

Southeast Ohio Housing Report - December 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

	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	64	43	-33%	830	744	-10%
In Contract	64	53	-17%	801	737	-8%
Average Sales Price*	\$205,541	\$204,432	-1%	\$206,951	\$203,934	-1%
Median Sales Price*	\$198,700	\$175,000	-12%	\$180,000	\$180,000	0%
Average Price Per Square Foot*	\$114	\$120	5%	\$118	\$118	0%
Percent of List Price Received (Average)	95%	97%	2%	98%	97%	-1%
Days on Market Until Sale (Active Days on Market - Average)	42	47	12%	42	46	10%
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)	24	19	-21%	14	16	14%
New Listings	43	39	-9%	1,002	924	-8%
Median List Price of New Listings	\$165,000	\$199,000	21%	\$184,900	\$184,900	0%
Average List Price of New Listings	\$177,000	\$223,736	26%	\$222,353	\$220,586	-1%
List Price Min-Max Range	\$27,500 - \$456,000	\$32,000 - \$1.45 M	n/a	\$10,000 - \$2.9M	\$100 - \$2.4M	n/a
Inventory of Homes for Sale	206	191	-7%			n/a
Months Supply of Inventory	3.2	4.4	38.00%			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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