

Athens County Housing Report - August 2023

Research Data Provided by Uptown Realty Group Based
on Residential Listing Data from the Athens County MLS



ATHENS COUNTY:

Statistical Analysis for Residential Properties in Athens County.
Research Data includes only Athens County.

ATHENS COUNTY

Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 08-2022	Thru 08-2023	% Change
Closed Sales	35	25	-29%	276	225	-18.5%
In Contract	54	20	-63%	364	279	-23%
Average Sales Price*	\$206,129	176,780	-14%	\$218,160	\$217,984	0%
Median Sales Price*	\$185,500	175,000	-6%	\$201,691	\$184,355	-9%
Average Price Per Square Foot*	\$125	\$115	-8%	\$128	\$123	-4%
Percent of List Price Received (Average)	96%	96%	0%	98%	97%	-1%
Days on Market Until Sale (Active Days on Market - Average)	45	75	67%	35	57.875	65%
Days on Market Until Sale (Min-Max Range)	1 - 586	1 - 725	n/a			n/a
Days on Market Until Sale (Active Days on Market - Median)	16	14	-13%	13	13.4	2%
New Listings	34	30	-12%	338	244	-28%
Median List Price of New Listings	\$176,750	197,000	11%	\$193,772	\$202,780	5%
Average List Price of New Listings	\$185,900	216,220	16%	\$219,370	\$242,903	11%
List Price Min-Max Range	\$12,500 - \$539,000	\$50,000 - \$534,900	n/a			n/a
Inventory of Homes for Sale	107	56	-48%			n/a
Months Supply of Inventory	3.1	2.2	-26.73%			n/a

*Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



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