

FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Michelle Billings, Ohio REALTORS® 2025 President, 513-516-0495
Allison Wiley, Ohio REALTORS® Vice President of Marketing & Communications,
RE: Ohio's December 2024 and Year-End Home Sales
DATE: January 24th, 2025



Activity across the Ohio housing marketplace rose in December, as sales increased 6.3 percent from the level reached during the month a year ago, according to Ohio REALTORS.

Home sales in December 2024 reached 9,890, a 6.3% increase from the 9,306 home sales recorded during the month a year ago. The average sales price across Ohio in December reached \$288,707, a 9.3% increase from the \$264,094 mark posted in December 2023.

"Ohio's housing market continues to demonstrate remarkable resilience and growth. With a 6.3% increase in home sales and a 9.3% rise in average sales prices compared to last year, it's clear that our state remains a strong and vibrant place for families and businesses alike. These numbers reflect the hard work of our communities and the enduring appeal of Ohio as a great place to call home," says Ohio REALTORS President Michelle Billings. "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, 11 out of 14 markets tracked experienced an increase in average sale price for the month compared to December 2023.

Overall, Ohio ended 2024 with home sales activity is up 2.1% compared to January-December 2023. Year-to-date sales (January-December 2024) reached 131,716, up from 129,064 homes sold a year ago.

The average sales price in 2024 was \$291,062, a 7.3% increase from the \$271,321 mark set in 2023.

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 December 2024

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
Ashland	29	24	-17.2%	\$ 6,532,000	\$ 4,352,300	-33.4%	\$ 225,241	\$ 181,346	-19.5%
Athens	44	55	25.0%	\$ 9,086,556	\$ 12,796,080	40.8%	\$ 206,513	\$ 232,656	12.7%
Cincinnati	1,289	1,538	19.3%	\$ 405,937,163	\$ 521,039,784	28.4%	\$ 314,924	\$ 338,777	7.6%
Columbus	1,917	2,169	13.1%	\$ 663,013,620	\$ 782,017,767	17.9%	\$ 345,860	\$ 360,543	4.2%
Dayton	1,078	1,025	-4.9%	\$ 275,700,672	\$ 278,029,671	0.8%	\$ 255,752	\$ 271,248	6.1%
Firelands	183	216	18.0%	\$ 41,290,959	\$ 57,222,352	38.6%	\$ 225,634	\$ 264,918	17.4%
Greater Portsmouth	76	69	-9.2%	\$ 14,211,325	\$ 12,483,620	-12.2%	\$ 186,991	\$ 180,922	-3.2%
Knox	33	36	9.1%	\$ 7,702,065	\$ 13,583,500	76.4%	\$ 233,396	\$ 377,319	61.7%
Mansfield	104	136	30.8%	\$ 16,145,145	\$ 24,816,089	53.7%	\$ 155,242	\$ 182,471	17.5%
MLS Now ¹	3,360	3,358	-0.1%	\$ 772,235,590	\$ 876,271,115	13.5%	\$ 229,832	\$ 260,950	13.5%
NORIS ²	703	755	7.4%	\$ 137,734,942	\$ 161,342,033	17.1%	\$ 195,925	\$ 213,698	9.1%
Scioto Valley	54	76	40.7%	\$ 10,662,377	\$ 15,071,750	41.4%	\$ 197,451	\$ 198,313	0.4%
West Central ³	107	99	-7.5%	\$ 20,624,528	\$ 18,744,575	-9.1%	\$ 192,753	\$ 189,339	-1.8%
WRIST ⁴	329	334	1.5%	\$ 76,782,286	\$ 77,539,531	1.0%	\$ 233,381	\$ 232,154	-0.5%
Statewide	9,306	9,890	6.3%	\$ 2,457,659,228	\$ 2,855,310,167	16.2%	\$ 264,094	\$ 288,707	9.3%

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.

