

MLS of Greater Cincinnati
Detailed Monthly Update - 7/30/2025

	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	2025 Mar	2025 Apr	2025 May	2025 June	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	701	707	715	718	-2.31%	710	-3.16%	
Appraisers	247	241	241	236	244	245	242	235	236	236	237	235	235	233	228	235	237	238	-2.86%	234	-3.30%	
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	7,017	7,120	7,189	7,259	-2.21%	7,114	-2.79%	
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	3,388	3,487	3,622	3,874	8.73%	3,565	15.13%	
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	2,236	2,305	2,429	2,647	17.64%	2,398	25.02%	
Multi-Fam. & Apts.	100	99	100	109	123	160	153	166	166	157	177	141	133	137	128	147	166	178	11.25%	148	28.65%	
Commercial & Indus.	248	252	318	319	339	347	356	354	348	341	306	321	275	275	280	295	315	328	-5.48%	295	-3.02%	
Land & Lots	701	749	749	762	787	806	791	770	750	755	747	771	718	706	744	740	712	721	-10.55%	724	-4.68%	
Lease / Rental	209	212	139	126	136	142	138	176	150	182	176	181	171	169	170	158	183	178	25.35%	172	6.74%	
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	2,693	2,959	3,121	3,098	7.31%	15,759	5.19%	
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	2,315	2,608	2,757	2,757	7.82%	13,776	7.52%	
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%	1.47%	2.68%	1.74%	2.18%	11.29%	2.13%	118.42%	
Expirations	217	163	98	163	150	186	206	222	240	225	195	398	228	184	210	190	185	181	-2.69%	196	20.57%	
Cancelled (SF&C)	200	155	181	199	232	258	291	350	352	385	324	317	247	252	263	255	264	352	36.43%	272	33.31%	
New Pending Sales																						
New (SF & C)	1514	1558	1897	1972	1960	2061	1870	2014	1702	1758	1522	1133	1346	1432	1954	2042	2101	1984	-3.74%	1,810	-0.94%	
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%	1.74%	1.91%	2.28%	2.02%	12.30%	2.23%	147.39%	
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	2,138	2,252	2,301	2,157	-5.64%	1,988	-2.34%	
Total BOM (in Month)	0	0	0	386	414	374	451	489	412	445	369	326	331	350	388	418	466	438	17.11%	399	103.66%	
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	2,448	2,805	3,072	3,089	11.76%	2,587	3.10%	
Closings:																						
	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	2025 Mar	2025 Apr	2025 May	2025 June	Prev Yr/Mo Variance 25-24	2025 Total/Avg YTD	YTD Variance 25-24	
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	1,692	2,034	2,298	2,279	13.61%	10,983	5.75%	
\$ 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	\$589,305	\$713,402	\$842,625	\$870,307	24.08%	\$3,916,791	12.53%	
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	\$348,289	\$350,738	\$366,677	\$381,881	9.22%	\$356,623	6.41%	
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	1,358	1,652	1,840	1,861	15.23%	8,810	7.06%	
\$ 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	\$499,876	\$606,581	\$708,236	\$757,251	25.12%	\$3,306,153	13.47%	
Avg. DOM	39	31	30	21	15	15	14	16	19	20	24	27	34	34	31	23	22	18	20.00%	27	7.28%	
Avg. CDOM	42	34	36	25	19	18	17	20	23	25	29	31	42	41	38	29	25	22	22.22%	33	13.22%	
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	\$368,097	\$367,180	\$384,911	\$406,905	8.58%	\$375,273	5.99%	
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	\$300,000	\$301,500	\$321,625	\$332,000	4.73%	\$305,313	4.50%	
Condominiums	140	152	220	217	243	216	243	221	174	211	170	175	154	145	188	219	247	237	9.72%	1,190	0.17%	
\$ 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	\$45,666	\$60,935	\$67,420	\$62,368	12.17%	\$308,382	1.75%	
Avg. DOM	24	24	24	15	22	15	15	22	27	18	21	25	30	32	37	34	32	34	126.67%	33	60.48%	
Avg. CDOM	26	26	26	17	26	18	18	28	30	21	24	30	37	42	46	42	35	38	111.11%	40	72.66%	
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	\$242,904	\$278,242	\$272,955	\$263,156	2.23%	\$259,145	1.58%	
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	\$219,500	\$247,000	\$230,000	\$230,000	-3.36%	\$225,242	0.37%	
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%	2.85%	1.50%	1.63%	1.53%	-28.39%	1.96%	122.59%	
Multi-Family (2-4)	33	41	47	68	55	53	61	59	48	76	41	56	55	45	45	48	78	49	-7.55%	320	7.74%	
\$ 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	\$14,500	\$12,610	\$22,052	\$13,879	-1.41%	\$89,717	11.97%	
Apartments (5+)	5	15	10	8	6	8	5	2	6	4	4	5	9	7	4	9	5	4	-50.00%	38	-26.92%	
\$ 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	\$3,595	\$8,215	\$6,672	\$3,381	-5.93%	\$28,648	16.43%	
Commercial/Invest	24	17	27	12	27	12	29	16	27	26	15	21	23	15	19	25	19	27	125.00%	128	7.56%	
\$ 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	\$6,849	\$10,494	\$7,367	\$15,273	110.81%	\$63,124	43.00%	
Farms & Acreage	3	7	4	7	8	1	3	4	4	6	5	2	1	8	2	3	5	1	0.00%	20	-33.33%	
\$ 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	\$2,670	\$1,960	\$7,610	\$1,000	57.48%	\$20,415	-26.53%	
Land/Lots	57	74	73	78	88	101	87	87	74	88	73	82	48	71	76	78	104	100	-0.99%	477	1.27%	
\$ 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	\$16,148	\$12,606	\$23,268	\$17,155	14.21%	\$100,350	11.22%	