



Lori & Greg Swearingen
The Selling Columbus Team
Trans Ohio Realty Co.
www.SellingColumbus.com
Phone: 614-595-5510
Fax: 614-474-5694

With over 40 years in the Central Ohio area
"We Know The Real Estate Market"

Home values remain flat

Throughout Columbus and central Ohio the housing prices will remain flat. We do not see home values going up, but they will not be going down either. There are always exceptions to the rule, but we do not expect much either way. We still see a good number of bank foreclosures and short sales available, and more coming in 2011, and this will keep home prices from increasing much if at all. In the past 6 months we have helped close some incredible deals for buyers picking up bank owned homes. These sold well below their prior selling price.

If you would like help finding bank owned properties, let us know. The good deals do not stay available long. You need to have your financing ready to go and be ready to write a contract.

Interest rates continue trending up

We see signs the economy in central Ohio is doing better. With the economy on the increase, interest rates will continue their creep up

Ohio's unemployment rate was 9.8 percent in November, down slightly from 9.9 percent in October, according to data by the Ohio Department of Job and Family Services (ODJFS)... "Ohio's unemployment rate declined for the eighth consecutive month, even as the national unemployment rate rose slightly." ODJFS Director Douglas Lumpkin said. "For the first time since December 2002, Ohio's unemployment rate is not higher than the nation's." For Franklin and the surrounding counties, only Pickaway, at 9.9%, is above the state average. See the following article for more information:
<http://jfs.ohio.gov/releases/unemp/201012/unemppressrelease.asp>.

In addition to the employment rates, we were also told by a local job recruiter that technical jobs are starting to get more difficult to fill in the central Ohio area. This is another good sign for our local economy.

We expected a bit more of a climb in rates last year, but the climb got started a bit later than we anticipated. They are on their way up now and we do not see them moving down. Even with a moderate increase in interest rates, they are still very low and this will not discourage people from buying. On the contrary, interest rates moving up will motivate those looking to buy to make a move.



© SellingColumbus.com - Statements in this article are of a forward looking nature. We make no guarantee about our prediction, and you should not take it as such. Information is deemed to be reliable, however this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data.

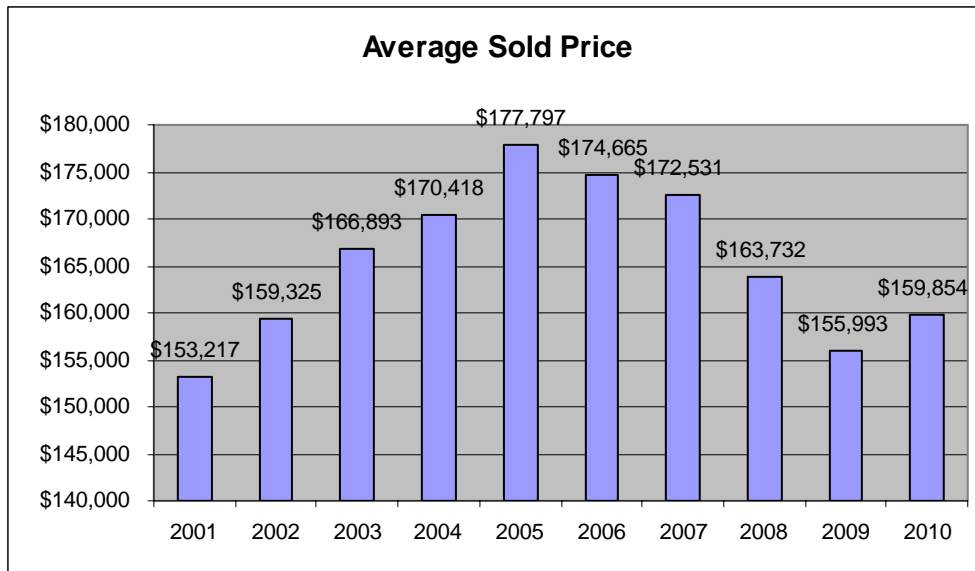




Lori & Greg Swearingen
 The Selling Columbus Team
 Trans Ohio Realty Co.
www.SellingColumbus.com
 Phone: 614-595-5510
 Fax: 614-474-5694

With over 40 years in the Central Ohio area
 "We Know The Real Estate Market"

The Columbus and central Ohio housing statistics this past decade, 2001 through 2010*



2010 Average Price = \$159,854

The average selling price for a home in 2010 in the Columbus and central Ohio area was \$159,854. It appears that the average selling price is on the rise. We think this upward trend will continue as the economy improves and people wanting to move up to a larger home take advantage of the low rates



© SellingColumbus.com - Statements in this article are of a forward looking nature. We make no guarantee about our prediction, and you should not take it as such. Information is deemed to be reliable, however this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data.

