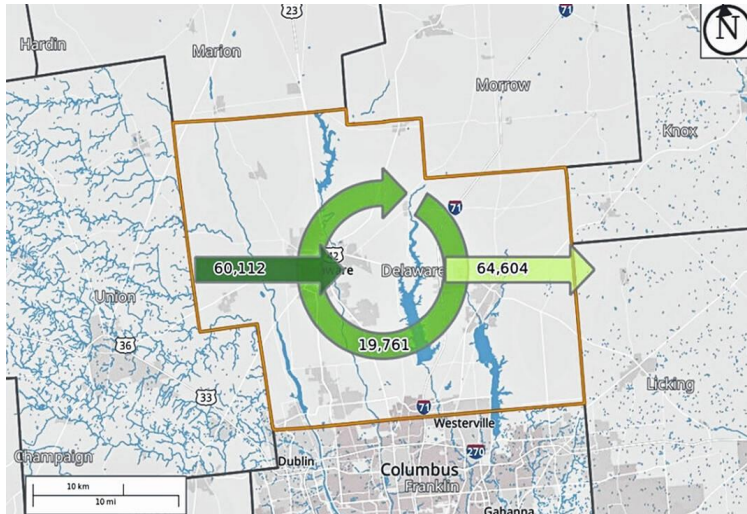


Housing report highlights county

By Gary Budzak - February 27, 2025



This figure shows that almost as many people from outside of Delaware County commute to work here, while a majority of the county's workforce commutes to work in a different county.

DELAWARE — A 10-page Housing Report was issued last October by the county's Economic Development office, and its conclusions are notable.

We'll summarize those conclusions from the Executive Summary, with data supplied by the report.

- "Delaware County has the highest owner-occupancy rates and median home values in the state." This is 83.6%, with an average sale price of \$527,340 in 2024 (\$229.70 per square foot), and 28 days on the market until sale. "Housing in Delaware County remains in high demand," the report said.
- "Despite the highest median household income levels in the state, the cost of housing in Delaware County still outpaces income levels." The median household income, adjusted to inflation for June 2024, was \$135,804 for Delaware County residents, nearly twice as much as Franklin County at \$77,957.
- "The median prospective homebuyer in Delaware County would need to use 28.1% of gross monthly income on housing." A prospective homebuyer would have to pay \$3,177 per month for the housing, near the recommended limit of 30% income spent on housing.
- "Rent per unit in Delaware County is the highest in the state." In the second quarter of 2024, the average market asking rent per unit was \$1,521, with a vacancy rate of 8.2%. Almost a third of the multifamily units under construction in the Columbus area were in Delaware County!

- “Robust population growth also is expected to continue.” Data says Delaware County added about 30,000 residents from 2017 to 2023, a 15% growth rate in six years. The 15-county Central Ohio Region is expected to grow from 2.4 million to more than 3 million residents by 2050.
- “Housing inventory (both owner-occupied and rental) does not meet current demand in Delaware County.” It was noted that the inventory of multifamily rental product is lacking in Delaware County. Those in the building industry say inventory needs to be expanded to make housing more attainable, otherwise people won’t be able to live and work in the county.
- Strikingly, “76.6% of Delaware County residents commute outside the county to their jobs. Only 23.4% work within the county.” By the numbers, 64,604 of a workforce population of 84,365 work outside of the county, and 19,761 residents also work in the county. In addition, 60,112 people live outside of Delaware County who commute to work in it. The county’s Economic Development Strategic Plan, issued in 2023, said this could indicate “a mismatch of jobs, talent, and housing availability.
- “Delaware County has the lowest percentage of residents ages 20-34 among Central Ohio suburban counties.” However, the report said, “Urban and urban-like centers are likely to attract younger adults and families, so Delaware County having fewer young adults in general is typical.”

The conclusion is the housing situation “presents unique challenges and opportunities for a wide variety of stakeholders... The data presented in this report can be used to guide decisions and future growth in a way that is consistent with the values and goals of the impacted communities.”

Delaware County’s Economic Development provides services for business retention and expansion, entrepreneurship, attraction, and the workforce. It includes these incentive entities: Delaware County Finance Authority, Community Improvement Corporation and Energy Special Improvement District. Projects include the Berlin Business Park.

County context

- Economic Development Coordinator Jonathan Kabat runs the office.
- For more information, visit Delaware County Ohio (Facebook); delawarecoohio (Instagram); Delaware County, Ohio (LinkedIn); www.co.delaware.oh.us (website).