

Property Transactions in Franklin County Quarterly Trend Analysis 2015-2016

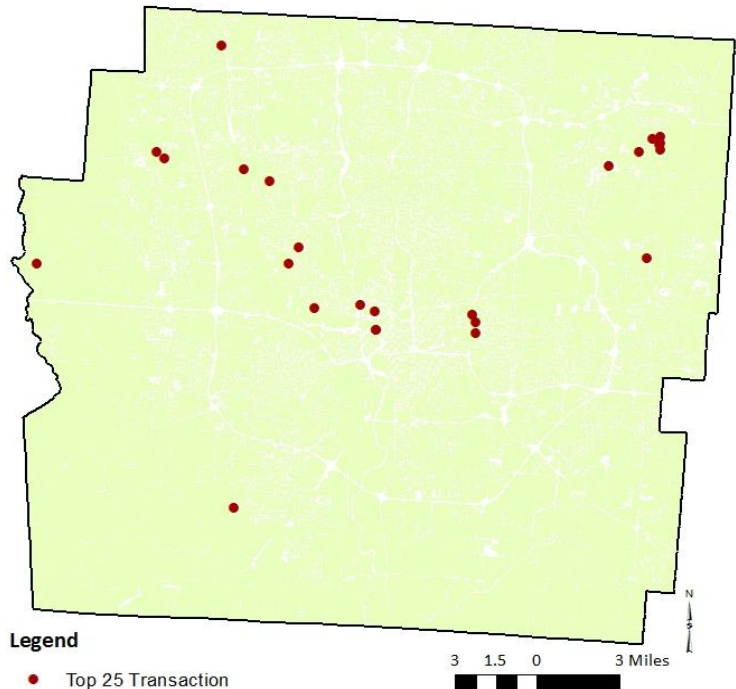
Property transactions since the end of the “Great Recession” continue to increase in staggering numbers in Franklin County. As recently as 2011, total property transactions annually in the county hovered around 12,000. Numbers have improved significantly in each year since topping out at 23,290 this past year. The following is a distribution analysis and quarterly comparison of transactions from 2015 to 2016. The Top 25 residential transactions; total transactions by land use; residential transactions by type; median residential sale price; and residential foreclosures are all presented in both tabular and graphical form.

These analyses take into consideration non-verified sales considered to be valid at the time of conveyance. If a property transaction is considered to be invalid, it is not included in this analysis. Invalid transactions are categorized by transfer codes of deed types which are considered to be non-valid sales. Examples of non-valid sale deed types are: quit claim deeds, sheriff deeds, executer deeds and fiduciary deeds. It also should be noted that multiple parcels transferred during the same conveyance are analyzed as one transaction.

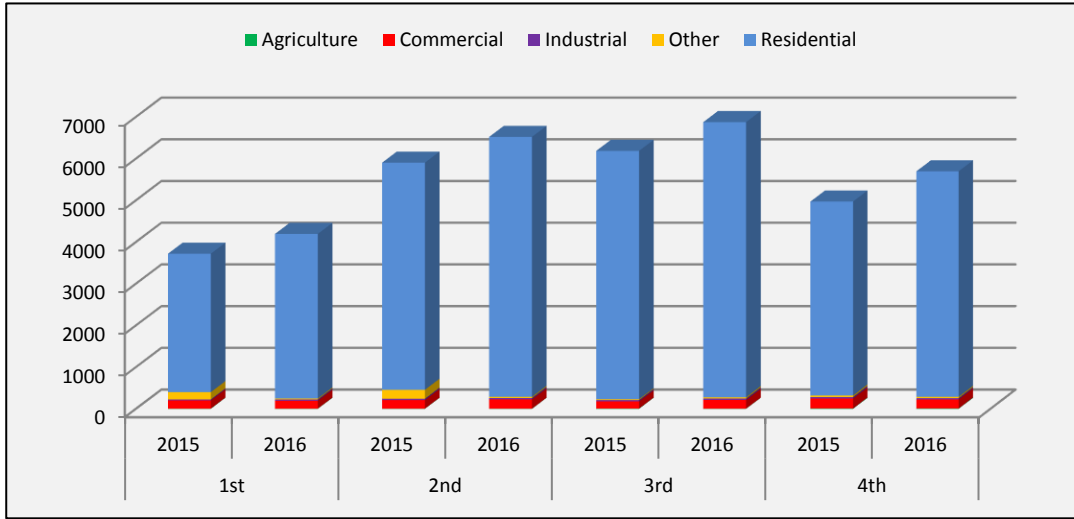
Top 25 Residential Property Transactions

