



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 April 2023 Home Sales
DATE: May 18, 2023



The number of homes sold throughout Ohio in April fell from the pace set during the month a year ago, while average prices continued to climb, according to Ohio REALTORS.

Homes sales in April 2023 reached 10,094, a 20.9% decline from the 12,763 sales recorded during the month a year ago. The average sales price across Ohio in April reached \$268,257, a 4% increase from the \$258,000 mark posted in April 2022.

“Activity in the Ohio housing marketplace is continuing to lag sales from a year ago, as we continue to confront tight inventory levels of homes listed for sale and a higher interest rate environment,” said Ohio REALTORS President Ralph Mantica. “That said, the continued rise in average price is a strong indication that consumers understand that housing is a smart, long-term investment.

“Ohio’s REALTORS are poised to help sellers and buyers navigate the challenges of today’s real estate marketplace and achieve their unique housing goals.”

Around the state, 15 of the 15 of the markets tracked experienced an increase in average price for the month compared to April 2022. Additionally, only one local market showed an increase 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. See below for a market-by-market analysis of sales activity throughout 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 April 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	41	21	-48.8%	\$ 7,905,150	\$ 3,818,300	-51.7%	\$ 192,809	\$ 181,824	-5.7%
Athens	91	75	-17.6%	\$ 17,289,489	\$ 16,312,100	-5.7%	\$ 189,994	\$ 217,495	14.5%
Cincinnati	2,204	1,590	-27.9%	\$ 654,433,443	\$ 506,055,268	-22.7%	\$ 296,930	\$ 318,274	7.2%
Columbus	2,772	2,175	-21.5%	\$ 926,103,024	\$ 741,048,600	-20.0%	\$ 334,092	\$ 340,712	2.0%
Dayton	1,312	1,095	-16.5%	\$ 322,003,295	\$ 277,080,782	-14.0%	\$ 245,429	\$ 253,042	3.1%
Firelands	246	191	-22.4%	\$ 54,078,060	\$ 47,419,701	-12.3%	\$ 219,830	\$ 248,271	12.9%
Greater Portsmouth	62	56	-9.7%	\$ 8,081,440	\$ 9,599,750	18.8%	\$ 130,346	\$ 171,424	31.5%
Knox	24	30	25.0%	\$ 4,599,800	\$ 9,072,700	97.2%	\$ 191,658	\$ 302,423	57.8%
Lancaster	15	9	-40.0%	\$ 2,940,140	\$ 2,262,360	-23.1%	\$ 196,009	\$ 251,373	28.2%
Mansfield	130	112	-13.8%	\$ 21,899,962	\$ 20,321,020	-7.2%	\$ 168,461	\$ 181,438	7.7%
MLS Now ¹	4,301	3,516	-18.3%	\$ 953,258,022	\$ 830,118,947	-12.9%	\$ 221,636	\$ 236,098	6.5%
NORIS ²	862	735	-14.7%	\$ 181,790,634	\$ 143,511,659	-21.1%	\$ 210,894	\$ 195,254	-7.4%
Scioto Valley	111	70	-36.9%	\$ 19,568,100	\$ 14,314,900	-26.8%	\$ 176,289	\$ 204,499	16.0%
West Central ³	220	150	-31.8%	\$ 39,592,793	\$ 25,722,348	-35.0%	\$ 179,967	\$ 171,482	-4.7%
WRIST ⁴	504	365	-27.6%	\$ 104,503,461	\$ 81,254,145	-22.2%	\$ 207,348	\$ 222,614	7.4%
Statewide	12,763	10,094	-20.9%	\$ 3,292,852,174	\$ 2,707,782,180	-17.8%	\$ 258,000	\$ 268,257	4.0%

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.

