

MLS of Greater Cincinnati - Charts for August 2025

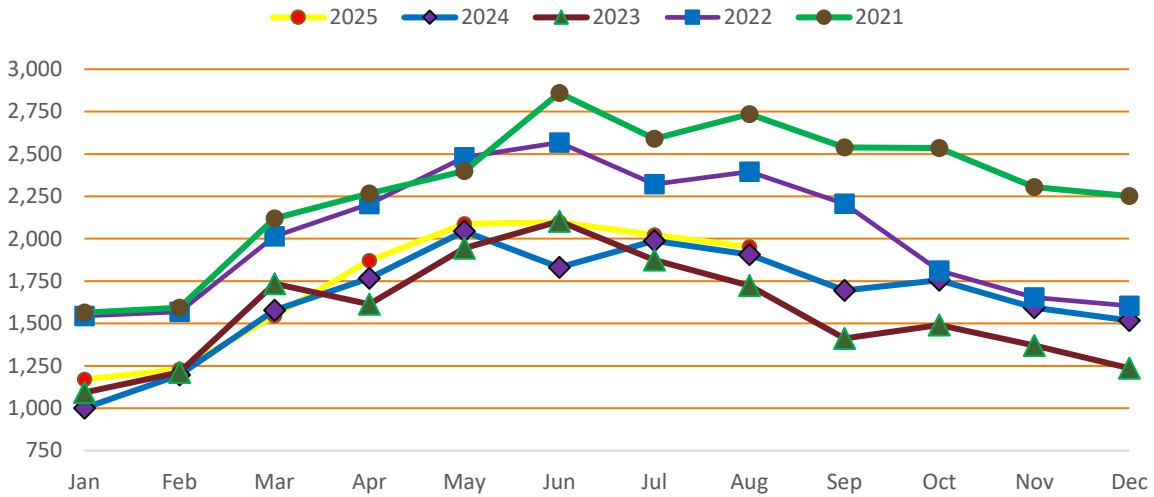
The following descriptions and charts provide an overview of what has occurred in the MLS over the past month.

- 1) **Single Family and Condo – Units Sold** – shows the number of Single Family and Condo closed sales in the MLS. The number of units sold for August 2025 is **up +2.36%** compared to August 2024.
- 2) **Single Family and Condo - Average Price**– shows the average price of Single Family and Condo closings in the MLS. The average sales price for August 2025 is **up +5.96%** compared to August 2024.
- 3) **Single Family and Condo - Median Price**– shows the median price of Single Family and Condo closings in the MLS. The median sales price for August 2025 is **up +4.73%** compared to August 2024.
- 4) **Residential - Active Inventory** – a snapshot of the active inventory on the 1st business day of each month. The inventory for August 2025 is **up +12.52** compared to August 2024.
- 5) **Single Family and Condo - New Listings** – shows the # of new listings entered into MLS for a given month, no matter the current status. New listings for August 2025 are **down -1.03%** compared to August 2024.
- 6) **Single Family and Condo - New Pendings** – shows the number of Single Family and Condo new pending sales reported in the MLS, no matter the current status. Pending sales for August 2025 are **down -5.56%** compared to August 2024.
- 7) **Single Family and Condo - Average Days on MLS** (DOM**)** – shows the average DOM of Single Family and Condo closings in the MLS. The average DOM is computed against the current list date of the property to when it changed to the pending status. It does not take into account if the property was previously listed. The average DOM for August 2025 is **up +29.41%** compared to August 2024.
- 8) **Single Family and Condo - New Pendings vs Back on Market (BOM)**– shows the number of Single Family and Condo new pending sales reported in the MLS and the number of listings that went BOM.
- 9) **Single Family and Condo - Month's Supply** – shows the Single Family and Condo month's supply of inventory by dividing the inventory by the # of closings. The August 2025 month's supply is **1.63 months** compared to **1.47 months** for August 2024. 5–6 months' supply represents a balanced market between buyers and sellers. Over 6 is a buyer's market; fewer than 5.5 is a seller's market.
- 10) **Single Family Homes Only - Existing Construction – Units Sold** - shows the # of closings for single family homes that have been previously occupied. Single Family, existing construction closings for August 2025 are **up +3.4%** compared to August 2024.
- 11) **Single Family Homes Only - New Construction Only - Units Sold** – shows the # of closings for single family homes that have never been occupied. Single Family, new construction closings for August 2025 are **up +1.02** compared to August 2024.
- 12) **Single Family and Condo - Average SP / LP %** – shows the average sale price to list price % of Single Family and Condo closings in the MLS by month. The avg. SP / LP% is computed against the current list price of the property when it is sold. It does not take into account if the property was previously listed at a higher list price.

