MLS of Greater Cincinnati - Charts for February 2026

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 February 2026 is **up +2.94%** compared to February 2025.

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 February 2026 is **up +1.19%** compared to February 2025.

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 February 2026 is **up +3.01%** compared to February 2025.

4) **Residential - Active Inventory** – a snapshot of the active inventory on the 1st business day of each month. The inventory for February 2026 is **up +18.45%** compared to February 2025.

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 February 2026 are **down -3.78%** compared to February 2025.

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 February 2026 are **up +0.49%** compared to February 2025.

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 February 2026 is **35 DOM** compared to February 2025 - **34 DOM**.

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 February 2026 month's supply is **2.06 months** compared to **1.78 months** for February 2025. 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.

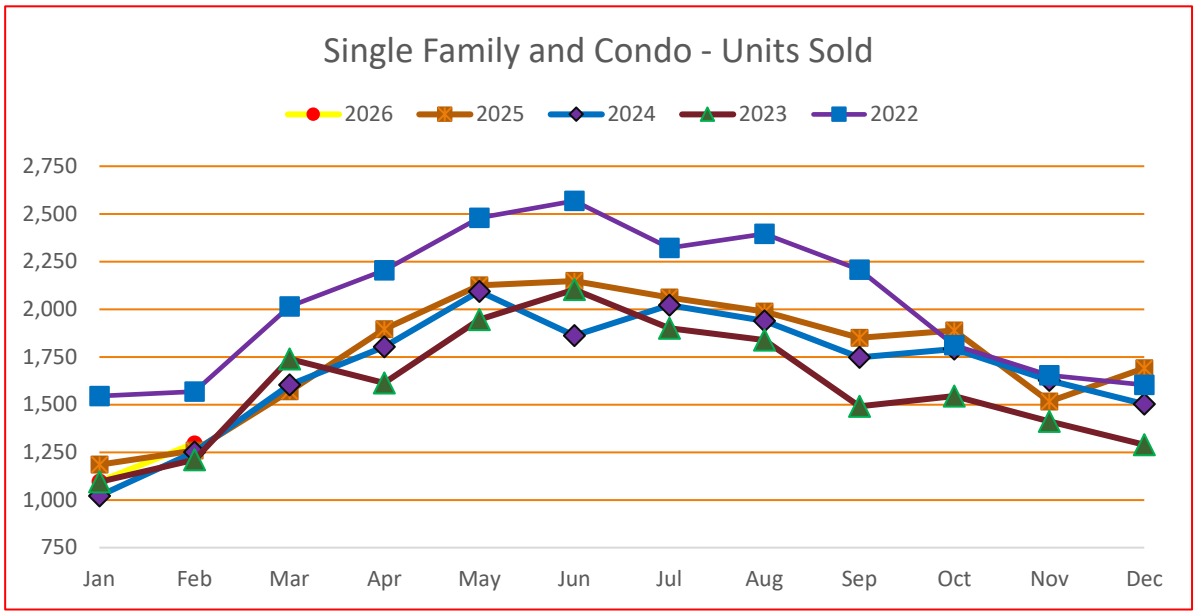
10) **Single Family Homes Only - Existing Construction – Units Sold** - shows the # of closings for single family homes that have been previously occupied. Single Family, existing construction closings for February 2026 are **up +3.05%** compared to February 2025.

