

Delaware County's high home prices are becoming unaffordable for residents, report shows



Maria DeVito, Columbus Dispatch

- The median home sale price in Delaware County rose 4.5% to \$510,000 in the first half of 2025.
- While home prices and listings increased, the total number of sales slightly decreased.
- Among cities in the county, Powell is the most expensive for homebuyers, while Delaware is the most affordable.

Delaware County has the highest average home prices in Ohio, and single-family homes are slowly becoming more unaffordable for county residents, according to a new study released by the county.

Most of Delaware County's home sale market metrics — including average sale price, average price per square foot, new listings, and days on the market — increased slightly from the first half of 2024 to the first half of 2025, a semi-annual housing report prepared by Delaware County's Economic Development Department shows.

This is the third [semi-annual housing report](#) from Ohio's fastest growing county after the county's November 2023 Economic Development Strategic Plan recommended publishing housing trends and statistics reports.

The average sale price throughout the entire county jumped 7.7% from \$527,340 in the first half of 2024 to \$568,133 in the first half of 2025.



Delaware County's average home sale price for the first half of 2025 was the highest in the Columbus region and the entire state of Ohio, the report states.

Multiple factors are contributing to the rising home prices, but none greater than the demand to live in Delaware County, said Delaware County Economic Development Coordinator Jonathan Kabat, who wrote the report. That's because of a variety of reasons including the quality of life, community amenities like the Columbus Zoo and Aquarium, and the excellent school districts, especially Olentangy Local Schools, he said.

"Prices continue to outpace inflation, meaning that demand to live here here is clearly outstripping the supply of homes that are on the market here," Kabat said.

Orange Township Trustee Michael Ringle knows about the desirability first hand. He and his wife grew up in the Dayton area, attended Ohio State University and then settled in Orange Township specifically to send their children to Olentangy schools.

"There's a lot of families like us," he said.

The report breaks down the housing metrics between the six public school districts within the county and homes in Olentangy Local Schools have the highest average sale price in the county at \$638,665 in the first half of 2025. Olentangy homes slightly

exceeded Dublin City School District homes, which sold for an average of \$638,358 in the first half of the year. Homes in Dublin schools, however, had a higher average price per square foot at \$251.84 compared to homes in Olentangy schools at \$245.15.

As home prices continue to rise, Ringle said affordability is an important aspect to consider as Orange Township — just like other communities throughout the county — continues to develop.

"Part of that holistic approach to building our community, we want to have a community where you can raise a family and then retire on a fixed income and continue to afford your property tax bills," Ringle said. "On the flip side of that, we also want you to be able to raise your family and for your kids to be able to come back and live where they grew up and still be able to participate in our community."

But homes within the Olentangy school district — which also includes Liberty and Berlin Townships and the city of Powell — are out of a starter home price range, Ringle said.

"Not only is it keeping younger families from being able to move in, it's also potentially pricing out long-term residents, which is something we're trying to actively work to fix," he said.

The township is trying to keep property taxes for residents lower by implementing economic development mechanisms to get commercial businesses, like in the U.S. Route 23 corridor, to contribute more financially to community infrastructure. The township is also considering a 2-mill assessment charge on new housing developments that have more than four units per acre, and those funds would go toward funding the backlog of road improvement projects, Ringle said.

What other Delaware County home sale market metrics are included in the report?

Delaware County homes also have the second-highest average price per square foot of any county in the 10-county Columbus metropolitan area — coming in behind Hocking County — at \$238.56 in the first half of 2025, an increase of 3.9% from \$229.70 in the first half of 2024.

The number of homes on the market jumped 12.2% from 2024 — 1,741 homes in the first half of 2024 to 1,953 homes in the first half of 2025.

While sale prices have risen and there are more homes available, the number of sales dipped 1.3% year over year despite population gains, going from 1,378 closings in the first half of 2024 to 1,360 in the first half of 2025. It's the only metric that decreased from year to year.

Homes also spent five more days on the market in first half of 2025 compared to the same timeframe in 2024, going from 28 to 33 — a 17.9% increase, the report states.

While homes in Olentangy and Dublin schools are the county's most expensive, Delaware City School District homes are the most affordable across the two cost categories, with an average sale price of \$365,105 and an average price per square foot of \$210.25.

When it comes to the five cities within the county — Delaware, Dublin, Powell, Sunbury and Westerville — Powell is the most expensive city to purchase a home in Delaware County, with an average sale price of \$691,623 and an average price per square foot of \$256.67.

Just like its school district, the city of Delaware is the most affordable city in the county to purchase a home. The county's largest city had an average sale price of \$365,000 and an average price per square foot of \$210.25.

The report concludes that Delaware County's housing situation presents unique challenges for multiple stakeholders, from residents and developers to decision makers at all levels of local government. The data presented, the report states, can be used to guide future growth in a way that is consistent with values and goals of impacted Delaware County communities.

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