

# Southeast Ohio Housing Report - November 2023

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



## Entire MLS includes the following counties:

Adams, Athens, Belmont, Butler, Clark, Clermont, Columbia & Scipio, Coshocton, Crawford, Delaware, Fairfield, Fayette, Franklin, Fulton, Gallia, Greene, Guernsey, Hamilton, Harrison, Highland, Hocking, Jackson, Knox, Lake, Lawrence, Licking, Madison, Marion, Medina, Meigs, Monroe, Morgan, Muskingum, Noble, Ottawa, Perry, Pickaway, Pike, Ross, Scioto, Stark, Trumbull, Vinton, Washington, Wilkesville

	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
Closed Sales	54	52	-4%	765	662	-13%
In Contract	81	63	-22%	996	877	-12%
Average Sales Price*	\$253,570	\$200,356	-21%	\$226,603	\$198,601	-12%
Median Sales Price*	\$209,000	\$182,500	-13%	\$190,076	\$180,012	-5%
Average Price Per Square Foot*	\$144	\$122	-15%	\$128	\$118	-8%
Percent of List Price Received (Average)	96%	95%	-1%	97%	96%	-1%
Days on Market Until Sale (Active Days on Market - <b>Average</b> )	43	55	28%	40.0	46.7	17%
Days on Market Until Sale (Min-Max Range)	1 - 197	1 - 339	n/a			n/a
Days on Market Until Sale (Active Days on Market - <b>Median</b> )	26	24	-8%	22	20	-10%
New Listings	66	59	-11%	959	884	-8%
Median List Price of New Listings	\$174,900	\$185,000	6%	\$189,105	\$184,150	-3%
Average List Price of New Listings	\$235,470	\$258,547	10%	\$234,312	\$232,264	-1%
List Price Min-Max Range	\$35,000 - \$1.8 M	\$10,950 - \$1.5 M	n/a			n/a
Inventory of Homes for Sale	245	212	-13%			n/a
Months Supply of Inventory	4.5	4.1	-10.14%			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.



Melissa Prebe  
REALTOR® /Marketing Director

✉ mprebe@athensuptownrealty.com

📞 740-541-0374

❤ AthensUptownRealty.com