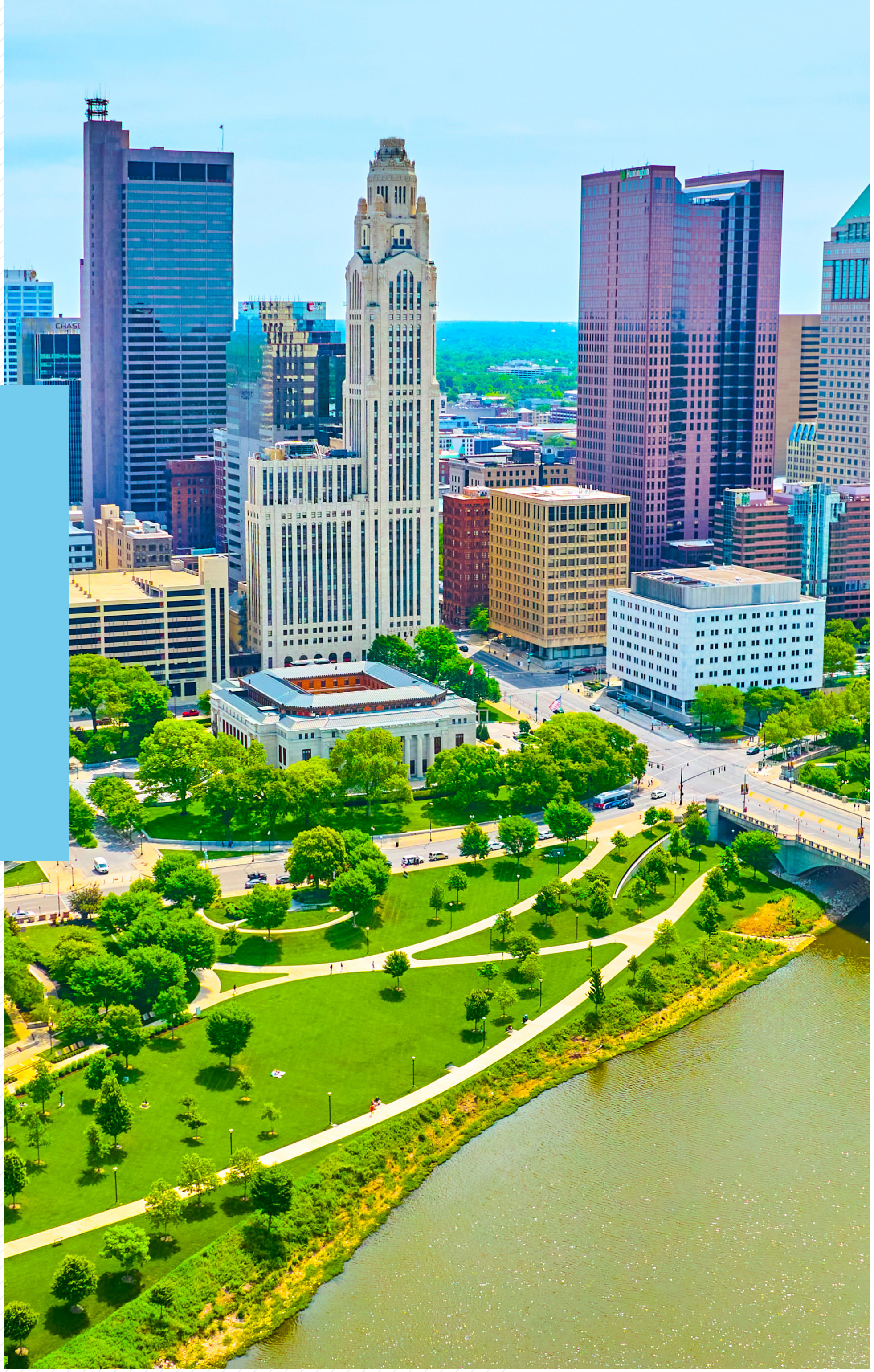
COMPREHENSIVE HOUSING MARKET ANALYSIS

Columbus, Ohio



U.S. Department of Housing and Urban Development,
Office of Policy Development and Research

As of July 1, 2023

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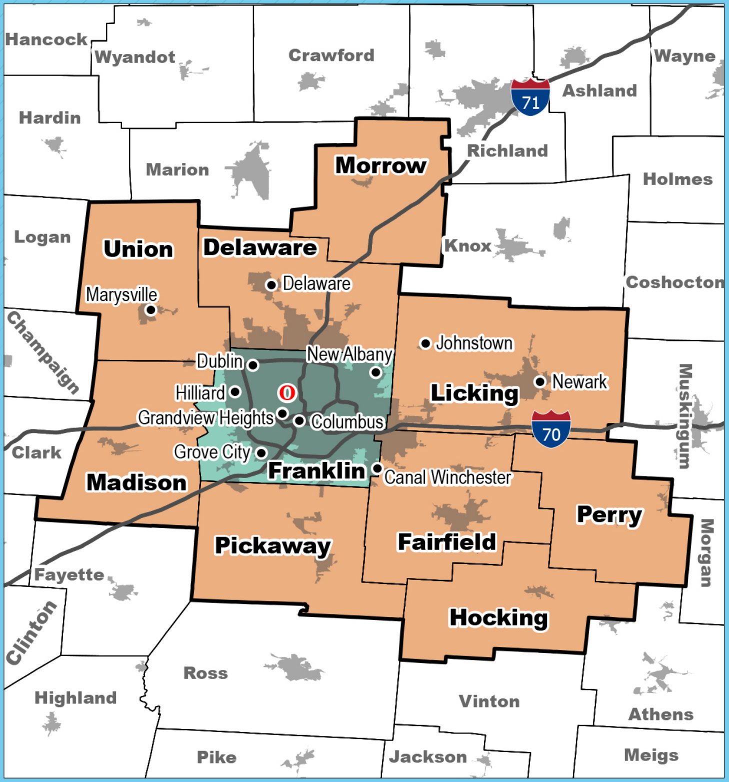
Executive Summary

Housing Market Area Description

The Columbus Housing Market Area (hereafter, Columbus HMA)—coterminous with the Columbus, OH Metropolitan Statistical Area (hereafter, Columbus MSA)—is in central Ohio and includes 10 counties. The Franklin County submarket includes Franklin County, which is the principal county in the HMA, and the city of Columbus. The Suburban Counties submarket includes Delaware, Fairfield, Hocking, Licking, Madison, Morrow, Perry, Pickaway, and Union Counties. The city of Columbus is the capital city of Ohio and is home to The Ohio State University (OSU), the fifth largest public university by enrollment in the nation. The State of Ohio and OSU, two governmental entities, have historically been among the three largest employers in the HMA because of steady employment.

The current population of the HMA is estimated at 2.18 million.

OSU encompasses six campuses throughout Ohio, two of which are in the HMA: the main campus in the city of Columbus and the Newark Campus in suburban Licking County. Enrollment at the six campuses totaled 65,800, with 95 percent of enrolled students in the HMA as of the fall semester of 2022 (OSU Strategic Enrollment Management). The economic impacts of OSU are broad; statewide, the university employs approximately 7,800 faculty and more than 41,000 executive personnel, staff, and student employees, with an annual payroll exceeding $3 billion (*The Economic Impact of The Ohio State University*, 2019). The study estimates the economic impact of OSU at $9.7 billion annually within the Columbus HMA, with an additional impact of $9.4 billion annually attributed to The Ohio State University Wexner Medical Center.



Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's Market-at-a-Glance tool.
Additional data for the HMA can be found in this report's supplemental tables.
For information on HUD-supported activity in this area, see the Community Assessment Reporting Tool.

Market Qualifiers

Economy

Strong: During the 12 months ending June 2023, nonfarm payrolls in the Columbus HMA rose by 20,900 jobs, or 1.9 percent, to 1.15 million jobs.

Economic conditions are strong in the HMA. The rate of job growth is slowing as the economy has transitioned from recovery to expansion, with the current 1.9-percent growth rate of jobs less than one-half the 4.4-percent rate during the 12 months ending June 2022. Jobs in the Columbus HMA are 3.6 percent higher than the average during the 12 months ending June 2019, before the impacts of the COVID-19 pandemic, compared with jobs for the nation, which are 3.2 percent higher. Despite this differential, job growth has slowed in the HMA and has trailed the national rate of growth since early 2022. During the next 3 years, nonfarm payrolls in the HMA are expected to increase an average of 1.7 percent annually.

Sales Market

Balanced: The home sales market in the HMA has an estimated vacancy rate of 1.1 percent, unchanged from the rate on April 1, 2020, and lower than the 2.6-percent rate during 2010, when conditions were soft.

During the 12 months ending June 2023, home sales in the HMA totaled 39,850, or nearly 25 percent fewer sales than a year earlier. This compared favorably to the nation, where home sales fell more than 30 percent (Zonda, with adjustments by the analyst). The average home sales price in the HMA during the past year was $338,800, or nearly 9 percent higher than the average sales price a year earlier. The rate of sales price growth has slowed from 14 percent during the 12 months ending June 2022, which was the fastest rate of annual growth on record. During the next 3 years, demand is estimated for 17,775 new homes. The 2,450 homes under construction in the HMA are expected to satisfy a portion of the demand during the first year of the forecast period.

Rental Market

Balanced: The overall rental market has an estimated vacancy rate of 6.9 percent, compared with a rate of 7.8 percent in 2020, when conditions were also balanced, and 9.5 percent in 2010, when conditions were soft.

Apartment market conditions are also balanced, with a vacancy rate of 7.0 percent in the HMA as of the second quarter of 2023 and rates of 7.5 and 4.5 percent in the Franklin County and Suburban Counties submarkets, respectively (CoStar Group). Increasing levels of new rental production have occurred in the HMA since 2011, and new units have been largely absorbed without significant disruptions to the apartment market; however, signs of softness in the market are appearing, particularly in the Franklin County submarket, where the apartment vacancy rate has risen during the past year. During the forecast period, demand is estimated for 13,900 new rental units. The estimated 8,600 units under construction in the HMA are expected to meet a large portion of the forecast demand.

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3-Year Housing Demand Forecast

	Sales Units			Rental Units		
	Columbus HMA Total	Franklin County Submarket	Suburban Counties Submarket	Columbus HMA Total	Franklin County Submarket	Suburban Counties Submarket
Total Demand	17,775	6,425	11,350	13,900	11,100	2,800
Under Construction	2,450	1,250	1,200	8,600	8,000	600

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of July 1, 2023. The forecast period is July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Economic Conditions

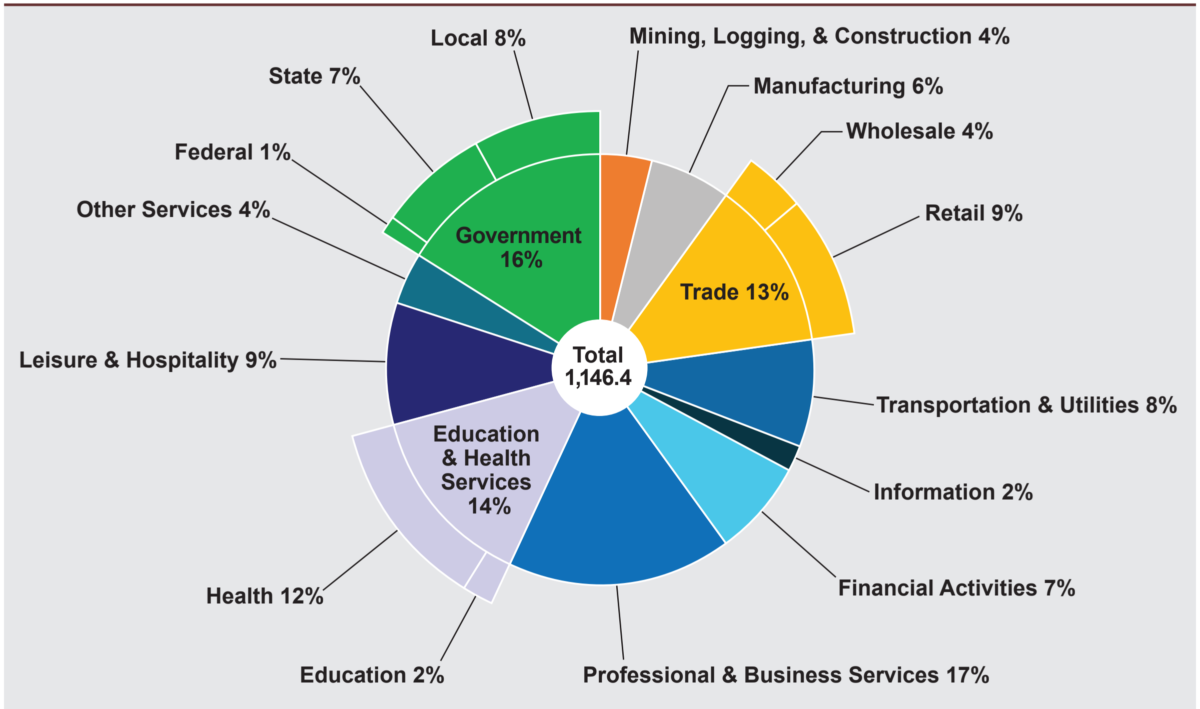
Largest Sector: Professional and Business Services

A concentration of jobs in the government and the professional and business services sectors provides a stable base of employment in the Columbus HMA.

Primary Local Economic Factors

The economy in the Columbus HMA relies heavily on service-providing jobs. During the 12 months ending June 2023, 89 percent of jobs in the HMA were in the service-providing sectors compared with 86 percent nationally. Sectors in which jobs are more common in the HMA include the state government subsector, with 7 percent of all jobs (Figure 1), which is more than twice the national average of 3 percent. Jobs at OSU and Nationwide Children's Hospital, both among the largest employers in the HMA, are included in the state government subsector (Table 1). The professional and business services and the financial activities sectors account for 17 and 7 percent, respectively, of total payroll jobs in the HMA, which is slightly higher than the national averages. Economic trends in the HMA since the onset of the COVID-19 pandemic were more muted than in the nation because of a concentration of jobs in sectors that easily shifted to remote work. Jobs in the construction subsector have risen rapidly since 2018, largely

Figure 1. Share of Nonfarm Payroll Jobs in the Columbus HMA, by Sector



Notes: Total nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through June 2023.
Source: U.S. Bureau of Labor Statistics

Table 1. Major Employers in the Columbus HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
The Ohio State University	Government	34,661
State of Ohio	Government	23,410
OhioHealth Corporation	Education & Health Services	21,950
JPMorgan Chase & Co.	Financial Activities	18,600
Nationwide Children's Hospital Inc	Government	14,250
Nationwide Mutual Insurance Company	Financial Activities	11,000
The Kroger Co.	Wholesale & Retail Trade	10,925
Amazon.com, Inc.	Transportation & Utilities	9,262
City of Columbus	Government	8,855
Mount Carmel Health System	Education & Health Services	8,032

Note: Excludes local school districts.
Source: *Columbus Business First*, 2022

due to residential construction growth. The manufacturing sector in the HMA is small but important; Honda Motor Co., Ltd. (hereafter, Honda) provides more than 6,000 jobs at its Marysville campus in Union County, and Intel Corporation began building a facility in suburban Licking County.

