

MLS of Greater Cincinnati  
Detailed Monthly Update - 1/27/2025

	2023 Jan	2023 Feb	2023 Mar	2023 Apr	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 June	2024 July	2024 Aug	2024 Sept	2024 Oct	2024 Nov	2024 Dec	Prev Yr/Mo Variance 24-23	2024 Total/Avg YTD	YTD Variance 24-23	
<b>Membership:</b>																												
Offices	763	759	760	754	745	749	735	723	725	729	729	734	735	724	731	735	737	735	717	688	694	703	712	714	-2.80%	719	-3.14%	
Appraisers	248	245	246	245	238	245	240	240	240	246	246	246	247	241	241	236	244	245	242	235	236	236	237	235	-4.68%	240	-1.71%	
Total Licensees	7,372	7,389	7,459	7,484	7,452	7,477	7,387	7,209	7,278	7,239	7,323	7,394	7,411	7,190	7,240	7,288	7,361	7,423	7,322	7,025	7,074	7,128	7,184	7,191	-2.82%	7,236	-1.84%	
<b>Active Inventory</b>	2,903	2,871	2,694	2,870	3,144	3,159	2,913	3,348	3,774	3,428	3,732	3,429	3,056	2,881	2,880	2,954	3,244	3,563	3,674	4,133	4,029	4,249	4,401	4,243	19.18%	3,609	13.18%	
<b>Residential</b>	1,573	1,517	1,393	1,552	1,800	1,829	1,870	2,187	2,389	2,116	2,438	2,243	2,007	1,781	1,713	1,764	1,995	2,250	2,374	2,843	2,765	2,996	3,171	3,010	25.48%	2,389	25.15%	
Multi-Fam. & Apts.	82	70	82	97	110	111	98	123	147	126	136	125	100	99	100	109	123	160	153	166	166	157	177	141	11.35%	138	26.32%	
Commercial & Indus.	352	361	328	343	342	331	278	312	348	331	325	293	248	252	318	319	339	347	356	354	348	341	306	321	8.72%	321	-2.41%	
Land & Lots	896	923	891	878	892	888	667	726	890	855	833	768	701	749	749	762	787	806	791	770	750	755	747	771	0.39%	762	-9.59%	
Lease / Rental	158	143	129	146	146	140	108	128	143	172	218	215	209	212	139	126	136	142	138	176	150	182	176	181	-18.78%	164	6.55%	
<b>New Listings (Total)</b>	1,755	1,774	2,493	2,347	2,728	2,849	2,483	1,874	2,360	2,384	1,825	1,311	1,907	2,010	2,432	2,818	2,928	2,887	2,919	2,869	2,595	2,802	2,051	1,447	9.40%	29,665	13.30%	
New Listings (SF&C)	1,441	1,489	2,125	2,040	2,395	2,495	2,149	1,604	2,024	1,983	1,530	1,072	1,522	1,690	2,062	2,455	2,526	2,557	2,600	2,532	2,261	2,473	1,779	1,221	12.20%	25,678	14.91%	
Lender Involved	4.37%	3.49%	3.34%	2.11%	2.80%	2.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.96%	1.94%	1.96%	1.58%	2.09%	1.90%	1.78%	2.19%	1.47%	100.00%	1.41%	-9.49%	
<b>Expirations</b>	181	152	188	159	153	164	202	90	174	183	160	328	217	163	98	163	150	186	206	222	240	225	195	398	17.59%	205	15.42%	
<b>Cancelled (SF&amp;C)</b>	196	147	181	171	192	206	166	43	166	261	249	493	200	155	181	199	232	258	291	350	352	385	324	317	39.12%	270	49.42%	
<b>New Pending Sales</b>																												
New (SF & C)	1443	1425	1774	1844	2007	2058	2019	1313	1798	1652	1421	1152	1514	1558	1897	1972	1960	2061	1870	2014	1702	1758	1522	1133	-1.68%	1,747	5.30%	