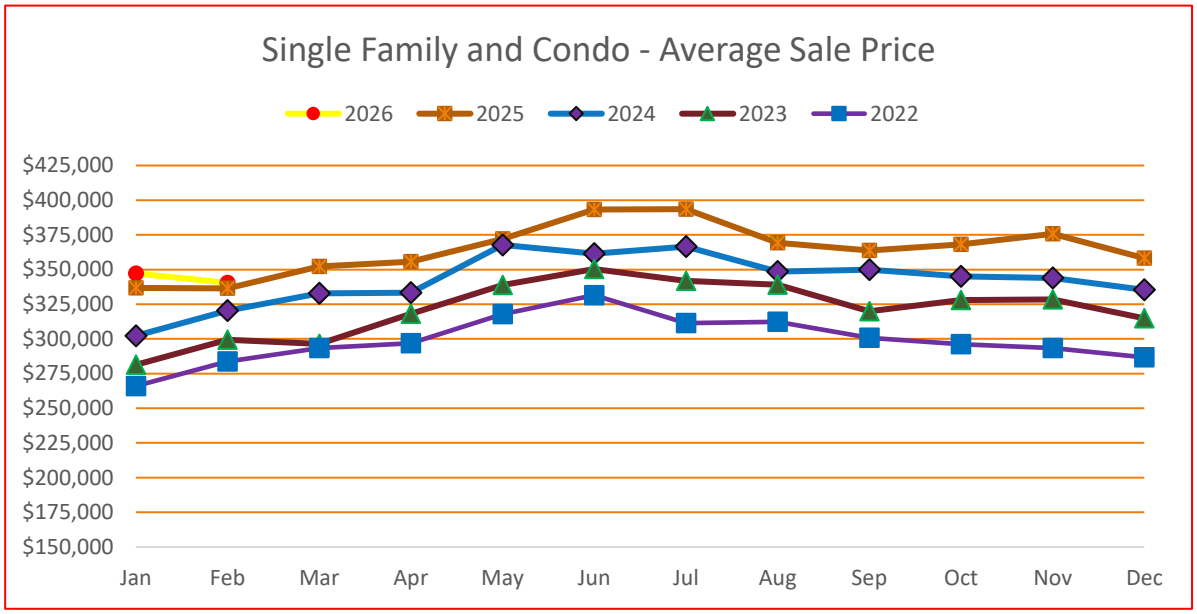
11) **Single Family Homes Only - New Construction Only - Units Sold** – shows the # of closings for single family homes that have never been occupied. Single Family, new construction closings for February 2026 are **down -4.40%** compared to February 2025.

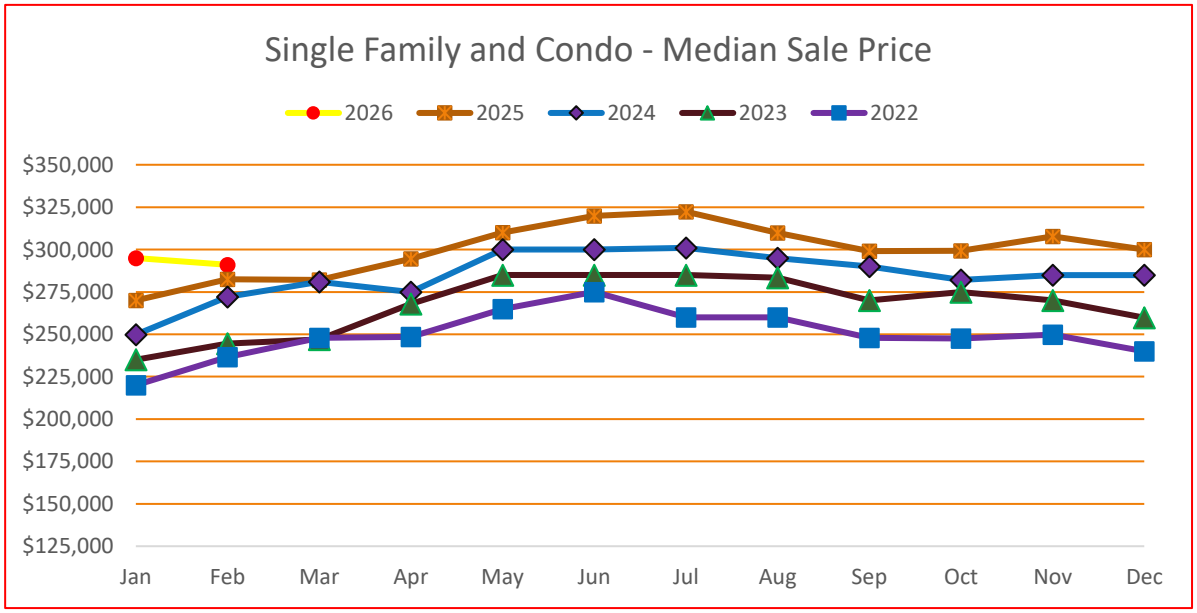
12) **Single Family and Condo - Average SP / LP %** – shows the average sale price to list price % of Single Family and Condo closings in the MLS by month. The avg. SP / LP% is computed against the current list price of the property when it is sold. It does not take into account if the property was previously listed at a higher list price.

