



*the*  
**INSPIRED HOME**

**OUR GALLERY CONTACT US**

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# Columbus Housing Market

## Old Homes, New Realities: The Cost of Character

It's no secret that today's real estate market is a bit of a whirlwind. Between 2020 and 2025, home prices jumped by over **23%**, and with mortgage rates staying high and inventory staying low, the math is getting tricky for everyone. Depending on who you ask, the U.S. is currently short anywhere from **1.5 million to 7.3 million homes** to meet current demand.

While many homeowners are choosing to stay put, we're seeing a unique trend here in the Northeast and Midwest: **our housing stock is getting up there in years.**

### A Tale of Two Ages

While Sun Belt states are filled with homes that are 30 years old or younger, New York leads the "old soul" category with a median age of 65. **Ohio isn't far behind**, ranking 7th in the nation with a median home age of **53**.

Zooming into our own backyard, **Columbus ranks 28th among large metros** with a median age of 40. To put that in perspective:

- **12%** of our homes were built before 1940.
- **43.6%** were built before 1980.
- Only **15.9%** have been built since 2010.

## Character vs. Cost

We all love the craftsmanship and "good bones" of an older home, but those details come with a different kind of investment. According to Census data, routine maintenance on a pre-1940s home can cost nearly **10 times more** than a home built in the last few years.

From single-pane windows to outdated electrical systems, bringing a vintage home up to modern standards and energy expectations requires a specialized touch. These homes feature unique architectural details that simply can't be replaced with off-the-shelf materials; they take time, patience, and expert skill to duplicate.

## Preserving the Charm

At **J.S. Brown & Co.**, we have a deep appreciation for the homeowners who choose to steward these historic properties. Whether you're in **Clintonville, German Village, or Italian Village**, we know that the history and charm of your home are well worth the effort.

**The bottom line:** Older homes are a labor of love, and we're here to help you ensure that love—and your investment—lasts for generations to come.

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*Image: Nextdoor.com, photo of South Clintonville Crestview*



# Kitchen Code Alert

Staying up to code doesn't have to mean compromising on style. The 2024 International Residential Code (IRC) still requires power on kitchen islands, but it has changed the playbook for installation. The biggest change?

Outlets can no longer be installed below the countertop level. To meet these new standards, we are moving toward "work-surface" solutions. We're big fans of integrated pop-up receptacles—they are specifically designed to handle kitchen spills and come in various finishes to match your fixtures. It's the best way to keep your kitchen functional, safe, and looking sharp. [Pop-up outlet options.](#)

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## A German Village Layout "Shuffle"

Ever feel like your home is playing a game of Tetris where the pieces just won't quite click? Our latest project in **German Village** was the perfect candidate for a fresh perspective. The original layout featured a cozy but isolated kitchen tucked between the dining and sitting rooms, which limited the flow for hosting. To add to the challenge, the laundry was tucked away in the powder room, which left very little space to spare in the small bath.

We knew this home had more potential, so we decided to initiate "**The Shuffle.**" Here is how we reimagined the footprint to blend historic charm with modern flow.