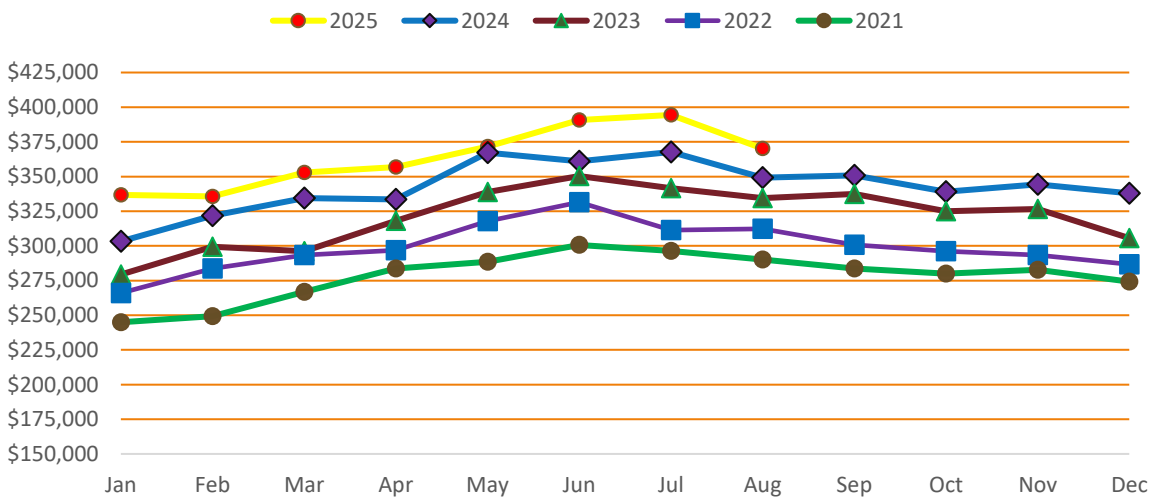
****** Due to recent policy changes, the term *Days on Market (DOM)* has been updated to *Days on MLS (DOM)*. This change more accurately reflects the number of days a listing has been actively available in the MLS system, rather than the total time it may have been marketed through delayed entry, office exclusives, or other off-MLS methods.

This clarification helps ensure greater transparency and consistency in how listing exposure is measured.

