

How's The Market?

Columbus, OH

Presented by David Childers, Keeping Current Matters



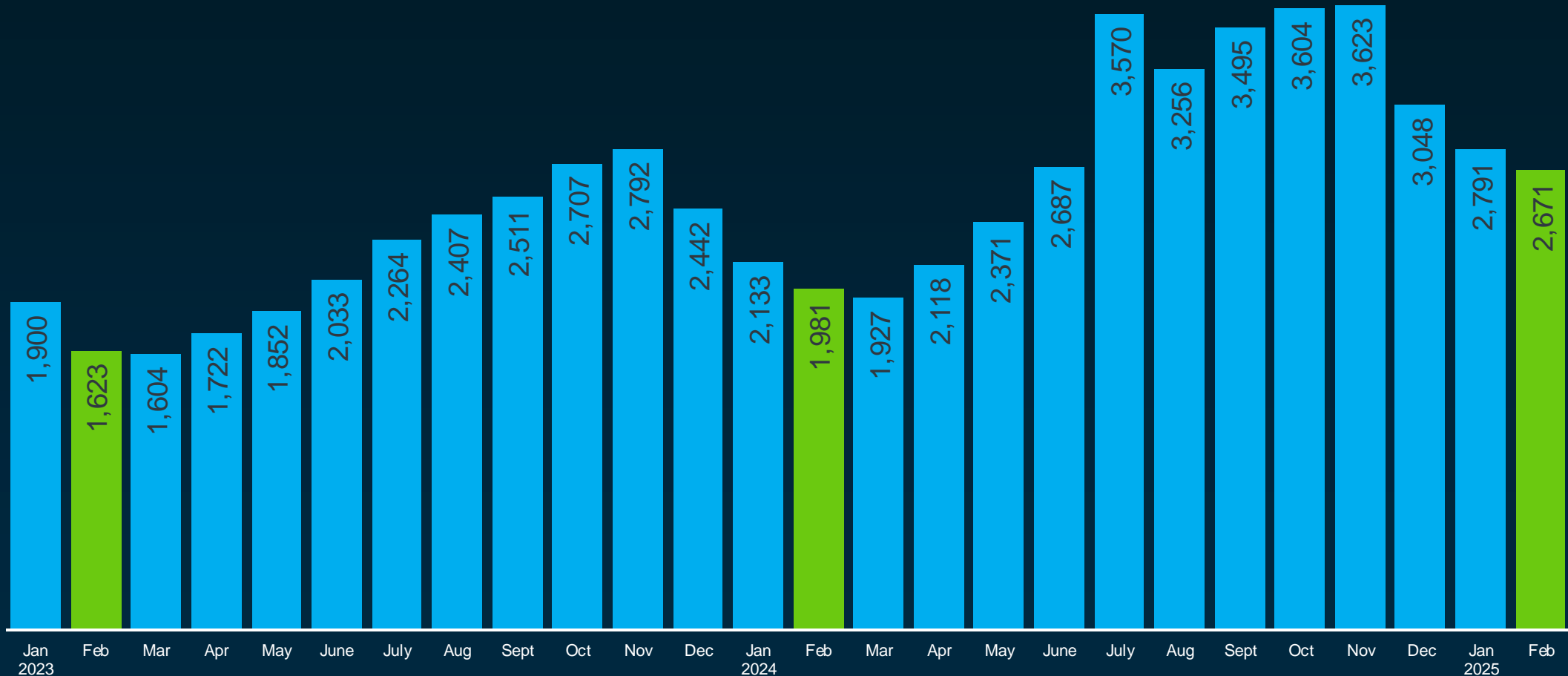


The price of greatness is
RESPONSIBILITY.

Winston Churchill

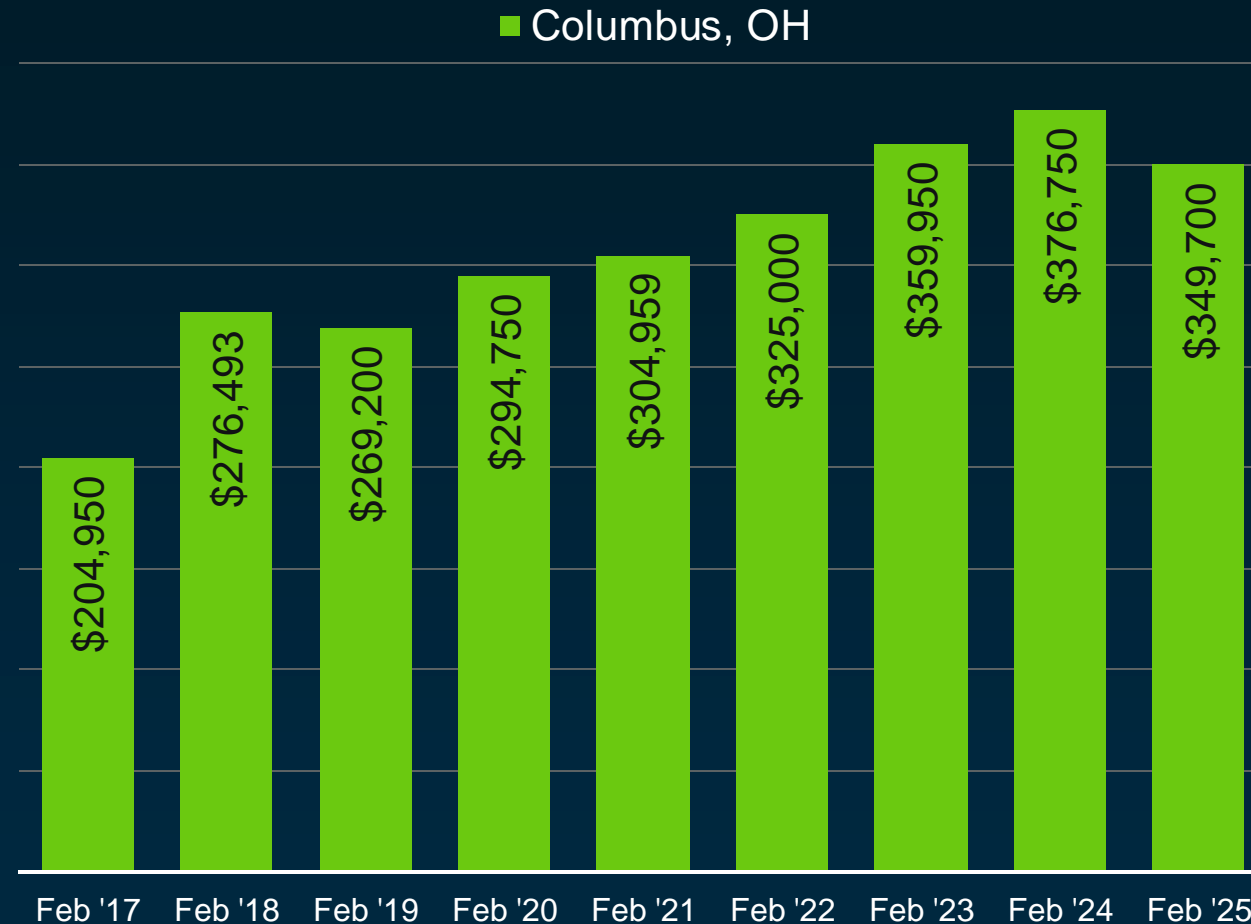
The Number of Homes for Sale Continues To Be Higher Compared to Last Year