INTEL CORPORATION CHIP PLANT

In January 2022, the Intel Corporation (Intel) announced plans to develop a computer chip manufacturing campus in the city of New Albany in Licking County, east of Columbus. The site, tentatively named Ohio One, broke ground in September 2022 and is expected to begin manufacturing chips in 2025, providing approximately 3,000 jobs. An estimated 7,000 construction jobs are expected to be created during construction. The $20 billion total investment is anticipated to encompass nearly 1,000 acres upon completion; the state of Ohio provided nearly $2 billion in development grants and incentives. Intel indicated that the investment could grow to as much as $100 billion, depending on demand. The current investment represents the largest private-sector development in Ohio history. Important to the project was the Creating Helpful Incentives to Produce Semiconductors (CHIPS) Act of 2022, which is designed to facilitate domestic production of computer equipment. Intel Corporation pledged $50 million, matched by $50 million from the National Science Foundation, to develop education and training needed for workers at the plant. In addition, OSU has convened a technology working group, including 12 partner universities in Ohio, Indiana, and Michigan, to support continued technology development and manufacturing.

Notes: A rendering shows plans for two new leading-edge Intel processor factories in Licking County, Ohio. Announced in January 2022, the $20 billion project spans nearly 1,000 acres and is the largest single private-sector investment in Ohio history.
Source: Intel Corporation

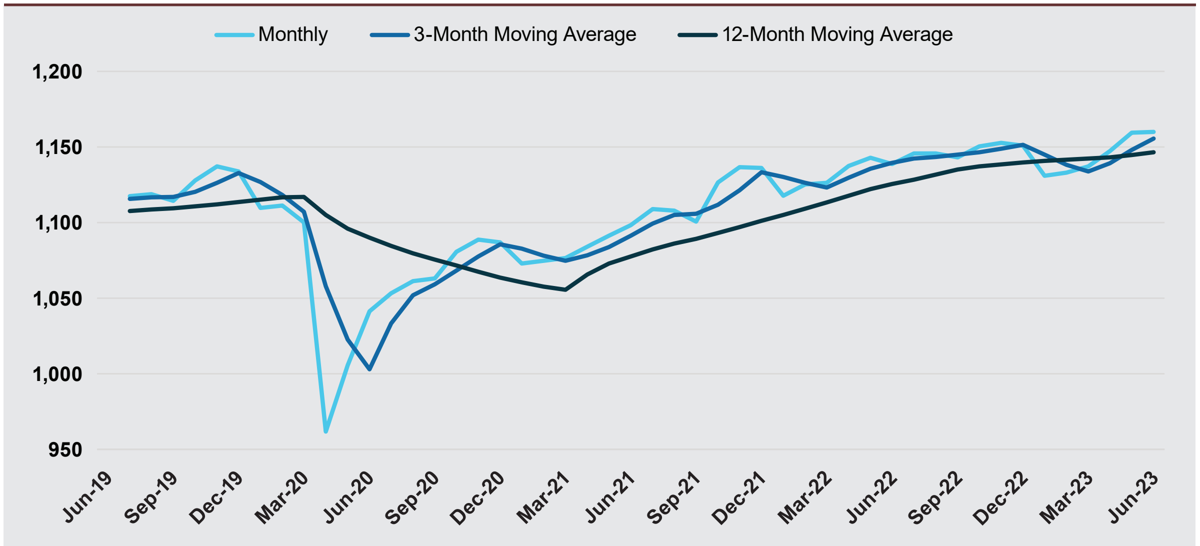
Current Conditions

Nonfarm Payrolls

During 2020, nonfarm payrolls in the HMA plummeted by 50,000 jobs, or 4.5 percent. Despite this sharp annual decline, month-over-month jobs fell only during March and April of 2020; the sharpness and severity of the decline become clear when reviewing 3-month average and monthly—not seasonally adjusted—jobs data (Figure 2). During 2020, every payroll sector in the HMA fell except the transportation and utilities sector, which notably surged by 9,000 jobs, or 12.9 percent; all jobs added were in the transportation and warehousing industry because the COVID-19 pandemic increased online shopping and delivery of many goods and services. Conversely, the wholesale and retail trade sector lost 6,700 jobs, or 4.7 percent, with 78 percent of the loss in the retail trade subsector. During 2019, Amazon.com, Inc. (hereafter, Amazon), was not a significant employer in the HMA; however, by 2022, it was ranked the eighth largest employer in the HMA. During 2021, jobs grew in the HMA but not as fast as the decline during the previous year. Nonfarm payrolls grew by 37,500 jobs, or 3.5 percent. The leisure and hospitality sector added 8,600 jobs, or 9.7 percent, far short of the 20,100 sector jobs, or 18.4 percent, lost during the previous year, when many establishments closed because of regulations designed to slow the spread of COVID-19. Job growth continued in the transportation and utilities sector, which added 7,100 jobs, growth of 9 percent, but was still well below the number of jobs added during the previous year. During 2020, jobs in the HMA fell more slowly than in the nation, with 4.5 percent and 5.8 percent declines, respectively. Since 2021, job growth has averaged 3.2 percent annually in the HMA and 3.6 percent in the nation.

During the 12 months ending June 2023, nonfarm payrolls rose by 20,900 jobs, or 1.9 percent, compared with the growth of 47,800 jobs, or 4.4 percent, during the previous year (Table 2). By contrast, jobs increased 3.2 percent nationwide during the 12 months ending June 2023, down from 4.8 percent during the previous 12-month period. Job growth in the HMA is slowing from the high rate of recovery following the economic disruption caused by the COVID-19 pandemic. The leisure and hospitality sector had the largest job growth, adding 4,700 jobs, or 4.6 percent, during the 12 months ending June 2023; jobs in this sector have nearly recovered to prepandemic levels. Leisure and hospitality sector jobs were

Figure 2. Nonfarm Payrolls (1,000s) in the Columbus HMA Since 2019 (Detail)



Note: Monthly data are not seasonally adjusted.
Source: U.S. Bureau of Labor Statistics

Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the Columbus HMA, by Sector

	12 Months Ending June 2022	12 Months Ending June 2023	Absolute Change	Percentage Change
Total Nonfarm Payroll Jobs	**1,125.5**	**1,146.4**	**20.9**	**1.9**
Goods-Producing Sectors	119.8	124.3	4.5	3.8
Mining, Logging, & Construction	46.3	50.2	3.9	8.4
Manufacturing	73.5	74.1	0.6	0.8
Service-Providing Sectors	1,005.7	1,022.1	16.4	1.6
Wholesale & Retail Trade	142.5	142.3	-0.2	-0.1
Transportation & Utilities	91.4	93.6	2.2	2.4
Information	17.8	18.1	0.3	1.7
Financial Activities	86.1	84.4	-1.7	-2.0
Professional & Business Services	186.1	189.8	3.7	2.0
Education & Health Services	158.8	160.9	2.1	1.3
Leisure & Hospitality	103.1	107.8	4.7	4.6
Other Services	41.1	43.3	2.2	5.4
Government	178.8	182.1	3.3	1.8

Notes: Based on 12-month averages through June 2022 and June 2023. Numbers may not add to totals due to rounding. Data are in thousands.
Source: U.S. Bureau of Labor Statistics

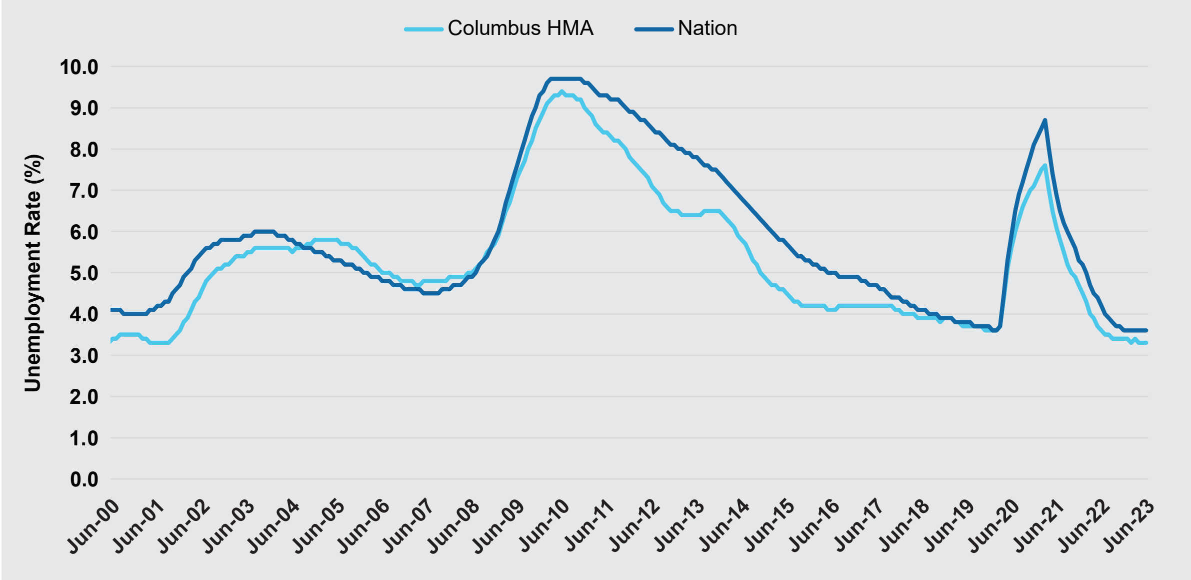
among the most severely impacted during the pandemic. Other sectors with strong job growth during the past year include the mining, logging, and construction sector because of continued strong residential construction in the HMA and the professional and business services sector, where growth has slowed from a year earlier. By contrast, jobs in the financial activities sector fell by 1,700, or 2.0 percent. During 2022, Root Insurance Company eliminated more than 300 jobs, and mortgage lender Lower Holding Company eliminated jobs because of declining home sales.

Job sectors in the HMA have recovered at varying degrees from prepandemic levels. Jobs in the mining, logging, and construction sector are currently 16.4 percent above the average during the 12 months ending June 2019, while jobs in the transportation and warehousing industry are 46.8 percent greater. Jobs in the government sector are 0.3 percent above the average during the 12 months ending June 2019, and jobs in the local government subsector increased 2.6 percent to 90,800 jobs during the 12 months ending June 2023, the highest level on record. By contrast, jobs in the financial activities, the education and health services, and the leisure and hospitality sectors are 2.4, 1.1, and 0.5 percent, respectively, below the averages for the 12 months ending June 2019.

Unemployment

The unemployment rate in the HMA averaged 3.3 percent during the 12 months ending June 2023, down from 3.6 percent a year earlier and a recent high of 7.6 percent during the 12 months ending March 2021, after the first full year of the COVID-19 pandemic. Nationally, the unemployment rate averaged 3.6 percent during the 12 months ending June 2023, down from 4.2 percent a year earlier and a recent peak of 8.7 percent during the 12 months ending March 2021. The unemployment rate is typically lower in the Columbus HMA than in the nation (Figure 3) because of the concentration of jobs in government sectors, which tend to fluctuate less than jobs in other sectors.

Figure 3. 12-Month Average Unemployment Rate in the Columbus HMA and the Nation



Note: Based on the 12-month moving average.
Source: U.S. Bureau of Labor Statistics

Economic Periods of Significance

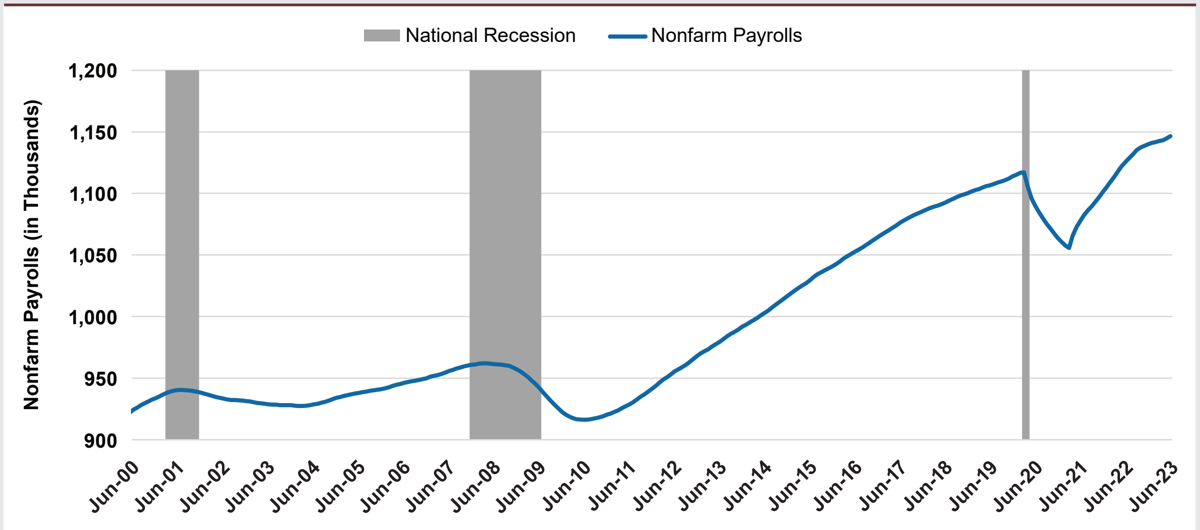
2001 Through 2007

From 2001 through 2007, jobs in the HMA rose by 3,900, or 0.4 percent, annually (Figure 4); job growth averaged 0.6 percent annually nationwide. During this time, goods-producing sectors declined by an average of 4,200 jobs, or 3.1 percent, annually, which was more than offset by job growth in the service-providing sectors, which increased by an average of 8,000 jobs, or 1.0 percent, annually. The manufacturing sector sharply declined during this period, falling by an average of 3,600 jobs, or 3.9 percent, annually, accounting for 86 percent of the loss in the goods-producing sectors. Mining, logging, and construction sector jobs also declined. The sharp decline in manufacturing jobs during this period was not specific to the Columbus HMA; nationally, manufacturing jobs fell 3.1 percent annually, on average. Most service-providing sectors increased during this time, led by the education and health services and the professional and business services sectors, which added an average of 3,300 and 2,900 jobs, or growth averaging 3.3 and 2.1 percent annually, respectively. Conversely, the wholesale and retail trade sector fell by an average of 2,900 jobs, or 1.9 percent, annually, with nearly all declines in the retail trade subsector.

2008 Through 2010

The Great Recession began in December 2007. Weakness in the sales housing market led to widespread mortgage defaults and contractions throughout the economy. Nonfarm payrolls fell by an average of 13,500 jobs, or 1.4 percent, annually from 2008 through 2010 in the Columbus HMA compared with declines in the nation averaging 1.9 percent annually. In the HMA, all but two job sectors decreased: the education and health services sector added an average of 4,600 jobs, or 3.9 percent, annually, and the government sector added an average of 200 jobs, or 0.1 percent, annually because of temporary hiring for the 2010 decennial census. All other job sectors declined, with the manufacturing sector falling by an average of 4,600 jobs, or 6.3 percent, annually. By 2010, the manufacturing sector in the Columbus HMA was 38 percent below the 2000 average, falling from the fourth largest jobs sector during 2000 to the seventh largest by 2010. Significant layoffs in steel, electronics, and automotive parts manufacturing contributed to the loss of jobs in the sector.