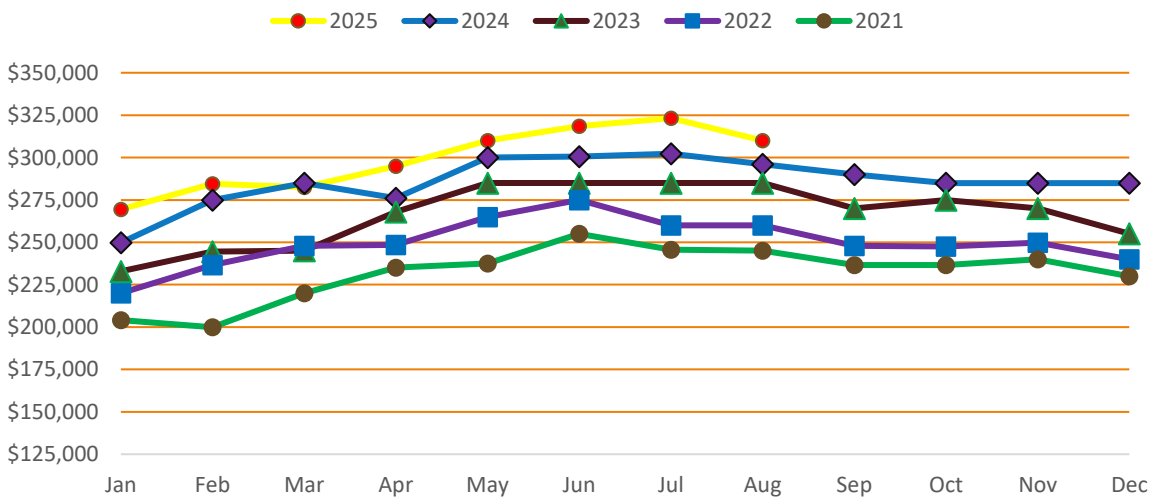
Single Family and Condo - Units Sold

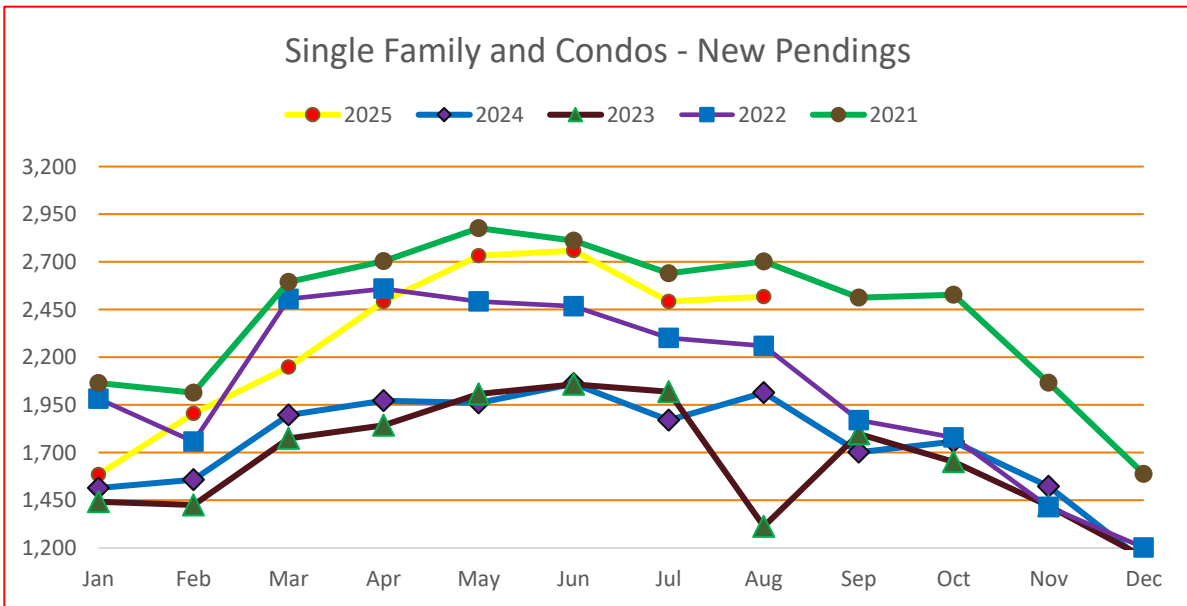