Active Listing Count, Columbus, Ohio



Home Prices Are Moderating in Columbus, Ohio

Median Listing Price of Homes for Sale



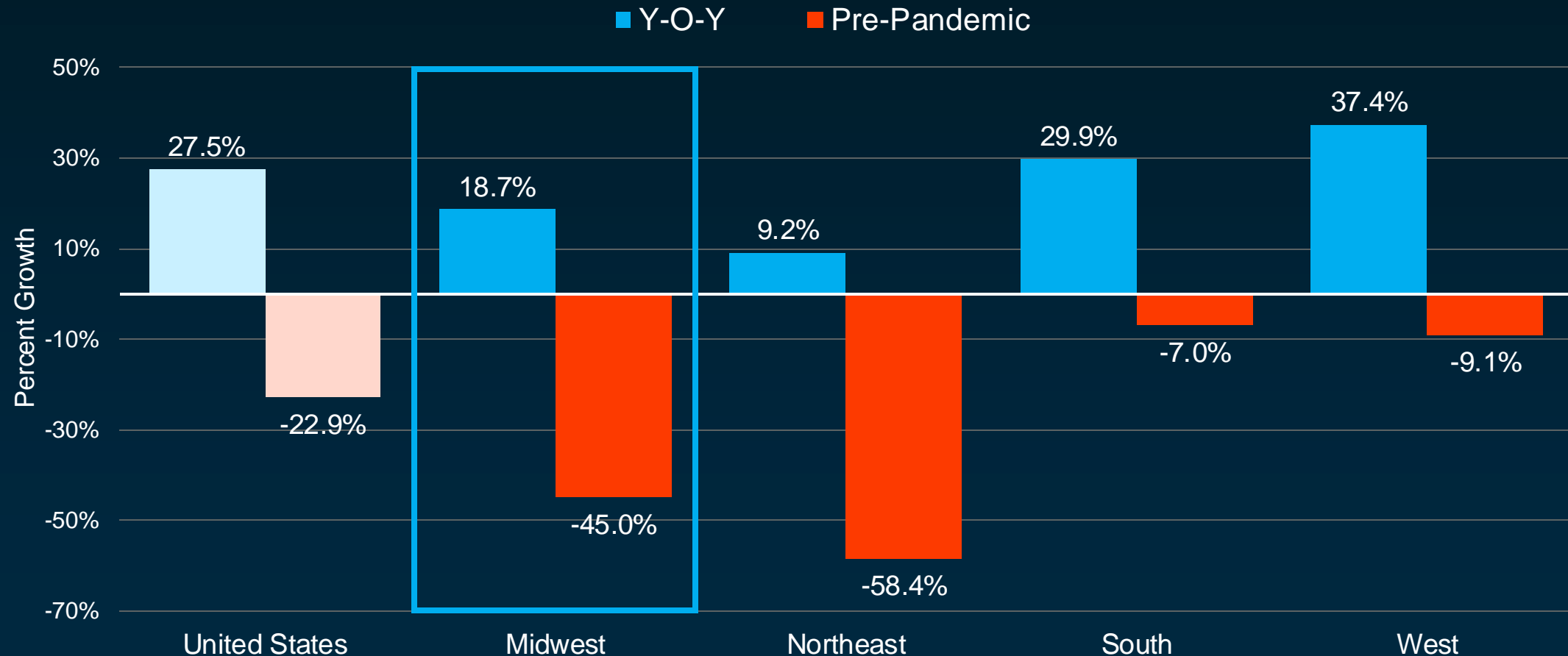
February 2025

National Average:
\$412,000

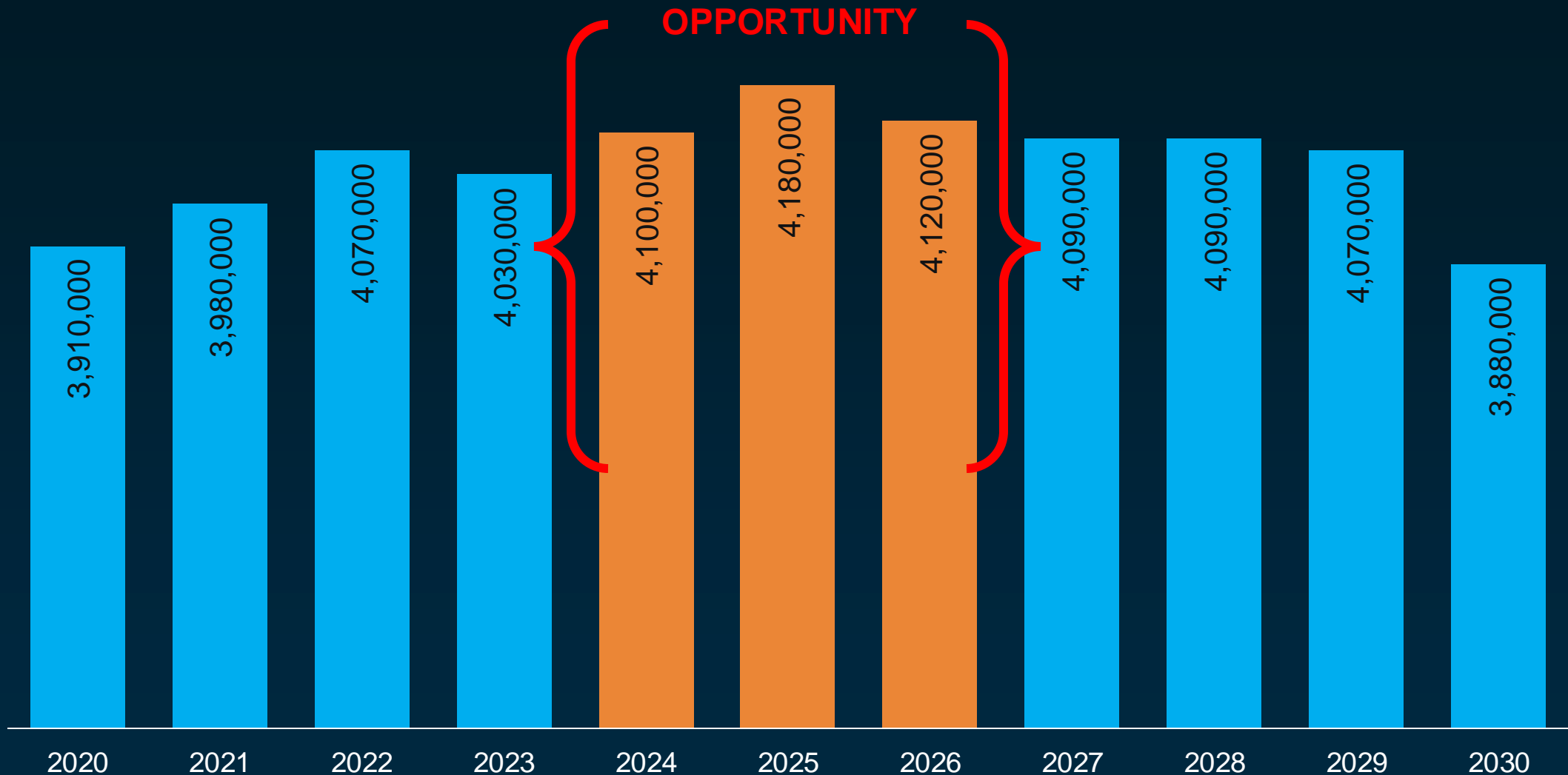
Ohio Average:
\$259,450

Regional And Metro Area Inventory Trends

