

Athens County Housing Report - December 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

	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	33	24	-27%	398	314	-21.1%
In Contract	44	31	-30%	369	301	-18%
Average Sales Price*	\$218,812	\$205,704	-6%	\$219,500	\$221,507	1%
Median Sales Price*	\$210,000	\$176,500	-16%	\$200,000	\$187,000	-7%
Average Price Per Square Foot*	\$108	\$127	18%	\$125	\$121	-3%
Percent of List Price Received (Average)	97%	98%	1%	98%	98%	0%
Days on Market Until Sale (Active Days on Market - Average)	39	39	0%	38	45	18%
Days on Market Until Sale (Min-Max Range)	1 - 176	1 - 263	n/a			n/a
Days on Market Until Sale (Active Days on Market - Median)	19	15	-21%	12	11	-8%
New Listings	21	20	-5%	452	359	-21%
Median List Price of New Listings	\$180,000	\$138,750	-23%	\$199,900	\$195,000	-2%
Average List Price of New Listings	\$210,595	\$215,655	2%	\$233,904	\$241,345	3%
List Price Min-Max Range	\$39,000 - \$456,000	\$32,000 - \$1,45 M	n/a	\$12,500 - \$2.9M	\$15,000 - \$1.45M	n/a
Inventory of Homes for Sale	74	69	-7%			n/a
Months Supply of Inventory	2.2	2.9	28.21%			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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