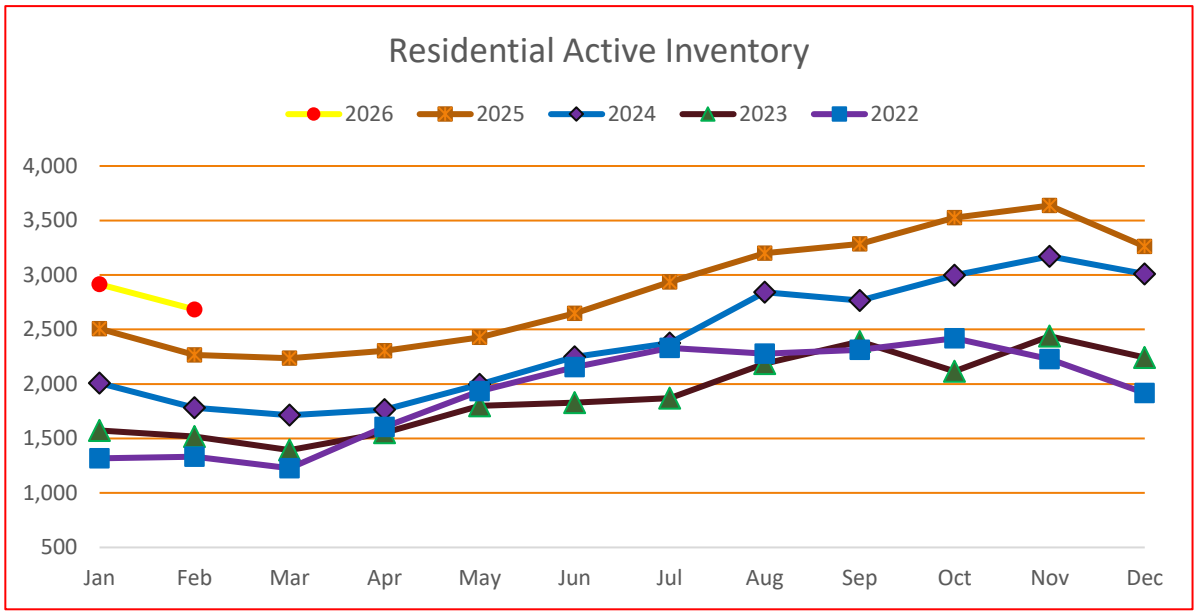
** Due to recent policy changes, the term *Days on Market (DOM)* has been changed to *Days on **MLS** (DOM)*. This change more accurately reflects the number of days a listing has been actively available in the MLS system, rather than the total time it may have been marketed through delayed entry, office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