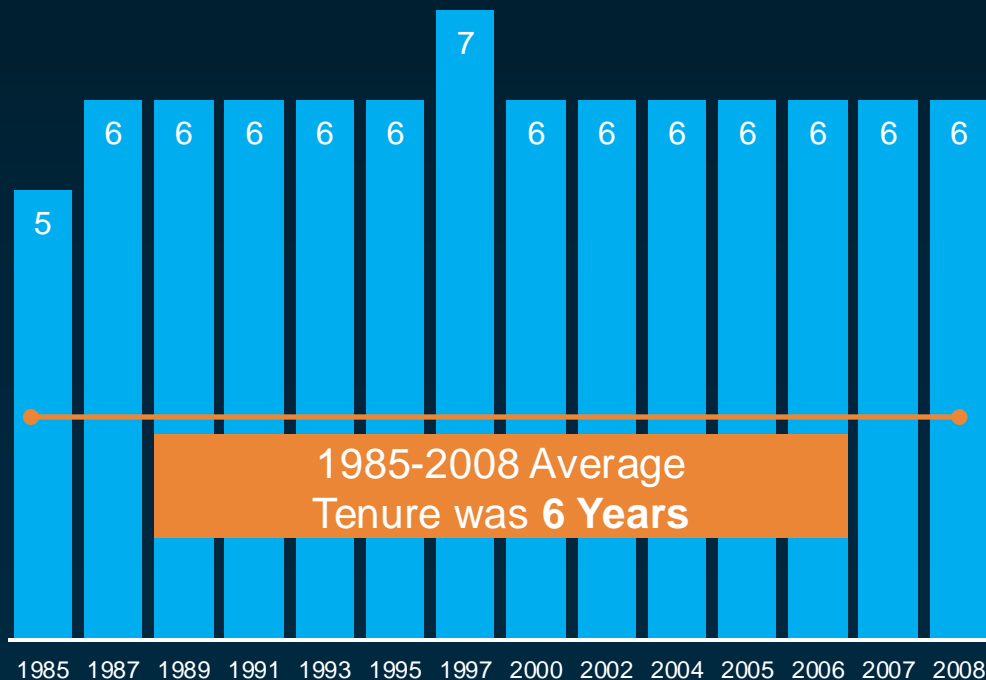
15 Southern and Western Metros Have More Inventory Than Pre-Pandemic Levels
Regional Inventory Change, Percent (2017–2019)



People in the US Turning Age 65

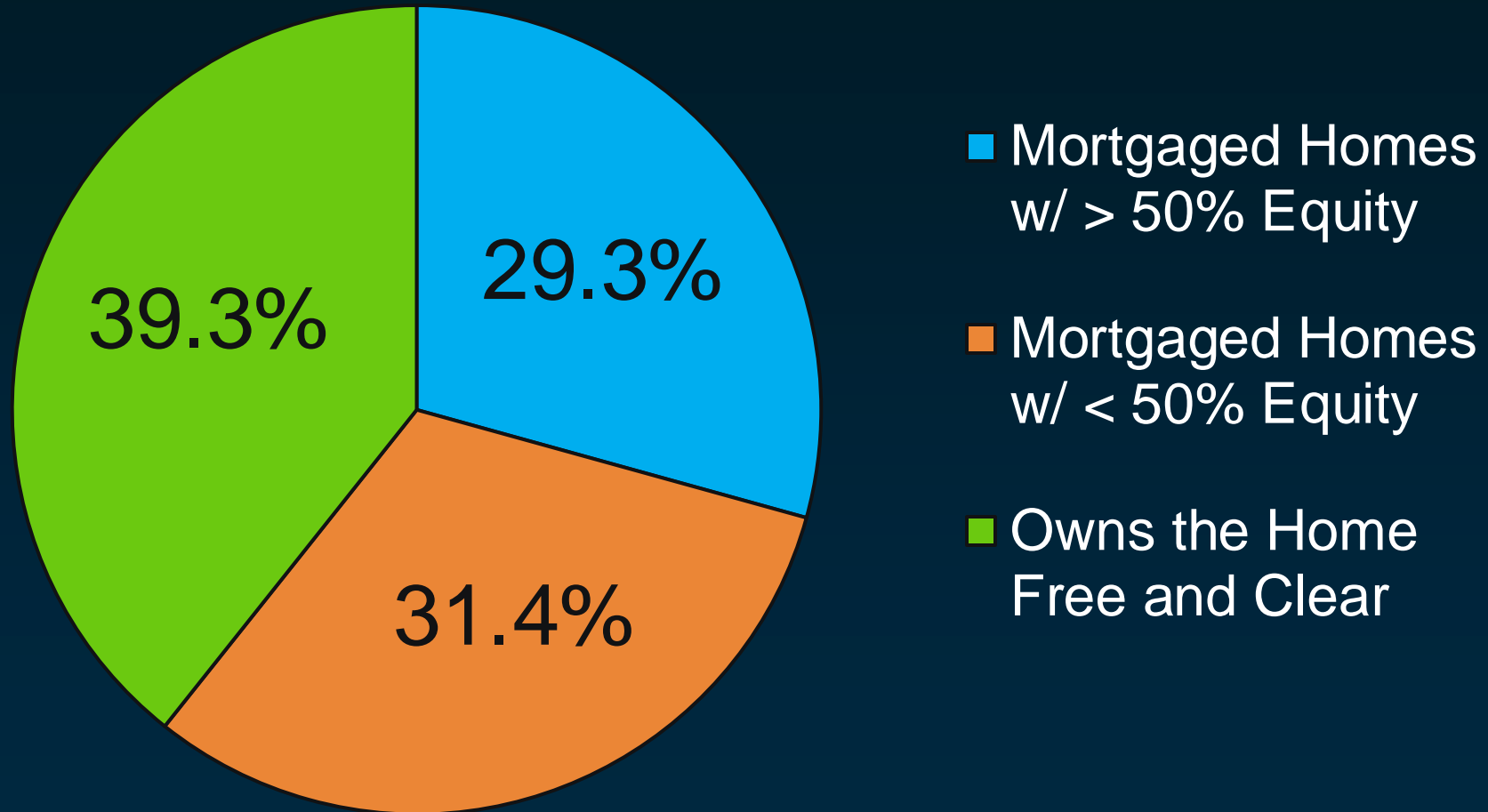


How Long Have People Lived in Their Homes?



