

# Athens County Housing Report - October 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

|  | October                 |                         |          | Year to Date |              |          |
|--|-------------------------|-------------------------|----------|--------------|--------------|----------|
| Key Metrics  | 2022                    | 2023                    | % Change | Thru 10-2022 | Thru 10-2023 | % Change |
| Closed Sales   | 30                      | 19                      | -37%     | 334          | 261          | -21.9%   |
| In Contract  | 39                      | 31                      | -21%     | 441          | 333          | -24%     |
| Average Sales Price*   | \$212,577               | \$208,989               | -2%      | \$215,119    | \$217,214    | 1%       |
| Median Sales Price*  | \$180,000               | \$200,000               | 11%      | \$187,673    | \$201,839    | 8%       |
| Average Price Per Square Foot*   | \$113                   | \$122                   | 8%       | \$117        | \$118        | 1%       |
| Percent of List Price Received<br>(Average)                            | 96%                     | 97%                     | 1%       | 97%          | 97%          | 0%       |
| Days on Market Until Sale<br>(Active Days on Market - <b>Average</b> ) | 37                      | 16                      | -57%     | 37           | 26.7         | -28%     |
| Days on Market Until Sale<br>(Min-Max Range)                           | 1 - 180                 | 1 - 94                  | n/a      |              |              | n/a      |
| Days on Market Until Sale<br>(Active Days on Market - <b>Median</b> )  | 21                      | 6                       | -71%     | 17           | 7.8          | -53%     |
| New Listings   | 27                      | 33                      | 22%      | 405          | 308          | -24%     |
| Median List Price of New Listings                                      | \$225,000               | \$184,900               | -18%     | \$213,430    | \$195,645    | -8%      |
| Average List Price of New Listings                                     | \$260,256               | \$237,166               | -9%      | \$240,009    | \$233,067    | -3%      |
| List Price Min-Max Range   | \$55,000 -<br>\$895,000 | \$53,900 -<br>\$479,900 | n/a      |              |              | n/a      |
| Inventory of Homes for Sale  | 101                     | 74                      | -27%     |              |              | n/a      |
| Months Supply of Inventory   | 3.4                     | 3.9                     | 15.69%   |              |              | 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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