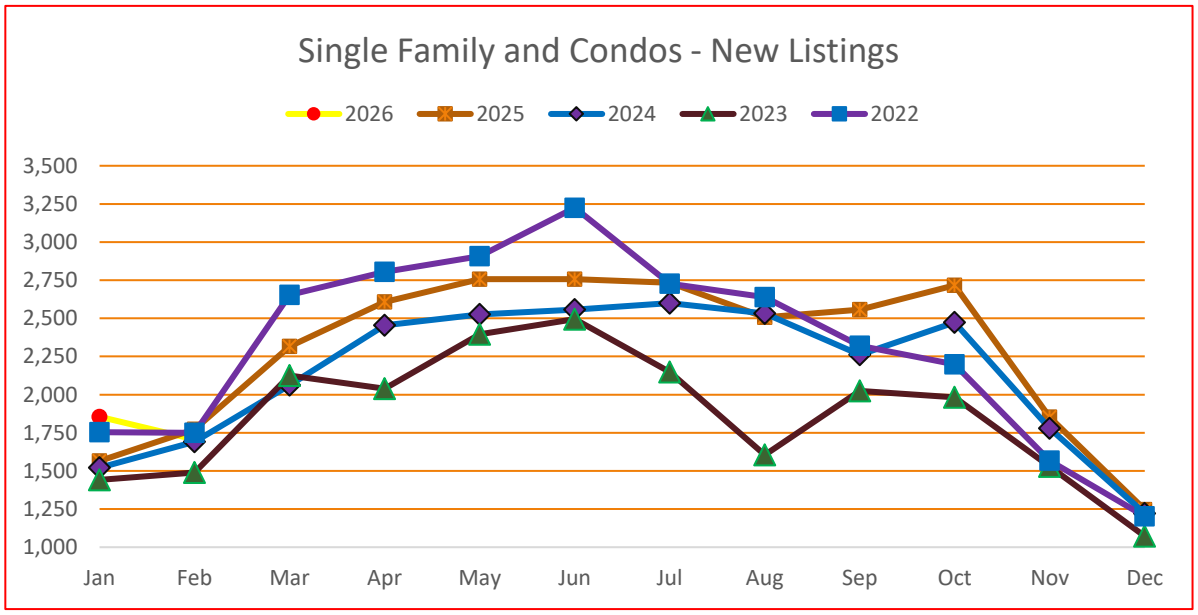
This clarification helps ensure greater transparency and consistency in how listing exposure is measured.

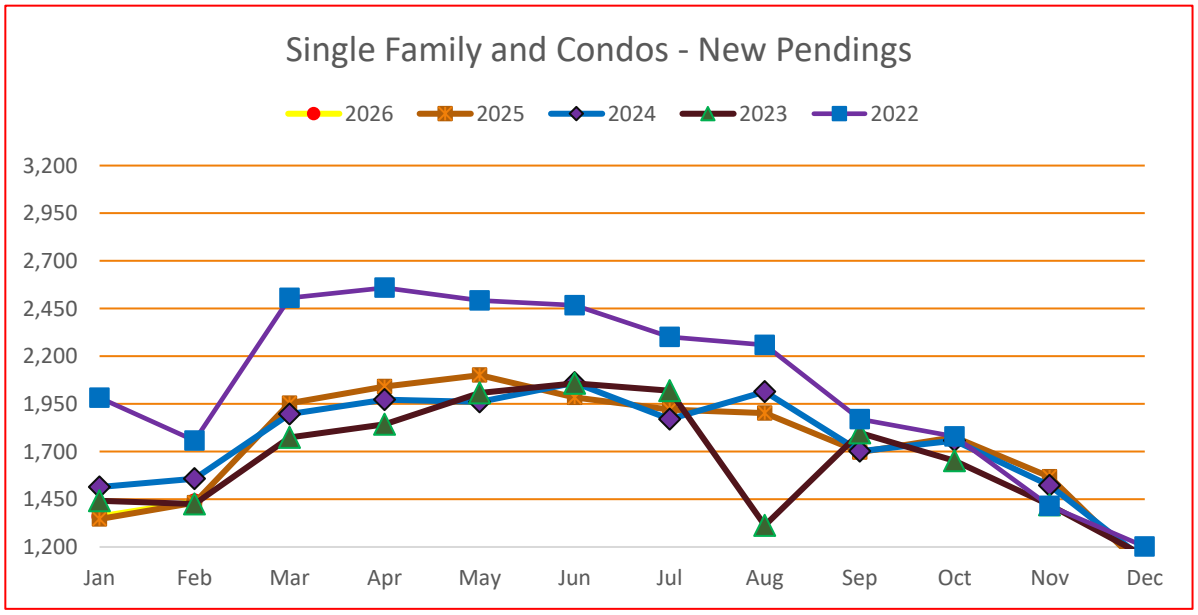

Single Family and Condo - Units Sold
2026
2025
2024
2023
2022
2,750
2,500
2,250
2,000
1,750
1,500
1,250
1,000
750
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