Figure 4. 12-Month Average Nonfarm Payrolls in the Columbus HMA



Note: 12-month moving average.
Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

2011 Through 2019

Payrolls began to increase in the HMA and nationally during 2011. The ensuing 9-year period of growth was only interrupted by the onset of the COVID-19 pandemic during early 2020; the population in the HMA also grew rapidly for much of this time. Nonfarm payrolls grew by an average of 24,100, or 2.5 percent, annually from 2011 through 2015 and slowed to average increases of 18,300 jobs, or 1.7 percent, annually from 2016 through 2019. Jobs in the professional and business services sector rose by an average of 6,000, or 3.8 percent, annually from 2011 through 2015 but slowed to an average of 1,300 jobs added, or 0.7 percent, annually from 2016 through 2019. The state government subsector expanded, averaging growth of 1,000 jobs, or 1.4 percent, annually from 2011 through 2015, increasing to an average of 1,600 jobs, or 2.1 percent, annually from 2016 through 2019. Consumer purchases also changed; in the prior period, the wholesale and retail trade sector rose by an average of 1,800 jobs, or 1.3 percent, annually; from 2016 through 2019, the number of jobs in the sector fell slightly, by 100 jobs annually, on average. The wholesale and retail trade sector was the only sector to decline during this time. During the same periods, annual job growth in the transportation and utilities sector more than doubled from 2,000 jobs added annually, on average, from 2011 through 2015, or 4.3 percent annual growth, to 4,100 jobs added annually from 2016 through 2019, or 7.0 percent growth, reflecting a shift to online shopping and delivery of goods. The location of the HMA contributes to growth in the transportation and utilities sector; 46 percent of the U.S. population lives within a 10-hour drive of Columbus, enhancing the attraction of transportation facilities in the HMA. During early 2020, Amazon opened a fulfillment center in Madison County, joining existing locations in Franklin County, which opened in 2016, combining to offer more than 6,000 jobs. Growth in the transportation and utilities sector has continued since 2019.

Commuting Patterns

During 2022, an estimated 72 percent of jobs in the Columbus HMA were in Franklin County (Table 3). This figure has declined modestly since 2012, when it was 74 percent (Quarterly Census of Employment and Wages). Since 2012, jobs in Licking and Union counties have increased 3.1 and 1.9 percent annually, respectively, on average, contributing to the change. Based on an analysis of job and residence locations, from 2016 through 2020, an estimated 76 percent of Franklin County residents with jobs worked in Franklin County, 11 percent had jobs in the Suburban Counties submarket, and 13 percent worked outside of the HMA (U.S. Census Bureau, OnTheMap; 2016–2020 American Community Survey 5-year data). Among workers who lived in the Suburban Counties submarket, an estimated 44 percent worked in Franklin County, 35 percent worked in the Suburban Counties submarket, and approximately 21 percent had jobs outside the HMA. COVID-19 and increased teleworking have likely changed where workers physically do their jobs daily.

Table 3. Current Estimated Share of Nonfarm Payrolls in the Columbus HMA, by Submarket

Franklin County Submarket	72%
Suburban Counties Submarket	28%

Sources: U.S. Bureau of Labor Statistics; estimates by the analyst

Forecast

During the 3-year forecast period, nonfarm payrolls in the HMA are expected to increase an average of 1.7 percent annually. Job growth in the HMA is slowing following the recovery of jobs lost during early 2020. When the Intel chip plant begins operating, estimated in 2025, approximately 3,000 jobs are anticipated to be filled, primarily in the manufacturing sector, although construction jobs associated with the site will phase out. Complementing manufacturing job increases expected at the Intel site, Honda announced investments in central Ohio facilities during October 2022, including retooling a Marysville plant to produce electric vehicle batteries. Although the more than $700 million Honda investment includes facilities outside the HMA, it is expected to result in jobs added at the Marysville campus. In February 2023, OhioHealth announced plans to expand its Downtown Columbus campus, adding hospital beds and private care rooms and filling 50 jobs during the next year, with an estimated 500 jobs expected during the next decade. Other expansions among healthcare providers include the Mount Carmel Health System, which plans to construct a new hospital in the city of Dublin, with an estimated development cost of $250 million, and is expected to create 200 jobs in 2025, when it is scheduled to open. The OSU Wexner Medical Center is constructing a new, nearly $2 billion critical care facility scheduled to open in 2026. Nationwide Children's Hospital is building a new facility, with expected job increases in the education and health services and the government sectors. Amazon Web Services announced plans to invest nearly $8 billion to expand data center operations in the cities of Johnstown and Hilliard, which are expected to result in 230 new direct technology-based jobs by 2029.

Population and Households

Current Population: 2.18 million

From 2010 to 2020, 5 of the 10 fastest-growing counties in Ohio were in the Columbus HMA, including the 2 fastest-growing counties (U.S. Census Bureau decennial census counts).

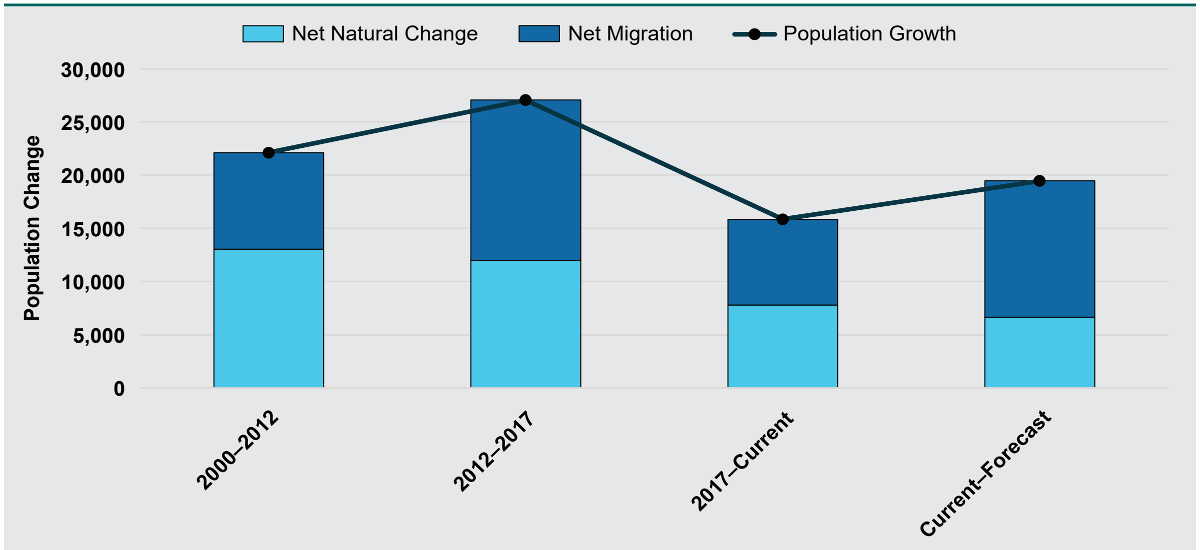
Population Trends

Population trends in the HMA have been generally steady since 2000, but the rate of population growth began to decline in 2017. The HMA, a center of higher education, government, and professional and business services, attracts international net in-migration, typically into Franklin County; however, it slowed from 2017 to 2021. The 2022 population estimates indicate that international in-migration has increased, but domestic net out-migration from Franklin County, which increased starting in 2018, remains high.

From 2000 to 2012, the population in the Columbus HMA rose steadily, by an average of 22,200 people, or 1.2 percent, annually, with stronger gains earlier in the period. Net in-migration averaged 9,150 people annually, accounting for 41 percent of growth (U.S. Census Bureau population estimates as of July 1). From 2000 to 2009, which included the Great Recession, population growth in the HMA was higher, averaging 1.3 percent annually, a rate of growth that fell to 1.0 percent annual growth from 2009 to 2012 (Figure 5). Net natural change remained relatively stable, but net in-migration fell from an average of 9,800 people annually to 7,300 people annually. The population in the HMA increased by an average of 27,050 people, or 1.4 percent, annually from 2012 to 2017, the highest recent level, partially because job growth in the HMA exceeded the national rate. Net in-migration averaged 15,050 people annually, accounting for nearly 56 percent of total population growth at this time. Conversely, net natural change peaked in the HMA during 2014 and has since generally fallen.

Since 2017, population growth in the HMA slowed because of declines in both net natural change and net in-migration, averaging annual population growth of 15,850 people, or 0.7 percent, annually, the lowest annual rate of growth since before 2000. Net natural change has averaged 7,775 people annually since 2017 but fell each year from 2017 to 2021. Although births in the HMA have fallen modestly since 2017, mirroring national trends, the primary cause of this trend was increasing deaths, which rose nearly 5 percent annually from 2017 to 2022 (U.S. Census Population Estimates as of July 1). More specifically, from 2019 to 2020, deaths in the HMA rose nearly 9 percent, and from 2020 to 2021, deaths increased

Figure 5. Components of Population Change in the Columbus HMA, 2000 Through the Forecast



Notes: Data displayed are average annual totals. The forecast period is from the current date (July 1, 2023) to July 1, 2026.
Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

12 percent. Estimates of deaths attributed to COVID-19 confirm increased deaths since 2020, although COVID-19 deaths fell during 2022 (State of Ohio, Department of Public Health).

Net in-migration from both domestic and international sources into the HMA has also slowed since 2017. Job growth in the HMA slowed starting in 2016 and fell behind the national rate during 2018, leading to declining domestic net in-migration, which fell sharply from 12,300 people in 2017 to 6,450 people in 2018. International net in-migration also fell from a recent high level of 8,800 people in 2016 to 6,025 people in 2019 and, with restrictions on travel because of COVID-19, fell further to a recent low of 3,275 people in 2021 before increasing to 8,575 people in 2023. International net in-migration is concentrated in Franklin County because of OSU and its global draw for students and faculty. Nearly 88 percent of international in-migrants to the HMA since 2015 have moved to Franklin County.

As of July 1, 2023, the population of the HMA is estimated at 2.18 million.

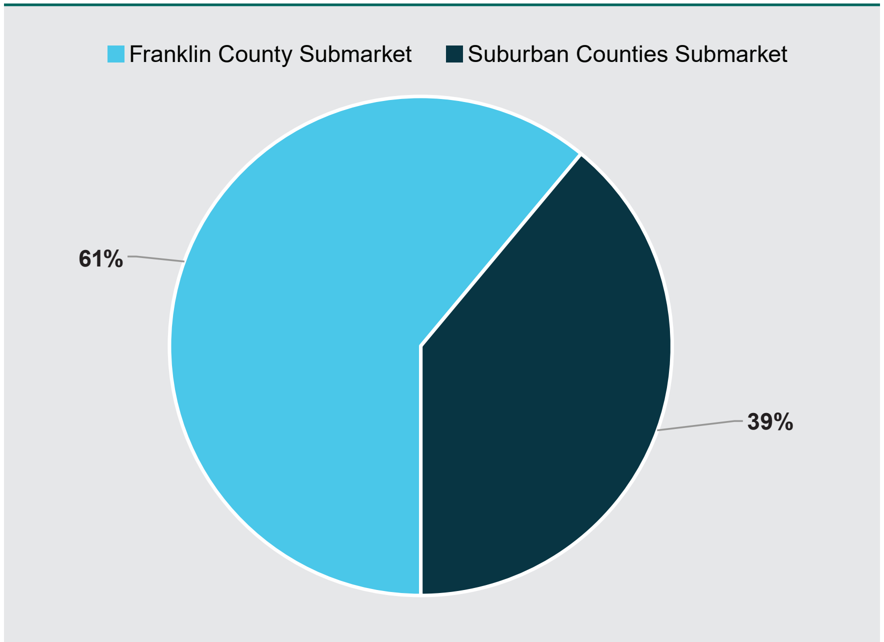
Population Trends by Submarket

Franklin County Submarket

The population of the Franklin County submarket is estimated at 1.33 million residents, equal to 61 percent of the overall population in the HMA (Figure 6). The share of the population in the submarket declined from nearly 64 percent in 2000 because the Suburban Counties submarket has generally grown faster than the Franklin County submarket since 2000.

From 2000 to 2005, the population in the Franklin County submarket increased by an average of 6,950 people, or 0.6 percent, annually. Net out-migration averaged 2,000 people annually before reversing to net in-migration, averaging 2,825 people annually from 2005 to 2010, when the rate of population growth nearly doubled to 1.1 percent annually. Net natural change averaged 8,950 people annually during the former period and rose modestly to 9,375 people during the latter. From 2010 to 2017, the economy in the HMA grew faster than the nation. Net in-migration surged and net natural change averaged 9,525, the highest annual rate in recent history, resulting in population growth averaging 18,100 annually, a 1.5-percent rate. This period corresponded with population growth in many large cities, including Columbus, and net in-migration to Franklin County averaged 8,575 people annually, the highest recent level. Since 2017, declining net in-migration and net natural change contributed to the Franklin County submarket population growth averaging 5,575 people, or 0.4 percent, annually, the lowest annual rate since before 2000. From 2019 to 2020, which includes the onset of the COVID-19 pandemic, net in-migration fell to 730 people annually. From 2020 to 2021, migration out of Franklin County surged to 12,050 people, and the population fell 0.5 percent, or by 6,800 people. At the same time, net natural change fell to 7,675 people from 2019 to 2020 and to 5,250 people

Figure 6. Current Population in the Columbus HMA, by Submarket



Source: Estimates by the analyst

from 2020 to 2021. Net out-migration from 2020 to 2021 was caused by the COVID-19 pandemic, its economic impacts, and curtailed access to many city amenities. Population growth resumed from 2021 to 2022, increasing 0.3 percent, because net natural change of 5,400 people offset net out-migration of 1,150 people. International migration into Franklin County resumed following a sharp decline during the previous 12-month period related to COVID-19 travel restrictions but was insufficient to offset continued domestic net out-migration. From 2022 to 2023, net in-migration is estimated to have resumed, totaling 500 people, because domestic net out-migration fell and international in-migration to the submarket continued at a high level, with net natural change rising to 5,900 people.

Population in the city of Columbus has recently grown faster than in the balance of Franklin County. From 2020 to 2022, the population rose an average of 0.1 percent annually in the city of Columbus and fell 0.5 percent for the rest of Franklin County. The city of Columbus increased from 68 percent of the county population in 2020 to 69 percent in 2022 because of these changes. Efforts have been made to promote Downtown Columbus, and the population of Downtown Columbus was estimated at 11,650 during 2022, up from 11,200 in 2021 and 10,300 during 2020 (State of Downtown, Capital Crossroads and Discovery Special Improvement District).

Suburban Counties Submarket

The current population of the Suburban Counties submarket is estimated at 849,100, or 39 percent of the overall HMA population. Since 2000, the population of the Suburban Counties submarket has increased by an average of 10,450 people, or 1.5 percent, annually, and except for 6 years during the previous decade, the population grew faster than in the Franklin County submarket. From 2000 to 2006, the population of the Suburban Counties submarket grew by an average of 15,200 people, or 2.4 percent, annually, the fastest rate of growth since before 2000. Net in-migration, typically from Franklin County, contributed nearly three-quarters of the population growth during this time. From 2006 to 2012, population growth in the submarket fell sharply to an average of 7,850 people, or 1.1 percent, annually, and net in-migration slowed to 4,100 people, on average, because migration into the submarket declined during and after the Great Recession. Net natural change, which averaged 3,900 people annually from 2000 to 2006, fell slightly to an average of 3,750 people annually from 2006 to 2012. From 2012 to 2019, the rate of population growth was stable, averaging 8,275 people, or 1.1 percent, annually. Net natural change fell sharply to an average of 2,300 people annually, mirroring national trends; however, increased net in-migration more than offset the decline. From 2019 to 2020, encompassing the onset of the COVID-19 pandemic during early 2020, the population rose 1.4 percent due to increased net in-migration, much of which likely came from Franklin County. Since 2020, the Census Bureau estimates that net natural change in the submarket has become negative—more residents died than were born annually. Increased resident deaths attributed to COVID-19 contributed to this trend.

