



## 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 February 2023 Home Sales  
DATE: March 21, 2023



Sales activity across the Ohio housing marketplace slowed in February, while average price continued to rise, according to Ohio REALTORS.

Homes sales in February 2023 reached 8,032, a 13.5% drop from the 9,284 sales recorded during the month a year ago. The average sales price across Ohio in February reached \$245,459, a 4% increase from the \$236,053 mark posted during the month in 2022.

“The Ohio housing marketplace continued to shift in February, as consumers faced rising interest rates which resulted in slower sales activity,” said Ohio REALTORS President Ralph Mantica. “That said, rates have begun to stabilize and the inventory of homes being marketed for sale have begun to tick upward in many Ohio markets – which will give would-be buyers more opportunities to achieve their housing dreams as we approach the traditional home buying season.”

Around the state, nine of the 14 markets tracked experienced an increase in average price for the month compared to February 2022. Additionally, two local markets showed an increase or were unchanged in sales activity compared to a year ago.

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 36,000 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.)*

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## Ohio Local MLS Stats Report for February 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	37	22	-40.5%	\$ 7,207,425	\$ 3,984,400	-44.7%	\$ 194,795	\$ 181,109	-7.0%
Athens	55	62	12.7%	\$ 11,623,700	\$ 10,817,820	-6.9%	\$ 211,340	\$ 174,481	-17.4%
Cincinnati	1,576	1,208	-23.4%	\$ 449,495,130	\$ 367,430,496	-18.3%	\$ 285,213	\$ 304,164	6.6%
Columbus	1,953	1,728	-11.5%	\$ 579,043,017	\$ 545,716,224	-5.8%	\$ 296,489	\$ 315,808	6.5%
Dayton	979	899	-8.2%	\$ 212,145,097	\$ 207,192,968	-2.3%	\$ 216,696	\$ 230,470	6.4%
Firelands	173	165	-4.6%	\$ 35,935,018	\$ 33,881,281	-5.7%	\$ 207,717	\$ 205,341	-1.1%
Knox	25	20	-20.0%	\$ 6,530,877	\$ 2,805,819	-57.0%	\$ 261,235	\$ 140,291	-46.3%
Lancaster	12	12	0.0%	\$ 2,421,623	\$ 2,745,820	13.4%	\$ 201,802	\$ 228,818	13.4%
Mansfield	121	93	-23.1%	\$ 17,357,520	\$ 15,026,610	-13.4%	\$ 143,451	\$ 161,576	12.6%
MLS Now <sup>1</sup>	3,201	2,796	-12.7%	\$ 655,004,892	\$ 590,388,221	-9.9%	\$ 204,625	\$ 211,155	3.2%
NORIS <sup>2</sup>	653	599	-8.3%	\$ 125,895,552	\$ 105,919,400	-15.9%	\$ 192,796	\$ 176,827	-8.3%
Scioto Valley	76	64	-15.8%	\$ 13,134,700	\$ 13,926,700	6.0%	\$ 172,825	\$ 217,605	25.9%
West Central	142	125	-12.0%	\$ 24,763,350	\$ 23,333,106	-5.8%	\$ 174,390	\$ 186,665	7.0%
WRIST <sup>4</sup>	373	323	-13.4%	\$ 69,787,268	\$ 63,159,055	-9.5%	\$ 187,097	\$ 195,539	4.5%
<b>Statewide</b>	<b>9,284</b>	<b>8,032</b>	<b>-13.5%</b>	<b>\$ 2,191,514,044</b>	<b>\$ 1,971,525,700</b>	<b>-10.0%</b>	<b>\$ 236,053</b>	<b>\$ 245,459</b>	<b>4.0%</b>

<sup>1</sup> 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.

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

<sup>3</sup> West Central: Allen, Hardin and Van Wert Counties.

