



Greg Swearingen  
 Howard Hanna Realcom Realty  
 Realty Resource Radio Host  
 The Selling Columbus Team  
[SellingColumbus.com](http://SellingColumbus.com)  
 614-595-0468  
[@SellingColumbus](https://twitter.com/SellingColumbus)

With over 45 years in the central Ohio area  
 "Excellence in Real Estate Services"

## Real Estate Markets Are Local

What you hear in the news may not apply to those of us in central Ohio. Consult the experts at [SellingColumbus.com](http://SellingColumbus.com) to get relevant information on your home, the competition, buying, selling, and things you can do to make your home more attractive to buyers. In making our forecast we look at local data on housing statistics, supply and demand, employment figures, and other information.

On [the Realty Resource Radio show](#) we talk about local issues affecting real estate, how to maximize your real estate investment, and talk with companies who are the Best in the Business at repair, upgrade, building and remodeling homes.

## What Happened Last Year? 2015 Central Ohio Housing Statistics

	Original Price	List Price	Sale Price	CDOM	Price Chg	% Price Chg
■ Average	\$209,524	\$197,327	\$192,393	76	\$-12,674	-6.84%
■ Median	\$165,000	\$164,900	\$160,000	28	\$-8,175	-4.76%
■ Low	\$1	\$1,000	\$170	-165	\$-1,255,000	-50%
■ High	\$219,000,000	\$4,975,000	\$4,000,000	2,861	\$451,500	115.31%
	29,669 w/Orig. Pr.	29,633	29,669 sold	29,656		






CDOM is the continuous days on market



© 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.





Greg Swearingen  
 Howard Hanna Realcom Realty  
 Realty Resource Radio Host  
 The Selling Columbus Team  
 [SellingColumbus.com](http://SellingColumbus.com)  
 614-595-0468  
 @SellingColumbus

With over 45 years in the central Ohio area  
 "Excellence in Real Estate Services"

## 2015 Central Ohio Housing Statistics Compared to 2014

Year	Number of Homes Sold	Average Sold Price	Average Days to Sell (CDOM)
2015	29,669	\$192,393	76
2014	26,812	\$184,181	93
Difference	2,857	+ \$8,212	- 17
% Change	+ 10.7%	+ 4.5%	- 18.2%

Statistics are from the Columbus Board of Realtors MLS on 1/4/2016

**The supply of homes available is low.** Even with the 10.7% increase in sales in 2015, the number of homes for sale in November 2015 was 16.3 percent lower than November 2014. Did they all just sell prior to November? There were about 1,300 more sales in the second half of the year than the first.

## Central Ohio Unemployment Rates by County

Unemployment rates are still down in all of the central Ohio counties. This makes two years strait at these very low levels.

Date	Delaware	Fairfield	Franklin	Licking	Madison	Pickaway	Union
Nov. 2015	3.3	4.0	3.8	4.0	3.6	4.3	3.4
Nov. 2014	3.3	3.8	3.7	4.0	4.0	4.6	3.7
Dec. 2013	4.6	5.6	5.4	5.9	5.8	6.9	4.8

Statistics are from the Ohio Department of Jobs and Family Services

### Job and Population Growth Increasing

2013 - 2014 saw an estimated population growth in central Ohio of 25,000+. We have seen in 2015 that builders continue to respond to the housing demand and no doubt you have seen an increase in apartments being built. Future job growth over the next ten years is predicted to be 38.50%. <http://www.bestplaces.net/economy/city/ohio/columbus>. Where are all of the people to fill these jobs going to live? The large demand for housing will continue in Central Ohio. This is a plus for all homeowners!



© 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.





With over 45 years in the central Ohio area  
 "Excellence in Real Estate Services"

Greg Swearingen  
 Howard Hanna Realcom Realty  
 Realty Resource Radio Host  
 The Selling Columbus Team  
[SellingColumbus.com](http://SellingColumbus.com)  
 614-595-0468  
[@SellingColumbus](https://twitter.com/SellingColumbus)

## Real Estate as an Investment - How Much Money Could You Earn in 4 years?

The Average Home in Central Ohio					
Year	Home Value at Start of Year	Home Value Increase	Home Value at End of Year	1-Year Earned Increase	
2011			<b>\$ 156,428.00</b>		Year Purchased/Owned
2012	\$ 156,428.00	6.60%	\$ 166,752.25	\$ 10,324.25	
2013	\$ 166,752.25	4.90%	\$ 174,923.11	\$ 8,170.86	
2014	\$ 174,923.11	5.30%	\$ 184,194.03	\$ 9,270.92	\$ 27,766.03 3 year Total
2015	\$ 184,194.03	4.50%	\$ 192,482.76	\$ 8,288.73	<b>\$ 36,054.76 4 year Total</b>
<b>Average per month earning \$</b>					<b>751.14</b>

