

Athens County Housing Report - November 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

	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
Closed Sales	30	17	-43%	364	278	-23.6%
In Contract	44	31	-30%	485	364	-25%
Average Sales Price*	\$214,680	\$203,053	-5%	\$214,899	\$210,133	-2%
Median Sales Price*	\$195,000	\$185,500	-5%	\$191,336	\$193,669	1%
Average Price Per Square Foot*	\$150	\$123	-18%	\$133	\$121	-10%
Percent of List Price Received (Average)	95%	97%	2%	96%	97%	1%
Days on Market Until Sale (Active Days on Market - Average)	53	37	-30%	45	31.9	-29%
Days on Market Until Sale (Min-Max Range)	2 - 197	2 - 115	n/a			n/a
Days on Market Until Sale (Active Days on Market - Median)	33	13	-61%	25	10.4	-58%
New Listings	26	28	8%	431	336	-22%
Median List Price of New Listings	\$159,500	\$234,500	47%	\$186,465	\$215,073	15%
Average List Price of New Listings	\$189,454	\$272,411	44%	\$214,732	\$252,378	18%
List Price Min-Max Range	\$53,000 - \$450,000	\$69,000 - \$850,000	n/a			n/a
Inventory of Homes for Sale	86	78	-9%			n/a
Months Supply of Inventory	2.9	4.6	60.05%			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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