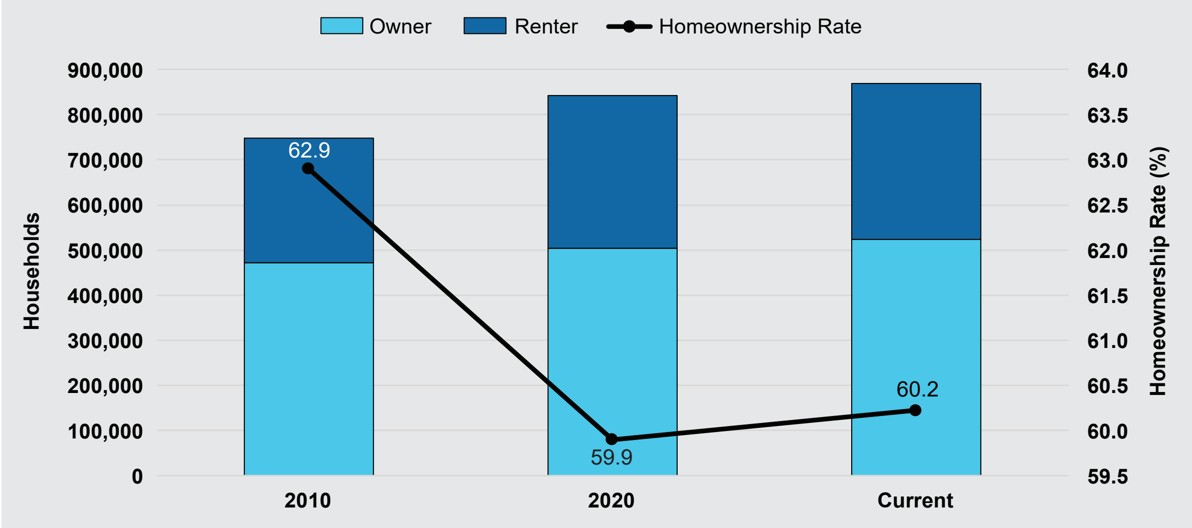
Household Trends

The rate of household growth has outpaced population growth in the HMA since 2020; thus, average household sizes have fallen. An estimated 868,500 households are currently in the HMA, with nearly 64 percent, or 555,000 households, residing in the Franklin County submarket and 36 percent, or 313,500 households, residing in the Suburban Counties submarket. Since 2020, households have grown at average rates of 0.8 and 1.2 percent in the Franklin County and Suburban Counties submarkets, respectively, and 1.0 percent, on average, in the HMA. From 2000 to 2010, household growth rates averaged 0.8 percent annually in the Franklin County submarket and 2.1 percent annually in the Suburban Counties submarket, resulting in household growth averaging 1.3 percent annually for the overall HMA. The current homeownership rate in the HMA is estimated at 60.2 percent for the HMA, 51.6 percent in the Franklin County submarket, and 75.5 percent in the Suburban Counties submarket. In all three geographies, the homeownership rate has fallen since 2010 (Figure 7).

Forecast

During the next 3 years, population growth in the HMA is expected to average 19,450 people annually, or 0.9 percent growth (Table 4). The population in Franklin County is expected to grow 0.7 percent, or by 9,050 people, annually, on average, and in the Suburban Counties submarket, the population is expected to increase 1.2 percent, or by 10,400 people, annually, on average. Households are expected to grow slightly faster than the population, averaging annual growth of 1.0 percent for the HMA and 0.8 and 1.3 percent for the Franklin County and the Suburban Counties submarkets, respectively.

Figure 7. Households by Tenure and Homeownership Rate in the Columbus HMA



Note: The current date is July 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst

Table 4. Columbus HMA Population and Household Quick Facts

Population Quick Facts		2010	Current	Forecast
	Population	1,901,974	2,177,100	2,235,300
	Average Annual Change	22,700	20,800	19,450
	Percentage Change	1.3	1.0	0.9

Household Quick Facts		2010	Current	Forecast
	Households	748,517	868,500	895,000
	Average Annual Change	8,850	9,050	8,850
	Percentage Change	1.3	1.1	1.0

Notes: Average annual changes and percentage changes are based on averages from 2000 to 2010, 2010 to current, and current to forecast. The forecast period is from the current date (July 1, 2023) to July 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst

Home Sales Market

Sales Market—Columbus HMA

Market Conditions: Balanced

During June 2022, the available for-sale housing inventory in the Columbus HMA represented 1.2 months of supply, down slightly from 1.3 months a year earlier.

Current Conditions

The home sales market in the HMA is currently balanced, with an estimated owner vacancy rate of 1.1 percent, unchanged from the rate in 2020, when market conditions were also balanced, and lower than the rate of 2.6 percent in April 2010, when conditions were soft (Table 5). Sales housing conditions have eased from tight conditions during late-2021 through mid-2022, when home sales were higher. Home sales in the HMA increased strongly from 2020 to mid-2022, when much work and schooling shifted to remote during the COVID-19 pandemic. More recently, home sales have fallen because recent increases in mortgage interest rates, while curtailing demand, have caused the supply offered for sale to decline even more which contributes to rising home sales prices, currently at record-high levels.

Table 5. Home Sales Quick Facts in the Columbus HMA

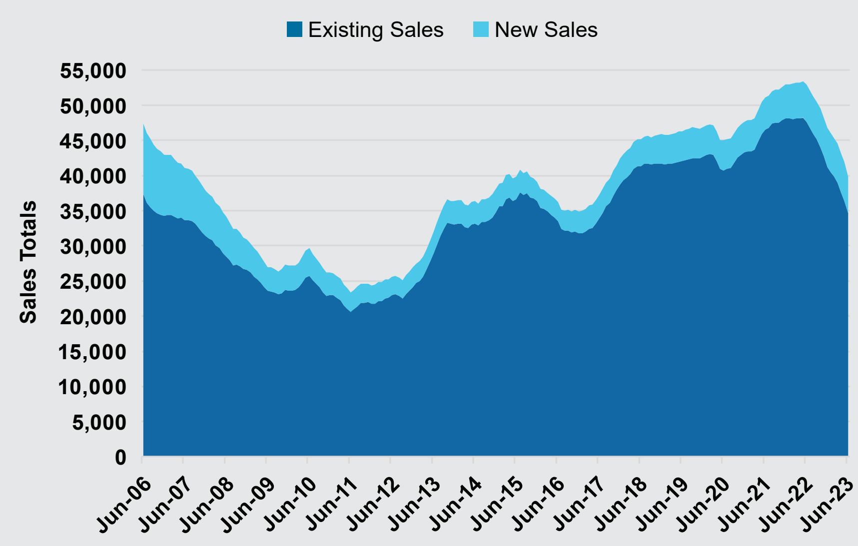
		Columbus HMA	Nation
Home Sales Quick Facts	Vacancy Rate	1.1%	NA
	Months of Inventory	1.2	2.3
	Total Home Sales	39,850	5,308,000
	1-Year Change	-25%	-30%
	New Home Sales Price	$495,000	$506,900
	1-Year Change	15%	9%
	Existing Home Sales Price	$314,800	$424,900
	1-Year Change	6%	2%
	Mortgage Delinquency Rate	1.0%	1.1%

NA = data not available.
Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending June 2023; and months of inventory and mortgage delinquency data are as of June 2023. The current date is July 1, 2023.
Sources: Vacancy rate—estimates by the analyst; months of inventory and mortgage delinquency rate—CoreLogic, Inc.; home sales and prices—Zonda

Home Sales

During the 12 months ending June 2023, approximately 39,850 homes sold in the HMA, down by 13,100 sales, or 25 percent, from a year earlier (Zonda). By comparison, home sales rose 9 percent annually, on average, from 2017 through 2021 (Figure 8). New and existing home sales prices are at record-high levels for the HMA, which, combined with increased mortgage interest rates, contributed to the recent decline in sales. For context, the average 30-year fixed-rate mortgage interest rate was 6.7 percent during June 2023, compared with 5.5 percent during June 2022 and 3.0 percent during June 2021 (Freddie Mac).

Figure 8. 12-Month Sales Totals by Type in the Columbus HMA



Source: Zonda, with adjustments by the analyst

A lack of available inventory also contributes to lower home sale totals. During June 2023, approximately 2,625 homes were for sale in the HMA, compared with 3,325 homes during June 2022 (CoreLogic, Inc.), representing a 1.2-month supply of homes for sale during June 2023 compared with a 1.3-month supply during June 2022. The most recent month with for-sale inventory above 4.0 months was November 2014; a 6-month supply of inventory has not been available since October 2012.

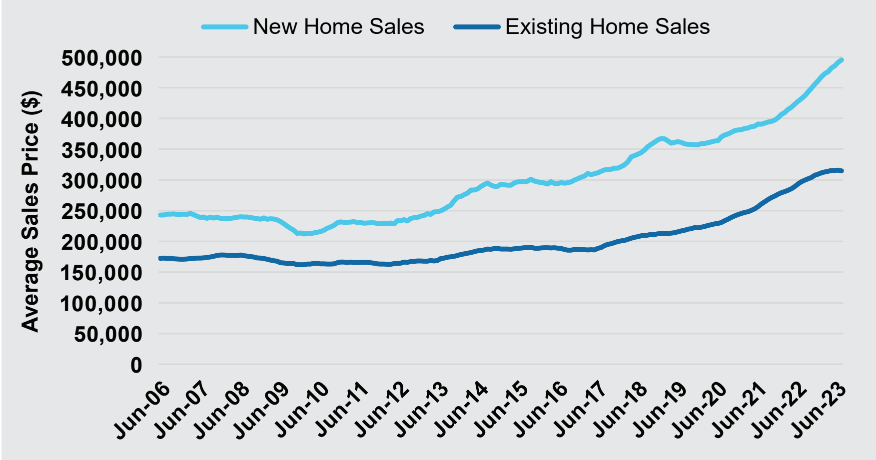
Seriously Delinquent Mortgages and Real Estate Owned Properties

In June 2023, 1.0 percent of home loans in the HMA were seriously delinquent (90 or more days delinquent or in foreclosure) or had transitioned into real estate owned (REO) status. That rate is down from 1.3 percent a year earlier and well below the record high of 6.8 percent during January 2012, in the aftermath of the Great Recession. By HMA submarket, the rate in Franklin County in June 2023 was 1.0 percent, down from 1.3 percent a year earlier, and in the Suburban Counties submarket, the rate was 0.9 percent, down from 1.2 percent. Nationally, the figures are similar. The percentage of seriously delinquent mortgages and REO properties in the HMA rose sharply during the early stages of the COVID-19 pandemic, doubling from 1.5 percent in May 2020 to 3.0 percent in June 2020. The rate continued to increase, reaching a peak of 3.8 percent in August 2020. The rate increased because of seriously delinquent mortgages, which more than tripled from May 2020 through August 2020 and receded relatively quickly thereafter. Many homeowners avoided foreclosure because of an increased reliance on mortgage forbearance during the pandemic.

Home Sales Prices

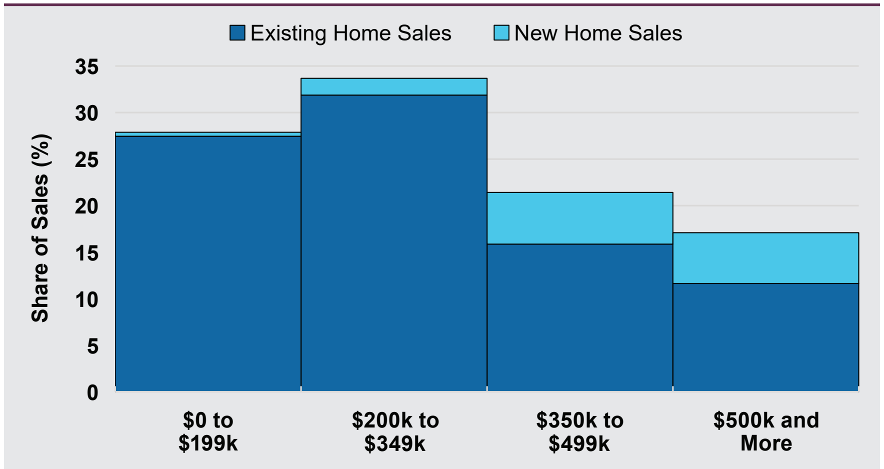
The average home price in the HMA rose 9 percent, to $338,800 during the 12 months ending June 2023, down from a 14-percent increase a year earlier (Zonda). The rate of price growth is slowing along with home sales. Increased mortgage interest rates contribute to slowing sales price growth. The average new home price rose 15 percent to $495,000 during the 12 months ending June 2023, much faster than the 6-percent growth to $314,800 for existing home sales (Figure 9). In the HMA, existing homes priced from $200,000 to $349,999 are the most prevalent sales, and new home sales are the most common with prices of $350,000 and above (Figure 10).

Figure 9. 12-Month Average Sales Price by Type of Sale in the Columbus HMA



Source: Zonda, with adjustments by the analyst

Figure 10. Share of Overall Sales by Price Range During the 12 Months Ending June 2023 in the Columbus HMA

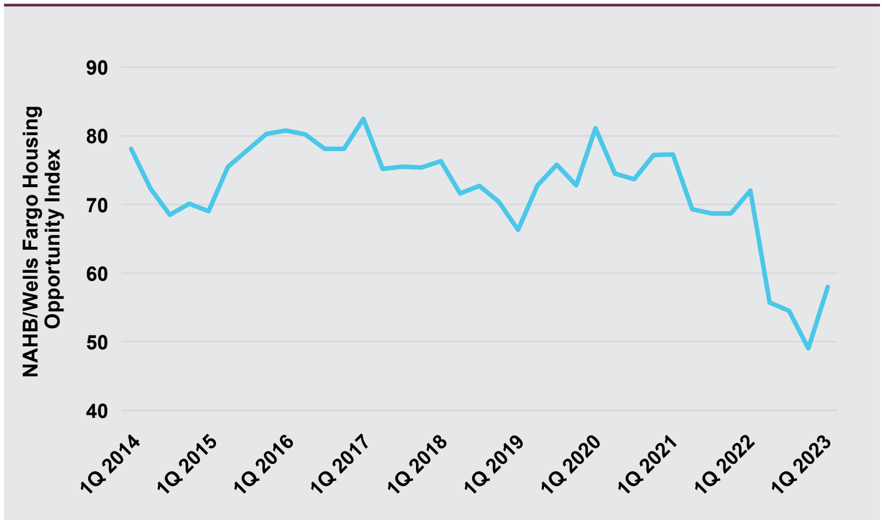


Note: New and existing sales include single-family homes, townhomes, and condominium units.
Source: Zonda

Housing Affordability: Sales

Sales housing prices are relatively affordable in the Columbus HMA, but affordability has declined recently because median home sales prices have risen faster than median incomes. The National Association of Home Builders (NAHB)/Wells Fargo Housing Opportunity Index (HOI) represents the share of homes sold that would have been affordable to a family earning the local median income. For the HMA, during the first quarter of 2023, the index was 58.0, down from 81.1 during the first quarter of 2020 (Figure 11). Since the first quarter of 2020, median home sales prices have risen an average of 14 percent annually, whereas median family income growth has averaged only 6 percent. During the first quarter of 2023, the Columbus HOI ranked 104th out of 273 MSAs and metropolitan divisions for affordable sales housing. By comparison, the national HOI value during the first quarter of 2023 was 45.6, indicating that less than one-half of home sales nationally during the first quarter of 2023 were affordable to families earning the median family income.

