

MLS of Greater Cincinnati
Detailed Monthly Update - 3/11/2025

	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	2025 Feb	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	705	-2.62%	709	-2.88%
Appraisers	247	241	241	236	244	245	242	235	236	236	237	235	235	233	-3.32%	234	-4.10%
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	6,951	-3.32%	7,051	-3.42%
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	3,384	17.46%	3,509	18.19%
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	2,266	27.23%	2,387	26.00%
Multi-Fam. & Apts.	100	99	100	109	123	160	153	166	166	157	177	141	133	137	38.38%	135	35.68%
Commercial & Indus.	248	252	318	319	339	347	356	354	348	341	306	321	275	275	9.13%	275	10.00%
Land & Lots	701	749	749	762	787	806	791	770	750	755	747	771	718	706	-5.74%	712	-1.79%
Lease / Rental	209	212	139	126	136	142	138	176	150	182	176	181	171	169	-20.28%	170	-19.24%
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	2,043	1.64%	3,888	-0.74%
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	1,773	4.91%	3,339	3.95%
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%	1.58%	#DIV/0!	2.35%	#DIV/0!
Expirations	217	163	98	163	150	186	206	222	240	225	195	398	228	184	12.88%	206	8.42%
Cancelled (SF&C)	200	155	181	199	232	258	291	350	352	385	324	317	247	252	62.58%	250	40.56%
New Pending Sales																	
New (SF & C)	1514	1558	1897	1972	1960	2061	1870	2014	1702	1758	1522	1133	1346	1432	-8.09%	1,389	-9.57%
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%	3.35%	#DIV/0!	2.72%	#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	1,579	-9.82%	1,539	-10.76%
Total BOM (in Month)	0	0	0	386	414	374	451	489	412	445	369	326	331	350	#DIV/0!	341	#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	2,209	-13.03%	2,054	-2.31%
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	1,374	1.78%	2,680	8.37%
\$ 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	\$459,500	7.44%	\$901,153	18.05%
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	\$334,425	5.56%	\$336,251	8.94%
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	1,083	3.74%	2,099	10.18%
\$ 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	\$377,775	9.84%	\$734,209	20.20%
Avg. DOM	29	31	30	21	15	15	14	16	19	20	24	27	34	34	9.68%	34	13.33%
Avg. CDOM	13	34	36	25	3	18	17	20	23	25	29	31	42	41	20.59%	42	76.60%
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	\$348,823	5.88%	\$349,790	9.09%
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	\$297,500	6.63%	\$288,375	8.01%
Condominiums	140	152	220	217	243	216	243	221	174	211	170	175	154	145	-4.61%	299	2.40%
\$ 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	\$34,446	-15.76%	\$71,993	-7.22%
Avg. DOM	24	24	24	15	22	15	15	22	27	18	21	25	30	32	33.33%	31	29.17%
Avg. CDOM	7	26	26	17	5	18	18	28	30	21	24	30	37	42	61.54%	40	139.39%
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	\$237,559	-11.70%	\$240,779	-9.39%
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	\$210,000	-7.08%	\$212,475	-2.98%
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%	2.04%	#DIV/0!	2.13%	#DIV/0!
Multi-Family (2-4)	33	41	47	68	55	53	61	59	48	76	41	56	55	45	9.76%	100	35.14%
\$ 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	\$11,191	-3.35%	\$26,676	26.67%
Apartments (5+)	5	15	10	8	6	8	5	2	6	4	4	5	9	7	-53.33%	16	-20.00%
\$ 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	\$2,808	-51.30%	\$6,785	-8.72%
Commercial/Invest	24	17	27	12	27	12	29	16	27	26	15	21	23	15	-11.76%	38	-7.32%
\$ 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	\$6,740	-16.69%	\$23,141	88.52%
Farms & Acreage	3	7	4	7	8	1	3	4	4	6	5	2	1	8	14.29%	9	-10.00%
\$ 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	\$6,575	-12.51%	\$7,175	-23.26%
Land/Lots	57	74	73	78	88	101	87	87	74	88	73	82	48	71	-4.05%	119	-9.16%
\$ 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	\$19,965	54.67%	\$31,173	12.05%