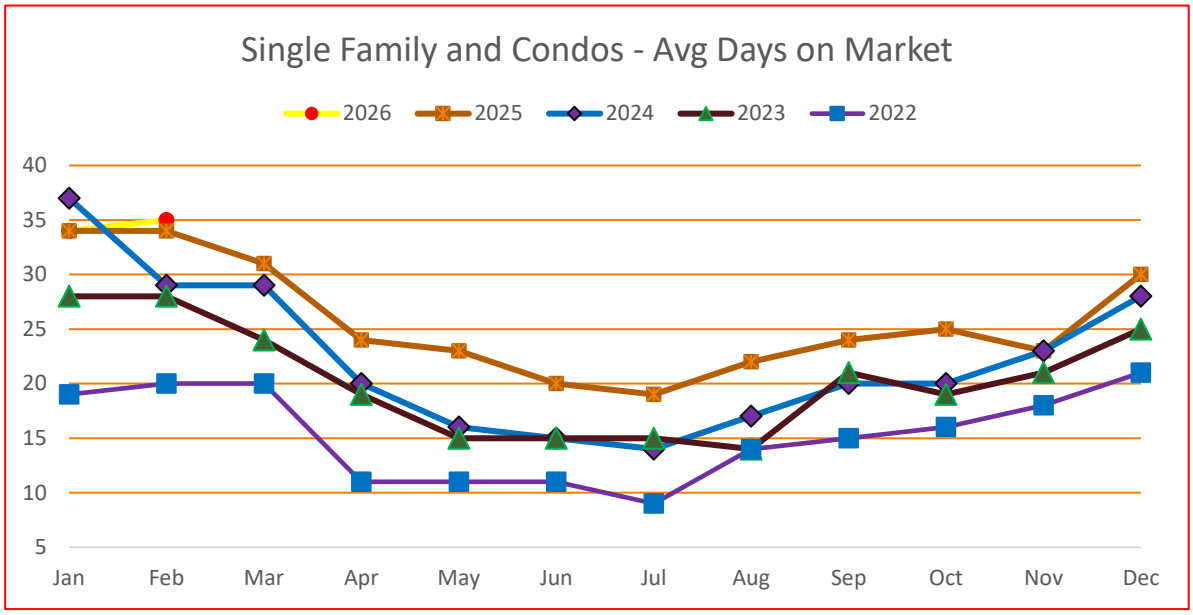

Single Family and Condo - Average Sale Price
2026
2025
2024
2023
2022
$425,000
$400,000
$375,000
$350,000
$325,000
$300,000
$275,000
$250,000
$225,000
$200,000
$175,000
$150,000
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