Fourth quarter of 2016				
	Sale Price	Parcel	Type	# of Parcels
	\$ 20,200,000	010-291910	Condos	113
	\$ 4,400,000	010-296593	Condos	7
	\$ 3,447,389	010-265649	Vacant	6
	\$ 2,700,000	010-296460	Other	1
	\$ 1,925,000	070-001074	SF	1
	\$ 1,825,000	020-004677	SF	1
	\$ 1,798,000	545-295682	SF	1
	\$ 1,550,000	010-035316	SF	1
	\$ 1,445,000	030-000999	SF	1
	\$ 1,438,233	160-000080	Vacant	1
	\$ 1,386,900	010-296592	Condos	3
	\$ 1,220,000	070-011336	SF	1
	\$ 1,200,000	020-002780	SF	1
	\$ 1,120,000	222-001864	SF	1
	\$ 1,100,000	222-003479	SF	1
	\$ 1,079,000	222-001809	SF	1
	\$ 1,041,361	273-004543	SF	1
	\$ 975,000	222-001860	SF	1
	\$ 959,500	222-001473	SF	1
	\$ 953,688	070-001948	SF	1
	\$ 950,000	120-001056	SF	1
	\$ 927,500	200-000418	SF	1
	\$ 925,000	020-003731	SF	1
	\$ 920,000	222-003454	SF	1
	\$ 895,720	170-002612	SF	1

SF = Single Family MF = Multi Family



2015-2016 Property Transactions by Land Use

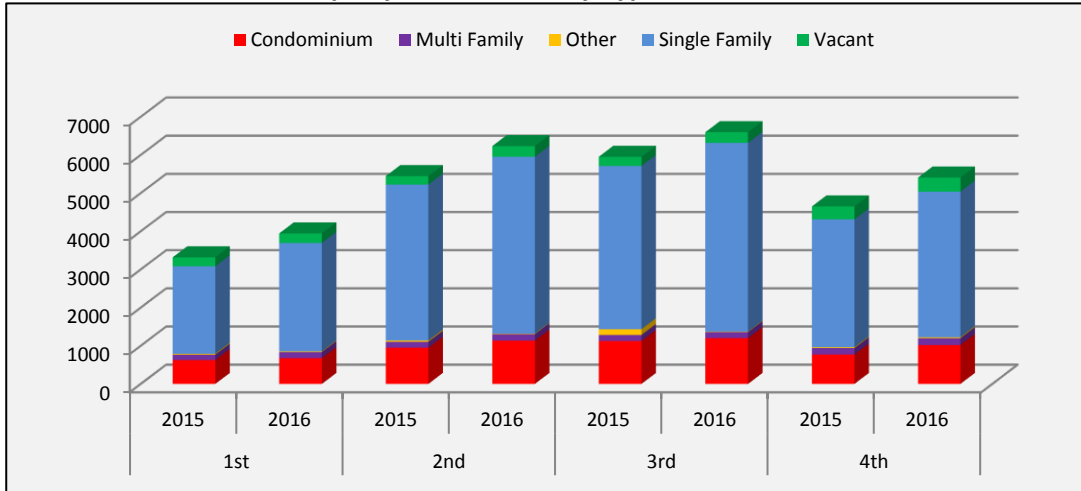


Historically, the most property transactions tend to occur during the second and third quarters. This trend continued and the third quarter of 2016 set a new record. Residential transactions account for 95 percent of all transactions in Franklin County.