Figure 11. Columbus HMA Housing Opportunity Index



NAHB = National Association of Home Builders. 1Q = first quarter.
Source: NAHB/Wells Fargo

Forecast

During the 3-year forecast period, demand is expected for 17,775 new homes in the HMA (Table 6). The 2,450 new homes under construction are expected to meet a portion of the demand during the first year.

Table 6. Demand for New Sales Units in the Columbus HMA During the Forecast Period

	Sales Units
Demand	17,775 Units
Under Construction	2,450 Units

Note: The forecast period is from July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Sales Market—Franklin County Submarket

Current Conditions and Recent Trends

The home sales market in the Franklin County submarket is currently balanced, having been balanced to slightly tight since the mid-2010s. The sales vacancy rate is currently estimated at 1.1 percent, down slightly from 1.2 percent during 2020 and 2.9 percent during April 2010, when conditions were soft (Table 7). Conditions tightened from 2020 through 2021, but increased mortgage interest rates and record-high sales prices have slowed sales. As of June 2023, a 1.2-month supply of homes was available, down from a 1.4-month supply a year earlier (CoreLogic, Inc.). The last time the submarket had a 6.0-month supply of available inventory was during 2012. During 2023, the city of Columbus allocated more than $50 million for affordable housing. More than $11 million of that funding is designated to support and expand homeownership opportunities and foster mixed-income neighborhoods.

Home Sales Trends

The recent increase in mortgage interest rates impacted new home sales in the HMA, which are at the lowest level since 2016. New home sales in the HMA totaled 1,475 during the 12 months ending June 2023, a decline of 16 percent following a 1-percent decline during the previous 12-month period. From 2020 through 2021, including the onset of the COVID-19 pandemic in early 2020, new home sales rose 4 percent annually. Because locations of work and education for many people were abruptly changed, the desire for new space spurred homebuying. The increase in mortgage interest rates and increasing sales prices slowed homebuying, and new home sales fell 8 percent during 2022. Historically, new home sales in the submarket totaled 4,975 during 2006, fell sharply to 2,250 as of 2009, and averaged 1,700 sales annually from 2009 through 2019 (Figure 12).

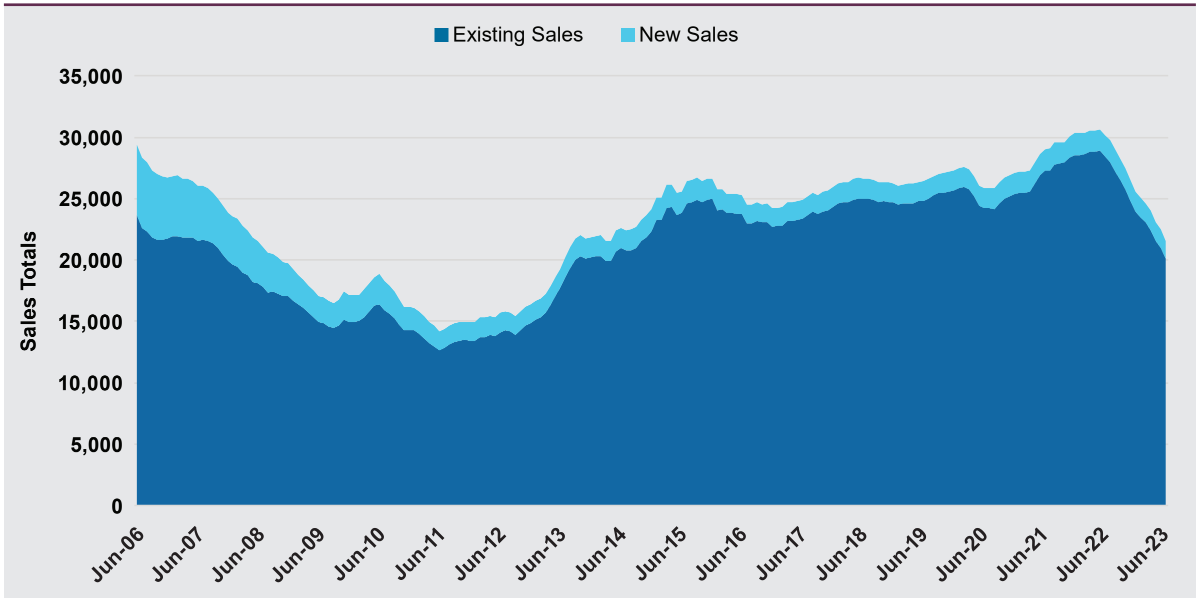
Unlike new home sales, which have not recovered to pre-Great Recession levels, existing home sales exceeded those totals during most of the period from 2014 through 2021 but have since fallen. During the 12 months ending June 2023, existing home sales totaled 20,100, a decline of 29 percent from the number of sales a year earlier, following a 4-percent increase during the 12 months ending June 2022. By contrast, from 2020 through 2021, existing home sales rose 5 percent annually, on average, before falling

Table 7. Home Sales Quick Facts in the Franklin County Submarket

		Franklin County Submarket	Columbus HMA
Home Sales Quick Facts	**Vacancy Rate**	1.1%	1.1%
	Months of Inventory	1.2	1.2
	Total Home Sales	21,550	39,850
	1-Year Change	-29%	-25%
	New Home Sales Price	$484,300	$495,000
	1-Year Change	17%	15%
	Existing Home Sales Price	$302,500	$314,800
	1-Year Change	5%	6%
	Mortgage Delinquency Rate	1.0%	1.0%

Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending June 2023; and months of inventory and mortgage delinquency data are as of June 2023. The current date is July 1, 2023.
Sources: Vacancy rate—estimates by the analyst; months of inventory and mortgage delinquency rate—CoreLogic, Inc.; home sales and prices—Zonda

Figure 12. 12-Month Sales Totals by Type in the Franklin County Submarket



Source: Zonda, with adjustments by the analyst

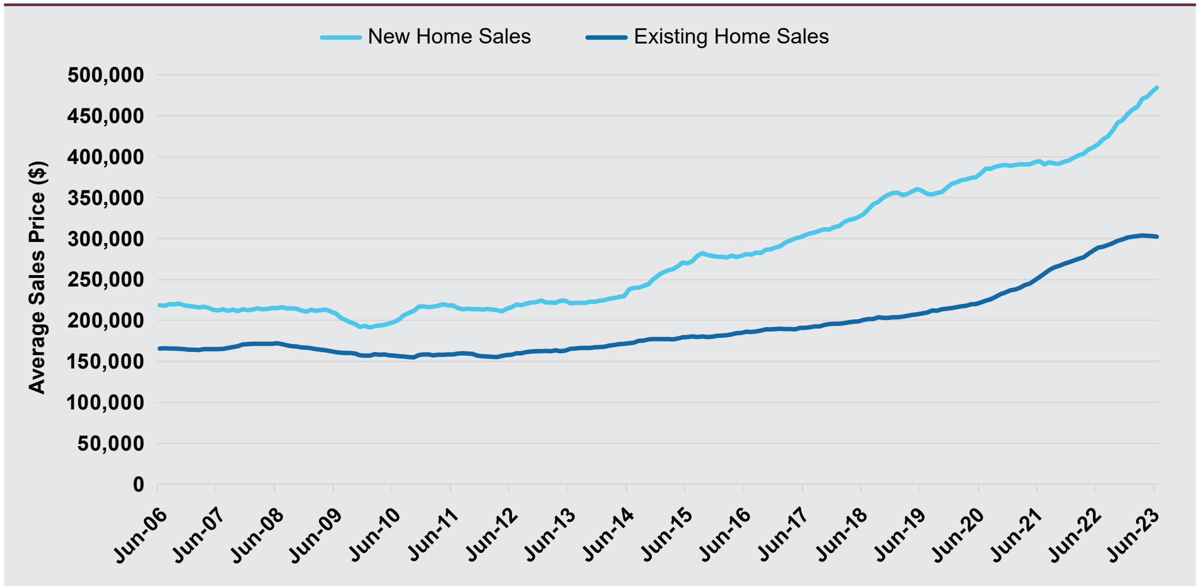
16 percent during 2022. On average, existing home sales fell 9 percent annually from 21,750 home sales in 2006 to a recent low level of 13,450 home sales in 2011. From 2012 through 2015, coinciding with strong economic and population growth in the HMA, existing home sales increased 17 percent annually, on average, to reach 25,000 sales during 2015. From 2016 through 2019, sales were mostly stable, increasing 1 percent annually, on average, and totaling 25,700 during 2019.

Home Sales Price Trends

The average new home sales price in the Franklin County submarket was $484,300 during the 12 months ending June 2023, or nearly 17 percent above the average a year earlier, a current record-high level (Figure 13). From 2008 through 2010, new home sales prices rose 1 percent annually to $217,400 during 2010, including a decline of 8 percent during 2009 and a 12-percent gain during 2010. During 2010, job losses slowed in the HMA and nationally, and job growth resumed late in the year, contributing to increased new home sales prices, which rose an average of 5 percent annually from 2011 through 2015 and 7 percent from 2016 through 2022.

During the 12 months ending June 2023, the average sales price for an existing home in the Franklin County submarket was $302,500, or 5 percent above the average sales price a year earlier. Although higher than a year earlier, the current average is lower than during the 12 months ending March and April 2023. For the 12 months ending June 2022, the rate of increase was 14 percent, and prior to 2022, sales price growth rates increased annually: 5 percent during 2019, 10 percent during 2020, and 14 percent during 2021. Previously, average home sales prices for existing home sales grew more slowly than new home sale prices, increasing an average of 4 percent annually from 2012 through 2019.

Figure 13. 12-Month Average Sales Price by Type of Sale in the Franklin County Submarket



Source: Zonda, with adjustments by the analyst

Condominium Sales

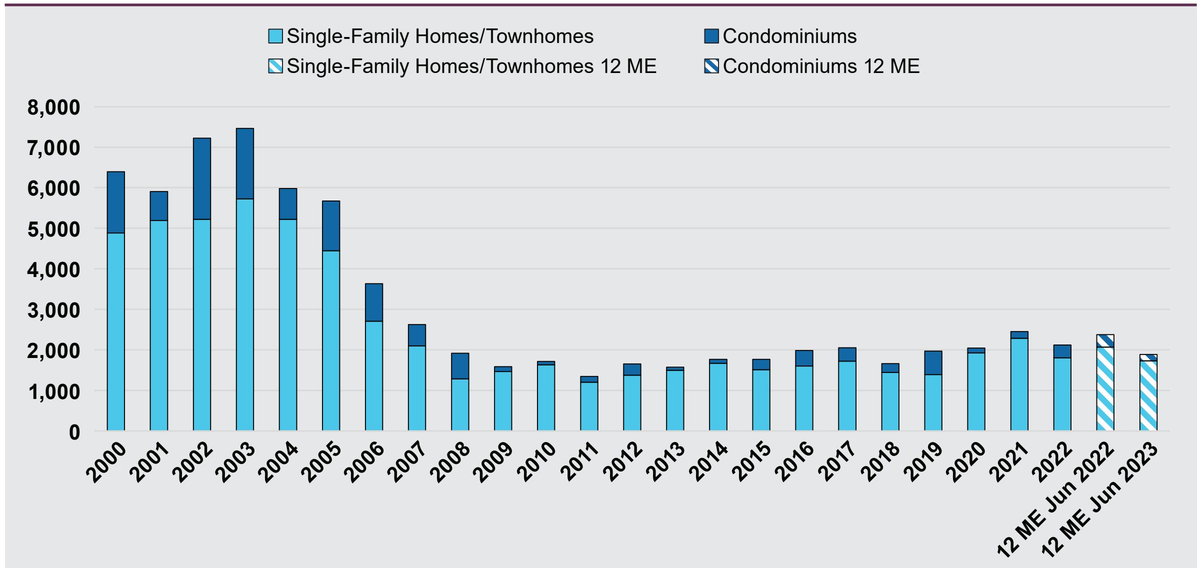
Condominium sales are more common in the Franklin County submarket than in the Suburban Counties submarket, although such sales typically total less than one-quarter of overall home sales in the submarket. During the 12 months ending June 2023, condominium home sales totaled 4,625, 32 percent fewer sales than a year earlier, and accounted for more than 21 percent of all home sales in Franklin County. The average sales price for a condominium home in the submarket was $268,400, nearly 4 percent higher than a year earlier. The ratio of condominium sales to all sales in the submarket has been generally steady, ranging from 20 percent to 23 percent since 2010.

Sales Construction Activity

Home sales construction activity, as measured by the number of single-family homes, townhomes, and condominium units permitted (hereafter, sales units), has been at relatively high levels but well below levels before the Great Recession. During the 12 months ending June 2023, 1,900 sales units were permitted, a decline of 20 percent from the number of sales units permitted during the 12 months ending June 2022 (preliminary data, with adjustments by the analyst). The recent high level of sales units permitted occurred during 2021, when permitting reached 2,450, and home sales and prices were increasing strongly (Figure 14). From 2000 through 2005, the number of sales units permitted averaged 6,450 annually. From 2005 through 2011, the average annual level was 2,650, including 2011, when a record low of 1,350 units were permitted. From 2011 through 2019, sales units permitted were relatively stable, averaging 1,750 annually, never exceeding 2,050 in any year. The sales housing market maintained balanced conditions for much of the time since 2010 before tightening noticeably during 2020 and 2021.

Although sales units permitted in the city of Columbus represent the plurality of new sales housing in the submarket, the ratio of sales housing built in Columbus has fallen, from 49 percent of sales housing units permitted from

Figure 14. Annual Sales Permitting Activity in the Franklin County Submarket



12 ME = 12 months ending.
Sources: U.S. Census Bureau, Building Permits Survey; 2000–22—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

2010 through 2015 to 39 percent since 2016. This decrease demonstrates a shifting of housing production from sales to rental units in the city. Besides the city of Columbus, notable homebuilding has occurred in Grove City, where more than 15 percent of owner units were permitted, and in the cities of Dublin and Canal Winchester, where more than 6 and 5 percent of owner units, respectively, have been permitted since 2019.

In Canal Winchester, south of Columbus in suburban Franklin County, The Meadows At Shannon Lakes is a new subdivision in its fifth phase of development, which is expected to total nearly 400 homes and is currently offering 77 home sites, 40 of which have been sold. Homes have three- to five-bedrooms and starting prices range from $322,000 through $351,000. In suburban Grove City, southwest of the city of Columbus, Pinnacle Quarry is a new development with 73 sites in the current phase, including 33 properties that have been sold, 19 that are available, 6 homes ready for quick occupancy, and 7 others under contract. Starting home prices range from $362,900 to $441,900 for plans with three to five bedrooms and two to four bathrooms.

Forecast

During the 3-year forecast period, demand is estimated for 6,425 sales units in the Franklin County submarket, or slightly more than 36 percent of the HMA demand. The 1,250 homes under construction are expected to meet a portion of that demand during the first year of the forecast period (Table 8). New sales housing is anticipated to continue being in strong demand in the south suburban Franklin County cities of Grove City and Canal Winchester and the north suburban cities of Dublin and Hilliard.