Americans Sitting on Tremendous Equity

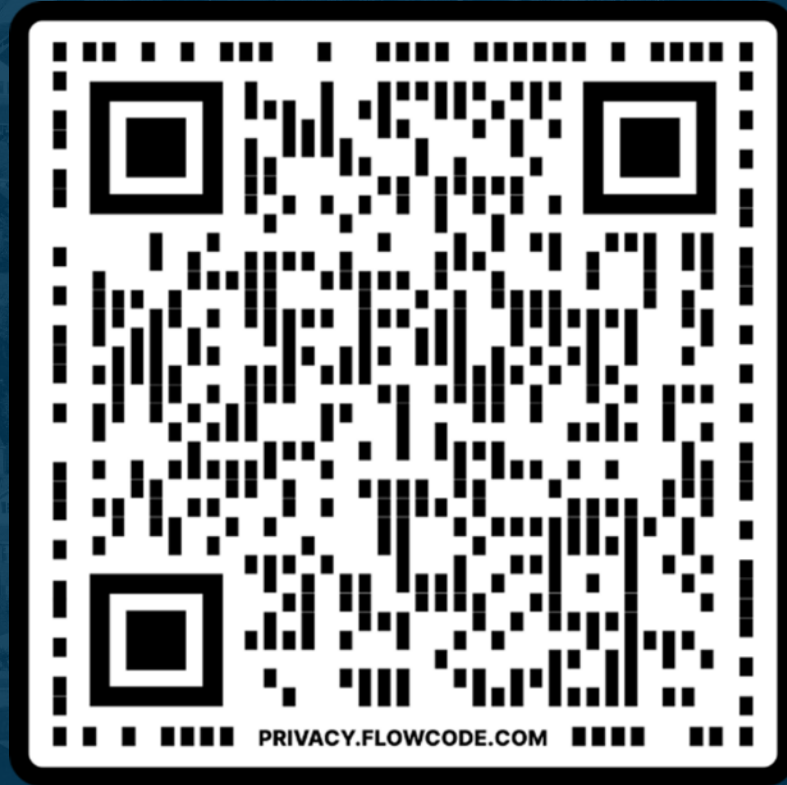
68.6% Have Paid off Their Mortgage or Have at Least 50% Equity as of Q3 2024