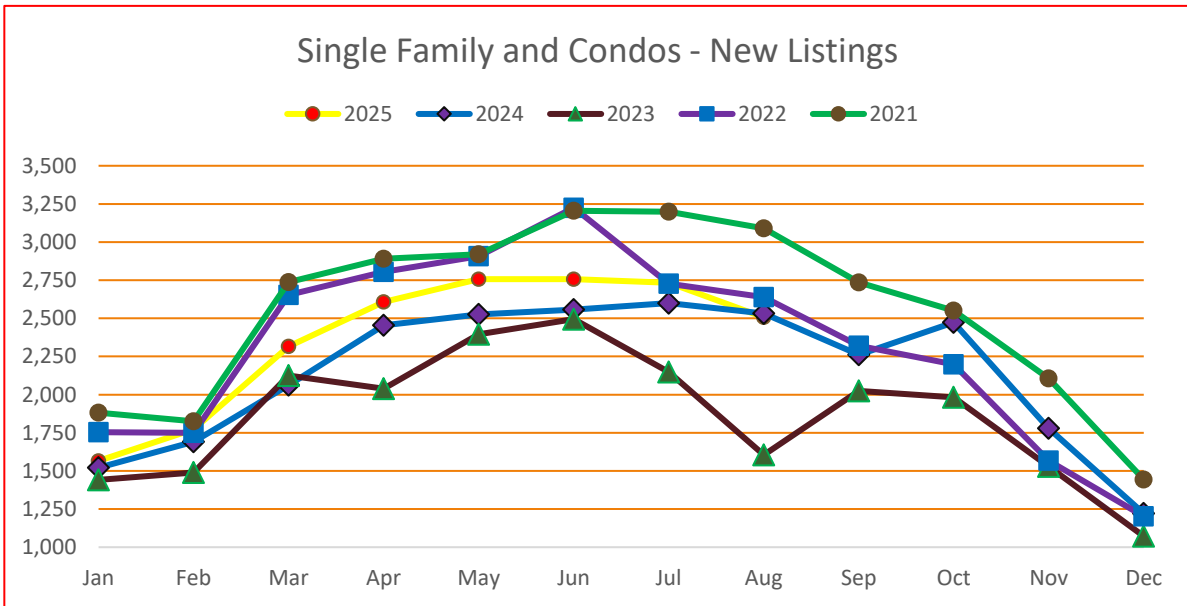
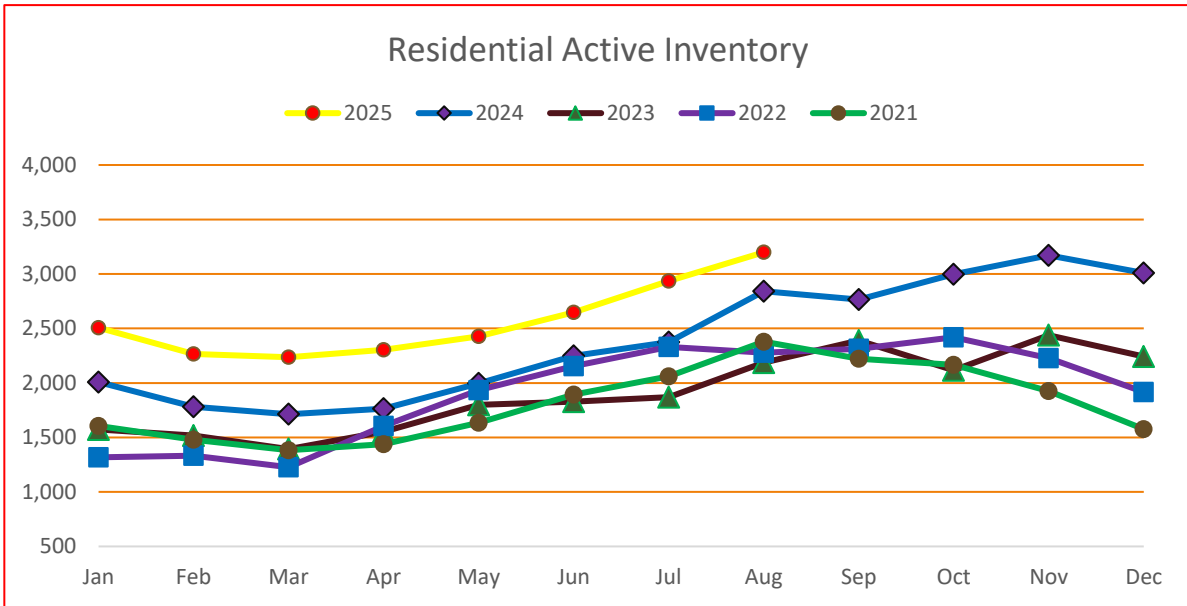