Table 8. Demand for New Sales Units in the Franklin County Submarket During the Forecast Period

Sales Units	
Demand	6,425 Units
Under Construction	1,250 Units

Note: The forecast period is from July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Sales Market— Suburban Counties Submarket

Current Conditions and Recent Trends

The sales housing market in the Suburban Counties submarket is balanced, and conditions are easing from previously tight conditions during 2020 to mid-2022. The vacancy rate is estimated at 1.0 percent, down from 1.1 percent during 2020 and 2.2 percent during 2010, when conditions were soft (Table 9). A shortage of homes for sale in the submarket keeps conditions from softening further, but sales totals are slowing because record-high prices and increasing mortgage interest rates lessen affordability. The submarket had a 1.4-month supply of available inventory for sale during June 2023, unchanged from a year earlier. The submarket last had a 6.0-month supply of available inventory during 2013. The homeownership rate in the Suburban Counties submarket is estimated at 75.5 percent, compared with 51.6 percent in the Franklin County submarket. Home sales market conditions in the Suburban Counties submarket have generally been balanced since approximately 2012, with tightening from 2020 to 2022. Home sales prices have generally been higher in this submarket than in the Franklin County submarket.

Table 9. Home Sales Quick Facts in the Suburban Counties Submarket

		Suburban Counties Submarket	Columbus HMA
Home Sales Quick Facts	**Vacancy Rate**	1.0%	1.1%
	Months of Inventory	1.4	1.2
	Total Home Sales	19,050	39,850
	1-Year Change	-20%	-25%
	New Home Sales Price	$499,700	$495,000
	1-Year Change	13%	15%
	Existing Home Sales Price	$328,300	$314,800
	1-Year Change	8%	6%
	Mortgage Delinquency Rate	0.9%	1.0%

Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending June 2023; and months of inventory and mortgage delinquency data are as of June 2023. The current date is July 1, 2023.
Sources: Vacancy rate—estimates by the analyst; months of inventory and mortgage delinquency rate—CoreLogic, Inc.; home sales and prices—Zonda

Home Sales Trends

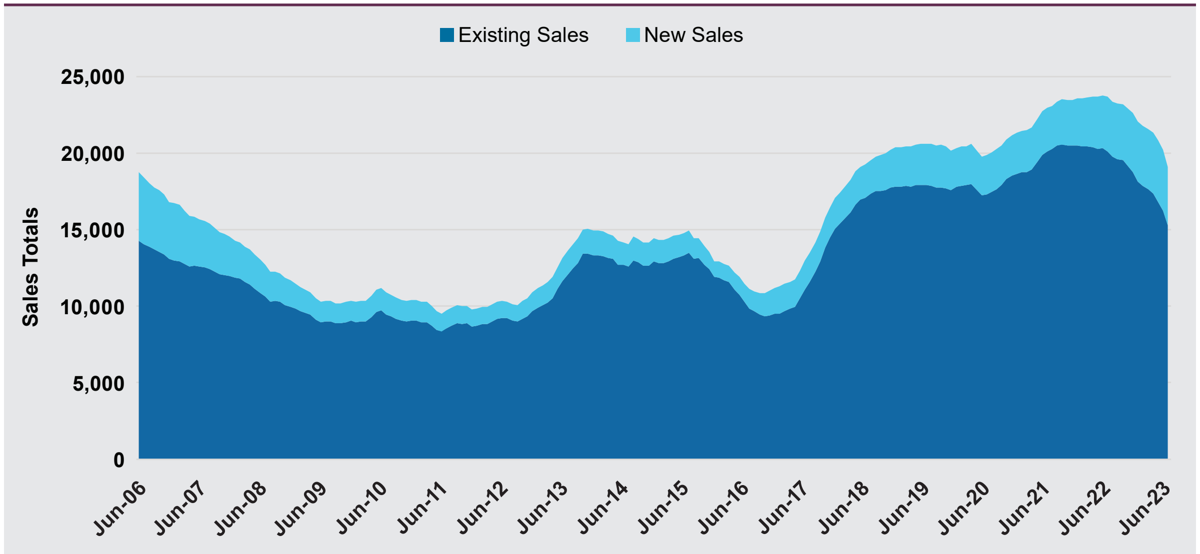
During the 12 months ending June 2023, approximately 3,750 new homes were sold in the Suburban Counties submarket, nearly 5 percent more sales than a year earlier. New home sales in the submarket began increasing in late-2020, and the rate of annual sales growth was 16 percent during 2021 and 26 percent during 2022. Record-high sales prices and increasing mortgage interest rates contribute to the current slowing of new home sales in the submarket. From a pre-Great Recession high of 3,725 new home sales during 2006, new home sales fell 22 percent annually, on average, to 1,125 new home sales during 2011 and then fell again, with declines averaging 2 percent annually from 2012 through 2015 (Figure 15). From 2016 through 2019, new home sales strongly recovered, rising 25 percent annually, including a 1-year increase of 66 percent during 2016.

Existing home sales in the Suburban Counties submarket also rose strongly during 2020, 2021, and part of 2022, but the decline in sales, which began during the second half of 2022, has been pronounced. During the 12 months ending June 2023, existing home sales totaled 15,300, a decline of nearly 24 percent from a year earlier and the lowest annual total since 2017. By contrast, existing home sales rose 5 and 10 percent during 2020 and 2021, respectively. From 2006 through 2011, existing home sales fell 8 percent annually, on average, and reached a recent low level of 8,675 sales during 2011, following the end of the Great Recession. From 2012 through 2015, existing home sales recovered, increasing an average of 8 percent annually during this period of relatively strong economic and population growth and, from 2016 through 2019, rose an average of 11 percent annually. Net in-migration to the Suburban Counties submarket rose strongly from 5,350 people in 2016 to 7,700 people in 2019 before reaching 12,000 people in 2021, contributing to increased home sales.

Home Sales Price Trends

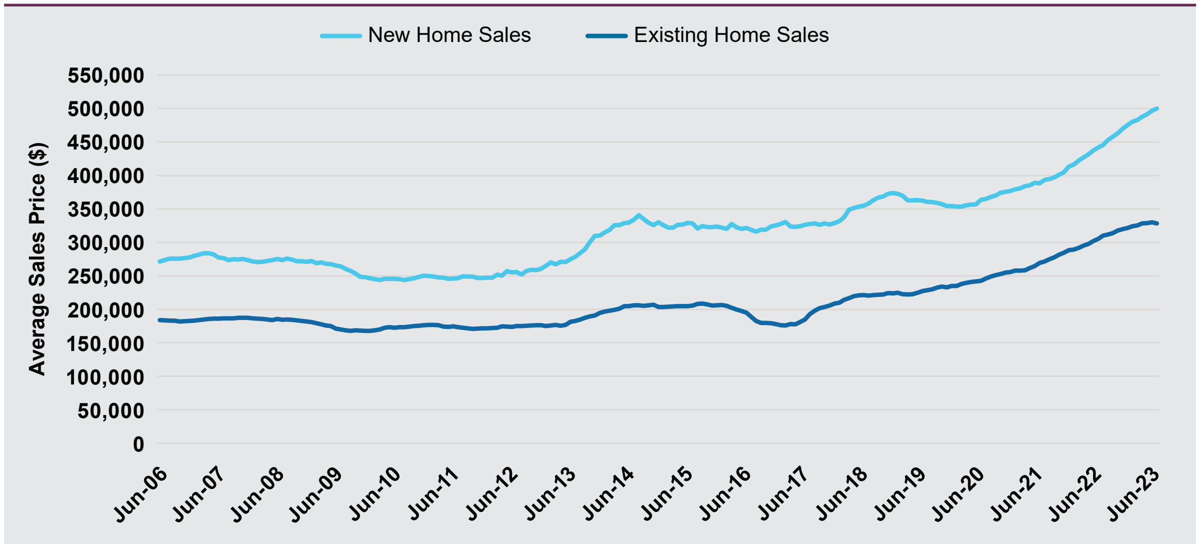
The average new home sales price in the Suburban Counties submarket was $499,700 during the 12 months ending June 2023, 13 percent above the average a year earlier and a current record (Figure 16). New home sales prices in the submarket have increased more than 10 percent annually, on average, since 2019, following steady

Figure 15. 12-Month Sales Totals by Type in the Suburban Counties Submarket



Source: Zonda, with adjustments by the analyst

Figure 16. 12-Month Average Sales Price by Type of Sale in the Suburban Counties Submarket



Source: Zonda, with adjustments by the analyst

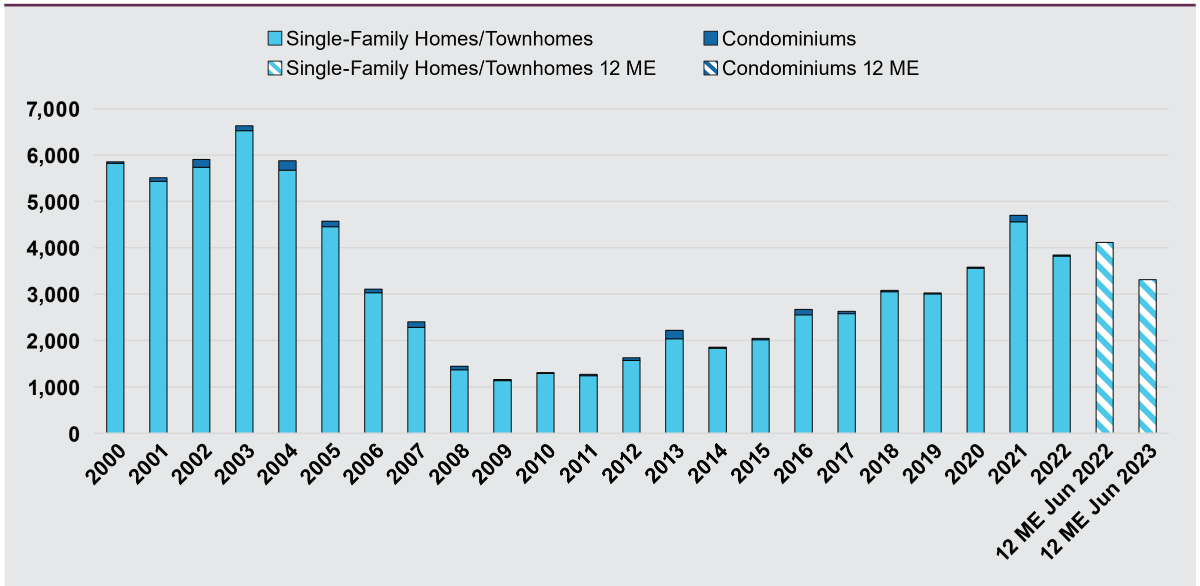
but modest growth, averaging 2 percent annually from 2006 through 2019. In Union and Delaware counties, the fastest growing counties in Ohio since 2010, new home sales prices averaged $568,600 and $541,800 during the 12 months ending June 2023, reflecting increases of 18 and 10 percent, respectively, from a year earlier.

During the 12 months ending June 2023, the average sales price for an existing home in the Suburban Counties submarket was $328,300, or 8 percent higher than the average sales price a year earlier. Although higher than a year earlier, the current average has fallen from averages during the 12 months ending April and May 2023. For the 12 months ending June 2022, the rate of increase was 13 percent, and annual rates of growth were 9 and 13 percent during 2020 and 2021, respectively. Existing home sales prices in the submarket were mostly stable, increasing an average of 1 percent annually from 2006 through 2013 and an average of 3 percent annually from 2014 through 2019. Union and Delaware counties had the highest existing home sales prices during the 12 months ending June 2023 at $366,300 and $448,400, respectively.

Sales Construction Activity

Since 2018, homebuilding, as measured by the number of single-family homes, townhomes, and condominium units permitted (hereafter, sales units), has been at recent highs but well below levels from the early 2000s (Figure 17). During the 12 months ending June 2023, approximately 3,300 sales units were permitted, nearly 20 percent less than a year earlier (preliminary data, with adjustments by the analyst). After averaging 5,950 sales units permitted annually from 2000 through 2004, home permitting fell sharply, averaging 30-percent declines annually from 2005 through 2008. Following the Great Recession, sales housing permitting remained low, averaging 1,225 homes permitted annually from 2009 through 2011. Subsequently, the number of sales units permitted generally increased, growing 14 percent annually from 2012 through 2021; the 4,700 sales units permitted during 2021 were the highest annual level since 2004. From 2000 through 2010, nearly 45 percent of all single-family homes permitted in the Suburban Counties submarket were in Delaware County, similar to the 46-percent rate from 2011 through 2019, increasing to 49 percent since 2019. Union County also has significant single-family permitting activity; in Union County, the percentage of single-family home permitting in the submarket rose from 9 percent from 2000 through 2010 to 15 percent from 2011 through 2019 and has risen 16 percent since 2019. Delaware and Union Counties are adjacent to Franklin County to the north and northwest, respectively, with freeway access to the city of Columbus and the rest of the HMA contributing to demand in these counties.

Figure 17. Annual Sales Permitting Activity in the Suburban Counties Submarket



12 ME = 12 months ending.
Sources: U.S. Census Bureau, Building Permits Survey; 2000–22—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

In the city of Delaware, in Delaware County, Glenross North is an existing subdivision undergoing new phases of development, with 43 homes currently available and 48 home sites ready to build. The new development offers four home designs with four or more bedrooms and two and one-half or more bathrooms, with starting prices ranging from $469,000 to $531,000. In the city of Marysville in Union County, Chestnut Run has 120 home sites, including three model homes, and offers three home designs, each with four or more bedrooms and two and one-half bathrooms; starting prices range from $320,000 to $349,000.

Forecast

During the next 3 years, demand is expected for 11,350 new homes in the submarket (Table 10). Demand is likely to be stable during the forecast period because slowing job growth during the second and third years may slow sales; however, if current high mortgage interest rates decline, sales may rise in those years. The 1,200 homes under construction are expected to meet a portion of the forecast demand.

Table 10. Demand for New Sales Units in the Suburban Counties Submarket During the Forecast Period

	Sales Units
Demand	11,350 Units
Under Construction	1,200 Units

Note: The forecast period is from July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Rental Market

Rental Market—Columbus HMA

Market Conditions: Balanced

The overall rental market in the Columbus HMA is currently balanced, unchanged from conditions during 2020.

Current Conditions and Recent Trends

The overall rental market—including single-family homes, townhomes, condominiums, and mobile homes for rent—in the Columbus HMA is currently balanced, with an estimated 6.9-percent vacancy rate, down from 7.8 percent during 2020, when the market was slightly soft, and from 9.5 percent in April 2010, when conditions were soft (Table 11). Generally strong population growth in the HMA since 2012 contributed to tightening conditions. Since 2020, the number of renter households in the HMA increased an average of 0.7 percent annually, compared with owner household growth averaging 1.1 percent annually. Conversely, from 2010 to 2020, renter households increased an average of 2.0 percent annually, compared with owner household growth averaging 0.7 percent, largely because of the Great Recession, which occurred nationally from late 2007 to 2009. Significantly greater amounts of new rental construction have occurred since 2011. The current pipeline of units under construction and those expected to enter the market during the next 3 years is at a near-record level, which is expected to keep conditions from tightening during that time. Nearly one-third of all occupied rental units in the HMA were single-family homes as of 2022, a ratio that has been relatively stable since 2019. By contrast, 47 percent of occupied rental units in the HMA are in larger developments with five or more units per structure, which is modestly higher than the 2019 value because of growth in apartment inventory.

