	510	552	+ 8.2%
Gahanna Jefferson City School District	803	884	+ 10.1%	790	837	+ 5.9%
German Village (43206 & German Village Subdivision)	201	170	- 15.4%	173	155	- 10.4%



# Area Overviews

COMMUNITIES / SCHOOL DISTRICTS Continued	New Listings			Closed Sales		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Grandview Heights (Corp.)	186	131	- 29.6%	168	132	- 21.4%
Granville Exempted Village School District	233	210	- 9.9%	238	209	- 12.2%
Grove City (Corp.)	812	1,032	+ 27.1%	757	930	+ 22.9%
Groveport Madison Local School District	694	817	+ 17.7%	655	773	+ 18.0%
Hamilton Local School District	183	230	+ 25.7%	164	206	+ 25.6%
Hilliard (Corp.)	517	586	+ 13.3%	500	551	+ 10.2%
Hilliard City School District	1,617	1,641	+ 1.5%	1,551	1,609	+ 3.7%
Jefferson Local School District (West Jefferson)	76	96	+ 26.3%	70	87	+ 24.3%
Johnstown-Monroe Local School District	158	169	+ 7.0%	143	151	+ 5.6%
Jonathan Alder Local School District (Plain City)	139	146	+ 5.0%	131	147	+ 12.2%
Lancaster City School District	717	796	+ 11.0%	658	756	+ 14.9%
Lithopolis (Corp.)	44	42	- 4.5%	41	45	+ 9.8%
London City School District	234	245	+ 4.7%	228	217	- 4.8%
Marysville Exempted Village School District	582	595	+ 2.2%	558	573	+ 2.7%
Miami Trace Local School District	142	157	+ 10.6%	110	156	+ 41.8%
Minerva Park (Corp.)	49	51	+ 4.1%	43	47	+ 9.3%
New Albany (Corp.)	258	241	- 6.6%	236	243	+ 3.0%
New Albany Plain Local School District	435	411	- 5.5%	401	404	+ 0.7%
Newark City School District	723	856	+ 18.4%	673	805	+ 19.6%
Northridge Local School District	110	166	+ 50.9%	88	130	+ 47.7%
Obetz (Corp.)	115	136	+ 18.3%	97	118	+ 21.6%
Olentangy Local School District	1,862	1,770	- 4.9%	1,769	1,685	- 4.7%
Pataskala (Corp.)	326	440	+ 35.0%	322	381	+ 18.3%
Pickerington (Corp.)	490	522	+ 6.5%	503	500	- 0.6%
Pickerington Local School District	977	1,058	+ 8.3%	995	1,014	+ 1.9%
Powell (Corp.)	277	270	- 2.5%	258	257	- 0.4%
Reynoldsburg City School District	658	704	+ 7.0%	633	656	+ 3.6%
Short North Area (43201)	391	367	- 6.1%	309	312	+ 1.0%
South-Western City School District (Grove City)	2,135	2,452	+ 14.8%	2,010	2,289	+ 13.9%
Sunbury (Corp.)	93	112	+ 20.4%	88	103	+ 17.0%
Teays Valley Local School District	374	475	+ 27.0%	337	375	+ 11.3%
Upper Arlington City School District	745	740	- 0.7%	693	706	+ 1.9%
Valleyview (Corp.)	10	21	+ 110.0%	10	20	+ 100.0%
Washington Court House City School District	207	258	+ 24.6%	169	245	+ 45.0%
Westerville (Corp.)	581	629	+ 8.3%	572	612	+ 7.0%
Westerville City School District	1,531	1,609	+ 5.1%	1,484	1,548	+ 4.3%
Whitehall (Corp.)	183	190	+ 3.8%	168	175	+ 4.2%
Worthington (Corp.)	231	261	+ 13.0%	220	244	+ 10.9%
Worthington City School District	951	1,002	+ 5.4%	919	978	+ 6.4%