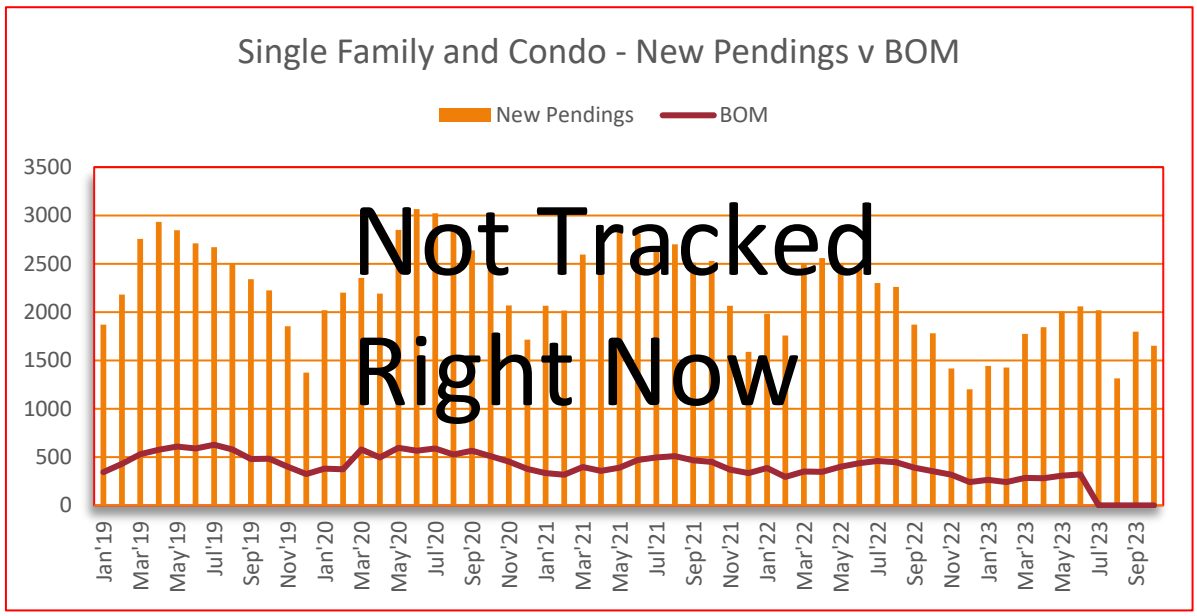

Single Family and Condo - Median Sale Price
2026
2025
2024
2023
2022
$350,000
$325,000
$300,000
$275,000
$250,000
$225,000
$200,000
$175,000
$150,000
$125,000
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

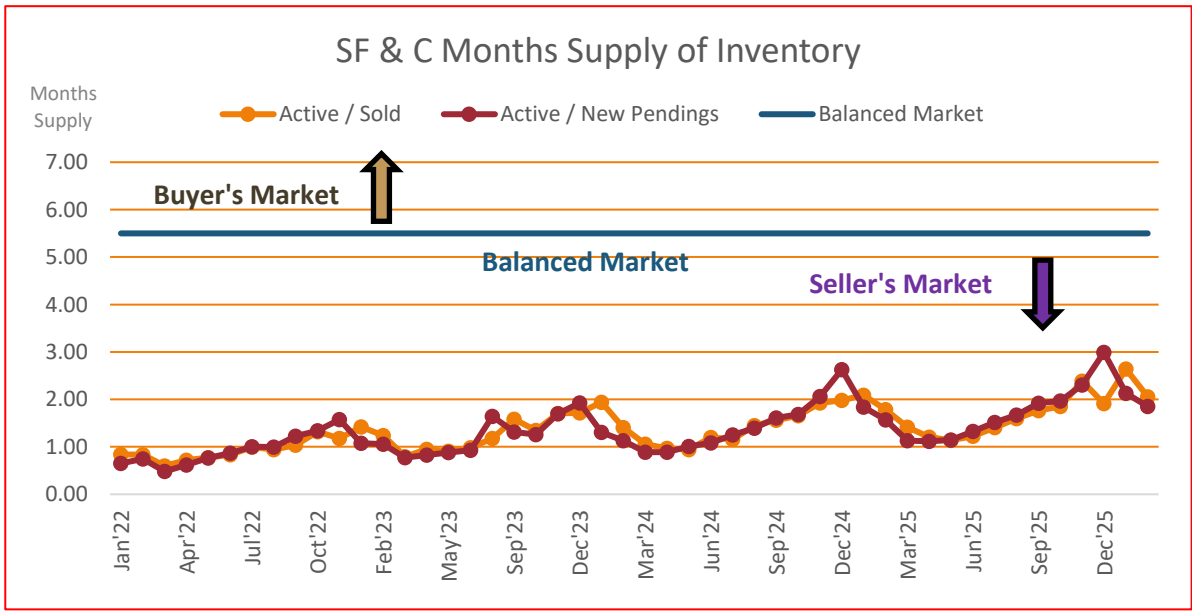

Residential Active Inventory
2026
2025
2024
2023
2022
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