Table 11. Rental Market Quick Facts in the Columbus HMA

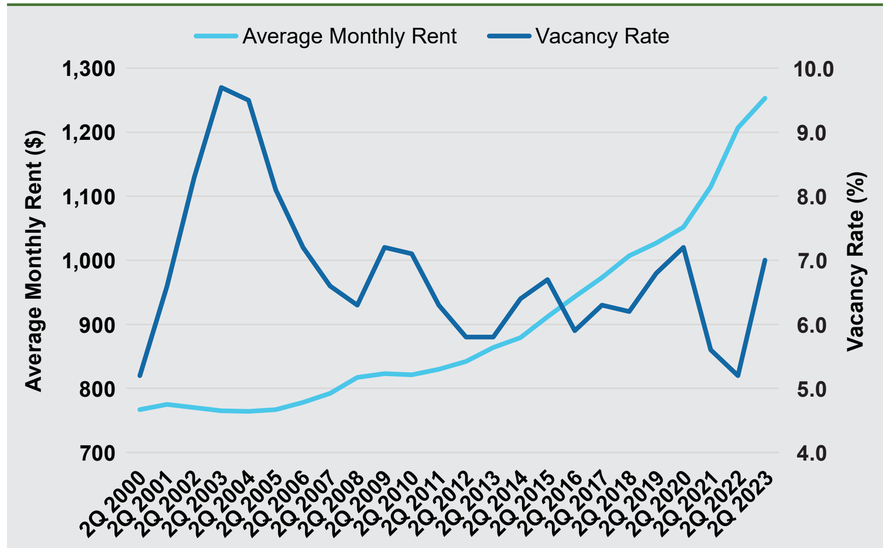
		2020 (%)	Current (%)
Rental Market Quick Facts	Rental Vacancy Rate	7.8	6.9
		2019 (%)	2022 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	32	31
	Multifamily (2–4 Units)	22	21
	Multifamily (5+ Units)	45	47
	Other (Including Mobile Homes)	1	1

Notes: The current date is July 1, 2023. Percentages may not add to 100 due to rounding.
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2019 and 2022 American Community Survey

Apartment Market Conditions

Within the HMA, conditions in the apartment market are currently balanced but softer than a year ago; apartment markets in both submarkets are also balanced, although conditions vary from tight to soft among the CoStar Group-defined market areas within the HMA. As of the second quarter of 2023, the apartment vacancy rate in the HMA is 7.0 percent, up from 5.2 percent a year earlier (Figure 18). The sharp increase in apartment vacancies

Figure 18. Apartment Rents and Vacancy Rates in the Columbus HMA



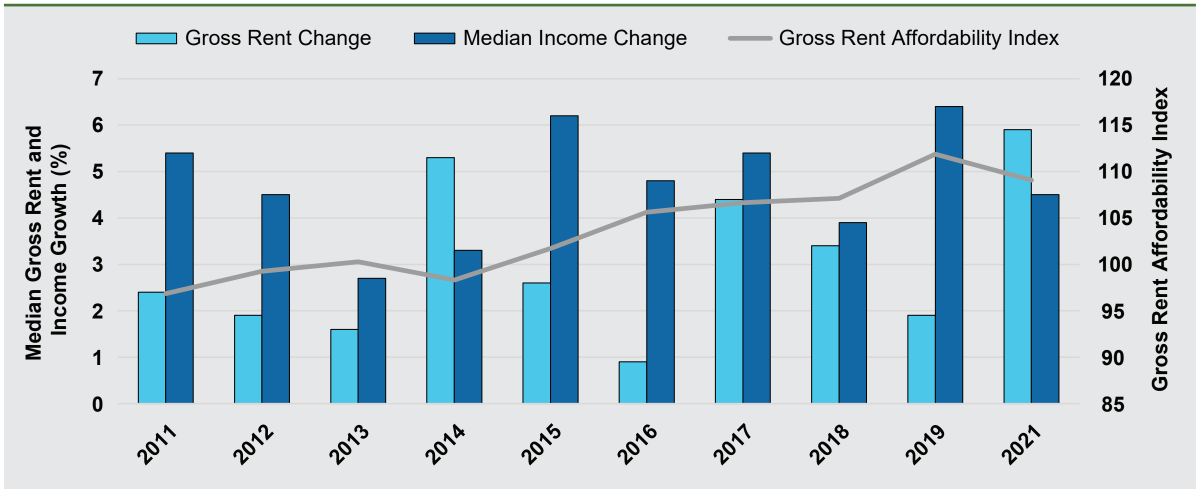
2Q = second quarter.
Source: CoStar Group

occurred primarily because of new apartments entering the market while absorption slowed; units delivered in the HMA totaled approximately 6,725 during the 12 months ending June 2023, the highest level on record, with nearly all units delivered within the Franklin County submarket.

Housing Affordability: Rental

Rental housing in the Columbus HMA is relatively affordable, with affordability rising from 2015 through 2019 because the median renter household income rose faster than the median gross rent. Between 2019 and 2021, affordability decreased because the median rent grew faster than the median renter household income (Figure 19); therefore, the U.S. Department of Housing and Urban Development (HUD) Rental Affordability Index, a measure of median renter household income relative to median qualifying income necessary to afford a median-priced rental unit, rose from 2015 through 2019 before declining as of 2021. Asking rents rose strongly during 2022, and the 2022 HUD Rental Affordability Index is expected to show a decline when the data are released. Similarly, rent growth slowed sharply from 2022 to 2023, and the index is expected to recover. Median renter household incomes are higher in the Columbus HMA than in the nation, and the median gross rent is lower; so, the national index was 94.3 in 2021, compared with the Columbus HMA index of 109.1. In the Columbus HMA, the index rose from 98.3 in 2014 to 111.9 in 2019, a recent peak.

Figure 19. Columbus HMA Gross Rent Affordability Index



Notes: Rental affordability is for the larger Columbus MSA. The Gross Rent Affordability Index differs from the HUD Rental Affordability Index published on the U.S. Housing Market Conditions website in that it is based on combined rent and utilities expenditure. Data for 2020 are not available.
Source: American Community Survey 1-year data

Forecast

During the 3-year forecast period, demand is estimated for 13,900 units in the HMA; the 8,600 units under construction, mostly in the Franklin County submarket, are expected to meet most of this demand during the first 2 years of the forecast period (Table 12).

Table 12. Demand for New Rental Units in the Columbus HMA During the Forecast Period

	Rental Units
Demand	13,900 Units
Under Construction	8,600 Units

Note: The forecast period is July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Rental Market—Franklin County Submarket

Current Conditions and Recent Trends

The rental market in the Franklin County submarket is currently balanced. The overall vacancy rate is estimated at 7.0 percent, down from 8.0 percent during April 2020, when conditions were also balanced, and well below the rate of 9.8 percent in 2010, when conditions were soft (Table 13). Growth in renter households has averaged 1.8 percent annually since 2010, compared with 0.6 percent annual growth in owner households, and has contributed to tightened rental market conditions. A preference for renting predominates in the submarket because the city of Columbus, including OSU, represents an estimated 69 percent of the population in the submarket; large urban areas such as the city of Columbus tend to have high proportions of renter households. Rental housing permitting has increased significantly since 2013, which has kept the market from tightening.

Apartment Market Conditions

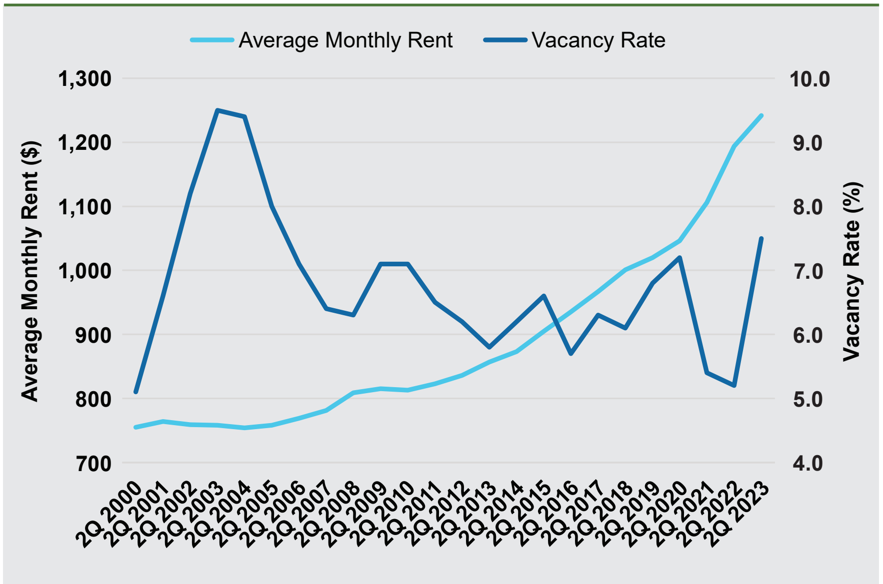
The apartment market in the Franklin County submarket is also balanced, with a vacancy rate of 7.5 percent as of the second quarter of 2023, but conditions have eased considerably from a year earlier, when the apartment vacancy rate was 5.2 percent (CoStar Group). Slower population growth in the submarket and continued high levels of new units entering the market have caused this easing. The current apartment vacancy rate is 1.3 percentage points above the 6.2-percent apartment vacancy rate averaged during the second quarters of 2015 through 2018 (Figure 20). From the second quarter of 2019 to the second quarter of 2020—which includes the onset of COVID-19, leading to movement out of more densely populated urban areas, including the city of Columbus—the apartment vacancy rate rose from 6.8

Table 13. Rental Market Quick Facts in the Franklin County Submarket

		2020 (%)	Current (%)
Rental Market Quick Facts	Rental Vacancy Rate	8.0	7.0
		2019 (%)	2022 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	29	28
	Multifamily (2–4 Units)	22	20
	Multifamily (5+ Units)	48	51
	Other (Including Mobile Homes)	1	1

Notes: The current date is July 1, 2023. Percentages may not add to 100 due to rounding.
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2019 and 2022 American Community Survey

Figure 20. Apartment Rents and Vacancy Rates in the Franklin County Submarket



2Q = second quarter.
Source: CoStar Group

to 7.2 percent. During the next 2 years, however, the apartment vacancy rate dropped sharply to 5.4 and 5.2 percent as of the second quarters of 2021 and 2022, respectively. This decline corresponded with public access to, and general acceptance of, the vaccine for the COVID-19 virus and the gradual reopening of many urban amenities. Classes at OSU, which shifted to remote learning in March 2020, began phased reopening during the fall semester of 2020 but maintained hybrid instruction, including in-person and remote learning, through 2021. Areas within the Franklin County submarket were impacted differently because this submarket includes both the city of Columbus and suburban communities.

Among the seven CoStar Group-identified market areas in the Franklin County submarket, current apartment vacancy rates range from 5.9 percent in the Greater Hilltop market area to 13.8 percent in the Downtown Columbus market area. Compared with apartment vacancy a year earlier, rates rose in all seven CoStar Group-defined market areas, ranging from 0.6 percentage point in the Greater Hilltop area to 8.0 percentage points in the Downtown Columbus market area. Absorption in the Downtown Columbus market area fell from 1,300 units during the 12 months ending June 2021 to 240 units during the 12 months ending June 2023, although net deliveries are at relatively high levels. More than 1,300 new apartments entered this market area during the past year. From 2019 through the current date, apartment vacancy rates have varied by market area. In the Downtown Columbus market area, where the apartment vacancy rate was already trending upward because of increased supply, the rate soared, reaching 17 percent as of the second quarter of 2020 and 18 percent by the fourth quarter of 2020, before declining quickly to 5.2 percent as of the second quarter of 2022, when people returned to the city. During the 12 months ending June 2023, approximately 6,125 new apartment units were delivered in the Franklin County submarket, with 22 percent in both the Dublin-Hilliard and the Downtown Columbus market areas and 21 percent in the Northeast Columbus market area. These three market areas include or are adjacent to the Columbus campus of OSU and include three of the four highest asking rents in the HMA.

The average apartment rent in the Franklin County submarket was $1,242 during the second quarter of 2023, an increase of 4 percent from a year earlier and well below the 8 percent increase during the previous 12-month period (CoStar Group). The highest rent among the seven CoStar Group-defined market areas in the Franklin County submarket was in the Downtown Columbus market area, where the average rent was $1,557, although this average rose only 1 percent from a year earlier. By contrast, the market area with the lowest current asking rent was the Bexley market area, at $1,029, although the rent rose the fastest in this area during the past year, increasing 5 percent. For comparison, the national average asking rent during the second quarter of 2023 was $1,674, following 1-percent annual growth. Since the second quarter of 2019, before the impact of COVID-19 on the apartment market, the average rent has risen 5 percent annually in the Franklin County submarket; nationally, the rate of growth was 4 percent. In the submarket, the average rent rose 3 percent from the second quarters of 2019 to 2020, 6 percent from the second quarters of 2020 to 2021, and 8 percent from the second quarters of 2021 to 2022.

Student Housing

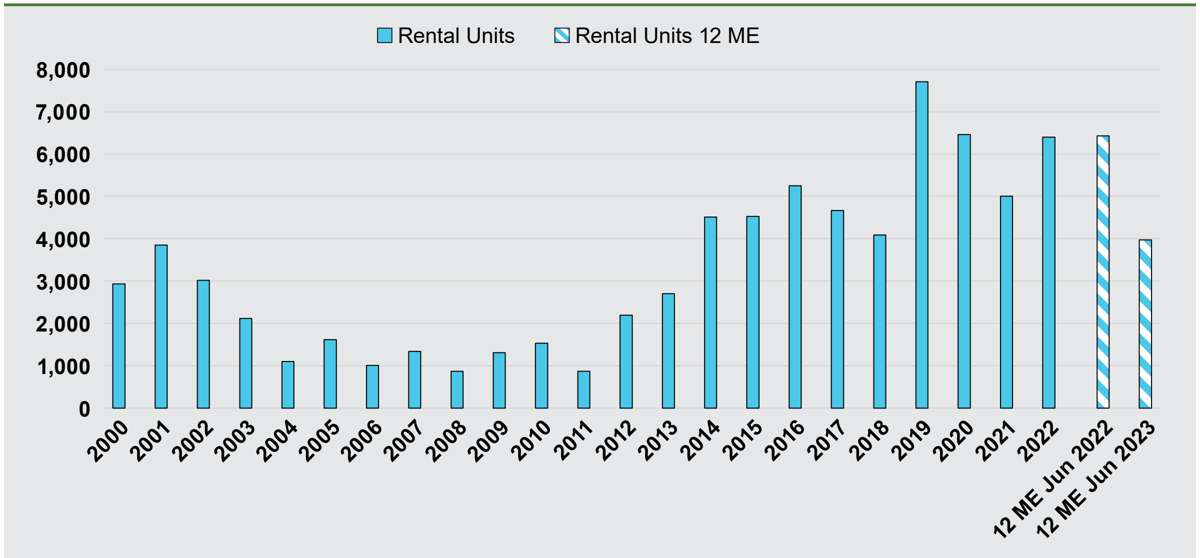
More than 50 colleges and universities in the Columbus HMA enroll more than 100,000 students, with an estimated 22,000 graduating annually (Columbusregion.com). These institutions have varying impacts on the housing market. The primary impact from students is from OSU at the Columbus campus. An estimated 17,000 renter households in the Franklin County submarket include one or more full-time students, primarily in the city of Columbus or in the immediately adjacent suburbs. During June 2023, among 75 student-apartment properties or what were considered student-competitive properties, approximately 6.2 percent of available beds were vacant, the lowest recent rate observed, and the average asking rent per bedroom was $1,004 (RealPage, Inc.). During the past 5 years, the recent high average June vacancy rate was in 2020, when the rate was 9.5 percent, at the start of the COVID-19 pandemic, and during 2019, when the rate was

8.3 percent. The average asking rent rose for this category of apartments more than 7 percent during the past year, higher than the increase in the conventional apartment market. Approximately 2,900 new student beds in 10 properties are estimated to be under construction in the submarket.