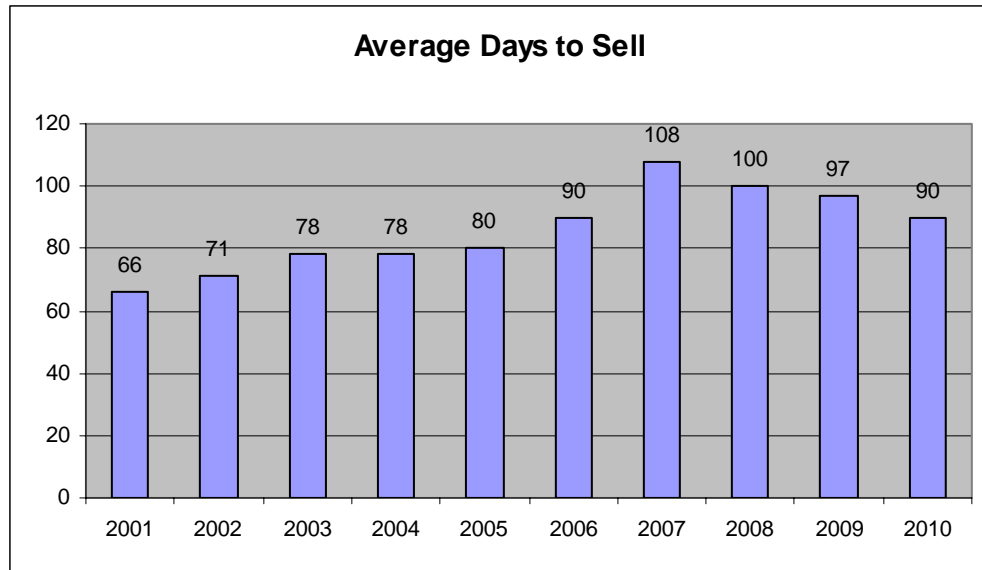




The Central Ohio Real Estate Forecast 2011

Lori & Greg Swearingen
The Selling Columbus Team
Trans Ohio Realty Co.
www.SellingColumbus.com
Phone: 614-595-5510
Fax: 614-474-5694

With over 40 years in the Central Ohio area
"We Know The Real Estate Market"



2010 Average Days to Sell = 90

The average days it is taking to sell a home in central Ohio is on the decrease. In 2010 the average days to sell a home in the Columbus and central Ohio area was 90. Trending down is a good sign. However, this number could be greatly affected by bank owned properties moving quickly due to the reduced pricing. Homeowners wanting to get more, as opposed to banks willing to take less, may still see their homes taking a long time to sell.



© SellingColumbus.com - Statements in this article are of a forward looking nature. We make no guarantee about our prediction, and you should not take it as such. Information is deemed to be reliable, however this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data.

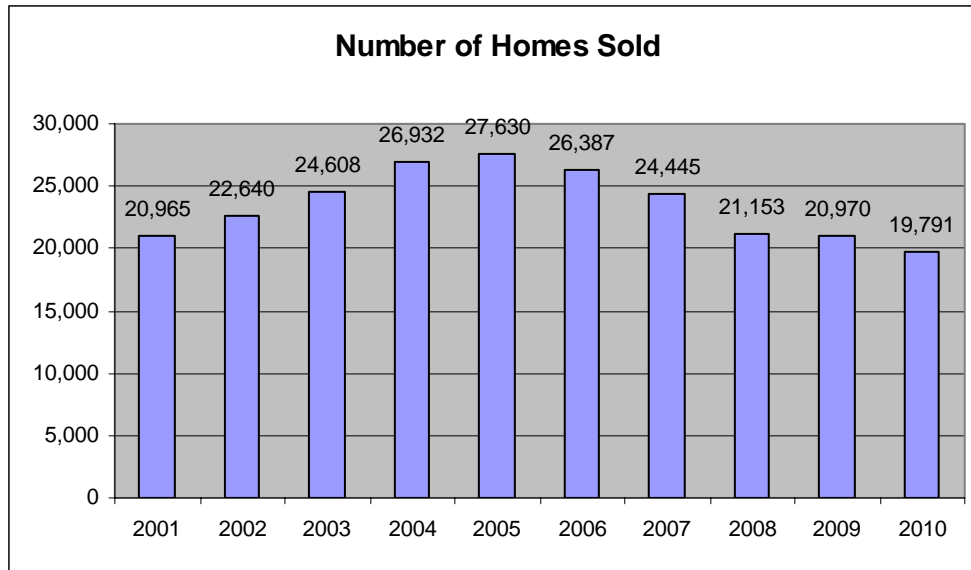




The Central Ohio Real Estate Forecast 2011

Lori & Greg Swearingen
The Selling Columbus Team
Trans Ohio Realty Co.
www.SellingColumbus.com
Phone: 614-595-5510
Fax: 614-474-5694

With over 40 years in the Central Ohio area
"We Know The Real Estate Market"



2010 Number Sold = 19,791

While the average selling price of a home in the Columbus and central Ohio may have gone up in 2010, the total number of homes sold was still on the decline. People are staying where they are.

*Statistics are from the Columbus Board of Realtors.



© SellingColumbus.com - Statements in this article are of a forward looking nature. We make no guarantee about our prediction, and you should not take it as such. Information is deemed to be reliable, however this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data.





Lori & Greg Swearingen
The Selling Columbus Team
Trans Ohio Realty Co.
www.SellingColumbus.com
Phone: 614-595-5510
Fax: 614-474-5694

With over 40 years in the Central Ohio area
"We Know The Real Estate Market"

Looking to buy a home in central Ohio?

FHA loans are again in favor, requiring only a 3 1/2% down payment. If you are having trouble coming up with a down payment see our article [Where to Get Down Payment Money For a Home Loan](#) .

If you are moving up to a more expensive home, now is a great time to do so. You may not be able to sell your current home as high as you would like, but you should get a great deal on the home you are buying.

Looking to sell a home in central Ohio?

2011 continues to be a buyers market. This is not the best time to downsize. While there are a large number of bank owned properties, these are often not in the best shape. This is good news as often Buyer's would rather pay a bit more rather than pay less for a home, then need to do updating and repairs. Keep these things in mind if you have a home for sale.

- Your home should look like a model
- Price your home slightly under your competition
- Carefully consider an offer on your home weighing the pros and cons to your situation

Remember that real estate markets are local. What you hear in the news may not even apply to those of us in central Ohio. Consult the experts at SellingColumbus.com to get relevant information on your home, the competition, and things you can do to make your home more attractive to buyers.



© SellingColumbus.com - Statements in this article are of a forward looking nature. We make no guarantee about our prediction, and you should not take it as such. Information is deemed to be reliable, however this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data.