Tuesday, May 16, 2023

Ohio Local MLS Stats Report for January through April 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	146	90	-38.4%	\$ 27,927,575	\$ 16,939,050	-39.3%	\$ 191,285	\$ 188,212	-1.6%
Athens	233	217	-6.9%	\$ 45,636,282	\$ 41,462,620	-9.1%	\$ 195,864	\$ 191,072	-2.4%
Cincinnati	7,333	5,622	-23.3%	\$ 2,101,350,423	\$ 1,686,153,510	-19.8%	\$ 286,561	\$ 299,921	4.7%
Columbus	9,077	7,759	-14.5%	\$ 2,839,385,447	\$ 2,514,234,119	-11.5%	\$ 312,811	\$ 324,041	3.6%
Dayton	4,627	3,892	-15.9%	\$ 1,054,599,074	\$ 937,997,412	-11.1%	\$ 227,923	\$ 241,007	5.7%
Firelands	815	717	-12.0%	\$ 168,079,173	\$ 152,982,662	-9.0%	\$ 206,232	\$ 213,365	3.5%
Greater Porstmouth	216	190	-12.0%	\$ 29,364,595	\$ 29,793,018	1.5%	\$ 135,947	\$ 156,805	15.3%
Knox	118	113	-4.2%	\$ 27,957,850	\$ 26,216,873	-6.2%	\$ 236,931	\$ 232,008	-2.1%
Lancaster	51	43	-15.7%	\$ 9,533,133	\$ 10,134,740	6.3%	\$ 186,924	\$ 235,692	26.1%
Mansfield	493	414	-16.0%	\$ 82,404,854	\$ 69,803,983	-15.3%	\$ 167,150	\$ 168,609	0.9%
MLS Now ¹	14,877	12,603	-15.3%	\$ 3,167,621,371	\$ 2,768,674,450	-12.6%	\$ 212,921	\$ 219,684	3.2%
NORIS ²	3,098	2,628	-15.2%	\$ 601,740,035	\$ 492,047,241	-18.2%	\$ 194,235	\$ 187,233	-3.6%
Scioto Valley	324	263	-18.8%	\$ 56,534,015	\$ 53,773,119	-4.9%	\$ 174,488	\$ 204,461	17.2%
West Central ³	770	572	-25.7%	\$ 124,728,292	\$ 98,385,904	-21.1%	\$ 161,985	\$ 172,003	6.2%
WRIST ⁴	1,684	1,386	-17.7%	\$ 328,660,218	\$ 283,973,915	-13.6%	\$ 195,166	\$ 204,887	5.0%
Statewide	43,483	36,202	-16.7%	\$ 10,591,958,480	\$ 9,124,170,946	-13.9%	\$ 243,588	\$ 252,035	3.5%

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
Ally Lee | 740.589.4600

Beaver Creek Area Association

Dale Meller, EO | 330.383.5554
Jamie Thomas, President |

Clinton County Board

Kaitlyn, Barton, EO | 937.382.1601
Sheri McIntosh, President |

Columbus REALTORS

Brent Swander, CEO | 614.475.4000
Patti Brown-Wright, President | 614.528.1144

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900
Greg Blatt, President | 937.848.6255

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 | 419.625.5787
David Amarante, President | 419.273.0750

Greater Portsmouth Area Board

Kayla Reed, EO | 740.574.2974
Valerie Carson, President | 740.354.2112

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

Christine Brinton, EO | 440.350.9000
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
David Reddy, President | 216.406.4746

Mansfield Association

Cassie Wilhelm | 419.834.4936
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 | 937.335.8267
Kyle Springs, President | 937.592.4896

MLS Now

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

NORIS MLS

Megan Foons, CEO | 419.535.3222

Northwest Ohio REALTORS (Toledo Area)

Megan Foons, CEO | 419.535.3222
Stephanie Kuhlman, President | 419.960.4410

REALTOR® Alliance of Greater Cincinnati

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

Scioto Valley Association

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

Southern Ohio Association

Sandra Haverland, EO | 513.528.2657
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
Michael Stevens, President | 330.240.8300.