Rental Construction Activity

Rental building activity, as measured by the number of rental units permitted, fell sharply during the 12 months ending June 2023 to 3,975 new units, a decline of 38 percent from the 6,425 units permitted a year earlier (preliminary data, with adjustments by the analyst). Despite this decline, rental permitting in the submarket has been at near-record levels since 2019 (Figure 21). From 2000 through 2003, rental permitting in the submarket averaged 2,975 annually, falling to only 1,200 units permitted from 2004 through 2011. Rental permitting then rose, increasing 43 percent annually, on average, from 2012 through 2016, a period that included strong population growth in the submarket. Slowing levels of net in-migration to the submarket corresponded with 11 and 12 percent declines in rental permitting during 2017 and 2018, respectively. During 2019, 7,700 new rental units were permitted in the submarket, the highest level on record. Although rental permitting fell from the 2019 level, it remained high, averaging 5,950 units permitted annually from 2020 through 2022. New units entered the market during 2020, at the same

Figure 21. Annual Rental Permitting Activity in the Franklin County Submarket



12 ME = 12 months ending.
Note: Includes apartments and units intended for rental occupancy.
Sources: U.S. Census Bureau, Building Permits Survey; 2000–22—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

time the COVID-19 pandemic began, and the apartment vacancy rate in the submarket rose, reaching 7.2 percent as of the second quarter of 2020; however, new units were largely absorbed, and the apartment vacancy rate fell during 2021 and into 2022 nearly as fast as it had risen. In addition, five properties totaling 250 units received low-income housing tax credit (LIHTC) allocations from the Ohio Housing Finance Agency during 2022 and 2023; construction is expected to begin during the next year, with units expected to enter the Franklin County submarket during 2024 and 2025.

In the city of Grandview Heights, west of OSU and the city of Columbus, the 260-unit Southern Station opened during the summer of 2022. The property includes studios and one-, two-, and three-bedroom units and is fully occupied as of the current date. Starting rents range from $1,295 through $4,195 for the studio through three-bedroom units. Northeast of Downtown Columbus, Astor Park includes a new stadium for the National Soccer League Columbus Crew that opened in 2021, with offices and retail space. The rental component of the development, tentatively named Astor Park Residences, is scheduled to open a first phase of apartments, including 284 units, in 2025. An estimated 1,300 new apartment units are under construction in the CoStar Group-defined Southern Columbus market area, including the 336-unit Lawndale Commons in the city of Canal Winchester, which opened during the fall of 2022, with starting rents ranging from $1,090 to $1,950 for one-, two-, and three-bedroom units.

Forecast

During the 3-year forecast period, demand is expected for 11,100 units in the Franklin County submarket, and the 8,000 units under construction in the submarket are expected to meet a significant portion of that demand (Table 14). As of the second quarter of 2023, more than one-quarter of units under construction in the submarket are in the CoStar Group-defined Upper Arlington market area, and 19 and 18 percent are in the Southern Columbus and Downtown Columbus market areas, respectively.

Table 14. Demand for New Rental Units in the Franklin County Submarket During the Forecast Period

Rental Units	
Demand	11,100 Units
Under Construction	8,000 Units

Note: The forecast period is July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Rental Market—Suburban Counties Submarket

Current Conditions and Recent Trends

As of July 1, 2023, the overall rental market in the Suburban Counties submarket is balanced, with an estimated 6.5-percent vacancy rate, down from 7.2 percent during 2020, when the market was also balanced, and 8.5 percent during 2010, when the market was slightly soft (Table 15). The number of renter households in the submarket increased faster than the number of owner households from 2010 to 2020, with 1.3-percent annual growth compared with 1.0 percent for owner households; both owner and renter households have risen 1.2 percent, on average, since 2020. Rental units permitted in the Suburban Counties submarket have been relatively high since 2011, peaking in 2018.

Table 15. Rental Market Quick Facts in the Suburban Counties Submarket

		2020 (%)	Current (%)
Rental Market Quick Facts	**Rental Vacancy Rate**	7.2	6.5
		2019 (%)	**2022 (%)**
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	42	40
	Multifamily (2–4 Units)	19	22
	Multifamily (5+ Units)	34	33
	Other (Including Mobile Homes)	5	5

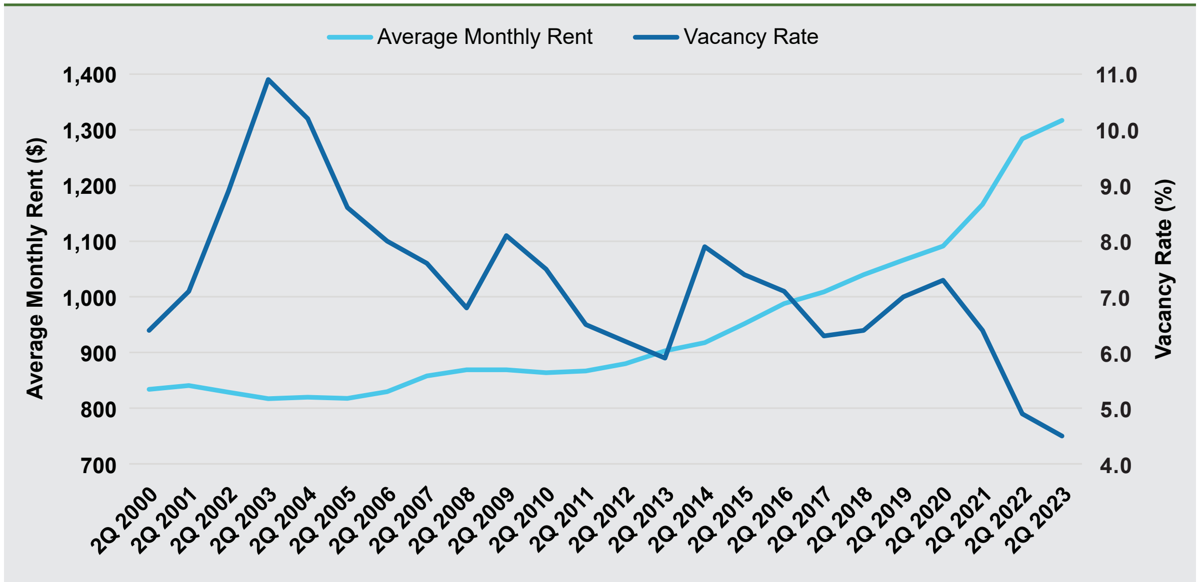
Notes: The current date is July 1, 2023. Percentages may not add to 100 due to rounding.
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2019 and 2022 American Community Survey 1-year data

Apartment Market Conditions

The apartment market in the submarket is also currently balanced, and the apartment vacancy rate during the second quarter of 2023 was 4.5 percent, the lowest level on record and down from 4.9 percent a year earlier (CoStar Group). The apartment vacancy rate reached a recent peak in the second quarter of 2020, at 7.3 percent, before falling to 6.4 percent as of the second quarter of 2021 (Figure 22). Despite relatively large levels of new apartment deliveries from 2019 through 2022, new units have generally been absorbed in the submarket. The apartment vacancy rate in the submarket peaked early in the 2000s, reaching 10.9 percent as of the second quarter of 2003, in response to elevated construction during 2001 and 2002, before trending downward during the next 5 years. Rental permitting was modest in the submarket from 2008 through 2011, a period that included the Great Recession and its impacts on the sales housing market, which shifted many households into renting, and the apartment vacancy rate fell. Thereafter, moderate levels of new construction, coupled with population and household growth, kept apartment vacancies in check after a brief increase to 7.9 percent as of the second quarter of 2013 due to increased apartment production during 2012 and 2013. Apartment vacancy rates during the second quarter of 2023 were lowest in relatively smaller CoStar Group-defined market areas, with 1.1 percent in the Madison County market area and 2.8 percent in the Licking County market area. By contrast, vacancy rates were 5.0 and 5.6 percent in the Union County and Delaware County market areas, respectively. Apartment vacancy rates can fluctuate widely; in the Union County market area, the 5.0-percent rate is down from 10.7 percent a year earlier and 11.9 percent as of the second quarter of 2021 because of elevated deliveries of new units during 2021 and 2022.

As of the second quarter of 2023, the average apartment rent in the Suburban Counties submarket was $1,317, 3 percent higher than a year earlier. The current average apartment rent in the Suburban Counties submarket is greater than in the Franklin County submarket, with the highest rents in the Delaware and Union County market areas. Since the second quarter of 2020, rents have grown an average of 7 percent annually in the Suburban Counties submarket, compared with 6 percent annual growth in Franklin County and the nation. Average asking rents in the CoStar Group-defined market areas of the Suburban Counties submarket ranged from $548 in the Morrow County market area,

Figure 22. Apartment Rents and Vacancy Rates in the Suburban Counties Submarket



2Q = second quarter.
Source: CoStar Group

unchanged from a year earlier, to $1,494 in the Delaware County market area, where the increase from a year earlier was also minimal, at less than 1 percent. By comparison, the average asking rent in Union County was $1,430, the second highest rent in the submarket, rising 7 percent from a year earlier. Historically, average apartment rent growth in the submarket was relatively modest; the average rent was $834 as of the second quarter of 2000 and $880 as of the second quarter of 2012, before increasing 3 percent annually from the second quarters of 2012 to 2020.

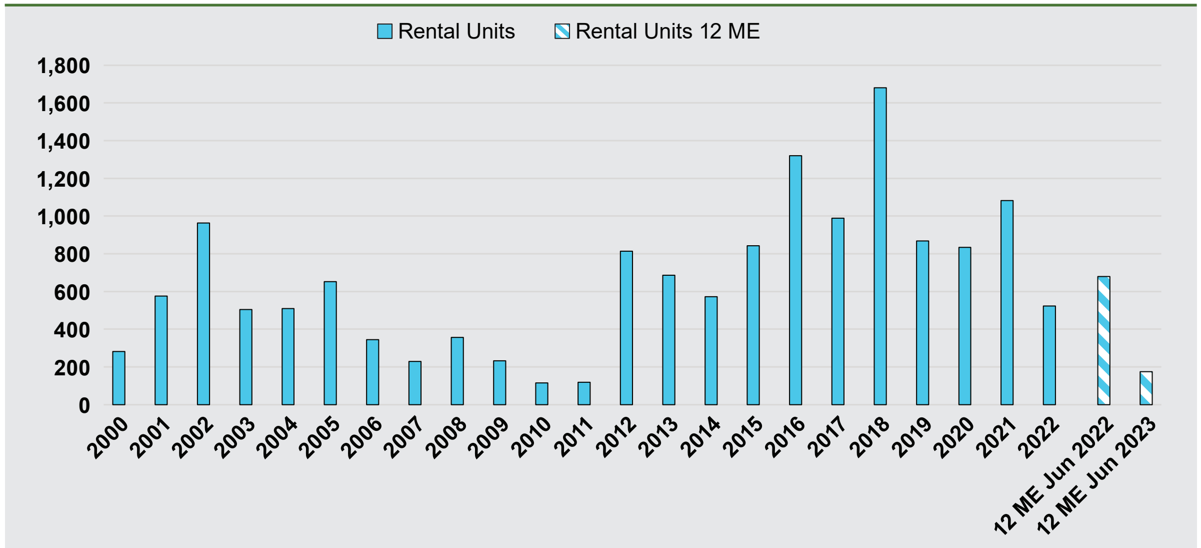
Rental Construction Activity

Rental construction activity in the Suburban Counties submarket was generally higher during the 2010s than during the previous decade, reaching a record-high peak in 2018. During the 12 months ending June 2023, only 180 units were permitted in the submarket, down from 680 units permitted during the 12 months ending June 2022 and the lowest annual level of rental unit permitting since 2011. From 2000 through 2006, rental permitting averaged 550 units annually, including 960 units permitted during

2002 (Figure 23). With the onset of the Great Recession in 2007, rental permitting fell sharply and averaged 210 units annually from 2007 through 2011, including record-low permitting during 2010 and 2011. Rental permitting in the submarket increased thereafter, averaging 970 units permitted annually from 2012 through 2021, including record-high permitting during 2016 and 2018, when 1,325 and 1,675 units, respectively, were permitted. Four properties totaling 170 units have received LIHTC allocations from the Ohio Housing Finance Agency during 2022 and 2023 and are expected to begin construction during the next year, entering the Suburban Counties submarket during 2024 and 2025.

Since 2019, Union County has accounted for nearly 60 percent of new rental units permitted in the submarket, with Fairfield and Delaware counties accounting for 18 and 16 percent, respectively. Much of the new rental development in Union and Delaware counties is proximate to Columbus on the north and northwest sides of the city, typically near Interstate 270. In Marysville in Union County, Marysville Flats opened in late 2021 and includes 252 units, with one- and two-bedroom-unit starting rents ranging from $1,272 to $2,311. Marysville is located approximately 20 miles northwest of Downtown Columbus and 8 miles southeast of manufacturing plants for Honda Motor Co., Ltd. Construction began on The Landing during the fall of 2022, which is part of a larger, mixed-use development called Newark Station in Newark

Figure 23. Annual Rental Permitting Activity in the Suburban Counties Submarket



12 ME = 12 months ending.
Note: Includes apartments and units intended for rental occupancy.
Sources: U.S. Census Bureau, Building Permits Survey; 2000–22—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

City in Licking County. Upon completion, scheduled for later in 2023, The Landing at Newark Station is anticipated to include 108 apartments, ranging from studio to two-bedroom units. The site is approximately 12 miles east of the Intel Corporation computer chip manufacturing campus in New Albany, Ohio.

Forecast

During the 3-year forecast period, demand is expected for 2,800 rental units in the Suburban Counties submarket; the 600 units under construction, primarily in Delaware and Licking Counties, are expected to meet a portion of that demand (Table 16). Demand will likely be stable during the 3 years of the forecast period.

Table 16. Demand for New Rental Units in the Suburban Counties Submarket During the Forecast Period

	Rental Units
Demand	2,800 Units
Under Construction	600 Units

Note: The forecast period is July 1, 2023, to July 1, 2026.
Source: Estimates by the analyst

Terminology Definitions and Notes

A. Definitions

Building Permits	**Building permits do not necessarily reflect all residential building activity that occurs in a housing market area (HMA). Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.**
Demand	**The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period, given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.**
Downtown Columbus	**The definition used by the Capital Crossroads and Discovery Special Improvement District, with boundaries including Interstate 70, Interstate 71, Interstate 670, and CSX railroad tracks.**
Existing Home Sales	**Includes regular resales (home closings that have no ties to either new home closings [builders] or foreclosures; they are homes that were previously constructed and sold to an unaffiliated third party and include short sales) and real estate owned (REO) sales.**
Forecast Period	**7/1/2023–7/1/2026—Estimates by the analyst.**
Home Sales/ Home Sales Prices	**Includes single-family home, townhome, and condominium sales.**
Net Natural Change	**Resident births minus resident deaths.**

Rental Market/ Rental Vacancy Rate	**Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.**
Seriously Delinquent Mortgages	**Mortgages 90 or more days delinquent or in foreclosure.**

B. Notes on Geography

1.	**The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.**
2.	**Urbanized areas are defined using the U.S. Census Bureau 2020 Census Urban and Rural Classification and the Urban Area Criteria.**

C. Additional Notes

1.	**The NAHB Housing Opportunity Index represents the share of homes sold in the HMA that would have been affordable to a family earning the local median income, based on standard mortgage underwriting criteria.**
2.	**This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.**
3.	**The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.**

D. Photo/Map Credits

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