Monday, December 16, 2024

Ohio Local MLS Stats Report for January through December 2024

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
Ashland	350	386	10.3%	\$ 72,461,945	\$ 91,992,776	27.0%	\$ 207,034	\$ 238,323	15.1%
Athens	738	753	2.0%	\$ 151,557,485	\$ 169,156,949	11.6%	\$ 205,362	\$ 224,644	9.4%
Cincinnati	19,198	20,298	5.7%	\$ 6,229,264,392	\$ 7,001,368,978	12.4%	\$ 324,475	\$ 344,929	6.3%
Columbus	27,592	28,754	4.2%	\$ 9,588,689,064	\$ 10,502,599,778	9.5%	\$ 347,517	\$ 365,257	5.1%
Dayton	13,724	14,450	5.3%	\$ 3,519,651,533	\$ 4,013,922,720	14.0%	\$ 256,460	\$ 277,780	8.3%
Firelands	2,553	2,699	5.7%	\$ 593,184,781	\$ 688,404,351	16.1%	\$ 232,348	\$ 255,059	9.8%
Greater Portsmouth	948	875	-7.7%	\$ 166,755,729	\$ 165,671,957	-0.6%	\$ 175,903	\$ 189,339	7.6%
Knox	403	373	-7.4%	\$ 102,846,605	\$ 112,028,712	8.9%	\$ 255,202	\$ 300,345	17.7%
Mansfield	1,531	1,606	4.9%	\$ 268,670,697	\$ 311,761,537	16.0%	\$ 175,487	\$ 194,123	10.6%
MLS Now ¹	44,967	44,444	-1.2%	\$ 10,742,443,743	\$ 11,465,834,526	6.7%	\$ 238,896	\$ 257,984	8.0%
NORIS ²	9,440	9,338	-1.1%	\$ 1,951,628,973	\$ 2,051,241,179	5.1%	\$ 206,740	\$ 219,666	6.3%
Scioto Valley	861	837	-2.8%	\$ 182,114,927	\$ 179,948,812	-1.2%	\$ 211,516	\$ 214,993	1.6%
West Central ³	1,977	2,101	6.3%	\$ 383,707,434	\$ 446,515,588	16.4%	\$ 194,086	\$ 212,525	9.5%
WRIST ⁴	4,782	4,802	0.4%	\$ 1,064,860,369	\$ 1,137,001,803	6.8%	\$ 222,681	\$ 236,777	6.3%
Statewide	129,064	131,716	2.1%	\$ 35,017,837,677	\$ 38,337,449,666	9.5%	\$ 271,321	\$ 291,061	7.3%

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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****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, January 21, 2025

CONTACT: 2025 Ohio REALTORS President Michelle Billings– 513.516.0495

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
Andrew Gaebelein, President | 216.310.3739

Ashland Board

Amy Scott, EO | eo@ashlandboardofrealtors.com
Luke Given, President | 419.566.5522

Ashtabula County Board

Brandy Helsel, AE | 440.998.1152
Thomas Bush, President | 440.998.1152

Athens County Board

Jennifer Davies, EO | 740.707.1962
Brian Kapple, President | bkapplerealtor@gmail.com

Beaver Creek Area Association

Dale Meller, EO | 330.383.5554
Carolyn Hornyak, President | 216.447.4477

Clinton County Board

Kimberly Cordrey | realtors.exec@gmail.com
Jeanette Clifton, President | 937.382.5538

Columbus REALTORS

Brent Swander, CEO | 614.475.4000
Buffie Patterson, President | 614.325.1544

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900
Pat Corle, President | 937.371.4092

Delaware County Board

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

East Central Association

Holly Lehigh, EO | 330.343.7736
Taylor Cain, President | 740.381.0991

Firelands Association

David Freitag, CEO | 419.625.5787
Francis Corder, President | 419.656.1870

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
Gail Garland, President | 740.754.1162

Knox County Board

Jeri Scott, EO | 740.392.8490
Sibley Poland, President | 740.485.0502

Lake & Geauga Area Association

Chrissy Rose, EO | 440.350.9000
Jennifer Allen, President | 440.796.4833

Lancaster Board

Eric Duemmel, EO | 740.653.1861
Cory Neville, President | 740.438.6196

Licking County Board

Patty Osborn, EO | 740.345.2151
Cynthia Layton, President | 740.345.4001

Lorain County Association

Barb Tressel-Bangas, EO | 440.328.4210
William Swanzer, President | 440.988.3333

Mansfield Association

Cassie Wilhelm | 419.834.4936
Robin Walker, President | 419.756.8383

Marietta Board

Carrie Hale, EO | 740.373.8194
Lisa L. Taylor, President | 703.475.7803

Medina County Board

Sherry Stell, EO | 330.722.1000
Nathan Stallard, President | 330.723.9911

Midwestern Ohio Association

Megan Wise | 937.335.8267
Bert Barnes, 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
Emily Bailey, President | 419.531.1331

REALTOR® Alliance of Greater Cincinnati

Carl Horst, CEO | 513.761.8800
DaVan Gassett, President | 513.431.4000

Scioto Valley Association

Pamela Burkitt, EO | 740.773.7489
Charity Cash, President | 740.775.8500

Southern Ohio Association

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

Springfield Board

Amanda Snyder, EO | 937.323.6489
Sara Foulk, President | 513.255.2886

Stark Trumbull Area REALTORS

Collene Burgess, CEO | 330.494.5630
Amy McConnell, President | 330.415.9291

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
Amy Marinello, President | 330.601.0456

West Central Association (Lima Area)

Lexi Scheer, EO | 419.227.5432
Bailey Joseph, President | 419.516.3272

WRIST MLS

Stan Hartke, CEO | 937.335.1117

Youngstown Columbiana Association

Roberta Hiller, CEO | 330.788.7026
Sharon Drummond, President | 330.719.9057