

NEWSLETTER

LOVELACE REALTY GROUP

MONTHLY MARKET BRIEF | VOLUME FOUR



MEET YOUR BROKER

Lovelace Realty Group is a Columbus-based brokerage led by **Jacqueline Lovelace**, Principal Broker.

We are committed to guiding buyers and sellers with integrity, education, and local expertise—ensuring every client can move forward with clarity and confidence.



INSIDE THIS MONTH'S NEWSLETTER

This month's newsletter provides a timely overview of the Central Ohio real estate market and highlights important insights for both buyers and sellers.

Inside, you'll find market updates, practical real estate guidance, community highlights, and information designed to help you stay informed throughout your homeownership journey. Whether you're planning a move or simply keeping an eye on the market, we're here to keep you connected and informed.





MARKET SNAPSHOT & WHAT IT MEANS

The Central Ohio housing market remains active as summer continues. Many buyers are taking advantage of available inventory, while well-prepared sellers are still seeing strong interest from motivated purchasers.

Whether you're planning a move this season or preparing for the fall market, understanding current trends can help you make confident real estate decisions. Working with an experienced professional ensures you're ready when the right opportunity comes along.



GUIDANCE FOR BUYERS

As we move toward August, buyers should stay focused on preparation and timing. Having financing in place, understanding your budget, and knowing your priorities can help you move quickly when the right home becomes available.

Partnering with a knowledgeable real estate professional can simplify the process and help you make informed decisions every step of the way.



GUIDANCE FOR SELLERS

Late summer remains a great time to list a well-prepared home. Clean presentation, competitive pricing, and thoughtful marketing continue to attract serious buyers throughout Central Ohio.

Homes that are move-in ready and professionally presented are well positioned to stand out before the busy fall market begins.



MARKET FACTS

BUYER

Inventory continues to provide buyers with more opportunities across Central Ohio as we move through the summer. Buyers who are financially prepared and understand today's market are positioned to act confidently when the right home becomes available.

Working with a trusted real estate professional can help buyers stay informed, navigate the process smoothly, and make confident decisions.

SELLER

Sellers continue to benefit from steady buyer demand, especially for homes that are priced competitively and presented well. As summer begins to wind down, preparation and strategic marketing remain key to achieving the best possible results.

Homes that show well and are ready for today's buyers continue to attract strong interest and successful offers.

This keeps the same professional tone as the previous volumes while making it feel fresh and seasonally relevant.



RECENT DATA

COLUMBUS, Ohio (July 13, 2026)-- Summer is in full swing, and central Ohio's housing market is proving it has more momentum than the country as a whole. June marked another month of steady growth across the region, with local REALTORS® reporting gains that outpaced the national market during the height of the summer selling season.

According to statistics from the Columbus & Central Ohio Regional MLS, 3,100 homes closed last month, a 5.0% year-over-year increase. Year-to-date, closed sales are up 2.3%, and pending contracts have climbed 4.8%, signaling a market that continues to build momentum as we head into the second half of 2026.

The median sales price in central Ohio saw a slight uptick, reaching \$352,000, up 0.6%. Inventory grew a healthy 7.0% year over year to 5,551 homes, pushing months of supply up to 2.2, still firmly a seller's market, but a bit more breathing room than a year ago.

New listings held at 3,844, down just 0.3%, while homes continued to move quickly: the average time on market matched last June at 25 days. By property type, single-family sales led the way with 2,732 closings, up 5.8% year over year, while condo sales held flat at 368.

While central Ohio's market picked up pace, the national picture told a different story. According to the National Association of REALTORS®' June Existing-Home Sales report, sales rose 2.8% year over year nationally.

Additionally, the median existing-home price hit an all-time high of \$440,600 in June, up 1.8% year over year, while the Midwest region overall, saw sales rise 2.1% year over year with a median price of \$346,600.

Central Ohio's 5.0% year-over-year gain in closed sales nearly doubles the national growth rate of 2.8% and comfortably outpaces the broader Midwest's 2.1% increase. Locally, home values are also holding steady without the runaway price growth seen nationally.