# Area Historical Prices

	Median Sales Price			Average Sales Price		
	2020	2021	Percentage Change	2020	2021	Percentage Change
<b>Entire MLS</b>	<b>\$232,000</b>	<b>\$260,000</b>	<b>+ 12.1%</b>	<b>\$265,825</b>	<b>\$297,991</b>	<b>+ 12.1%</b>
<b>COUNTIES</b>						
Champaign County	\$169,900	\$180,000	+ 5.9%	\$195,008	\$213,948	+ 9.7%
Clark County	\$148,500	\$174,308	+ 17.4%	\$171,728	\$206,484	+ 20.2%
Delaware County	\$365,000	\$406,491	+ 11.4%	\$396,479	\$444,224	+ 12.0%
Fairfield County	\$245,000	\$285,000	+ 16.3%	\$251,765	\$294,890	+ 17.1%
Fayette County	\$143,000	\$159,900	+ 11.8%	\$157,029	\$174,299	+ 11.0%
Franklin County	\$223,000	\$253,000	+ 13.5%	\$258,137	\$292,579	+ 13.3%
Hocking County	\$186,000	\$200,750	+ 7.9%	\$229,287	\$248,730	+ 8.5%
Knox County	\$180,000	\$201,560	+ 12.0%	\$217,932	\$240,897	+ 10.5%
Licking County	\$229,900	\$259,900	+ 13.0%	\$246,754	\$278,449	+ 12.8%
Logan County	\$170,000	\$205,350	+ 20.8%	\$206,016	\$251,695	+ 22.2%
Madison County	\$200,000	\$242,950	+ 21.5%	\$226,637	\$270,009	+ 19.1%
Marion County	\$132,750	\$150,000	+ 13.0%	\$151,801	\$168,408	+ 10.9%
Morrow County	\$200,000	\$220,000	+ 10.0%	\$220,896	\$247,487	+ 12.0%
Muskingum County	\$175,000	\$185,764	+ 6.2%	\$203,561	\$218,020	+ 7.1%
Perry County	\$176,000	\$187,000	+ 6.3%	\$211,101	\$237,329	+ 12.4%
Pickaway County	\$215,000	\$250,000	+ 16.3%	\$224,546	\$263,445	+ 17.3%
Ross County	\$170,900	\$190,000	+ 11.2%	\$186,456	\$217,677	+ 16.7%
Union County	\$280,000	\$340,995	+ 21.8%	\$325,096	\$396,674	+ 22.0%
<b>COMMUNITIES / SCHOOL DISTRICTS</b>						
Beechwood / Clintonville (43214, 43202)	\$302,000	\$325,130	+ 7.7%	\$310,576	\$342,084	+ 10.1%
Bexley (Corp.)	\$425,000	\$449,500	+ 5.8%	\$509,129	\$574,101	+ 12.8%
Big Walnut Local School District	\$367,500	\$421,678	+ 14.7%	\$403,287	\$461,508	+ 14.4%
Blacklick (43004)	\$243,210	\$295,000	+ 21.3%	\$264,954	\$327,416	+ 23.6%
Buckeye Valley Local School District	\$370,000	\$406,000	+ 9.7%	\$369,505	\$404,757	+ 9.5%
Canal Winchester City School District	\$242,500	\$285,000	+ 17.5%	\$263,920	\$306,557	+ 16.2%
Circleville City School District	\$165,000	\$175,000	+ 6.1%	\$176,546	\$187,637	+ 6.3%
Columbus (Corp.)	\$200,000	\$232,200	+ 16.1%	\$218,730	\$250,915	+ 14.7%
Columbus City School District	\$185,000	\$214,000	+ 15.7%	\$212,770	\$242,604	+ 14.0%
Delaware City School District	\$245,000	\$285,000	+ 16.3%	\$243,916	\$281,103	+ 15.2%
Downtown Columbus (43215)	\$321,500	\$330,000	+ 2.6%	\$401,695	\$425,392	+ 5.9%
Dublin (Corp.)	\$428,000	\$490,000	+ 14.5%	\$442,722	\$508,920	+ 15.0%
Dublin City School District	\$370,000	\$415,000	+ 12.2%	\$397,544	\$457,800	+ 15.2%
Gahanna (Corp.)	\$255,000	\$295,500	+ 15.9%	\$278,439	\$318,249	+ 14.3%
Gahanna Jefferson City School District	\$279,995	\$320,000	+ 14.3%	\$314,926	\$363,453	+ 15.4%
German Village (43206 & German Village Subdivision)	\$425,000	\$515,000	+ 21.2%	\$484,156	\$579,733	+ 19.7%

