



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Ralph Mantica, Ohio REALTORS 2023 President, 937.776.5055
Allison Wiley, Ohio REALTORS VP of Communications and Creative Services, 614.225.6207
RE: Ohio's October 2023 Home Sales
DATE: November 21st, 2023



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

Homes sales in October 2023 reached 11,041, a 9.2% decline from the 12,165 sales recorded during the month a year ago. The average sales price across Ohio in October reached \$273,683, a 7.3% increase from the \$254,988 mark posted in October 2022.

“Ohio’s housing market reflects ongoing trends, including higher interest rates and lower inventory while at the same time, escalating home prices, which indicate a noteworthy increase in equity. This leads to both challenges and opportunities for buyers and sellers alike,” says Ohio REALTORS President Ralph Mantica. “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, 10 of the 15 markets tracked experienced an increase in average price for the month compared to October 2022.

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.)

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

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Ohio Local MLS Stats Report for October 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	37	33	-10.8%	\$ 8,166,000	\$ 7,112,080	-12.9%	\$ 220,703	\$ 215,518	-2.3%
Athens	70	58	-17.1%	\$ 13,806,561	\$ 10,635,690	-23.0%	\$ 197,237	\$ 183,374	-7.0%
Cincinnati	1,804	1,491	-17.4%	\$ 534,125,000	\$ 484,401,248	-9.3%	\$ 296,078	\$ 324,883	9.7%
Columbus	2,558	2,360	-7.7%	\$ 833,430,544	\$ 820,361,960	-1.6%	\$ 325,813	\$ 347,611	6.7%
Dayton	1,252	1,241	-0.9%	\$ 300,420,433	\$ 330,575,192	10.0%	\$ 239,952	\$ 266,378	11.0%
Firelands	255	212	-16.9%	\$ 56,038,912	\$ 51,355,290	-8.4%	\$ 219,760	\$ 242,242	10.2%
Greater Portsmouth	84	63	-25.0%	\$ 12,354,400	\$ 10,993,252	-11.0%	\$ 147,076	\$ 174,496	18.6%
Knox	36	25	-30.6%	\$ 7,322,425	\$ 5,824,750	-20.5%	\$ 203,401	\$ 232,990	14.5%
Lancaster	10	10	0.0%	\$ 2,560,780	\$ 2,128,697	-16.9%	\$ 256,078	\$ 212,870	-16.9%
Mansfield	163	150	-8.0%	\$ 31,959,055	\$ 25,893,645	-19.0%	\$ 196,068	\$ 172,624	-12.0%
MLS Now ¹	4,317	4,055	-6.1%	\$ 984,010,482	\$ 991,039,078	0.7%	\$ 227,938	\$ 244,399	7.2%
NORIS ²	924	805	-12.9%	\$ 184,460,794	\$ 169,838,389	-7.9%	\$ 199,633	\$ 210,979	5.7%
Scioto Valley	81	67	-17.3%	\$ 15,782,700	\$ 12,016,100	-23.9%	\$ 194,848	\$ 179,345	-8.0%
West Central ³	199	166	-16.6%	\$ 35,993,251	\$ 31,298,776	-13.0%	\$ 180,871	\$ 188,547	4.2%
WRIST ⁴	482	396	-17.8%	\$ 103,469,032	\$ 86,008,070	-16.9%	\$ 214,666	\$ 217,192	1.2%
Statewide	12,165	11,041	-9.2%	\$ 3,101,927,808	\$ 3,021,734,447	-2.6%	\$ 254,988	\$ 273,683	7.3%

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.

Wednesday, November 15, 2023

Ohio Local MLS Stats Report for January through October 2023

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Ashland	426	298	-30.0%	\$ 91,166,021	\$ 61,193,875	-32.9%	\$ 214,005	\$ 205,349	-4.0%
Athens	687	633	-7.9%	\$ 142,005,616	\$ 130,293,409	-8.2%	\$ 206,704	\$ 205,835	-0.4%
Cincinnati	20,967	15,923	-24.1%	\$ 6,365,634,000	\$ 5,201,476,000	-18.3%	\$ 303,603	\$ 326,664	7.6%
Columbus	27,605	23,568	-14.6%	\$ 9,184,487,155	\$ 8,204,445,024	-10.7%	\$ 332,711	\$ 348,118	4.6%
Dayton	13,577	11,651	-14.2%	\$ 3,272,954,476	\$ 2,968,203,646	-9.3%	\$ 241,066	\$ 254,760	5.7%
Firelands	2,567	2,132	-16.9%	\$ 556,914,554	\$ 495,898,540	-11.0%	\$ 216,952	\$ 232,598	7.2%
Greater Portsmouth	773	750	-3.0%	\$ 119,660,161	\$ 128,259,884	7.2%	\$ 154,800	\$ 171,013	10.5%
Knox	403	344	-14.6%	\$ 95,822,749	\$ 88,422,740	-7.7%	\$ 237,774	\$ 257,043	8.1%
Lancaster	168	107	-36.3%	\$ 31,312,587	\$ 24,006,723	-23.3%	\$ 186,384	\$ 224,362	20.4%
Mansfield	1,447	1,278	-11.7%	\$ 255,182,431	\$ 226,082,904	-11.4%	\$ 176,353	\$ 176,904	0.3%
MLS Now ¹	44,775	38,168	-14.8%	\$ 10,381,881,134	\$ 9,158,540,944	-11.8%	\$ 231,868	\$ 239,953	3.5%
NORIS ²	9,277	7,872	-15.1%	\$ 1,888,844,978	\$ 1,638,769,074	-13.2%	\$ 203,605	\$ 208,177	2.2%
Scioto Valley	863	730	-15.4%	\$ 163,831,619	\$ 155,769,450	-4.9%	\$ 189,840	\$ 213,383	12.4%
West Central	2,027	1,639	-19.1%	\$ 357,080,965	\$ 318,199,872	-10.9%	\$ 176,162	\$ 194,143	10.2%
WRIST ⁴	4,793	4,080	-14.9%	\$ 1,000,539,283	\$ 907,614,882	-9.3%	\$ 208,750	\$ 222,455	6.6%
Statewide	129,242	108,242	-16.2%	\$ 33,674,146,092	\$ 29,515,689,683	-12.3%	\$ 260,551	\$ 272,682	4.7%

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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Tuesday, October 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
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, EO | 440-998-1152
Debra Woodworth, President | 440-206-6159

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.