	Agriculture		Commercial		Industrial		Other Land Uses*		Residential		Grand Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
1st Quarter	6	6	196	189	24	32	175	23	3,319	3,946	3,720	4,196
2nd Quarter	4	5	207	223	33	33	213	27	5,447	6,233	5,904	6,521
3rd Quarter	7	5	172	209	33	36	21	29	5,954	6,598	6,187	6,877
4th Quarter	9	9	239	217	37	32	35	30	4,651	5,408	4,971	5,696
Grand Total	26	25	814	838	127	133	444	109	19,371	22,185	20,782	23,290

*Examples of other land use codes include: exempt properties, tax abatements and railroads.

2015-2016 Residential Property Transactions by Type

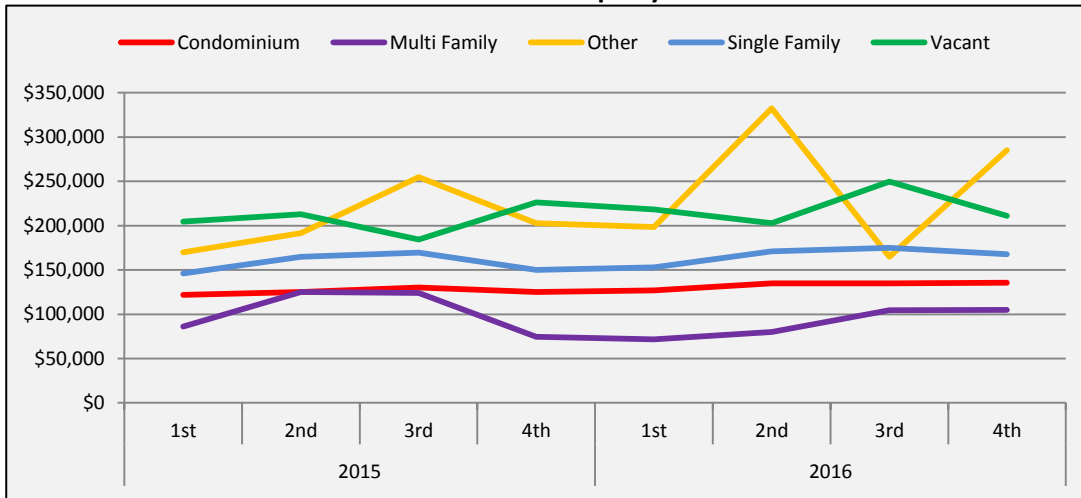


Single family transactions account for about 75 percent of all residential property transactions in Franklin County.

	Condominium		Multi Family		Other Residential*		Single Family		Vacant		Grand Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
1st Quarter	626	676	141	159	24	16	2,292	2,843	236	252	3,319	3,946
2nd Quarter	949	1,136	154	169	34	14	4,087	4,635	223	279	5,447	6,233
3rd Quarter	1,126	1,201	158	156	151	13	4,277	4,947	242	281	5,954	6,598
4th Quarter	770	1,020	169	179	22	25	3,350	3,815	340	369	4,651	5,408
Grand Total	3,471	4,033	622	663	231	68	14,006	16,240	1,041	1,181	19,371	22,185

*Other Residential properties are residential properties not defined as a condominium, multi or single family or vacant.