# Area Historical Prices

COMMUNITIES / SCHOOL DISTRICTS Continued	Median Sales Price			Average Sales Price		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Grandview Heights (Corp.)	\$411,500	\$474,500	+ 15.3%	\$446,519	\$466,591	+ 4.5%
Granville Exempted Village School District	\$375,000	\$405,000	+ 8.0%	\$438,159	\$475,780	+ 8.6%
Grove City (Corp.)	\$260,000	\$297,700	+ 14.5%	\$271,982	\$304,389	+ 11.9%
Groveport Madison Local School District	\$170,000	\$201,200	+ 18.4%	\$175,877	\$209,637	+ 19.2%
Hamilton Local School District	\$174,450	\$195,700	+ 12.2%	\$173,121	\$190,335	+ 9.9%
Hilliard (Corp.)	\$305,000	\$335,000	+ 9.8%	\$313,750	\$353,176	+ 12.6%
Hilliard City School District	\$266,000	\$302,100	+ 13.6%	\$287,135	\$332,369	+ 15.8%
Jefferson Local School District (West Jefferson)	\$173,450	\$207,500	+ 19.6%	\$229,185	\$254,470	+ 11.0%
Johnstown-Monroe Local School District	\$270,000	\$313,028	+ 15.9%	\$293,595	\$336,018	+ 14.4%
Jonathan Alder Local School District (Plain City)	\$315,500	\$384,000	+ 21.7%	\$325,351	\$385,851	+ 18.6%
Lancaster City School District	\$160,000	\$183,250	+ 14.5%	\$177,395	\$204,127	+ 15.1%
Lithopolis (Corp.)	\$274,500	\$325,000	+ 18.4%	\$277,493	\$317,071	+ 14.3%
London City School District	\$180,000	\$239,900	+ 33.3%	\$205,733	\$258,164	+ 25.5%
Marysville Exempted Village School District	\$256,000	\$300,000	+ 17.2%	\$267,140	\$311,958	+ 16.8%
Miami Trace Local School District	\$167,450	\$175,000	+ 4.5%	\$186,645	\$198,463	+ 6.3%
Minerva Park (Corp.)	\$276,000	\$299,777	+ 8.6%	\$271,393	\$301,593	+ 11.1%
New Albany (Corp.)	\$634,450	\$680,000	+ 7.2%	\$717,146	\$801,960	+ 11.8%
New Albany Plain Local School District	\$440,000	\$526,500	+ 19.7%	\$576,393	\$656,334	+ 13.9%
Newark City School District	\$145,000	\$161,000	+ 11.0%	\$158,174	\$172,754	+ 9.2%
Northridge Local School District	\$255,000	\$345,000	+ 35.3%	\$304,884	\$371,810	+ 22.0%
Obetz (Corp.)	\$196,100	\$242,000	+ 23.4%	\$208,485	\$242,288	+ 16.2%
Olentangy Local School District	\$400,000	\$445,000	+ 11.3%	\$436,667	\$487,485	+ 11.6%
Pataskala (Corp.)	\$255,000	\$300,558	+ 17.9%	\$254,253	\$298,689	+ 17.5%
Pickerington (Corp.)	\$275,450	\$340,000	+ 23.4%	\$272,106	\$342,592	+ 25.9%
Pickerington Local School District	\$275,900	\$340,000	+ 23.2%	\$289,703	\$353,124	+ 21.9%
Powell (Corp.)	\$428,131	\$475,000	+ 10.9%	\$447,770	\$510,575	+ 14.0%
Reynoldsburg City School District	\$215,000	\$240,000	+ 11.6%	\$212,694	\$243,356	+ 14.4%
Short North Area (43201)	\$381,339	\$400,500	+ 5.0%	\$394,201	\$412,518	+ 4.6%
South-Western City School District (Grove City)	\$204,250	\$240,500	+ 17.7%	\$220,492	\$257,097	+ 16.6%
Sunbury (Corp.)	\$285,000	\$340,000	+ 19.3%	\$275,920	\$332,883	+ 20.6%
Teays Valley Local School District	\$240,000	\$279,900	+ 16.6%	\$251,205	\$300,888	+ 19.8%
Upper Arlington City School District	\$432,500	\$478,000	+ 10.5%	\$500,022	\$544,828	+ 9.0%
Valleyview (Corp.)	\$140,000	\$163,000	+ 16.4%	\$141,450	\$160,824	+ 13.7%
Washington Court House City School District	\$127,000	\$150,000	+ 18.1%	\$135,298	\$158,989	+ 17.5%
Westerville (Corp.)	\$302,750	\$340,000	+ 12.3%	\$304,248	\$337,929	+ 11.1%
Westerville City School District	\$270,000	\$309,000	+ 14.4%	\$288,844	\$329,148	+ 14.0%
Whitehall (Corp.)	\$128,000	\$160,000	+ 25.0%	\$136,934	\$164,811	+ 20.4%
Worthington (Corp.)	\$336,250	\$388,000	+ 15.4%	\$363,143	\$406,567	+ 12.0%
Worthington City School District	\$280,000	\$330,000	+ 17.9%	\$300,939	\$347,347	+ 15.4%