



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Ralph Mantica, Ohio REALTORS 2023 President, 937.776.5055
Allison Wiley, Director of Digital Marketing, 614.225.6207
RE: Ohio's August 2023 Home Sales
DATE: September 21, 2023



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

Homes sales in August 2023 reached 12,730, a 17.2% decline from the 15,380 sales recorded during the month a year ago. The average sales price across Ohio in August reached \$285,305, a 6.6% increase from the \$267,610 mark posted in August 2022.

"August's home sales reflect market dynamics of higher mortgage rates and lower inventory," said Ohio REALTORS President Ralph Mantica. "Ohio's real estate market continues to demonstrate its resilience, evident in the ongoing increase in home prices, highlighting consumers' confidence in homeownership as a wise investment."

"An Ohio REALTOR serves as a professional partner, guiding buyers and sellers through the intricate process of homebuying and selling, to successfully achieve their housing goals."

Around the state, 13 of the 14 markets tracked experienced an increase in average price for the month compared to August 2023. Additionally, two local markets 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. Leading with expertise, professionalism and an entrepreneurial spirit, REALTORS in Ohio are committed to their customers and communities.

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 August 2023

MLS	Number of Units Sold				Dollar Volume				Average Sale Price		
	2022	2023	% Change		2022	2023	% Change		2022	2023	% Change
Ashland	46	34	-26.1%	\$	11,290,394	\$ 7,977,644	-29.3%	\$	245,443	\$ 234,637	-4.4%
Athens	90	59	-34.4%	\$	13,822,551	\$ 16,378,397	18.5%	\$	153,584	\$ 277,600	80.7%
Cincinnati	2,397	1,611	-32.8%	\$	748,055,183	\$ 552,235,543	-26.2%	\$	312,080	\$ 342,791	9.8%
Columbus	3,215	2,876	-10.5%	\$	1,086,551,045	\$ 1,055,756,592	-2.8%	\$	337,963	\$ 367,092	8.6%
Dayton	1,614	1,383	-14.3%	\$	397,385,148	\$ 360,728,878	-9.2%	\$	246,211	\$ 260,831	5.9%
Firelands	308	231	-25.0%	\$	67,233,249	\$ 53,961,981	-19.7%	\$	218,290	\$ 233,602	7.0%
Greater Portsmouth	98	93	-5.1%	\$	14,786,900	\$ 15,843,656	7.1%	\$	150,887	\$ 170,362	12.9%
Knox	47	50	6.4%	\$	11,505,127	\$ 14,901,000	29.5%	\$	244,790	\$ 298,020	21.7%
Lancaster	33	12	-63.6%	\$	5,376,253	\$ 2,728,189	-49.3%	\$	162,917	\$ 227,349	39.5%
Mansfield	190	145	-23.7%	\$	32,814,006	\$ 25,494,500	-22.3%	\$	172,705	\$ 175,824	1.8%
MLS Now ¹	5,559	4,633	-16.7%	\$	1,359,360,488	\$ 1,179,363,654	-13.2%	\$	244,533	\$ 254,557	4.1%
NORIS ²	1,121	923	-17.7%	\$	231,275,522	\$ 194,875,397	-15.7%	\$	206,312	\$ 211,133	2.3%
West Central ³	230	279	21.3%	\$	43,168,000	\$ 58,907,056	36.5%	\$	187,687	\$ 211,136	12.5%
WRIST ⁴	568	494	-13.0%	\$	118,329,483	\$ 117,140,526	-1.0%	\$	208,327	\$ 237,127	13.8%
Statewide	15,380	12,730	-17.2%	\$	4,115,840,404	\$ 3,631,936,972	-11.8%	\$	267,610	\$ 285,305	6.6%

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, September 19, 2023

Ohio Local MLS Stats Report for January through August 2023

MLS	Number of Units Sold				Dollar Volume				Average Sale Price		
	2022	2023	% Change		2022	2023	% Change		2022	2023	% Change
Ashland	341	230	-32.6%	\$	71,654,671	\$ 46,930,195	-34.5%	\$	210,131	\$ 204,044	-2.9%
Athens	692	657	-5.1%	\$	133,807,623	\$ 128,156,252	-4.2%	\$	193,364	\$ 195,063	0.9%
Cincinnati	16,960	13,276	-21.7%	\$	5,169,086,199	\$ 4,227,994,509	-18.2%	\$	304,781	\$ 318,469	4.5%
Columbus	22,133	18,721	-15.4%	\$	7,382,019,490	\$ 6,518,895,573	-11.7%	\$	333,530	\$ 348,213	4.4%
Dayton	11,047	9,284	-16.0%	\$	2,678,719,683	\$ 2,357,400,325	-12.0%	\$	242,484	\$ 253,921	4.7%
Firelands	2,008	1,668	-16.9%	\$	429,379,970	\$ 377,808,307	-12.0%	\$	213,835	\$ 226,504	5.9%
Greater Portsmouth	599	614	2.5%	\$	92,676,661	\$ 101,531,483	9.6%	\$	154,719	\$ 165,361	6.9%
Knox	321	279	-13.1%	\$	78,683,078	\$ 73,489,171	-6.6%	\$	245,119	\$ 263,402	7.5%
Lancaster	150	88	-41.3%	\$	26,264,597	\$ 19,993,127	-23.9%	\$	175,097	\$ 227,195	29.8%
Mansfield	1,136	973	-14.3%	\$	197,154,260	\$ 170,438,729	-13.6%	\$	173,551	\$ 175,168	0.9%
MLS Now ¹	35,598	30,090	-15.5%	\$	8,260,378,333	\$ 7,177,919,573	-13.1%	\$	232,046	\$ 238,548	2.8%
NORIS ²	7,393	6,278	-15.1%	\$	1,510,626,279	\$ 1,293,493,137	-14.4%	\$	204,332	\$ 206,036	0.8%
West Central ³	1,622	1,327	-18.2%	\$	284,811,804	\$ 252,898,096	-11.2%	\$	175,593	\$ 190,579	8.5%
WRIST ⁴	3,814	3,246	-14.9%	\$	790,693,388	\$ 718,518,810	-9.1%	\$	207,313	\$ 221,355	6.8%
Statewide	102,781	85,844	-16.5%	\$	26,900,493,742	\$ 23,290,380,840	-13.4%	\$	261,726	\$ 271,311	3.7%

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

Brandy Helsel | 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 Foos, CEO | 419.535.3222

Northwest Ohio REALTORS (Toledo Area)

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

REALTOR® Alliance of Greater Cincinnati

Carl Horst, 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.