Lender Involved	3.88%	2.39%	3.61%	2.39%	2.39%	2.92%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.32%	2.30%	1.80%	1.82%	1.99%	1.76%	1.99%	2.17%	0.62%	100.00%	1.31%	-10.33%	
New (Monthly) - Total	1,630	1,606	2,012	2,040	2,203	2,283	2,248	1,456	2,013	1,921	1,616	1,324	1,698	1,751	2,113	2,206	2,158	2,286	2,068	2,219	1,922	1,949	1,715	1,265	-4.66%	1,946	4.46%	
<b>Total BOM (in Month)</b>	306	268	342	337	368	392	0	0	0	0	0	0	0	0	0	386	414	374	451	489	412	445	369	326	100.00%	306	82.12%	
<b>Total Waiting To Close</b>	1,683	2,416	2,605	2,794	2,810	2,751	2,389	2,415	2,004	2,360	2,277	2,089	1,664	2,540	2,569	2,581	2,936	2,764	2,884	2,743	2,748	2,632	2,492	2,235	6.53%	2,566	8.82%	
<b>Closings:</b>																												
	2023 Jan	2023 Feb	2023 Mar	2023 Apr	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 June	2024 July	2024 Aug	2024 Sept	2024 Oct	2024 Nov	2024 Dec	Prev Yr/Mo Variance 24-23	2024 Total/Avg YTD	YTD Variance 24-23	
<b>Total Sold Properties</b>	1,231	1,366	1,932	1,780	2,133	2,307	2,045	1,869	1,567	1,652	1,507	1,394	1,123	1,350	1,740	1,939	2,228	2,006	2,172	2,074	1,854	1,956	1,731	1,684	17.22%	21,857	5.17%	
\$ Volume (000's)	\$332,900	\$401,227	\$552,551	\$552,121	\$702,891	\$790,709	\$686,860	\$618,089	\$479,172	\$531,514	\$482,973	\$440,225	\$335,646	\$427,690	\$571,660	\$643,255	\$800,977	\$701,413	\$777,990	\$704,620	\$635,215	\$0	\$586,153	\$559,156	21.27%	\$6,743,775	2.63%	
Average Price	\$270,430	\$293,724	\$286,000	\$310,180	\$329,532	\$342,743	\$335,873	\$330,706	\$305,789	\$321,740	\$320,486	\$315,800	\$298,883	\$316,808	\$328,540	\$331,746	\$359,505	\$349,657	\$358,191	\$339,740	\$342,619	\$0	\$338,621	\$332,040	4.89%	\$308,541	-2.42%	
<b>Single Family</b>	984	1,075	1,539	1,406	1,720	1,888	1,664	1,542	1,246	1,320	1,214	1,092	861	1,044	1,359	1,549	1,801	1,615	1,744	1,685	1,521	1,545	1,423	1,343	18.69%	17,490	4.79%	
\$ Volume (000's)	\$283,392	\$333,914	\$471,947	\$458,582	\$603,214	\$680,812	\$581,916	\$537,307	\$438,924	\$439,961	\$408,326	\$343,417	\$266,866	\$343,941	\$471,992	\$536,999	\$688,651	\$605,237	\$666,153	\$608,985	\$550,232	\$545,208	\$508,226	\$467,116	26.48%	\$6,259,606	12.14%	
Avg. DOM	28	28	25	19	15	15	15	14	21	16	20	23	29	31	30	21	15	15	14	16	19	20	24	27	14.81%	22	9.21%	
Avg. CDOM	32	33	29	23	17	18	0	17	24	0	0	0	13	34	36	25	3	18	17	20	23	25	29	31	100.00%	23	41.97%	
Avg. Price	\$288,000	\$310,618	\$306,658	\$326,161	\$350,706	\$360,600	\$349,709	\$348,448	\$352,266	\$333,304	\$336,348	\$314,484	\$309,949	\$329,445	\$347,308	\$346,675	\$382,371	\$374,760	\$381,968	\$361,415	\$361,757	\$352,885	\$357,151	\$347,815	9.58%	\$357,896	7.02%	
