

MLS of Greater Cincinnati  
Detailed Monthly Update - 6/10/2025

|                               | 2024<br>Jan | 2024<br>Feb | 2024<br>Mar | 2024<br>Apr | 2024<br>May | 2024<br>June | 2024<br>July | 2024<br>Aug | 2024<br>Sept | 2024<br>Oct | 2024<br>Nov | 2024<br>Dec | 2025<br>Jan | 2025<br>Feb | 2025<br>Mar | 2025<br>Apr | 2025<br>May | Prev Yr/Mo<br>Variance | 2025<br>Total/Avg<br>YTD | YTD<br>Variance<br>25-24 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------|--------------------------|--------------------------|
| <b>Membership:</b>            |             |             |             |             |             |              |              |             |              |             |             |             |             |             |             |             |             |                        |                          |                          |
| Offices                       | 735         | 724         | 731         | 735         | 737         | 735          | 717          | 688         | 694          | 703         | 712         | 714         | 712         | 705         | 701         | 707         | 715         | -2.99%                 | 708                      | -3.33%                   |
| Appraisers                    | 247         | 241         | 241         | 236         | 244         | 245          | 242          | 235         | 236          | 236         | 237         | 235         | 235         | 233         | 228         | 235         | 237         | -2.87%                 | 234                      | -3.39%                   |
| 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       | -2.34%                 | 7,085                    | -2.91%                   |
| <b>Active Inventory</b>       | 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       | 11.65%                 | 3,503                    | 16.64%                   |
| <b>Residential</b>            | 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       | 21.75%                 | 2,349                    | 26.81%                   |
| Multi-Fam. & Apts.            | 100         | 99          | 100         | 109         | 123         | 160          | 153          | 166         | 166          | 157         | 177         | 141         | 133         | 137         | 128         | 147         | 166         | 34.96%                 | 142                      | 33.90%                   |
| Commercial & Indus.           | 248         | 252         | 318         | 319         | 339         | 347          | 356          | 354         | 348          | 341         | 306         | 321         | 275         | 275         | 280         | 295         | 315         | -7.08%                 | 288                      | -2.44%                   |
| Land & Lots                   | 701         | 749         | 749         | 762         | 787         | 806          | 791          | 770         | 750          | 755         | 747         | 771         | 718         | 706         | 744         | 740         | 712         | -9.53%                 | 724                      | -3.42%                   |
| Lease / Rental                | 209         | 212         | 139         | 126         | 136         | 142          | 138          | 176         | 150          | 182         | 176         | 181         | 171         | 169         | 170         | 158         | 183         | 34.56%                 | 170                      | 3.53%                    |
| <b>New Listings (Total)</b>   | 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       | 6.59%                  | 12,661                   | 4.68%                    |
| 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       | 9.14%                  | 11,019                   | 7.45%                    |
| 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%       | -10.25%                | 2.12%                    | 172.19%                  |
| <b>Expirations</b>            | 217         | 163         | 98          | 163         | 150         | 186          | 206          | 222         | 240          | 225         | 195         | 398         | 228         | 184         | 210         | 190         | 185         | 23.33%                 | 199                      | 26.04%                   |
| <b>Cancelled (SF&amp;C)</b>   | 200         | 155         | 181         | 199         | 232         | 258          | 291          | 350         | 352          | 385         | 324         | 317         | 247         | 252         | 263         | 255         | 264         | 13.79%                 | 256                      | 32.47%                   |
| <b>New Pending Sales</b>      |             |             |             |             |             |              |              |             |              |             |             |             |             |             |             |             |             |                        |                          |                          |
| New (SF & C)                  | 1514        | 1558        | 1897        | 1972        | 1960        | 2061         | 1870         | 2014        | 1702         | 1758        | 1522        | 1133        | 1346        | 1432        | 1954        | 2042        | 2101        | 7.19%                  | 1,775                    | -0.29%                   |
| 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%       | -0.49%                 | 2.27%                    | 214.49%                  |
| 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       | 6.63%                  | 1,954                    | -1.58%                   |
| <b>Total BOM (in Month)</b>   | 0           | 0           | 0           | 386         | 414         | 374          | 451          | 489         | 412          | 445         | 369         | 326         | 331         | 350         | 388         | 418         | 466         | 12.56%                 | 391                      | 144.13%                  |
| <b>Total Waiting To Close</b> | 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       | 4.63%                  | 2,486                    | 1.16%                    |
| <b>Closings:</b>              |             |             |             |             |             |              |              |             |              |             |             |             |             |             |             |             |             |                        |                          |                          |