<sup>4</sup> 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.***

*Friday, March 17, 2023*

## Ohio Local MLS Stats Report for January through February 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	70	34	-51.4%	\$ 14,116,575	\$ 6,757,800	-52.1%	\$ 201,665	\$ 198,759	-1.4%
Athens	140	121	-13.6%	\$ 27,392,392	\$ 21,774,570	-20.5%	\$ 195,660	\$ 179,955	-8.0%
Cincinnati	3,123	2,307	-26.1%	\$ 863,612,996	\$ 675,483,031	-21.8%	\$ 276,533	\$ 292,797	5.9%
Columbus	3,845	3,246	-15.6%	\$ 1,128,726,665	\$ 1,004,474,700	-11.0%	\$ 293,557	\$ 309,450	5.4%
Dayton	2,019	1,636	-19.0%	\$ 432,541,127	\$ 374,005,481	-13.5%	\$ 214,235	\$ 228,610	6.7%
Firelands	357	314	-12.0%	\$ 67,509,238	\$ 64,913,060	-3.8%	\$ 189,102	\$ 206,729	9.3%
Knox	61	48	-21.3%	\$ 13,975,150	\$ 9,088,096	-35.0%	\$ 229,101	\$ 189,335	-17.4%
Lancaster	21	17	-19.0%	\$ 4,515,693	\$ 3,705,240	-17.9%	\$ 215,033	\$ 217,955	1.4%
Mansfield	230	175	-23.9%	\$ 34,117,844	\$ 27,683,143	-18.9%	\$ 148,338	\$ 158,189	6.6%
MLS Now <sup>1</sup>	6,592	5,314	-19.4%	\$ 1,345,568,689	\$ 1,103,102,125	-18.0%	\$ 204,121	\$ 207,584	1.7%
NORIS <sup>2</sup>	1,373	1,150	-16.2%	\$ 259,202,758	\$ 207,204,967	-20.1%	\$ 188,786	\$ 180,178	-4.6%
Scioto Valley	136	113	-16.9%	\$ 22,647,800	\$ 23,142,550	2.2%	\$ 166,528	\$ 204,801	23.0%
West Central	299	240	-19.7%	\$ 50,587,797	\$ 43,292,938	-14.4%	\$ 169,190	\$ 180,387	6.6%
WRIST <sup>4</sup>	750	596	-20.5%	\$ 144,788,128	\$ 116,744,442	-19.4%	\$ 193,051	\$ 195,880	1.5%
<b>Statewide</b>	<b>18,806</b>	<b>15,156</b>	<b>-19.4%</b>	<b>\$ 4,367,793,885</b>	<b>\$ 3,652,839,773</b>	<b>-16.4%</b>	<b>\$ 232,255</b>	<b>\$ 241,016</b>	<b>3.8%</b>

<sup>1</sup> 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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Friday, March 17, 2023

**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  
Candice Eberhardt, President | 330.608.1776

**Ashland Board**

Misty Miller, EO | 419.281.2700  
April Ochier, President | 419.651.6902

**Ashtabula County Board**

Lisa Brail, EO | 440.998.1152  
Debra Woodworth, President | 440.206.6159

**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  
Ronald Bryer, President | 330.385.2311

**Cincinnati Area Board**

Rich Fletcher, CEO | 513.761.8800  
Kay Edwards, President | 513.227.3441

**Columbus REALTORS**

Brent Swander, CEO | 614.475.4000  
Sue Van Woerkom, President | 614.582.6616

**Dayton REALTORS**

Carlton Jackson, CEO | 937.223.0900  
Greg Blatt, President | 937.657.2876

**Delaware County Board**

Joni Regula, EO | 740.363.3227  
Stephanie VanGundy, President | 740.816.1031

**East Central Association**

Holly Lehigh, EO | 330.343.7736  
Greg Norris, President | 330.447.3068

**Firelands Association**

David Freitag, CEO | 419.217.0870  
Janet Herzog, President | 419.618.2220

**Guernsey Muskingum Valley Association**

Steffanie Bush, EO | 740.452.3890

**Knox County Board**

Jeri Scott, EO | 740.392.8490  
Dustin Graham, President | 740.504.4425

**Lake & Geauga Area Association**

Rebecca Donatelli, President | 216.632.0515

**Lancaster Board**

Debbie Hoelscher, EO | 740.653.1861  
Bernadette Gorby, President | 614.459.7400

**Licking County Board**

Patty Osborn, EO | 740.345.2151  
Jeff Kreager, President | 740.366.1515

**Lorain County Association**

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

**Mansfield Association**

Cassie Wilhelm | 419.756.1130  
Wendy Hunt, President | 419.543.5796

**Marietta Board**

Carrie Hale, EO | 740.373.8194  
David Chichester, President | 740.374.7325

**Medina County Board**

Sherry Stell, EO | 330.722.1000  
Ro Reed, President | 330.571.9931

**Midwestern Ohio Association**

Megan Wise | 937.335.8501  
Tanya Blair, President | 937.214.0427

**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  
Anthony Bassett, President | 419.340.7843

**(Greater) Portsmouth Area Board**

Kayla Reed, EO | 740.353.3079

**Scioto Valley Association**

Brenda Free, EO | 740.773.7489  
Gayle Smith, President | 740.253.0044

**Southern Ohio Association**

Vacant, EO |  
Rusty Fite, President | 937.725.7101

**Springfield Board**

Karen Bodey, EO | 937.323.6489  
Belinda Gaier, President | 937.631.1720

**Stark Trumbull Area REALTORS**

Collene Burgess, CEO | 330.494.5630  
Marlin Palich, President | 330.727.1723

**Wayne-Holmes Association**

Amy Scott, EO | 330.264.8062  
Melissa Mariola-Davis, President | 330.464.6241

**West Central Association (Lima Area)**

Cara Budde, CEO | 419.227.5432  
Antwillia Davis, President | 419.957.4276

**WRIST MLS**

Stan Hartke, CEO | 937.335.1117

**Youngstown Columbiana Association**

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