"June is when central Ohio's housing market truly comes alive," said Gloria Alonso Cannon, 2026 President of Columbus REALTORS®. "While much of the country is navigating a more cautious market, our members continue to see strong, steady demand right here at home. I'm not surprised to see Columbus outperforming the rest of the country and the Midwest."

Franklin County posted 1,563 closed sales in June, up 7.8% year over year. Three school districts stood out this June for both strong sales volume and year-over-year growth:

- South-Western City School District (Grove City): 181 closed sales, up 19.9% year over year, combining the highest closed-sales total among featured districts with strong double-digit growth.
- Westerville City School District: 133 closed sales, up 23.1% year over year, reflecting continued demand in one of the region's most established suburban communities.
- Big Walnut Local School District (Sunbury): 41 closed sales, up an impressive 46.4% year over year, signaling growing buyer interest in this fast-growing district north of Columbus.

For media inquiries, please contact [Craig Hicks](#), Senior Director of Communication & Engagement at Columbus REALTORS®.



Buying or selling a home?

**LET'S WORK
TOGETHER!**

At Lovelace Realty Group, we are committed to helping buyers, sellers, and investors navigate the real estate process with confidence. Our team focuses on personalized service, local market knowledge, and clear communication to ensure every client feels supported from start to finish. Whether you are purchasing your first home, selling a property, or exploring new opportunities, we are here to help guide you every step of the way.



Jacqueline Lovelace

REAL ESTATE BROKER

As Principal Broker of Lovelace Realty Group, Jacqueline Lovelace is dedicated to helping clients navigate the real estate process with confidence and clarity. Known for her professionalism, strong communication, and commitment to personalized service, she works closely with buyers, sellers, and investors to help them achieve their goals while creating a smooth and supportive experience from beginning to end.

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WHAT OUR CLIENTS ARE SAYING

— G.R.

★★★★★

"I CANNOT THANK JACQUELINE LOVELACE ENOUGH FOR SELLING MY CONDO. EVEN THROUGH UNEXPECTED CHALLENGES, SHE STAYED COMMITTED UNTIL THE VERY END AND WENT FAR BEYOND WHAT I EXPECTED. IF YOU'RE READY TO BUY OR SELL, CALL JACKIE FIRST."

— T.S.

★★★★★

"JACKIE HANDLED THE SALE OF MY OHIO HOME WITH PROFESSIONALISM AND EASE. COMMUNICATION WAS OUTSTANDING, AND THE ENTIRE PROCESS WAS SMOOTH, EFFICIENT, AND SUCCESSFUL. HIGHLY RECOMMENDED."

— S.W.

★★★★★

"IF YOU WANT A REALTOR WHO IS KNOWLEDGEABLE, PROFESSIONAL, AND COMPASSIONATE, JACKIE IS THE ONE. HER EXPERTISE AND GUIDANCE MADE THE ENTIRE PROCESS SEAMLESS. I WOULD ABSOLUTELY WORK WITH HER AGAIN."

— T.W.

★★★★★

"THE SWEETEST AND MOST PATIENT REALTOR I'VE EVER MET. SHE ENCOURAGED ME EVERY STEP OF THE WAY AND MADE MY FIRST HOME-BUYING EXPERIENCE INCREDIBLE. YOU WON'T BE DISAPPOINTED."

— A.H.

★★★★★

"JACKIE HELPED ME FIND MY DREAM HOME AND SUPPORTED ME THROUGH EVERY STEP OF THE JOURNEY. I'M TRULY GRATEFUL FOR HER DEDICATION AND CARE."

**REAL EXPERIENCES FROM BUYERS AND SELLERS WE'VE HAD
THE PRIVILEGE TO SERVE.**



LET'S TALK ABOUT YOUR NEXT MOVE

Whether you're thinking about buying, selling, or simply exploring your options, having the right guidance makes all the difference. At Lovelace Realty Group, we're here to answer questions, provide clarity, and help you move forward with confidence — whenever the timing feels right for you.

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