|                               | 2024<br>Jan | 2024<br>Feb | 2024<br>Mar | 2024<br>Apr | 2024<br>May | 2024<br>June | 2024<br>July | 2024<br>Aug | 2024<br>Sept | 2024<br>Oct | 2024<br>Nov | 2024<br>Dec | 2025<br>Jan | 2025<br>Feb | 2025<br>Mar | 2025<br>Apr | 2025<br>May | Prev Yr/Mo<br>Variance | 2025<br>Total/Avg<br>YTD | YTD<br>Variance<br>25-24 |
| <b>Total Sold Properties</b>  | 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       | 3.14%                  | 8,704                    | 3.87%                    |
| \$ 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   | 5.20%                  | \$3,046,484              | 9.62%                    |
| 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   | 2.00%                  | \$350,010                | 5.54%                    |
| <b>Single Family</b>          | 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       | 2.17%                  | 6,949                    | 5.07%                    |
| \$ 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   | 2.84%                  | \$2,548,902              | 10.42%                   |
| Avg. DOM                      | 39          | 31          | 30          | 21          | 15          | 15           | 14           | 16          | 19           | 20          | 24          | 27          | 34          | 34          | 31          | 23          | 22          | 46.67%                 | 29                       | 5.88%                    |
| Avg. CDOM                     | 42          | 34          | 36          | 25          | 19          | 18           | 17           | 20          | 23           | 25          | 29          | 31          | 42          | 41          | 38          | 29          | 25          | 31.58%                 | 35                       | 12.18%                   |
| 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   | 0.66%                  | \$366,801                | 5.09%                    |
| 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   | \$300,000   | \$301,500   | \$321,625   | 2.10%                  | \$299,975                | 4.45%                    |
| <b>Condominiums</b>           | 140         | 152         | 220         | 217         | 243         | 216          | 243          | 221         | 174          | 211         | 170         | 175         | 154         | 145         | 188         | 219         | 247         | 1.65%                  | 953                      | -1.95%                   |
| \$ 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    | 9.02%                  | \$246,014                | -0.59%                   |
| Avg. DOM                      | 24          | 24          | 24          | 15          | 22          | 15           | 15           | 22          | 27           | 18          | 21          | 25          | 30          | 32          | 37          | 34          | 32          | 45.45%                 | 33                       | 51.38%                   |
| Avg. CDOM                     | 26          | 26          | 26          | 17          | 26          | 18           | 18           | 28          | 30           | 21          | 24          | 30          | 37          | 42          | 46          | 42          | 35          | 34.62%                 | 40                       | 66.94%                   |
| 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   | 7.25%                  | \$258,147                | 1.39%                    |
| 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   | \$219,500   | \$247,000   | \$230,000   | -2.13%                 | \$224,290                | 1.17%                    |
| 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%       | 4.06%                  | 2.05%                    | 224.65%                  |
| <b>Multi-Family (2-4)</b>     | 33          | 41          | 47          | 68          | 55          | 53           | 61           | 59          | 48           | 76          | 41          | 56          | 55          | 45          | 45          | 48          | 78          | 41.82%                 | 271                      | 11.07%                   |
| \$ 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    | 49.14%                 | \$75,838                 | 14.83%                   |
| <b>Apartments (5+)</b>        | 5           | 15          | 10          | 8           | 6           | 8            | 5            | 2           | 6            | 4           | 4           | 5           | 9           | 7           | 4           | 9           | 5           | -16.67%                | 34                       | -22.73%                  |
| \$ 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     | 175.47%                | \$25,267                 | 20.25%                   |
| <b>Commercial/Invest</b>      | 24          | 17          | 27          | 12          | 27          | 12           | 29           | 16          | 27           | 26          | 15          | 21          | 23          | 15          | 19          | 25          | 19          | -29.63%                | 101                      | -5.61%                   |
| \$ 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     | 2.56%                  | \$47,851                 | 29.69%                   |
| <b>Farms &amp; Acreage</b>    | 3           | 7           | 4           | 7           | 8           | 1            | 3            | 4           | 4            | 6           | 5           | 2           | 1           | 8           | 2           | 3           | 5           | -37.50%                | 19                       | -34.48%                  |
| \$ 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     | 22.70%                 | \$19,415                 | -28.49%                  |
| <b>Land/Lots</b>              | 57          | 74          | 73          | 78          | 88          | 101          | 87           | 87          | 74           | 88          | 73          | 82          | 48          | 71          | 76          | 78          | 104         | 18.18%                 | 377                      | 1.89%                    |
| \$ Volume (000's)             | \$19,913    | \$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    | 16.99%                 | \$83,195                 | 10.62%                   |