Median Price	\$240,000	\$250,500	\$255,000	\$279,900	\$299,900	\$296,000	\$291,863	\$294,450	\$279,135	\$283,000	\$279,576	\$264,450	\$255,000	\$279,000	\$299,000	\$288,000	\$315,000	\$317,000	\$315,000	\$305,000	\$300,000	\$299,900	\$297,500	\$294,500	10.20%	\$297,075	7.58%	
<b>Condominiums</b>	109	136	196	207	225	215	211	182	166	171	156	144	140	152	220	217	243	216	243	221	174	211	170	175	17.71%	2,382	12.46%	
\$ Volume (000's)	\$21,939	\$28,734	\$41,822	\$54,361	\$55,681	\$55,948	\$58,527	\$47,604	\$37,572	\$44,440	\$39,095	\$37,064	\$36,700	\$40,892	\$56,000	\$52,032	\$61,844	\$55,602	\$64,482	\$56,757	\$44,579	\$50,135	\$40,412	\$45,696	18.89%	\$605,131	15.75%	
Avg. DOM	29	27	20	18	15	12	12	13	24	15	16	19	24	24	24	15	22	15	15	22	27	18	21	25	24.00%	21	14.65%	
Avg. CDOM	32	29	25	21	18	15	0	26	0	0	0	0	7	26	26	17	5	18	18	28	30	21	24	30	100.00%	21	50.60%	
Avg. Price	\$201,275	\$211,279	\$213,378	\$262,614	\$247,471	\$260,223	\$277,379	\$261,560	\$226,337	\$259,883	\$250,609	\$257,389	\$262,143	\$269,026	\$254,545	\$239,779	\$254,502	\$257,417	\$265,358	\$256,819	\$256,201	\$237,607	\$237,718	\$261,120	1.43%	\$254,043	2.92%	
Median Price	\$185,000	\$185,000	\$191,750	\$220,000	\$218,000	\$220,000	\$234,000	\$230,500	\$202,500	\$221,000	\$223,250	\$219,500	\$212,000	\$226,000	\$219,500	\$216,000	\$235,000	\$238,000	\$235,000	\$220,000	\$218,099	\$210,000	\$220,000	\$240,000	8.54%	\$224,133	5.45%	
SFC Lender Inv Sales	3.02%	3.30%	3.29%	2.85%	2.21%	2.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.59%	1.57%	2.13%	1.76%	2.26%	1.59%	1.94%	1.69%	2.04%	100.00%	1.38%	-5.73%	
<b>Multi-Family (2-4)</b>	49	42	50	53	54	70	42	67	50	58	35	44	33	41	47	68	55	53	61	59	48	76	41	56	21.43%	638	3.91%	
\$ Volume (000's)	\$9,780	\$9,236	\$11,237	\$11,802	\$13,852	\$17,722	\$10,417	\$16,180	\$11,358	\$15,971	\$8,669	\$10,110	\$9,481	\$11,579	\$11,580	\$18,620	\$14,786	\$14,078	\$16,869	\$17,237	\$11,557	\$18,704	\$11,987	\$15,021	32.69%	\$171,499	17.20%	
<b>Apartments (5+)</b>	5	7	4	2	4	4	6	4	2	6	10	10	5	15	10	8	6	8	5	2	6	4	4	5	-100.00%	78	21.88%	
\$ Volume (000's)	\$2,000	\$2,432	\$1,893	\$451	\$1,712	\$3,064	\$4,858	\$1,467	\$665	\$2,590	\$2,552	\$2,232	\$1,667	\$5,766	\$3,826	\$7,331	\$2,422	\$3,594	\$3,242	\$495	\$3,187	\$1,475	\$2,138	\$3,881	42.49%	\$39,024	50.58%	
<b>Commercial/Invest</b>	24	22	35	24	28	33	23	14	15	14	22	28	24	17	27	12	27	12	29	16	27	26	15	21	-33.33%	253	-10.28%	
\$ Volume (000's)	\$6,640	\$6,617	\$8,369	\$7,755	\$13,987	\$11,795	\$7,244	\$5,664	\$5,734	\$5,285	\$7,482	\$8,900	\$4,185	\$8,090	\$10,128	\$7,311	\$7,183	\$7,245	\$14,244	\$6,250	\$12,586	\$9,401	\$5,076	\$6,567	-35.53%	\$98,266	2.93%	
<b>Farms &amp; Acreage</b>	8	12	3	7	7	6	7	7	8	9	7	7	3	7	4	7	8	1	3	4	4	6	5	2	-250.00%	54	-38	