



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Alasandra Whitley, Ohio REALTORS® 2024 President, 330-808-4680
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RE: Ohio's August 2024 Home Sales
DATE: September 19th, 2024



The real estate market remains resilient, with both home prices and dollar volume rising compared to August of last year, despite a 3.4% drop in home sales for the month, according to the latest report from Ohio REALTORS.

Home sales in August 2024 reached 12,573, a 3.4% decrease from the 13,015 home sales recorded during the month a year ago. The average sales price across Ohio in August reached \$302,384 a 5.8% increase from the \$285,746 mark posted in August 2023.

"Although fewer homes were sold in August, the median home price and dollar volume saw increases year-over-year, reflecting sustained demand in a competitive market with limited inventory," says Ohio REALTORS President Ali Whitley. "An Ohio REALTOR serves as a professional partner, guiding buyers and sellers through the intricate process of home buying and selling, to successfully achieve their housing goals."

Around the state, 13 out of 14 markets tracked experienced an increase in average sale price for the month compared to August 2023.

During the first eight months of the year, home sales activity is up 0.8% compared to January-August 2023. Year-to-date sales (January-August 2024) reached 87,702, up from the 86,963 homes sold a year ago. The average sales price during the period this year is \$290,586 a 7.0% increase from the \$271,492 mark set a year ago.

Data provided to Ohio REALTORS by Multiple Listing Services includes residential closings for new and existing single-family homes and condominiums/co-ops.

Ohio REALTORS, with more than 36,000 members, is the largest professional trade association in Ohio. Leading with expertise, professionalism and an entrepreneurial spirit, REALTORS in Ohio are committed to their clients and communities.

See below for a market-by-market analysis of sales activity throughout Ohio.

(NOTE: There might be a slight variance between the reported number of sales contained in this release and actual activity in the various markets due to Ohio REALTORS' early reporting requirement. Check with contacts in the particular market.)

Ohio Local MLS Stats Report for August 2024

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
Ashland	21	20	-4.8%	\$ 5,288,344	\$ 4,375,300	-17.3%	\$ 251,826	\$ 218,765	-13.1%
Athens	59	78	32.2%	\$ 16,378,397	\$ 28,834,988	76.1%	\$ 277,600	\$ 369,679	33.2%
Cincinnati	1,836	1,906	3.8%	\$ 622,610,583	\$ 665,742,209	6.9%	\$ 339,113	\$ 349,288	3.0%
Columbus	2,876	2,738	-4.8%	\$ 1,055,756,592	\$ 1,018,979,556	-3.5%	\$ 367,092	\$ 372,162	1.4%
Dayton	1,332	1,318	-1.1%	\$ 348,123,057	\$ 377,825,438	8.5%	\$ 261,354	\$ 286,666	9.7%
Firelands	231	258	11.7%	\$ 53,961,981	\$ 73,776,855	36.7%	\$ 233,602	\$ 285,957	22.4%
Greater Portsmouth	110	69	-37.3%	\$ 18,140,481	\$ 14,120,722	-22.2%	\$ 164,913	\$ 204,648	24.1%
Knox	50	27	-46.0%	\$ 14,901,000	\$ 8,468,350	-43.2%	\$ 298,020	\$ 313,643	5.2%
Mansfield	148	148	0.0%	\$ 26,177,100	\$ 30,521,144	16.6%	\$ 176,872	\$ 206,224	16.6%
MLS Now ¹	4,633	4,365	-5.8%	\$ 1,179,363,654	\$ 1,188,262,787	0.8%	\$ 254,557	\$ 272,225	6.9%
NORIS ²	930	927	-0.3%	\$ 196,671,797	\$ 221,824,211	12.8%	\$ 211,475	\$ 239,293	13.2%
Scioto Valley	79	58	-26.6%	\$ 18,515,649	\$ 15,261,700	-17.6%	\$ 234,375	\$ 263,133	12.3%
West Central ³	203	206	1.5%	\$ 43,445,273	\$ 45,716,221	5.2%	\$ 214,016	\$ 221,923	3.7%
WRIST ⁴	507	455	-10.3%	\$ 119,654,026	\$ 108,169,302	-9.6%	\$ 236,004	\$ 237,735	0.7%
Statewide	13,015	12,573	-3.4%	\$ 3,718,987,934	\$ 3,801,878,783	2.2%	\$ 285,746	\$ 302,384	5.8%