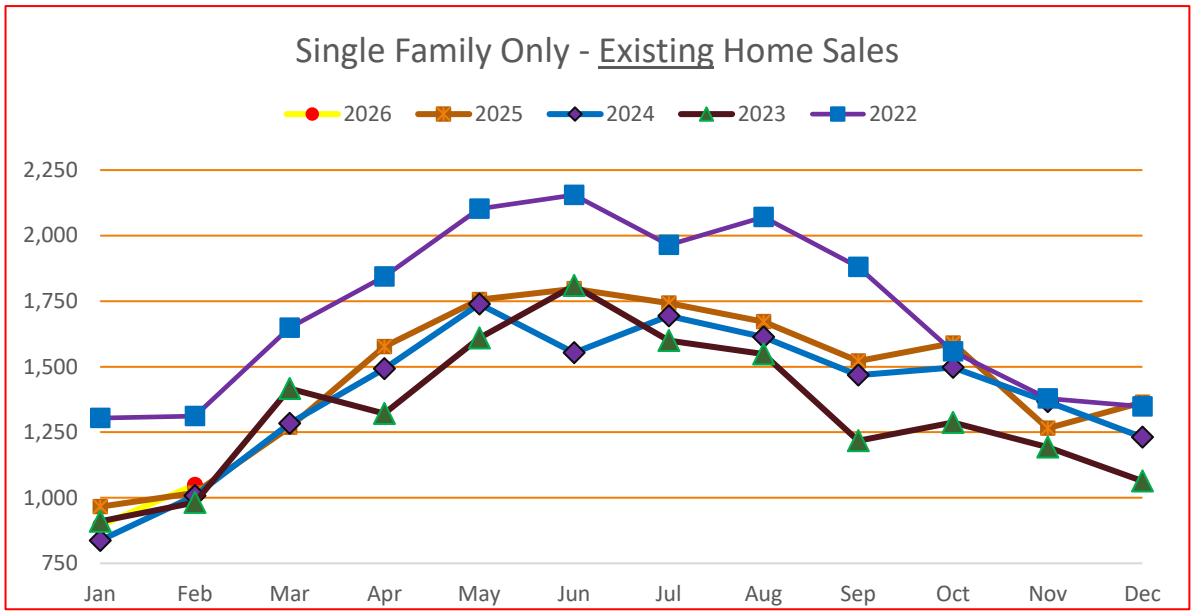

Single Family and Condos - New Listings
2026
2025
2024
2023
2022
3,500
3,250
3,000
2,750
2,500
2,250
2,000
1,750
1,500
1,250
1,000
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

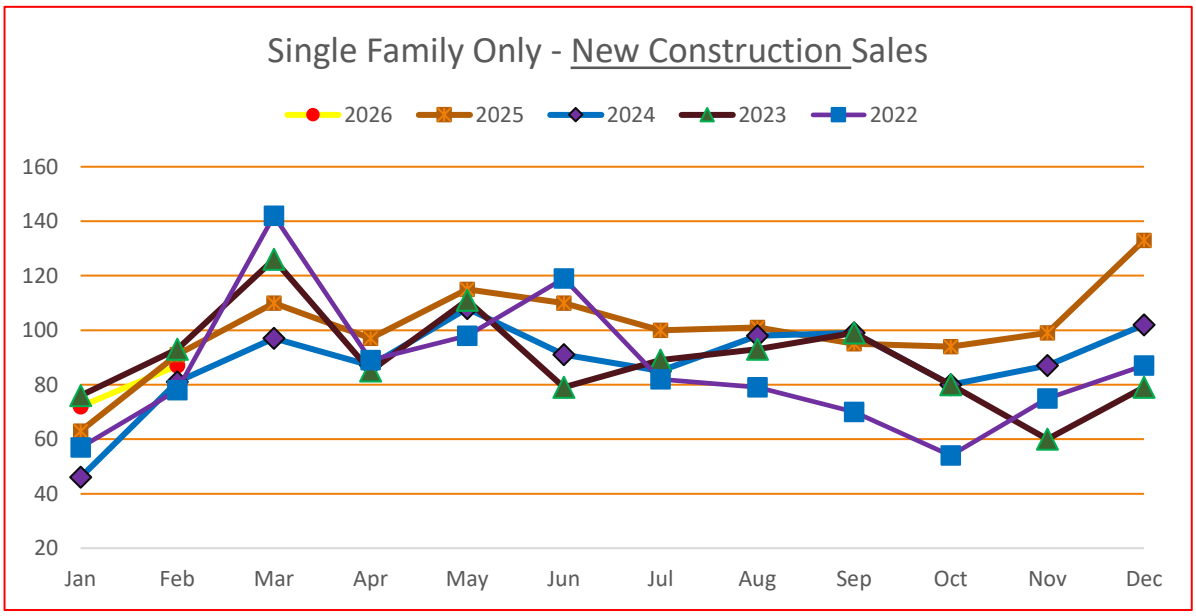

Single Family and Condos - New Pendings
2026
2025
2024
2023
2022
3,200
2,950
2,700
2,450
2,200
1,950
1,700
1,450
1,200
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

