

Columbus 43085

ZIP code · OH · Ohio · Franklin County · Columbus

SELLER'S MARKET

\$432K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

377

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

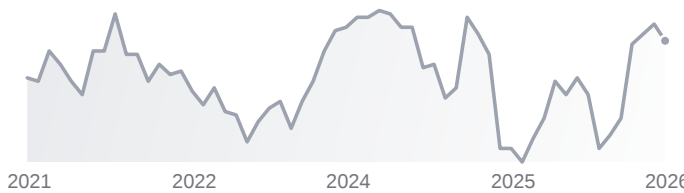
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

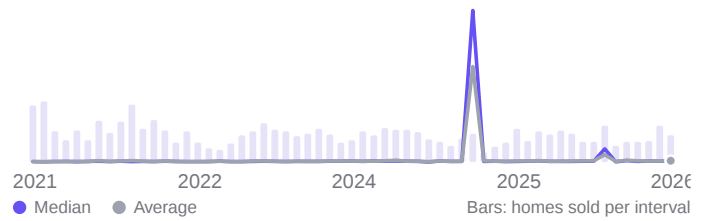
Market temperature (0–100)

68 / 100



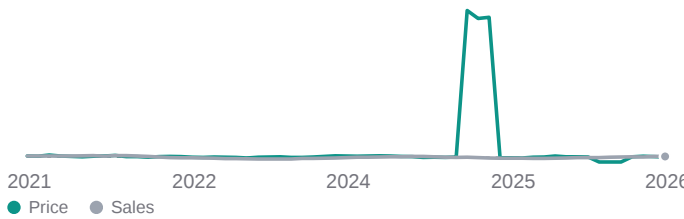
Sale prices

Median \$437K · Average \$502K



Growth (year over year)

Price +2.5% · Sales +12.9%



Price per square foot

\$267/ft²



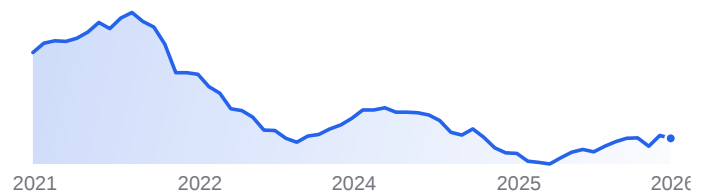
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

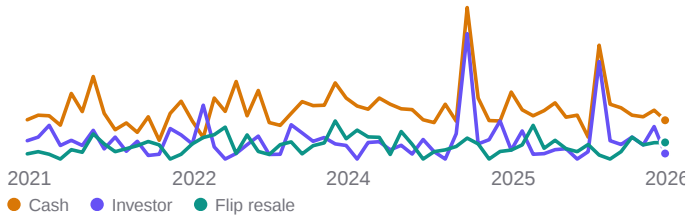
3.8%



BUYERS & OUTCOMES

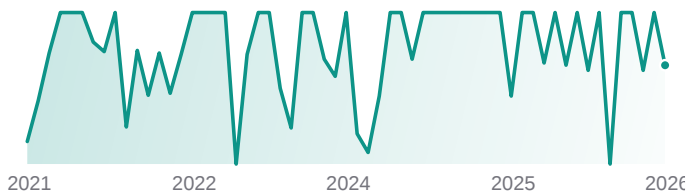
Buyer mix

Cash 21% · Investor 3.0% · Flip resale 9.1%



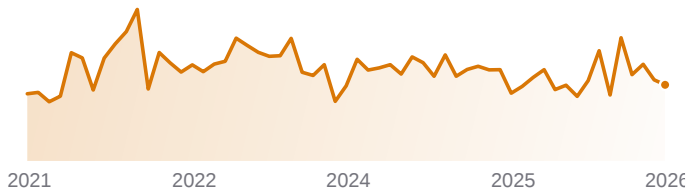
Sellers who sold at a gain

96%

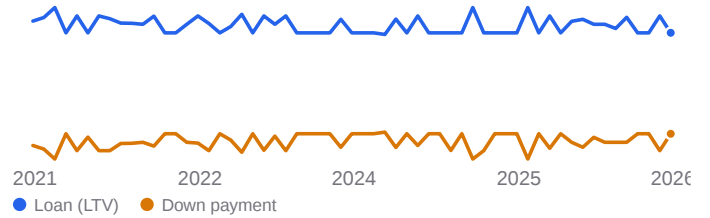


Median annualized return at resale

+5.5%

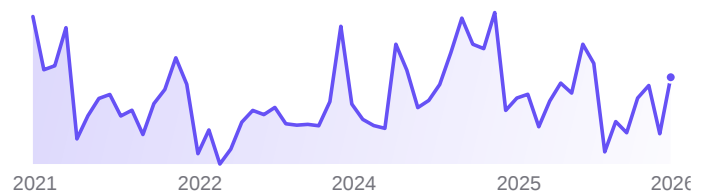


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



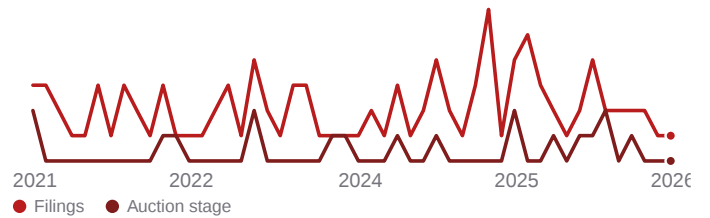
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,793
Median value (AVM)	\$431K
Median size	1,601 ft²
Median bedrooms	3
Median year built	1975
Single family	66%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	23%
Median loan-to-value	44%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	25,166
Density	3,439 / mi²
Median household income	\$118K
Average household income	\$141K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	178
Earthquake index (US avg 100)	33
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	52°F
Annual precip	39 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.