4



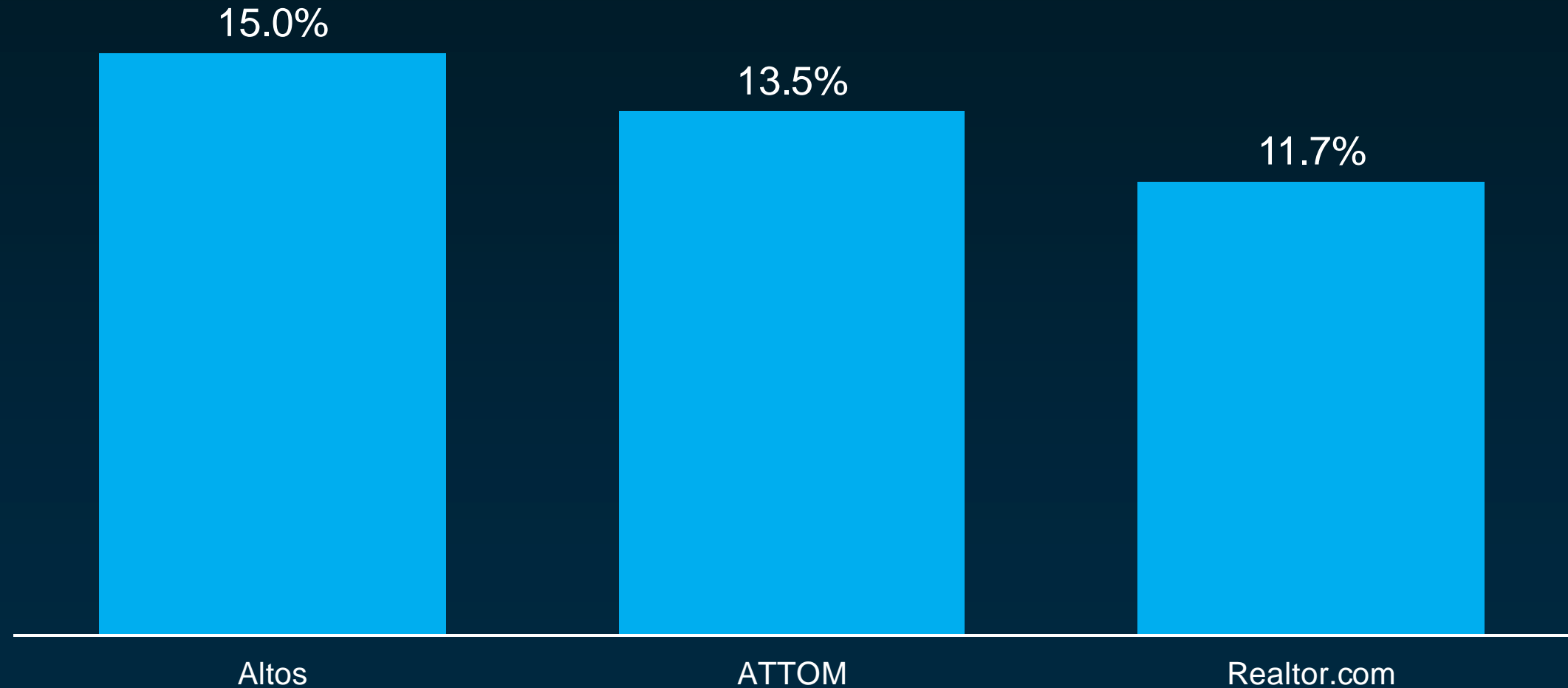
to expect in
5 housing



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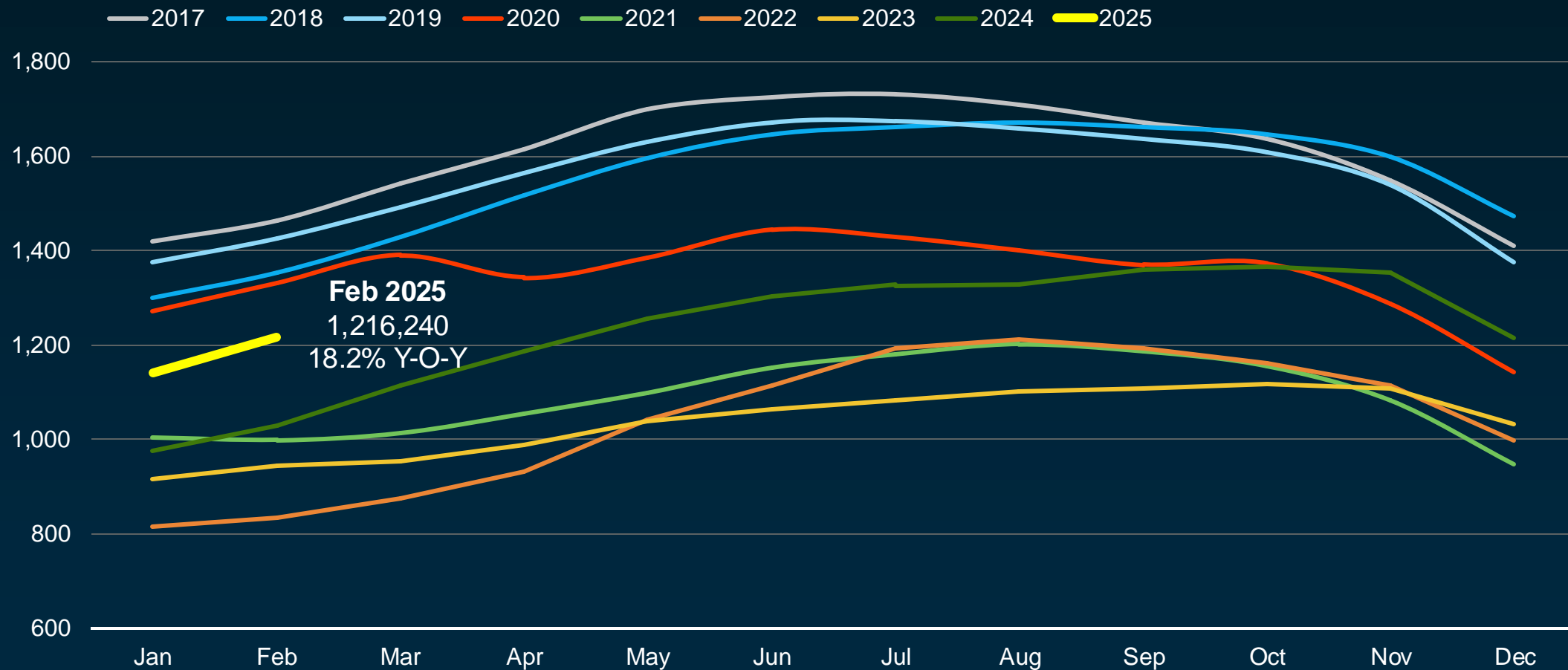
2025 Existing Home For-Sale Inventory Forecast

Year-Over-Year



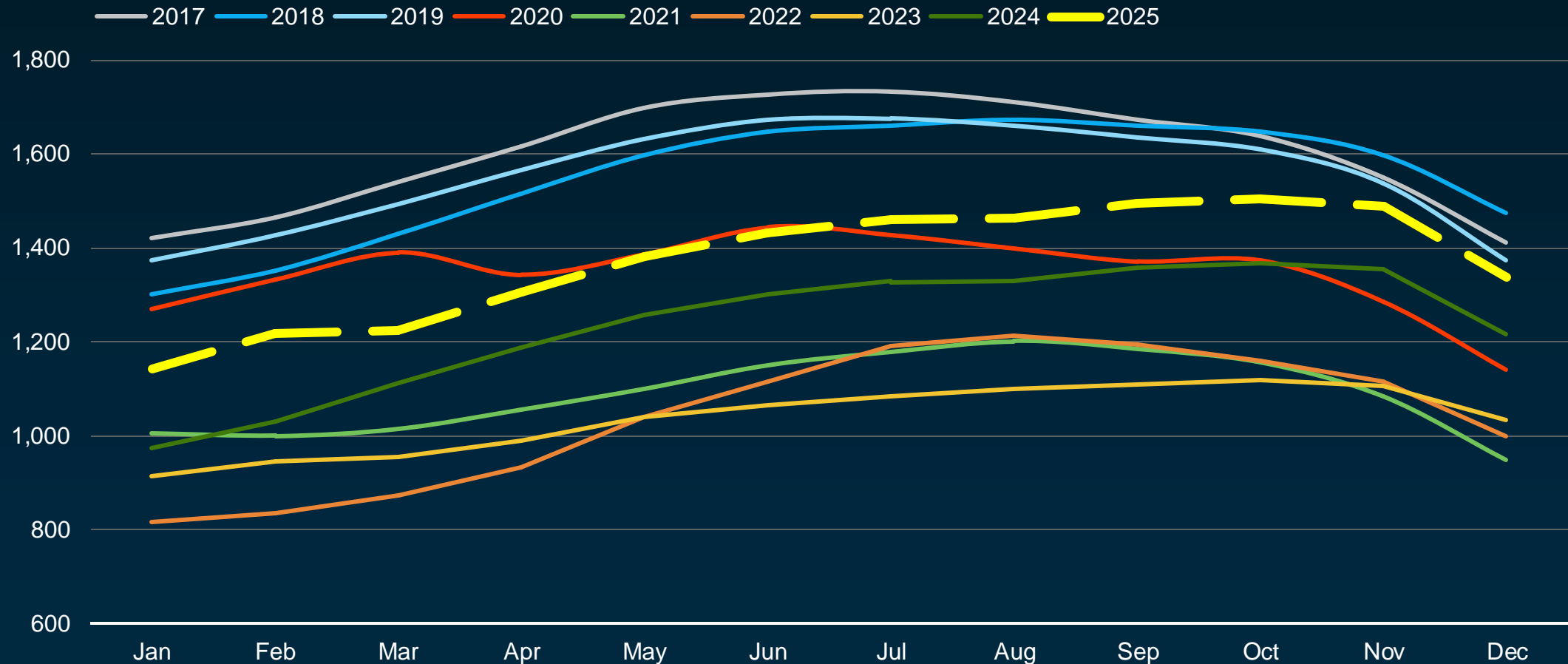
Total Listing Count Increased by 18.2% Compared with Last Year

