

Monthly Statistical Report - Residential by County - Guernsey - Muskingum AOR

Guernsey County

	Feb-2025	Feb-2024	Change %	YTD - 25	YTD - 24	Change %
New Listings	39	34	14.7	67	58	15.5
Sold Listings	23	17	35.3	44	33	33.3
\$ Volume - Sold	3,860,080	3,585,000	7.7	7,521,090	6,029,000	24.8
Average Sale Price	167,829	210,882	-20.4	170,933	182,696	-6.4
High Sales Price	470,000	1,280,000	-63.3	560,000	1,280,000	-56.3
Low Sales Price	39,950	11,500	247.4	20,000	11,500	73.9
Average Market Time	108	76	42.1	94	74	27.0

Morgan County

	Feb-2025	Feb-2024	Change %	YTD - 25	YTD - 24	Change %
New Listings	3	7	-57.1	7	15	-53.3
Sold Listings	4	1	300.0	7	6	16.7
\$ Volume - Sold	571,750	210,000	172.3	1,160,650	664,900	74.6
Average Sale Price	142,937	210,000	-31.9	165,807	110,816	49.6
High Sales Price	275,000	210,000	31.0	275,000	210,000	31.0
Low Sales Price	32,000	210,000	-84.8	32,000	45,000	-28.9
Average Market Time	73	134	-45.5	105	108	-2.8

Muskingum County

	Feb-2025	Feb-2024	Change %	YTD - 25	YTD - 24	Change %
New Listings	64	65	-1.5	118	121	-2.5
Sold Listings	39	53	-26.4	85	105	-19.1
\$ Volume - Sold	8,535,300	10,183,520	-16.2	19,143,700	20,871,420	-8.3
Average Sale Price	218,853	192,141	13.9	225,220	198,775	13.3
High Sales Price	667,500	510,000	30.9	667,500	859,000	-22.3
Low Sales Price	45,000	55,000	-18.2	45,000	25,000	80.0
Average Market Time	64	56	14.3	68	56	21.4

Noble County

	Feb-2025	Feb-2024	Change %	YTD - 25	YTD - 24	Change %
New Listings	6	6	.0	12	8	50.0
Sold Listings	3	4	-25.0	4	8	-50.0
\$ Volume - Sold	253,400	744,500	-66.0	469,800	1,945,999	-75.9
Average Sale Price	84,466	186,125	-54.6	117,450	243,249	-51.7
High Sales Price	120,000	219,500	-45.3	216,400	475,000	-54.4
Low Sales Price	62,000	119,000	-47.9	62,000	119,000	-47.9
Average Market Time	49	69	-29.0	52	59	-11.9

Perry County

	Feb-2025	Feb-2024	Change %	YTD - 25	YTD - 24	Change %
New Listings	6	12	-50.0	11	20	-45.0
Sold Listings	5	3	66.7	12	8	50.0
\$ Volume - Sold	1,129,500	574,500	96.6	2,635,800	1,161,000	127.0
Average Sale Price	225,900	191,500	18.0	219,650	145,125	51.4
High Sales Price	335,000	232,500	44.1	425,000	232,500	82.8
Low Sales Price	75,500	165,000	-54.2	75,500	26,500	184.9
Average Market Time	86	65	32.3	54	96	-43.8