Single Family and Condo - Average Sale Price

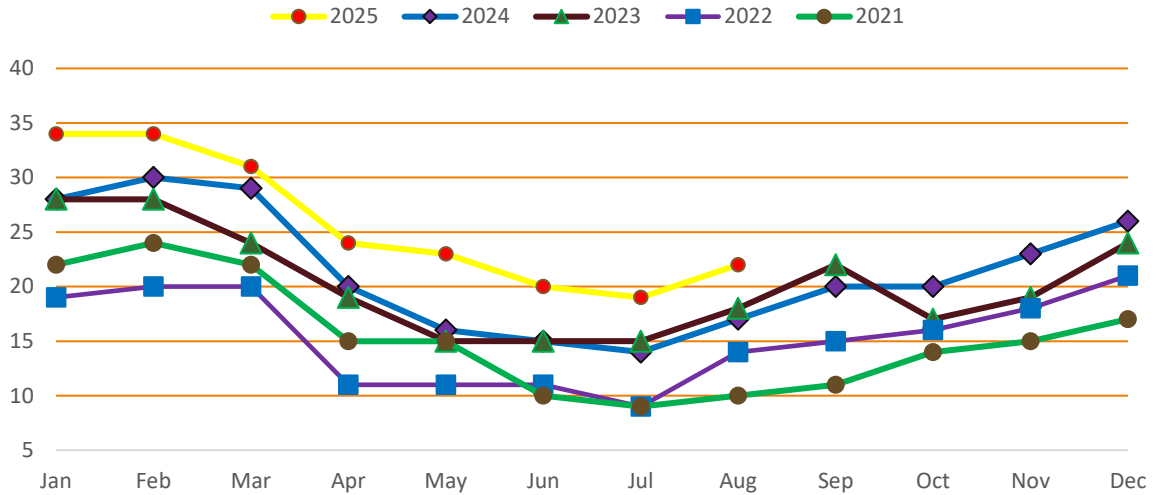


Single Family and Condo - Median Sale Price

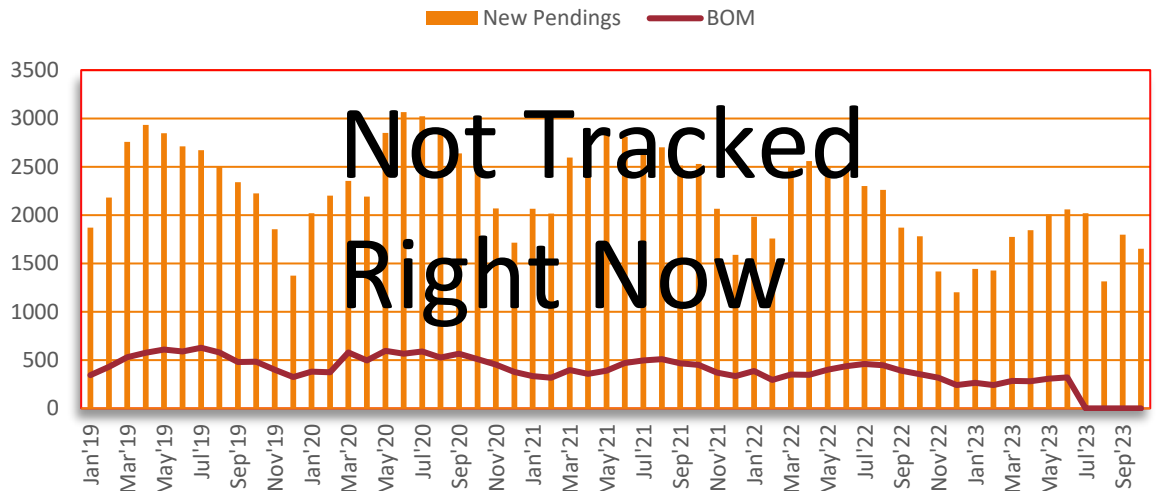




Single Family and Condos - Avg Days on Market

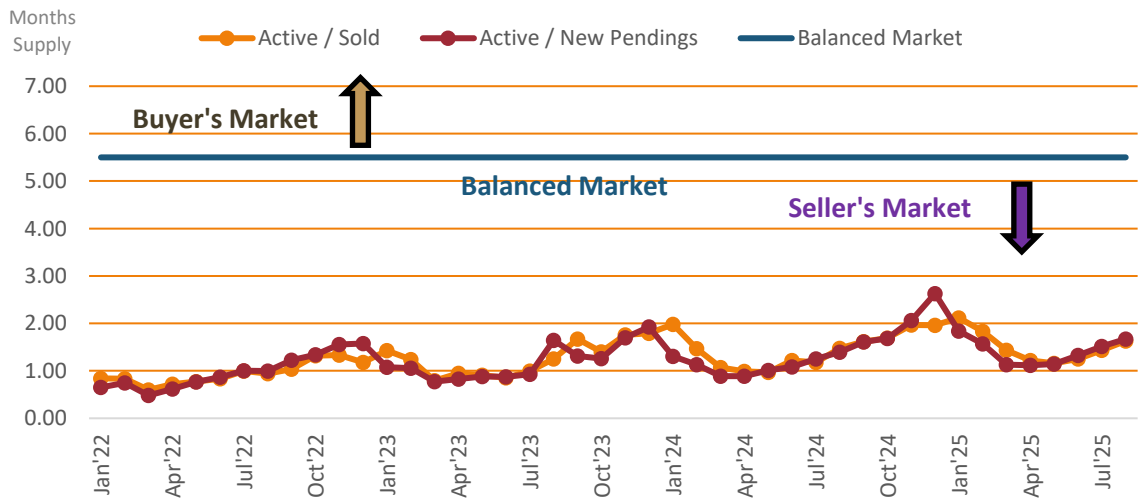


Single Family and Condo - New Pendings v BOM