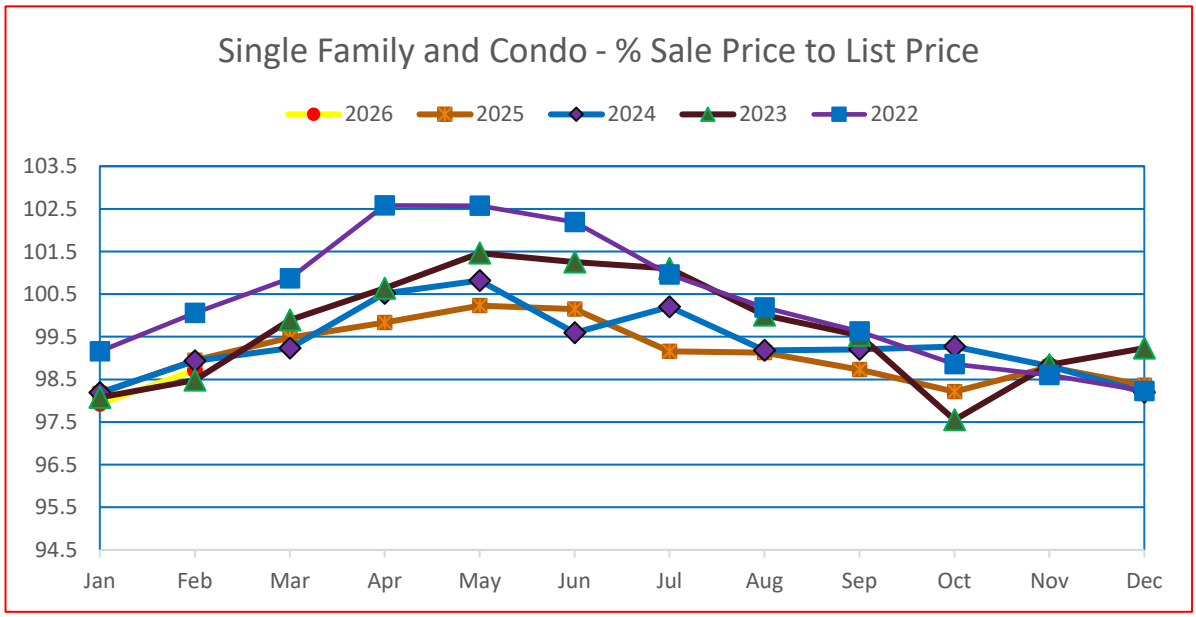

Single Family and Condos - Avg Days on Market
2026
2025
2024
2023
2022
40
35
30
25
20
15
10
5
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Single Family and Condo - New Pendings v BOM
New Pendings
BOM
3500
3000
2500
2000
1500
1000
500
0
Not Tracked
Right Now
Jan'19
Mar'19
May'19
Jul'19
Sep'19
Nov'19
Jan'20
Mar'20
May'20
Jul'20
Sep'20
Nov'20
Jan'21
Mar'21
May'21
Jul'21
Sep'21
Nov'21
Jan'22
Mar'22
May'22
Jul'22
Sep'22
Nov'22
Jan'23
Mar'23
May'23
Jul'23
Sep'23


SF & C Months Supply of Inventory
Months Supply
Active / Sold
Active / New Pendings
Balanced Market
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
Buyer's Market
Balanced Market
Seller's Market
Jan'22
Apr'22
Jul'22
Oct'22
Feb'23
May'23
Sep'23
Dec'23
Mar'24
Jun'24
Sep'24
Dec'24
Mar'25
Jun'25
Sep'25
Dec'25


Single Family Only - Existing Home Sales
2026
2025
2024
2023
2022
2,250
2,000
1,750
1,500
1,250
1,000
750
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Single Family Only - New Construction Sales
2026
2025
2024
2023
2022
160
140
120
100
80
60
40
20
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Single Family and Condo - % Sale Price to List Price
2026
2025
2024
2023
2022
103.5
102.5
101.5
100.5
99.5
98.5
97.5
96.5
95.5
94.5
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec