



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Ralph Mantica, Ohio REALTORS 2023 President, 937.776.5055
Carl Horst, Vice President of External Affairs, 614.225.6205
RE: Ohio's December & Year-End 2022 Home Sales
DATE: January 20th, 2023



Activity in the Ohio housing marketplace slowed in 2022, as the sector was affected by rising interest rates, according to Ohio REALTORS.

Ohio's homes sales reached 163,155 in 2022, a 9.6% decrease from the 2021 year-end level of 180,461. The average sales price across Ohio in 2022 reached \$240,088, a 6.9% increase from the \$224,554 mark posted during 2021. Finally, total dollar volume in 2022 reached \$39.2 billion, a 3.3% decrease from the 2021 level of \$40.5 billion.

"The economic climate that persisted throughout 2022, with rising interest rates, recessionary concerns and uncertain consumer confidence, certainly dampened home sales activity in all corners of Ohio," said Ohio REALTORS President Ralph Mantica. "Throughout the year we experienced a housing marketplace returning to a more balanced position, with inventory levels of homes being marketed for sale rising and prices stabilizing."

"Ohio's REALTOR community is proud to have played an integral role in helping people navigate the complexities of the home buying process and, most importantly, being trusted partners in making the dream of home ownership a reality," Mantica added.

Sales in December 2022 reached 9,332, a 25.3% decrease from the December 2021 level of 12,490. The market posted a gain in average home price in December, reaching \$263,579, a 1% increase from the \$260,981 mark posted in December 2021.

Around the state, 14 of the 15 markets tracked experienced an increase in average sales price for the year compared to 2021. In terms of sales activity, 14 of our 15 local markets posted year-end decreases compared to the prior year.

Data provided to Ohio REALTORS by Multiple Listing Services includes residential closings for new and existing single-family homes and condominiums/co-ops.

Ohio REALTORS, with more than 37,000 members, is the largest professional trade association in Ohio.

(NOTE: There might be a slight variance between the reported number of sales contained in this release and actual activity in the various markets due to Ohio REALTORS' early reporting requirement. Check with contacts in the particular market.)

Ralph Mantica, President • Scott R. Williams, RCE, CEO

200 E. Town St. • Columbus OH, 43215-4648

P 614.228.6675 • F 614.228.2601 • info@ohiorealtors.org • www.ohiorealtors.org



Ohio Local MLS Stats Report for December 2022

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Ashland	45	37	-17.8%	\$ 8,419,692	\$ 6,622,016	-21.4%	\$ 187,104	\$ 178,973	-4.3%
Athens	64	61	-4.7%	\$ 12,122,545	\$ 12,722,600	4.9%	\$ 189,415	\$ 208,567	10.1%
Cincinnati	2,252	1,591	-29.4%	\$ 617,647,781	\$ 456,034,103	-26.2%	\$ 274,266	\$ 286,634	4.5%
Columbus	2,897	2,033	-29.8%	\$ 843,777,323	\$ 647,675,173	-23.2%	\$ 291,259	\$ 318,581	9.4%
Dayton	1,471	1,100	-25.2%	\$ 321,716,537	\$ 254,565,594	-20.9%	\$ 218,706	\$ 231,423	5.8%
Firelands	291	233	-19.9%	\$ 58,469,736	\$ 47,086,053	-19.5%	\$ 200,927	\$ 202,086	0.6%
Greater Ports.	63	43	-31.7%	\$ 9,394,810	\$ 7,158,400	-23.8%	\$ 149,124	\$ 166,474	11.6%
Knox	51	23	-54.9%	\$ 10,814,127	\$ 5,035,719	-53.4%	\$ 212,042	\$ 218,944	3.3%
Lancaster	35	8	-77.1%	\$ 7,130,980	\$ 1,506,560	-78.9%	\$ 203,742	\$ 188,320	-7.6%
Mansfield	160	126	-21.3%	\$ 26,576,486	\$ 19,958,855	-24.9%	\$ 166,103	\$ 158,404	-4.6%
MLS Now ¹	3,340	2,768	-17.1%	\$ 1,004,316,531	\$ 756,018,458	-24.7%	\$ 300,694	\$ 273,128	-9.2%
NORIS ²	1,057	774	-26.8%	\$ 197,794,057	\$ 139,420,832	-29.5%	\$ 187,128	\$ 180,130	-3.7%
Scioto Valley	87	58	-33.3%	\$ 14,254,695	\$ 11,118,600	-22.0%	\$ 163,847	\$ 191,700	17.0%
West Central	208	169	-18.8%	\$ 33,654,594	\$ 29,540,209	-12.2%	\$ 161,801	\$ 174,794	8.0%
WRIST ⁴	514	345	-32.9%	\$ 101,987,478	\$ 71,882,617	-29.5%	\$ 198,419	\$ 208,355	5.0%
Statewide	12,490	9,332	-25.3%	\$ 3,259,657,680	\$ 2,459,723,773	-24.5%	\$ 260,981	\$ 263,579	1.0%

¹ MLS Now: Ashtabula, Belmont, Carroll, Columbiana, Coshocton, Cuyahoga, Geauga, Gernsey, Harrison, Holmes, Jefferson, Lake, Lorain, Mahoning, Medina, Muskingum, Portage, Stark, Summit, Trumbull, Tuscarawas, Washington and Wayne Counties.

² NORIS (Northwest Ohio Regional Information System): Lucas, Fulton, Defiance, Williams, Henry, Wood, Putnam, Paulding, Hancock, and Wyandot Counties.

³ West Central: Allen, Hardin and Van Wert Counties.

⁴ WRIST (Western Regional Information Systems and Technology): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer Counties.

Report reflects reported closings by MLSes for the above areas and time period. It includes new and existing residential single family and condo/co-ops.

Monday, December 19, 2022

Ohio Local MLS Stats Report for January through December 2022

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Ashland	506	502	-0.8%	\$ 91,314,846	\$ 105,118,737	15.1%	\$ 180,464	\$ 209,400	16.0%
Athens	993	996	0.3%	\$ 184,254,891	\$ 194,541,400	5.6%	\$ 185,554	\$ 195,323	5.3%
Cincinnati	27,557	24,361	-11.6%	\$ 7,801,284,772	\$ 7,352,472,564	-5.8%	\$ 283,096	\$ 301,813	6.6%
Columbus	36,489	31,885	-12.6%	\$ 10,873,393,599	\$ 10,549,247,905	-3.0%	\$ 297,991	\$ 330,853	11.0%
Dayton	17,618	16,128	-8.5%	\$ 3,863,776,025	\$ 3,866,754,729	0.1%	\$ 219,308	\$ 239,754	9.3%
Firelands	3,320	3,002	-9.6%	\$ 666,899,867	\$ 647,105,134	-3.0%	\$ 200,873	\$ 215,558	7.3%
Greater Ports.	782	679	-13.2%	\$ 108,678,275	\$ 105,144,988	-3.3%	\$ 138,975	\$ 154,853	11.4%
Knox	555	472	-15.0%	\$ 119,445,453	\$ 112,803,853	-5.6%	\$ 215,217	\$ 238,991	11.0%
Lancaster	276	184	-33.3%	\$ 124,821,557	\$ 34,482,622	-72.4%	\$ 452,252	\$ 187,406	-58.6%
Mansfield	1,820	1,686	-7.4%	\$ 291,985,142	\$ 293,846,546	0.6%	\$ 160,431	\$ 174,286	8.6%
MLS Now ¹	69,371	64,009	-7.7%	\$ 12,412,077,635	\$ 12,078,190,327	-2.7%	\$ 178,923	\$ 188,695	5.5%
NORIS ²	11,985	10,811	-9.8%	\$ 2,299,616,540	\$ 2,174,107,985	-5.5%	\$ 191,875	\$ 201,101	4.8%
Scioto Valley	1,125	1,002	-10.9%	\$ 197,888,663	\$ 189,740,069	-4.1%	\$ 175,901	\$ 189,361	7.7%
West Central	2,562	2,384	-6.9%	\$ 414,774,405	\$ 417,664,761	0.7%	\$ 161,895	\$ 175,195	8.2%
WRIST ⁴	6,008	5,556	-7.5%	\$ 1,164,281,322	\$ 1,155,532,833	-0.8%	\$ 193,789	\$ 207,979	7.3%
Statewide	180,461	163,155	-9.6%	\$ 40,523,178,146	\$ 39,171,635,716	-3.3%	\$ 224,554	\$ 240,088	6.9%

¹ MLS Now: Ashtabula, Belmont, Carroll, Columbiana, Coshocton, Cuyahoga, Geauga, Gernsey, Harrison, Holmes, Jefferson, Lake, Lorain, Mahoning, Medina, Muskingum, Portage, Stark, Summit, Trumbull, Tuscarawas, Washington and Wayne Counties.