¹ MLS Now: Ashtabula, Belmont, Carroll, Columbiana, Coshocton, Cuyahoga, Geauga, Gernsey, Harrison, Holmes, Jefferson, Lake, Lorain, Mahoning, Medina, Muskingum, Portage, Stark, Summit, Trumbull, Tuscarawas, Washington and Wayne Counties.

² NORIS (Northwest Ohio Regional Information System): Lucas, Fulton, Defiance, Williams, Henry, Wood, Putnam, Paulding, Hancock, and Wyandot Counties.

³ West Central: Allen, Hardin and Van Wert Counties.

⁴ WRIST (Western Regional Information Systems and Technology): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer Counties.

Report reflects reported closings by MLSes for the above areas and time period. It includes new and existing residential single family and condo/co-ops.

Tuesday, September 17, 2024

Ohio Local MLS Stats Report for January through August 2024

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
Ashland	147	161	9.5%	\$ 30,362,995	\$ 36,100,742	18.9%	\$ 206,551	\$ 224,228	8.6%
Athens	657	499	-24.0%	\$ 128,156,252	\$ 108,720,985	-15.2%	\$ 195,063	\$ 217,878	11.7%
Cincinnati	13,472	13,546	0.5%	\$ 4,378,993,943	\$ 4,687,095,503	7.0%	\$ 325,044	\$ 346,013	6.5%
Columbus	18,721	19,313	3.2%	\$ 6,518,895,573	\$ 7,074,467,778	8.5%	\$ 348,213	\$ 366,306	5.2%
Dayton	8,872	9,781	10.2%	\$ 2,253,912,359	\$ 2,725,275,808	20.9%	\$ 254,048	\$ 278,630	9.7%
Firelands	1,668	1,760	5.5%	\$ 377,238,606	\$ 442,238,606	17.2%	\$ 226,162	\$ 251,272	11.1%
Greater Portsmouth	638	549	-13.9%	\$ 104,788,808	\$ 100,858,409	-3.8%	\$ 164,246	\$ 183,713	11.9%
Knox	289	250	-13.5%	\$ 76,337,990	\$ 71,528,825	-6.3%	\$ 264,145	\$ 286,115	8.3%
Mansfield	977	1,053	7.8%	\$ 171,481,329	\$ 202,586,163	18.1%	\$ 175,518	\$ 192,390	9.6%
MLS Now ¹	30,088	29,663	-1.4%	\$ 7,177,627,673	\$ 7,581,087,554	5.6%	\$ 238,554	\$ 255,574	7.1%
NORIS ²	6,287	6,062	-3.6%	\$ 1,295,502,537	\$ 1,331,122,881	2.7%	\$ 206,061	\$ 219,585	6.6%
Scioto Valley	557	499	-10.4%	\$ 121,957,165	\$ 105,761,042	-13.3%	\$ 218,954	\$ 211,946	-3.2%
West Central ³	1,330	1,378	3.6%	\$ 253,490,496	\$ 280,818,219	10.8%	\$ 190,594	\$ 203,787	6.9%
WRIST ⁴	3,260	3,188	-2.2%	\$ 720,979,810	\$ 737,270,084	2.3%	\$ 221,159	\$ 231,264	4.6%
Statewide	86,963	87,702	0.8%	\$ 23,609,725,536	\$ 25,484,932,599	7.9%	\$ 271,492	\$ 290,586	7.0%

¹ MLS Now: Ashtabula, Belmont, Carroll, Columbiana, Coshocton, Cuyahoga, Geauga, Gernsey, Harrison, Holmes, Jefferson, Lake, Lorain, Mahoning, Medina, Muskingum, Portage, Stark, Summit, Trumbull, Tuscarawas, Washington and Wayne Counties.