A \$550 a Month Home in Central Ohio*					
Year	Home Value at Start of Year	Home Value Increase	Home Value at End of Year	1-Year Earned Increase	
2011			<b>\$ 75,000.00</b>		Year Purchased/Owned
2012	\$ 75,000.00	6.60%	\$ 79,950.00	\$ 4,950.00	
2013	\$ 79,950.00	4.90%	\$ 83,867.55	\$ 3,917.55	
2014	\$ 83,867.55	5.30%	\$ 88,312.53	\$ 4,444.98	\$ 13,312.53 3 year Total
2015	\$ 88,312.53	4.50%	\$ 92,286.59	\$ 3,974.06	<b>\$ 17,286.59 4 year Total</b>
<b>Average per month earning \$</b>					<b>360.14</b>

\* \$75,000 at 3.5% on a 30 year mortgage with Principle, Taxes, and Insurance

Earning Over \$2,400 a Month					
Year	Home Value at Start of Year	Home Value Increase	Home Value at End of Year	1-Year Earned Increase	
2011	<b>\$ 500,000.00</b>		<b>\$ 500,000.00</b>		
2012	\$ 500,000.00	6.60%	\$ 533,000.00	\$ 33,000.00	
2013	\$ 533,000.00	4.90%	\$ 559,117.00	\$ 26,117.00	
2014	\$ 559,117.00	5.30%	\$ 588,750.20	\$ 29,633.20	\$ 88,750.20 3 year Total
2015	\$ 588,750.20	4.50%	\$ 615,243.95	\$ 26,493.75	<b>\$ 115,243.95 4 year Total</b>
<b>Average per month earning \$</b>					<b>2,400.92</b>

Note: Not all homes appreciate the same. This is looking only at averages. Work with The Selling Columbus Team when shopping for a new home, whether existing or one for sale by a builder. We know the market and will work to get you the best opportunity to maximize your home investment so you earn more.






© 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 2015

With over 45 years in the central Ohio area  
"Excellence in Real Estate Services"

Greg Swearingen  
Howard Hanna Realcom Realty  
Realty Resource Radio Host  
The Selling Columbus Team  
 [SellingColumbus.com](http://SellingColumbus.com)  
 614-595-0468  
 @SellingColumbus

## Home Interest Rates to Remain Low

We will see insignificant change in interest rates in 2016. The Federal Reserve continues to have a mixed opinion on economic growth over the next year. With a neither positive or negative outlook on the economy interest rates tend to stay where they are. It is when there is a positive outlook on the economy that interest rates rise and a negative outlook on the economy when they lower.

Current 30 year rates are around 4.25% and we do not see them changing much. Of course if your credit score is low, this will affect the rate you can get.

## What will the housing market look like in 2016 in Central Ohio?

### Low Supply & High Demand Again in 2016

Combine the low unemployment with an increase in jobs continuing in central Ohio and you see pay for employees on the rise. No doubt you have seen the increase in apartments throughout central Ohio. Rents continue to rise and we will see the same thing with housing prices. A typical year in central Ohio has home prices increasing around 5%.

### For Buyers

- Expect homes this spring and early summer to again be a competition. That is what happens when there is a small number of homes on the market and a lot of Buyers. This is what happened in 2013, 2014, 2015 and we see no signs that anything changed to make it different in 2016.
- Get pre-approved for a loan. Being pre-approved means you can move quickly when the home you want comes available. Being pre-approved makes you look better to a seller and if the sales decision is between you and someone who is not pre-approved, this gives you the edge..
- Home prices will be going up. If you do not have a home to sell, buy early in the year as January and February is the best to buy and get a deal. Sellers are anxious to sell their homes which have been on the market over the winter. See our article, [When is the Best Time to Buy a Home or Sell a Home?](#)

### For Sellers

- It will be another Seller's market thanks to supply and demand in action. Home prices will again be on the rise in 2015. We expect to see home values rise in the 5% range in Central Ohio.
- Your best price will be spring and early summer. This is when you will see Buyers competing and in many cases offering more than asking price in order to beat out other Buyers.
- If your home is priced correctly expect multiple offers in the first half of the year.



© 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.

