



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Alasandra Whitley, Ohio REALTORS® 2024 President, 330.808.4680
Allison Wiley, Ohio REALTORS® Vice President of Marketing & Communications, 614.225.6207
RE: Ohio's December and Year-End 2023 Home Sales
DATE: January 19th, 2024



The demand for homes in Ohio's housing marketplace remains strong despite sales activity slowing in 2023, as the industry was affected by rising interest rates, according to Ohio REALTORS.

Ohio's homes sales reached 127,016 in 2023, a 14.9% decrease from the 2022 year-end level of 149,270. The average sales price across Ohio in 2023 reached \$272,646, a 5.1% increase from the \$259,303 mark posted during 2022. Finally, total dollar volume in 2023 reached \$34.6 billion, a 10.5% decrease from the 2022 level of \$38.7 billion.

"Ohio's housing market experienced both opportunities and challenges in 2023. High interest rates and low inventory slowed sales, while home prices continued to increase. We have seen resiliency from Ohio's homebuyers, showing that consumers value homeownership," said Ohio REALTORS President Ali Whitley. "In 2023 we saw a market that began to stabilize and return to a more normal state after record activity during the COVID-19 pandemic. As we step into the new year, Ohio's housing market retains a favorable stance for potential buyers and sellers alike, with interest rates beginning to decrease and pricing remaining consistent.

"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," Whitley added.

Sales in December 2023 reached 9,207, a 9.5% decrease from the December 2022 level of 10,174. The market posted a gain in average home price in December, reaching \$265,808, an 8.1% increase from the \$245,934 mark posted in December 2022.

In terms of home prices, 12 of our 14 local markets in the state posted year-end increases compared to the prior year and in December, all 14 markets posted increases in average sales price.

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.)

Ohio Local MLS Stats Report for December 2023

MLS	Number of Units Sold				Dollar Volume				Average Sale Price		
	2022	2023	% Change		2022	2023	% Change		2022	2023	% Change
Ashland	38	28	-26.3%	\$	6,867,016	\$ 6,418,700	-6.5%	\$	180,711	\$ 229,239	26.9%
Athens	61	43	-29.5%	\$	12,722,600	\$ 10,331,999	-18.8%	\$	208,567	\$ 240,279	15.2%
Cincinnati	1,604	1,280	-20.2%	\$	459,776,518	\$ 415,880,202	-9.5%	\$	286,644	\$ 324,906	13.3%
Columbus	2,033	1,917	-5.7%	\$	647,675,173	\$ 663,013,620	2.4%	\$	318,581	\$ 345,860	8.6%
Dayton	1,086	1,084	-0.2%	\$	250,842,495	\$ 276,113,852	10.1%	\$	230,978	\$ 254,718	10.3%
Firelands	233	183	-21.5%	\$	47,256,053	\$ 41,290,959	-12.6%	\$	202,816	\$ 225,634	11.3%
Greater Portsmouth	62	73	17.7%	\$	9,753,999	\$ 13,649,325	39.9%	\$	157,323	\$ 186,977	18.8%
Knox	23	33	43.5%	\$	5,035,719	\$ 7,702,065	52.9%	\$	218,944	\$ 233,396	6.6%
Lancaster	9	9	0.0%	\$	1,666,560	\$ 1,914,425	14.9%	\$	185,173	\$ 212,714	14.9%
Mansfield	130	103	-20.8%	\$	20,098,330	\$ 15,995,145	-20.4%	\$	154,603	\$ 155,293	0.4%
MLS Now ¹	3,690	3,355	-9.1%	\$	816,809,976	\$ 771,349,685	-5.6%	\$	221,358	\$ 229,910	3.9%
NORIS ²	780	695	-10.9%	\$	140,103,832	\$ 137,068,042	-2.2%	\$	179,620	\$ 197,220	9.8%
West Central ³	170	153	-10.0%	\$	29,678,209	\$ 28,781,840	-3.0%	\$	174,578	\$ 188,117	7.8%
WRIST ⁴	354	322	-9.0%	\$	73,436,915	\$ 74,715,386	1.7%	\$	207,449	\$ 232,035	11.9%
Statewide	10,174	9,207	-9.5%	\$	2,502,133,779	\$ 2,447,474,546	-2.2%	\$	245,934	\$ 265,828	8.1%

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.