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CONTACT: 2023 Ohio REALTORS President Ralph Mantica– 937.776.5055

For more information on home sales activity in a particular marketplace, contact one of the Local Boards/Associations or Multiple Listing Services below.

Akron Cleveland Association

Mike Valerino, CEO | 216.901.0130
Akil Hameed, President | 216.266.0025

Ashland Board

Misty Miller, EO | 419.281.2700
Marcia Lahmers, President | 419.571.3093

Ashtabula County Board

Lisa Brail, EO | 440.998.1152
Debra Woodworth, President |

Athens County Board

Jennifer Davies, EO | 740.707.1962
Joshua Bodimer, Interim President | 740.645.6665

Beaver Creek Area Association

Dale Meller, EO | 330.383.5554
Jamie Thomas, President |

Cincinnati Area Board

Rich Fletcher, CEO | 513.761.8800
Anne Uchtman, President | 513.205.5106

Columbus REALTORS

Brent Swander, CEO | 614.475.4000
Patricia Brown-Wright, President | 614.582.1144

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900
Billie Duncan-Hart, President | 937.623.7814

Delaware County Board

Joni Regula, EO | 740.363.3227
Julie Guy, President | 513.794.9494

East Central Association

Holly Lehigh, EO | 330.343.7736
Becky McNeely, President | 740.695.3131

Firelands Association

David Freitag, CEO | 419.217.0870
David Amarante, President | 419.273.0750

Guernsey Muskingum Valley Association

Steffanie Bush, EO | 740.452.3890
Megan O'Connell, President | 740.435.0003

Knox County Board

Jeri Scott, EO | 740.392.8490
Anissa Treen, President |

Lake & Geauga Area Association

Noreen Marlowe, President | 440.255.5500

Lancaster Board

Eric Duemmel, EO | 740.653.1861
Leanne Henry, President | 614.221.7400

Licking County Board

Patty Osborn, EO | 740.345.2151
Maxine Becker, President | 513.794.9494

Lorain County Association

Barb Tressel-Bangas, EO | 440.328.4210
Janet Beane, President | 440.336.5000

Mansfield Association

Cassie Wilhelm | 419.756.1130
Nathan Purdy, President | 419.524.6283

Marietta Board

Carrie Hale, EO | 740.373.8194
Marian Duvall, President | 740.860.3555

Medina County Board

Sherry Stell, EO | 330.722.1000
Meru Maharaj, President | 330.331.5375

Midwestern Ohio Association

Megan Wise | 937.335.8501
Kyle Springs, President | 937.592.4896

MLS Now

Carl DeMusz, CEO | 216.485.4100
John Kurlich, COO | 216.485.4100

NORIS MLS

Megan Foos, CEO | 419.535.3222

Northwest Ohio REALTORS (Toledo Area)

Megan Foos, CEO | 419.535.3222
Stephanie Kuhlman, President | 419.340.7843

(Greater) Portsmouth Area Board

Kayla Reed, EO | 740.353.3079
Valerie Carson, President | 740.354.2112

Scioto Valley Association

Brenda Free, EO | 740.773.7489
Mark Cenci, President | 740.774.4500

Southern Ohio Association

Sandra Haverland, EO |
Alexandra Foor, President | 513.794.9494

Springfield Board

Amanda Snyder, EO | 937.323.6489
Sunil Dhingra, President | 937.505.9233

Stark Trumbull Area REALTORS

Collene Burgess, CEO | 330.494.5630
Kyle Oberlin, President | 330.714.5807

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
Eric Larson, President | 330.264.2644

West Central Association (Lima Area)

Cara Budde, CEO | 419.227.5432
Jaylene Smith, President |

WRIST MLS

Stan Hartke, CEO | 937.335.1117

Youngstown Columbiana Association

Julie Larson, CEO | 330.788.7026
Dennis Gonatas, President | 330.501.8300