Total Listing Counts



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Total Listing Counts



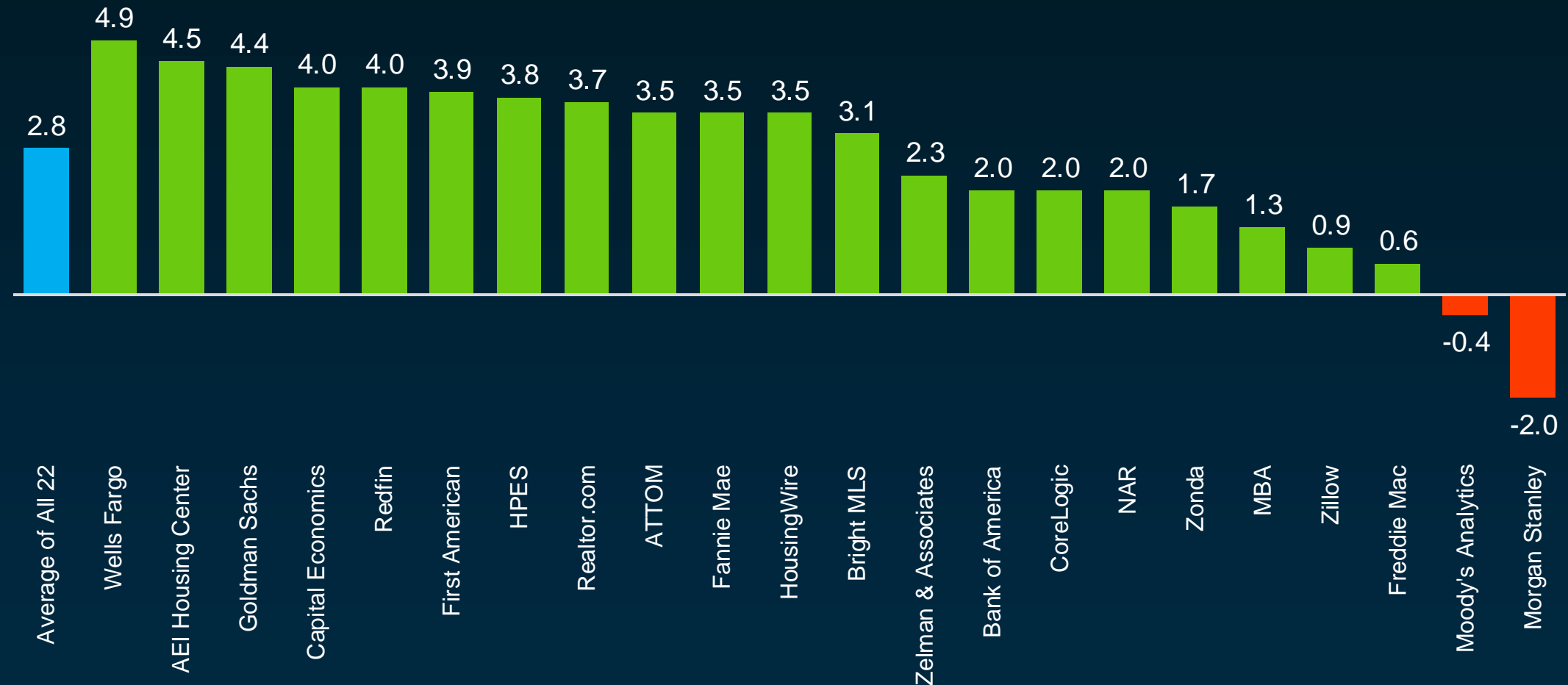


J.P. Morgan Research expects house prices to rise by 3% overall in 2025.