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Ohio Local MLS Stats Report for January through December 2023

MLS	Number of Units Sold				Dollar Volume				Average Sale Price		
	2022	2023	% Change		2022	2023	% Change		2022	2023	% Change
Ashland	503	347	-31.0%	\$	105,363,737	\$ 72,058,645	-31.6%	\$	209,471	\$ 207,662	-0.9%
Athens	996	696	-30.1%	\$	194,541,400	\$ 127,056,300	-34.7%	\$	195,323	\$ 182,552	-6.5%
Cincinnati	24,375	19,120	-21.6%	\$	7,357,263,656	\$ 6,240,475,741	-15.2%	\$	301,836	\$ 326,385	8.1%
Columbus	31,885	27,592	-13.5%	\$	10,549,247,905	\$ 9,588,689,064	-9.1%	\$	330,853	\$ 347,517	5.0%
Dayton	15,781	13,968	-11.5%	\$	3,773,979,259	\$ 3,573,179,678	-5.3%	\$	239,147	\$ 255,812	7.0%
Firelands	3,002	2,553	-15.0%	\$	647,275,134	\$ 593,182,781	-8.4%	\$	215,615	\$ 232,347	7.8%
Greater Portsmouth	618	605	-2.1%	\$	97,654,687	\$ 105,207,965	7.7%	\$	158,017	\$ 173,897	10.0%
Knox	462	377	-18.4%	\$	110,761,576	\$ 95,837,628	-13.5%	\$	239,744	\$ 254,211	6.0%
Lancaster	185	124	-33.0%	\$	34,642,622	\$ 27,588,798	-20.4%	\$	187,257	\$ 222,490	18.8%
Mansfield	1,694	1,530	-9.7%	\$	294,554,021	\$ 268,520,697	-8.8%	\$	173,881	\$ 175,504	0.9%
MLS Now ¹	52,419	44,963	-14.2%	\$	12,077,855,327	\$ 10,741,817,738	-11.1%	\$	230,410	\$ 238,903	3.7%
NORIS ²	10,891	9,439	-13.3%	\$	2,178,547,495	\$ 1,951,023,103	-10.4%	\$	200,032	\$ 206,698	3.3%
West Central ³	2,387	1,976	-17.2%	\$	426,459,770	\$ 383,447,534	-10.1%	\$	178,659	\$ 194,052	8.6%
WRIST ⁴	5,571	4,769	-14.4%	\$	1,157,930,628	\$ 1,061,387,469	-8.3%	\$	207,850	\$ 222,560	7.1%
Statewide	149,270	127,016	-14.9%	\$	38,706,172,080	\$ 34,630,358,196	-10.5%	\$	259,303	\$ 272,646	5.1%

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: 2024 Ohio REALTORS President Alasandra Whitley– 330-808-4680

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
Mark Vittardi, President | 440.842.7010

Ashland Board

Misty Miller, EO | 419.281.2700
Justin Gerwig, President | 440.908.3616

Ashtabula County Board

Brandy Helsel, EO | 440-998-1152
Thomas Bush, President | 937.426.7070

Athens County Board

Jennifer Davies, EO | 740.707.1962
Brian Kapple, President |

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
Scott Hrabcak, President | 614.906.2225

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900
Kelly McCormick, President | 937.429.4500

Delaware County Board

Joni Regula, EO | 740.363.3227
Shannon Brewster, President | 614.519.0030

East Central Association

Holly Lehigh, EO | 330.343.7736
Stephanie Glazer, President | 330.339.1196

Firelands Association

David Freitag, CEO | 419.625.5787
Jamie Polter, President | 419.333.8510

Greater Portsmouth Area Board

Teresa Dummitt, EO | 740.353.3079
Molly Burnside, President | 740.574.9902

Guernsey Muskingum Valley Association

Steffanie Bush, EO | 740.452.3890
Jessica Rome, President | 740.607.0283

Knox County Board

Jeri Scott, EO | 740.392.8490
Holly Blanchard- Hoar, President | 740.397.1400 ext.226

Lake & Geauga Area Association

Chrissy Rose, EO | 440.350.9000
Nancy Grgurich, President | 216.390.0660

Lancaster Board

Eric Duemmel, EO | 740.653.1861
Kimberly Cumbo, President | 740.808.0263

Licking County Board

Patty Osborn, EO | 740.345.2151
Billie Allen, 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
Peter Haring, President | 419.756.8383

Marietta Board

Carrie Hale, EO | 740.373.8194
Marian Duvall, President | 740.860.3555

Medina County Board

Sherry Stell, EO | 330.722.1000
Leslie Burns, President | 330.723.9911

Midwestern Ohio Association

Megan Wise | 937.335.8267
Robbin Kramer, President | 937.593.1049

MLS Now

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
Eddie J Campos, President | 419.367.2667

REALTOR® Alliance of Greater Cincinnati

Carl Horst, CEO | 513.761.8800
Kellie Barter & Tracy Dunne, President | 513.561.5800

Scioto Valley Association

Pamela Burkitt, 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
Jillian McKay, President | 937.323.6545

Stark Trumbull Area REALTORS

Collene Burgess, CEO | 330.494.5630
Arden Lingenhoel, President | 330.492.7230

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
Gina Chandler, President | 216.447.4477

West Central Association (Lima Area)

Cara Budde, CEO | 419.227.5432
Elaine Wehri, President | 419.234.2254

WRIST MLS

Stan Hartke, CEO | 937.335.1117

Youngstown Columbiana Association

Roberta Hiller, CEO | 330.788.7026
Samantha Aldish, President | 330.831.9854