2015-2016 Median Sale Price for Residential Property Transactions



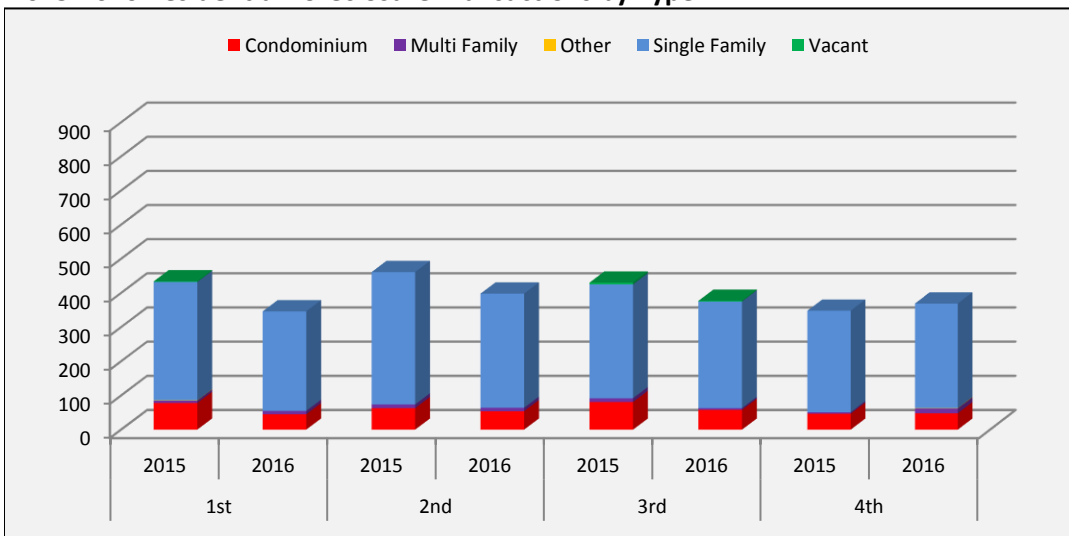
The median sales price for condominiums and multi family homes continues to rise at record setting amounts. Single family homes saw a small decrease which is typical for the fourth quarter.

	Condominium		Multi Family		Other Residential*		Single Family		Vacant	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
1st Quarter	\$ 122,000	\$ 127,000	\$ 86,000	\$ 71,666	\$ 169,950	\$ 198,583	\$ 146,000	\$ 153,000	\$ 204,543	\$ 218,380
2nd Quarter	\$ 125,000	\$ 134,900	\$ 125,000	\$ 80,000	\$ 191,515	\$ 332,250	\$ 165,000	\$ 171,000	\$ 212,925	\$ 202,845
3rd Quarter	\$ 130,000	\$ 134,900	\$ 124,000	\$ 104,375	\$ 254,900	\$ 165,000	\$ 169,500	\$ 174,900	\$ 184,330	\$ 249,778
4th Quarter	\$ 124,950	\$ 135,752	\$ 74,500	\$ 105,000	\$ 202,629	\$ 285,000	\$ 150,000	\$ 167,777	\$ 226,315	\$ 211,099
YTD Average	\$ 125,488	\$ 133,138	\$ 102,375	\$ 90,260	\$ 204,748	\$ 245,208	\$ 157,625	\$ 166,669	\$ 207,028	\$ 220,526

The median sale price is the midpoint of the sale price data range.

*Other Residential properties are residential properties not defined as a condominium, multi or single family or vacant.

2015-2016 Residential Foreclosure Transactions by Type



Foreclosures are **not** considered valid sales however they are included in this analysis because of their importance as an indicator of economic health.

The number of foreclosures in Franklin County continues to drop. There has now been a 60 percent decrease in foreclosures since 2012.

	Condominium		Multi Family		Other Residential*		Single Family		Vacant		Grand Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
1st Quarter	78	45	7	10	1		346	291	2		434	346
2nd Quarter	63	54	11	10			387	334			461	398
3rd Quarter	81	58	11	5			333	312	5	2	430	377
4th Quarter	47	48	4	14		1	297	306			348	369
Grand Total	269	205	33	39	1	1	1,363	1,243	7	2	1,673	1,490

*Other Residential properties are residential properties not defined as a condominium, multi or single family or vacant.