J.P. Morgan

2025 Home Price Forecasts

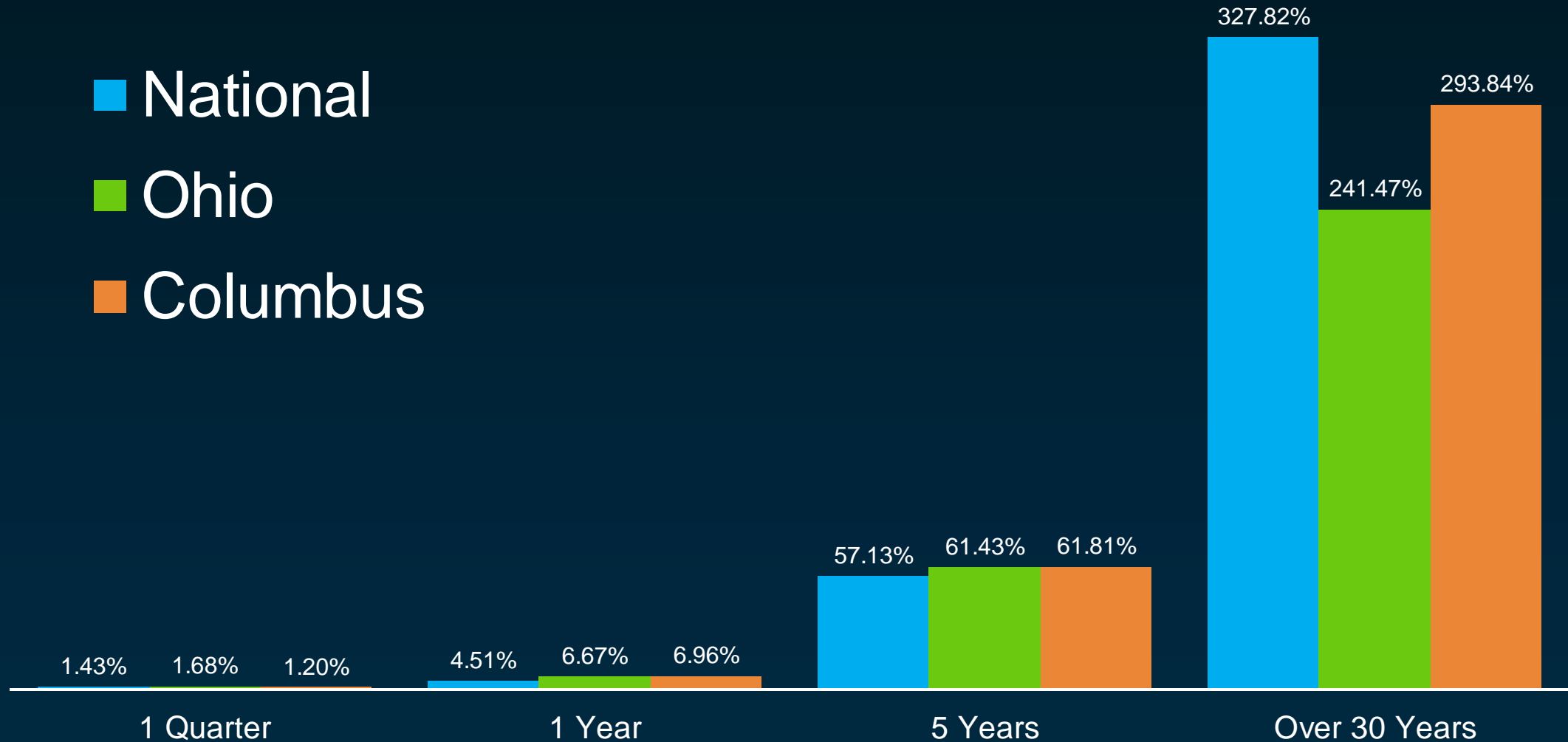
Percent Appreciation as of 2/20/2025



House Prices

Quarter 4, 2024

■ National
■ Ohio
■ Columbus



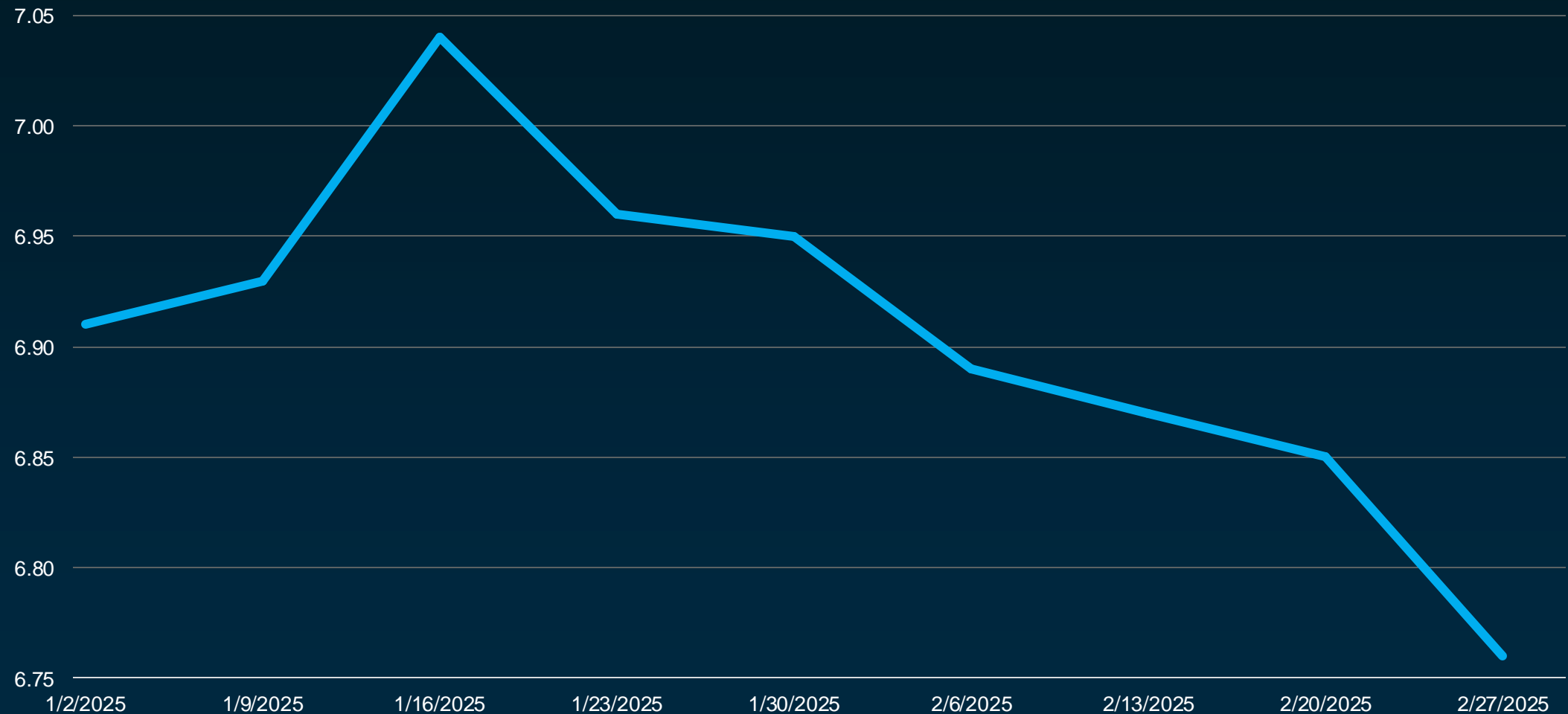
Mortgage Rate Projections

30-Year Fixed Rate, As of 2/19/2025

Quarter	Fannie Mae	MBA	Wells Fargo	Average of All Three
2025 Q2	6.60%	6.90%	6.90%	6.80%
2025 Q3	6.50%	6.70%	6.65%	6.62%
2025 Q4	6.50%	6.50%	6.50%	6.50%

30-Year Fixed Mortgage Rate

2025



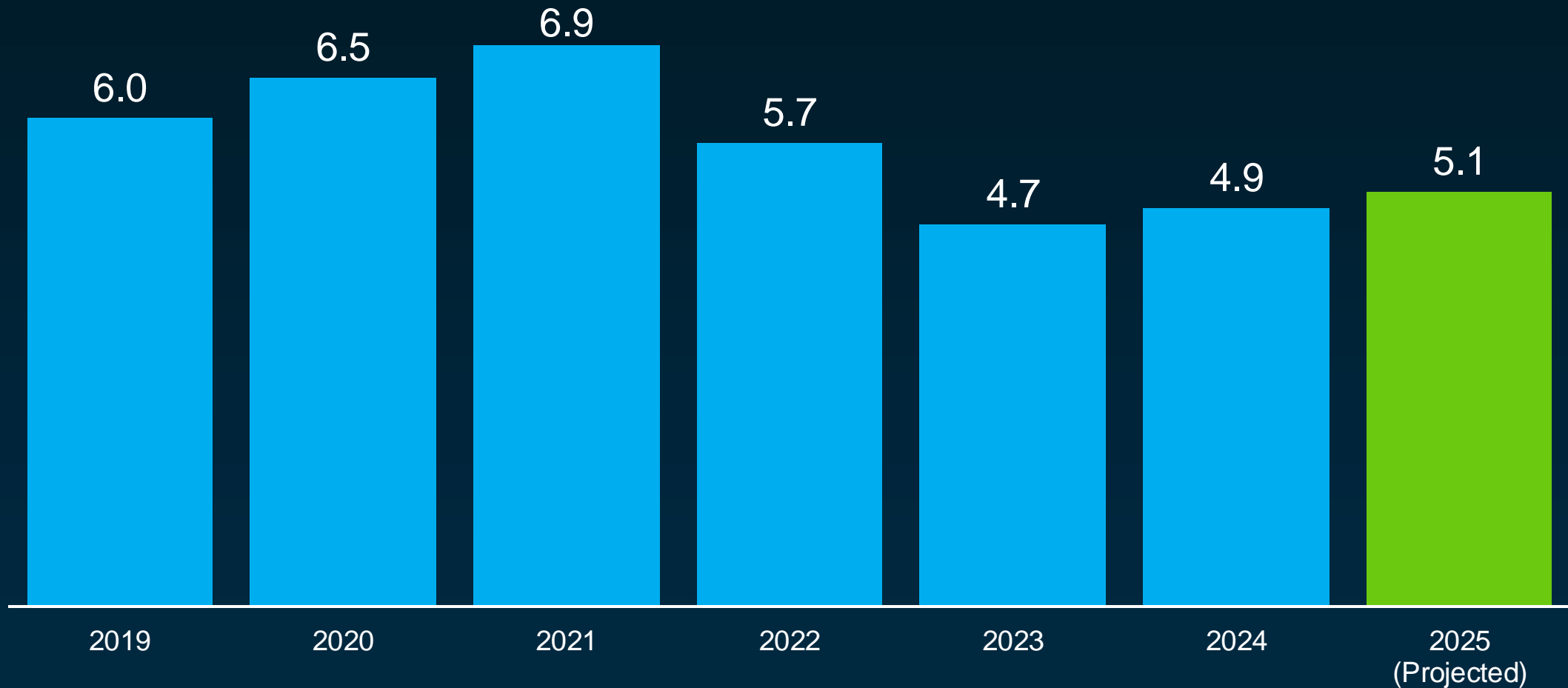


The good news is that for-sale inventory continues to grow, and sellers are adjusting their expectations and prices, so continued relief from mortgage rates might spur a strong spring buying season.