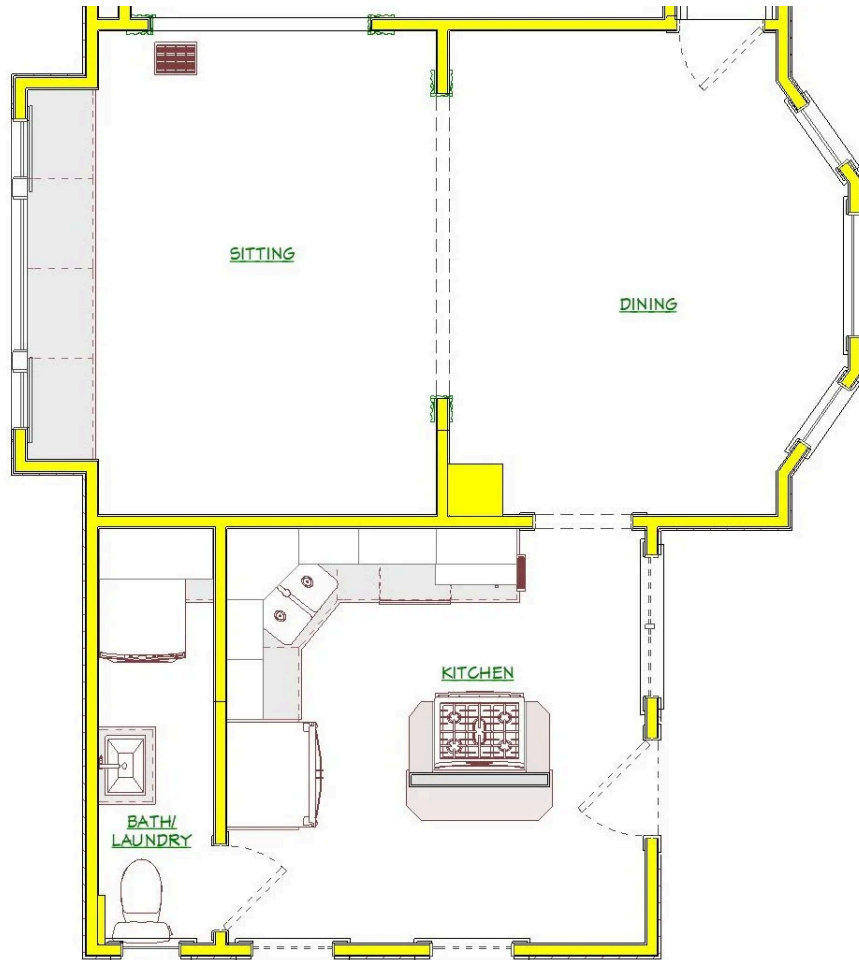
### **The Great Swap**

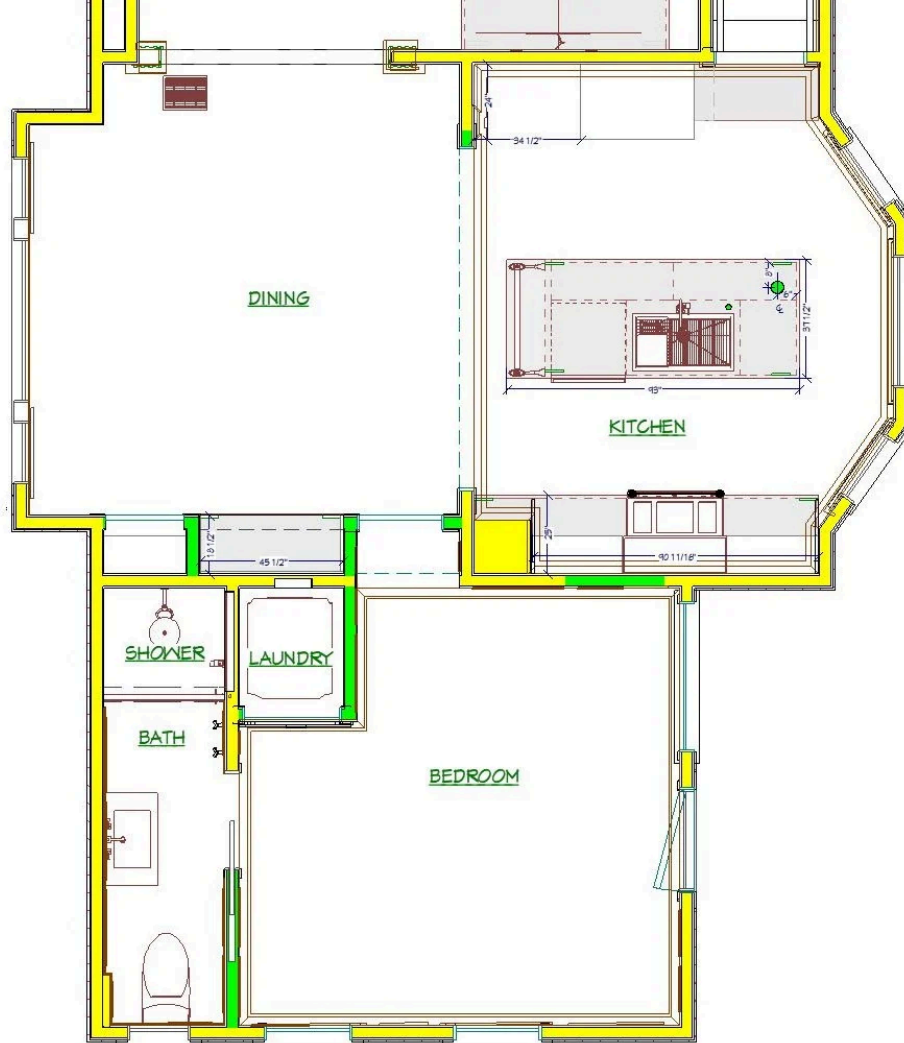
We moved the dining area into the old sitting room, freeing up the original dining space to become a generous new kitchen. By centering the design around the existing bay

windows, we flooded the room with light and anchored it with a massive, social-friendly island.

The old, cramped kitchen was transformed into a cozy, intimate bedroom. By moving the laundry into its own dedicated closet, we freed up enough space in the powder room to add a full shower.

### FLOOR PLAN - BEFORE & AFTER





## Design is in the Details

The aesthetic is all about refined elegance—think curved marble end-splashes, warm brass accents, and a stunning glass cylinder chandelier that acts as the room's crown jewel.

## Hidden Gems

Across from the island, we installed custom floor-to-ceiling refrigeration and pantry storage. One of our favorite "secret" details? A faux cabinet door that seamlessly hides the basement stairs while adding extra shelving



The result? The homeowners now enjoy a high-functioning **full first-floor bath** and a layout that finally feels intuitive. It's a powerful reminder that sometimes you don't need more square footage—you just need a more thoughtful rethink of the space you already have.

***What do you think of this transformation?*** If your current layout feels like a puzzle you can't solve, let's chat about how a little "shuffling" could unlock your home's potential!





## REFRESHMENTS:

# Par for the Course

Whether you're actually hitting the links or just hiding from the humidity on your porch, nothing beats a cold **Arnold Palmer**. While the rest of the world calls it a "Half & Half," the legendary golfer himself had a secret for the perfect glass. The trick? Don't go 50/50. Arnie actually preferred a "tea-heavy" blend to keep it from being too syrupy.

Here's how to mix it like a pro:

- **The Crowd-Pleaser (1:1):** Equal parts lemonade and tea. Sweet, simple, and nostalgic.
- **The "Official" Way (2:1):** Two parts unsweetened black tea to one part lemonade. This was Palmer's personal go-to for a brisk, refreshing kick.
- **The Light Sip (3:1):** Mostly tea with just a splash of citrus for those who want to keep the sugar low.

**JSB&CO Tip:** For a truly "gourmet" feel, use fresh-squeezed lemons and brew your black tea strong. Top it off with a mountain of ice and a sprig of mint!

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*Image: [www.therecipecritic.com](http://www.therecipecritic.com), photo of Arnold Palmer*

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J. S. Brown & Company  
1522 Hess, Columbus  
Ohio, United States of America

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