

MLS of Greater Cincinnati
Detailed Monthly Update - 3/6/2025

	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 June	2024 July	2024 Aug	2024 Sept	2024 Oct	2024 Nov	2024 Dec	2025 Jan	Prev Yr/Mo Variance 25-24	2025 Total/Avg YTD	YTD Variance 25-24
Membership:																
Offices	735	724	731	735	737	735	717	688	694	703	712	714	712	-3.13%	712	-3.13%
Appraisers	247	241	241	236	244	245	242	235	236	236	237	235	235	-4.86%	235	-4.86%
Total Licensees	7,411	7,190	7,240	7,288	7,361	7,423	7,322	7,025	7,074	7,128	7,184	7,191	7,150	-3.52%	7,150	-3.52%
Active Inventory	3,056	2,881	2,880	2,954	3,244	3,563	3,674	4,133	4,029	4,249	4,401	4,243	3,633	18.88%	3,633	18.88%
Residential	2,007	1,781	1,713	1,764	1,995	2,250	2,374	2,843	2,765	2,996	3,171	3,010	2,507	24.91%	2,507	24.91%
Multi-Fam. & Apts.	100	99	100	109	123	160	153	166	166	157	177	141	133	33.00%	133	33.00%
Commercial & Indus.	248	252	318	319	339	347	356	354	348	341	306	321	275	10.89%	275	10.89%
Land & Lots	701	749	749	762	787	806	791	770	750	755	747	771	718	2.43%	718	2.43%
Lease / Rental	209	212	139	126	136	142	138	176	150	182	176	181	171	-18.18%	171	-18.18%
New Listings (Total)	1,907	2,010	2,432	2,818	2,928	2,887	2,919	2,869	2,595	2,802	2,051	1,447	1,845	-3.25%	1,845	-3.25%
New Listings (SF&C)	1,522	1,690	2,062	2,455	2,526	2,557	2,600	2,532	2,261	2,473	1,779	1,221	1,566	2.89%	1,566	2.89%
Lender Involved	0.00%	0.00%	0.00%	1.96%	1.94%	1.96%	1.58%	2.09%	1.90%	1.78%	2.19%	1.47%	3.13%	#DIV/0!	3.13%	#DIV/0!
Expirations	217	163	98	163	150	186	206	222	240	225	195	398	228	5.07%	228	5.07%
Cancelled (SF&C)	200	155	181	199	232	258	291	350	352	385	324	317	247	23.50%	247	23.50%
New Pending Sales																
New (SF & C)	1514	1558	1897	1972	1960	2061	1870	2014	1702	1758	1522	1133	1346	-11.10%	1,346	-11.10%
Lender Involved	0.00%	0.00%	0.00%	1.32%	2.30%	1.80%	1.82%	1.99%	1.76%	1.99%	2.17%	0.62%	2.08%	#DIV/0!	2.08%	#DIV/0!
New (Monthly) - Total	1,698	1,751	2,113	2,206	2,158	2,286	2,068	2,219	1,922	1,949	1,715	1,265	1,499	-11.72%	1,499	-11.72%
Total BOM (in Month)	0	0	0	386	414	374	451	489	412	445	369	326	331	#DIV/0!	331	#DIV/0!