Joel Berner
Senior Economist, Realtor.com

Total Home Sales Forecast To Rise

In Millions, 2019–2025



A photograph of a family—a man, a woman, and a young child—seen from behind as they walk across a green lawn towards a large, modern house. The house has a prominent gabled roof and large windows. The entire image is overlaid with a semi-transparent blue filter. Centered over the image is the text "THE OPPORTUNITY!" in a large, white, bold, sans-serif font.

THE OPPORTUNITY!

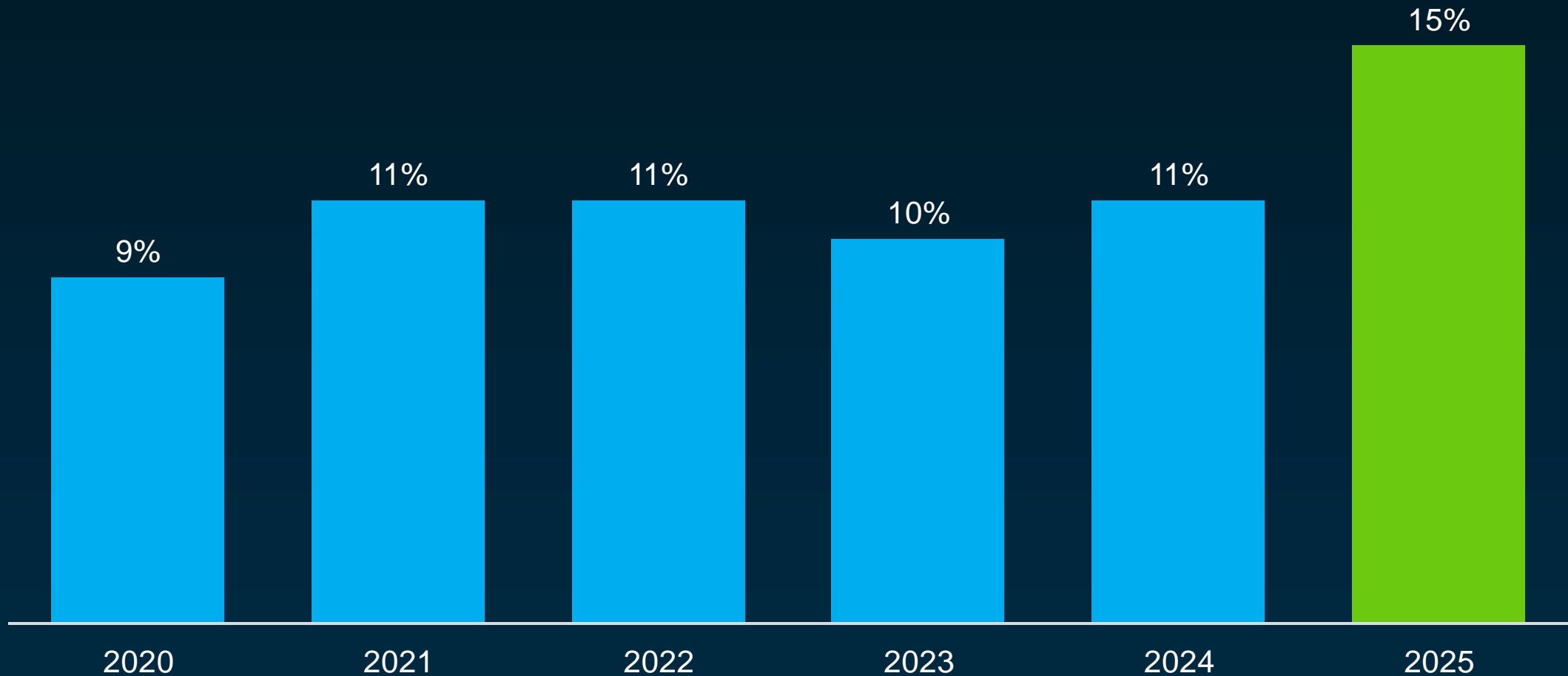


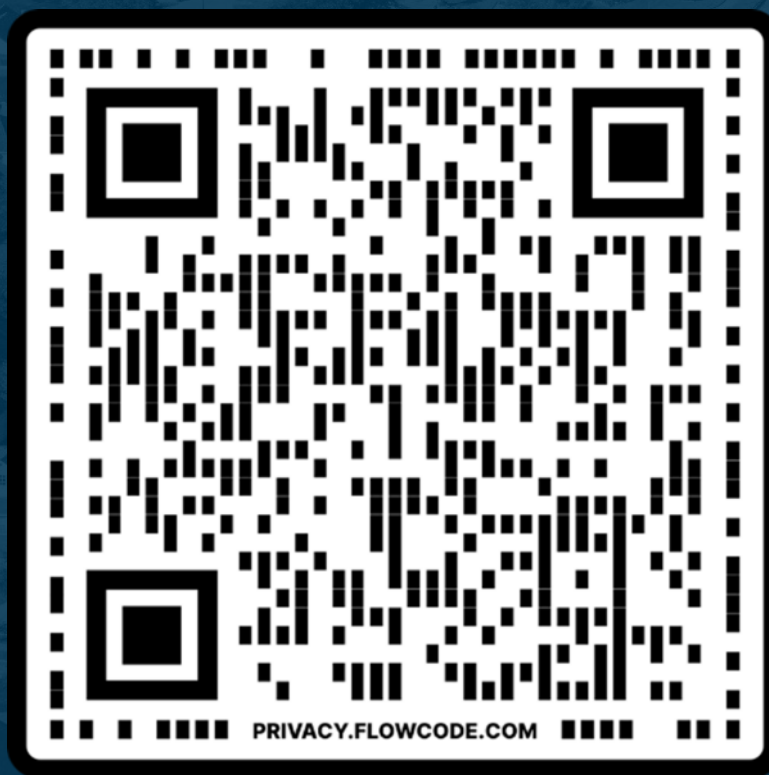
Three million fewer homes were sold from 2022 through 2024 compared to the three years before the pandemic.
That means millions of people are eager to own a home but haven't been able to accomplish their goal.

Holden Lewis
Mortgages Expert, NerdWallet

A Record Percent of Americans Are Planning To Buy a Home This Year

Share of People Hoping To Buy a Home in the Next 12 Months





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“

Your success
is determined by
what's inside YOU.

Steve Harney

Founder, Keeping Current Matters