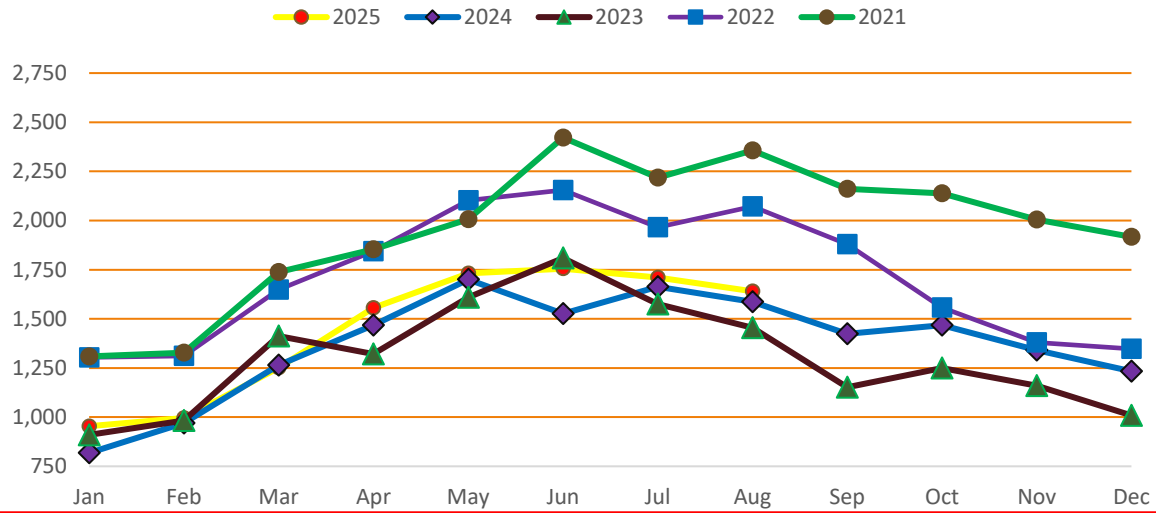


Not Tracked
Right Now

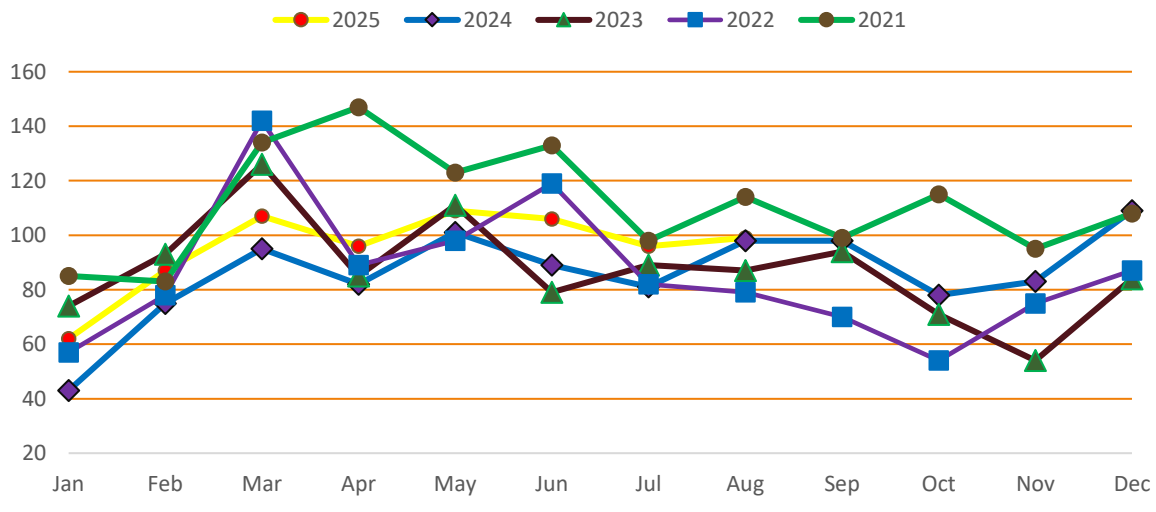
SF & C Months Supply of Inventory



Single Family Only - Existing Home Sales



Single Family Only - New Construction Sales



Single Family and Condo - % Sale Price to List Price