Total Waiting To Close	1,664	2,540	2,569	2,581	2,936	2,764	2,884	2,743	2,748	2,632	2,492	2,235	1,898	14.06%	1,898	14.06%
Closings:																
Total Sold Properties	1,123	1,350	1,740	1,939	2,228	2,006	2,172	2,074	1,854	1,956	1,731	1,684	1,306	16.30%	1,306	16.30%
\$ Volume (000's)	\$335,646	\$427,690	\$571,660	\$643,255	\$800,977	\$701,413	\$777,990	\$704,620	\$635,215	\$0	\$586,153	\$559,156	\$441,652	31.58%	\$441,652	31.58%
Average Price	\$298,883	\$316,808	\$328,540	\$331,746	\$359,505	\$349,657	\$358,191	\$339,740	\$342,619	\$0	\$338,621	\$332,040	\$338,172	13.15%	\$338,172	13.15%
Single Family	861	1,044	1,359	1,549	1,801	1,615	1,744	1,685	1,521	1,545	1,423	1,343	1,016	18.00%	1,016	18.00%
\$ Volume (000's)	\$266,866	\$343,941	\$471,992	\$536,999	\$688,651	\$605,237	\$666,153	\$608,985	\$550,232	\$545,208	\$508,226	\$467,116	\$356,434	33.56%	\$356,434	33.56%
Avg. DOM	29	31	30	21	15	15	14	16	19	20	24	27	34	17.24%	34	17.24%
Avg. CDOM	13	34	36	25	3	18	17	20	23	25	29	31	42	223.08%	42	223.08%
Avg. Price	\$309,949	\$329,445	\$347,308	\$346,675	\$382,371	\$374,760	\$381,968	\$361,415	\$361,757	\$352,885	\$357,151	\$347,815	\$350,821	13.19%	\$350,821	13.19%
Median Price	\$255,000	\$279,000	\$299,000	\$288,000	\$315,000	\$317,000	\$315,000	\$305,000	\$300,000	\$299,900	\$297,500	\$294,500	\$279,250	9.51%	\$279,250	9.51%
Condominiums	140	152	220	217	243	216	243	221	174	211	170	175	154	10.00%	154	10.00%
\$ Volume (000's)	\$36,700	\$40,892	\$56,000	\$52,032	\$61,844	\$55,602	\$64,482	\$56,757	\$44,579	\$50,135	\$40,412	\$45,696	\$37,547	2.31%	\$37,547	2.31%
Avg. DOM	24	24	24	15	22	15	15	22	27	18	21	25	30	25.00%	30	25.00%
Avg. CDOM	7	26	26	17	5	18	18	28	30	21	24	30	37	428.57%	37	428.57%
Avg. Price	\$262,143	\$269,026	\$254,545	\$239,779	\$254,502	\$257,417	\$265,358	\$256,819	\$256,201	\$237,607	\$237,718	\$261,120	\$243,812	-6.99%	\$243,812	-6.99%
Median Price	\$212,000	\$226,000	\$219,500	\$216,000	\$235,000	\$238,000	\$235,000	\$220,000	\$218,099	\$210,000	\$220,000	\$240,000	\$214,950	1.39%	\$214,950	1.39%
SFC Lender Inv Sales	0.00%	0.00%	0.00%	1.59%	1.57%	2.13%	1.76%	2.26%	1.59%	1.94%	1.69%	2.04%	2.22%	#DIV/0!	2.22%	#DIV/0!
Multi-Family (2-4)	33	41	47	68	55	53	61	59	48	76	41	56	55	66.67%	55	66.67%
\$ Volume (000's)	\$9,481	\$11,579	\$11,580	\$18,620	\$14,786	\$14,078	\$16,869	\$17,237	\$11,557	\$18,704	\$11,987	\$15,021	\$15,485	63.33%	\$15,485	63.33%
Apartments (5+)	5	15	10	8	6	8	5	2	6	4	4	5	9	80.00%	9	80.00%
\$ Volume (000's)	\$1,667	\$5,766	\$3,826	\$7,331	\$2,422	\$3,594	\$3,242	\$495	\$3,187	\$1,475	\$2,138	\$3,881	\$3,977	138.57%	\$3,977	138.57%
Commercial/Invest	24	17	27	12	27	12	29	16	27	26	15	21	23	-4.17%	23	-4.17%
\$ Volume (000's)	\$4,185	\$8,090	\$10,128	\$7,311	\$7,183	\$7,245	\$14,244	\$6,250	\$12,586	\$9,401	\$5,076	\$6,567	\$16,401	291.90%	\$16,401	291.90%
Farms & Acreage	3	7	4	7	8	1	3	4	4	6	5	2	1	-66.67%	1	-66.67%
\$ Volume (000's)	\$1,835	\$7,515	\$3,328	\$8,270	\$6,202	\$635	\$1,360	\$1,190	\$1,779	\$3,230	\$3,626	\$1,350	\$600	-67.30%	\$600	-67.30%
Land/Lots	57	74	73	78	88	101	87	87	74	88	73	82	48	-15.79%	48	-15.79%
\$ Volume (000's)	\$14,913	\$12,908	\$14,806	\$12,692	\$19,889	\$15,021	\$11,639	\$13,705	\$11,295	\$13,071	\$14,660	\$19,525	\$11,208	-24.84%	\$11,208	-24.84%