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CONTACT: 2024 Ohio REALTORS President Alasandra Whitley– 330-808-4680

For more information on home sales activity in a particular marketplace, contact one of the Local Boards/Associations or Multiple Listing Services below.

Akron Cleveland Association

Mike Valerino, CEO | 216.901.0130
Mark Vittardi, President | 440.842.7010

Ashland Board

Amy Scott, EO | eo@ashlandboardofrealtors.com
Justin Gerwig, President | 440.908.3616

Ashtabula County Board

Brandy Helsel, EO | 440-998-1152
Thomas Bush, President | 937.426.7070

Athens County Board

Jennifer Davies, EO | 740.707.1962
Brian Kapple, President |

Beaver Creek Area Association

Dale Meller, EO | 330.383.5554
James Clark, President |

Clinton County Board

Kimberly Cordrey | realtors.exec@gmail.com
Sheri McIntosh, President |

Columbus REALTORS

Brent Swander, CEO | 614.475.4000
Scott Hrabcak, President | 614.906.2225

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900
Kelly McCormick, President | 937.429.4500

Delaware County Board

Joni Regula, EO | 740.363.3227
Shannon Brewster, President | 614-477-7247

East Central Association

Holly Lehigh, EO | 330.343.7736
Stephanie Glazer, President | 330.339.1196

Firelands Association

David Freitag, CEO | 419.625.5787
Jaime Polter, President | 419.333.8510

Greater Portsmouth Area Board

Teresa Dummitt, EO | 740.353.3079
Molly Burnside, President | 740.357.7364

Guernsey Muskingum Valley Association

Steffanie Bush, EO | 740.452.3890
Jessica Rome, President | 740.607.0283

Knox County Board

Jeri Scott, EO | 740.392.8490
Holly Blanchard- Hoar, President | 740.397.1400 ext.226

Lake & Geauga Area Association

Chrissy Rose, EO | 440.350.9000
Nancy Grgurich, President | 216.390.0660

Lancaster Board

Eric Duemmel, EO | 740.653.1861
Kimberly Cumbo, President | 740.808.0263

Licking County Board

Patty Osborn, EO | 740.345.2151
Billie Allen, President | 740-403-9488

Lorain County Association

Barb Tressel-Bangas, EO | 440.328.4210
David Reddy, President | 216.406.4746

Mansfield Association

Cassie Wilhelm | 419.834.4936
Peter Haring, President | 419.756.8383

Marietta Board

Carrie Hale, EO | 740.373.8194
Marian Duvall, President | 740.860.3555

Medina County Board

Sherry Stell, EO | 330.722.1000
Leslie Burns, President | 330.723.9911

Midwestern Ohio Association

Megan Wise | 937.335.8267
Robbin Kramer, President | 937.593.1049

MLS Now

John Kurlich, COO | 216.485.4100

NORIS MLS

Megan Foos, CEO | 419.535.3222

Northwest Ohio REALTORS (Toledo Area)

Megan Foos, CEO | 419.535.3222
Eddie J Campos, President | 419.367.2667

REALTOR® Alliance of Greater Cincinnati

Carl Horst, CEO | 513.761.8800
Tracy Dunne, President | 513.561.5800

Scioto Valley Association

Pamela Burkitt, EO | 740.773.7489
Mark Cenci, President | 740.774.4500

Southern Ohio Association

Taylor Owens, EO | 513-528-2657
Kelli Barter, President | 513.794.9494

Springfield Board

Amanda Snyder, EO | 937.323.6489
Jillian McKay, President | 937.323.6545

Stark Trumbull Area REALTORS

Collene Burgess, CEO | 330.494.5630
Arden Lingenhoel, President | 330.492.7230

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
Gina Chandler, President | 216.447.4477

West Central Association (Lima Area)

Cara Budde, CEO | 419.227.5432
Elaine Wehri, President | 419.234.2254

WRIST MLS

Stan Hartke, CEO | 937.335.1117

Youngstown Columbiana Association

Roberta Hiller, CEO | 330.788.7026
Samantha Aldish, President | 330.831.9854