

FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Michelle Billings, Ohio REALTORS® 2025 President, 513-516-0495
Allison Wiley, Ohio REALTORS® Vice President of Marketing & Communications, 614-225-6207
RE: Ohio's July 2025 Home Sales
DATE: August 21st, 2025



Ohio's home sales saw modest growth in July, while inventory rose and sale prices remained steady, according to the latest statewide housing data from Ohio REALTORS®.

July 2025 home sales increased 2.2% year over year, reaching 12,330 compared to 12,061 in July 2024. The average sales price across Ohio in July reached \$275,000, a 6.1% increase from the \$259,000 mark posted in July 2024.

"Ohio's housing market is showing early signs of stabilizing as more inventory becomes available," says Ohio REALTORS® President Michelle Billings. "Buyers are seeing more choices, but sellers are still benefiting from historically strong pricing. The remainder of 2025 could bring more balance between buyers and sellers, although we are still seeing demand outpacing supply. An Ohio REALTOR® serves as a professional partner, guiding buyers and sellers through the intricate process of home buying and selling, to successfully achieve their housing goals."

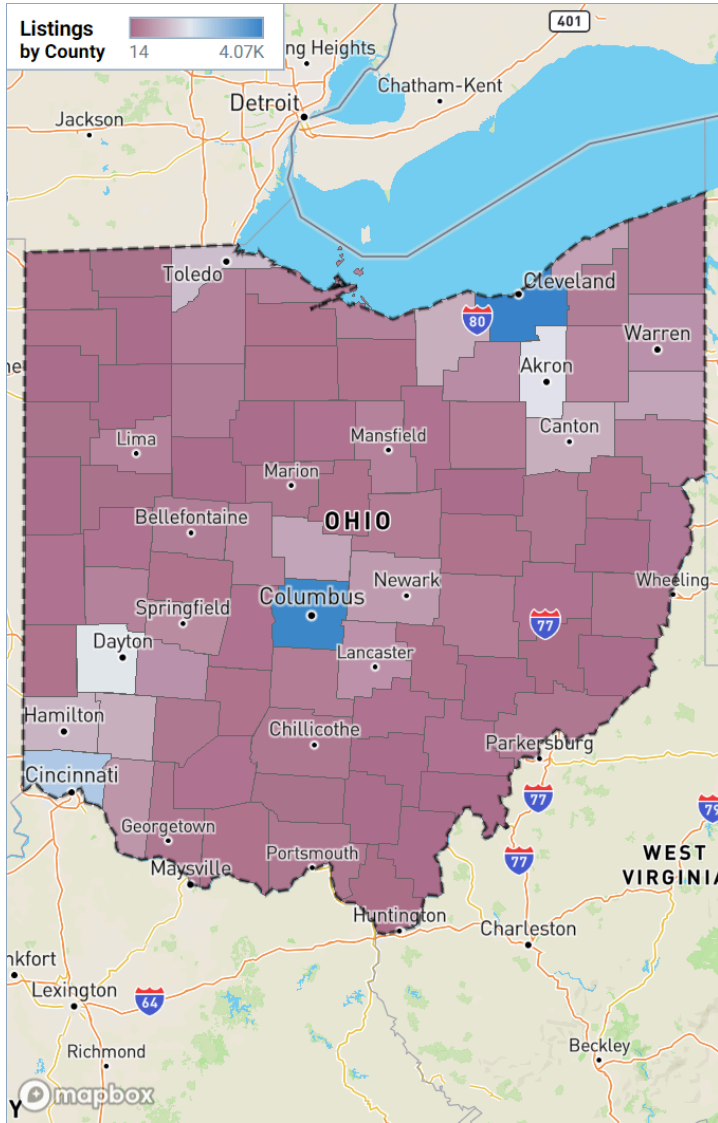
Total active listings reached 36,810, up from 32,871 in July 2024 and 29,512 in July 2023. This marks an 11.9% year-over-year increase, signaling growing seller confidence.

Ohio recorded 3.56 months of housing supply in July, an 11% increase from last year. While inventory is improving, the market remains tilted toward sellers, with six months considered balanced.

Ohio REALTORS®, with more than 35,000 members, is the largest professional trade association in Ohio. Leading with expertise, professionalism and an entrepreneurial spirit, REALTORS® in Ohio are committed to their clients and communities.

See below for the entire report of home sales activity throughout Ohio.

(NOTE: There might be a slight variance between the reported number of sales contained in this release and actual activity in the various markets due to Ohio REALTORS' early reporting requirement. Check with contacts in the particular market.)



LISTINGS

Up from previous month



State **36,810**

07/24	07/23	07/22
32,871	29,512	36,451

YOY change **↑ 11.9%**

SALES

Down from previous month



State **12,330**

07/24	07/23	07/22
12,061	11,270	14,041

YOY change **↑ 2.2%**

MEDIAN SALES PRICE

No change from previous month



State **\$275,000**

07/24	07/23	07/22
\$259K	\$245K	\$230K

YOY change **↑ 6.1%**

INVENTORY

Seller's market



State **3.56 months**

6 months = Balanced market

YOY change **↑ 11%**

PRICE RANGE STATISTICS

Listings Trends

- More than 5% increase (YOY)
- More than 5% decrease (YOY)

Listing Price Range	Listings (Jul.)	Sales in Previous 12 Months	Months of Inventory
Below \$125,000	4,303	15,157	3.4
\$125,000 – \$249,999	11,463	46,028	3
\$250,000 – \$374,999	8,809	31,633	3.3
\$375,000 – \$499,999	5,591	16,896	4
\$500,000 – \$624,999	2,433	6,441	4.5
\$625,000 – \$749,999	1,601	3,437	5.6
\$750,000 – \$874,999	797	1,707	5.6
\$875,000 – \$999,999	602	1,080	6.7
\$1M – \$1.99M	970	1,388	8.4
\$2M and up	236	170	16.9



This report is compiled by RPR® with MLS data.

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PRESENTED BY:

Contact: Allison Wiley
VP Marketing and Communications
Phone: (614) 225-6207
Email: wiley@ohiorealtors.org

FOR MORE INFO:

Contact: Allison Wiley
VP Marketing and Communications
Phone: (614) 225-6207
Email: wiley@ohiorealtors.org

About RPR® and this Report

- This report is compiled by RPR® with MLS data. RPR® is a wholly owned subsidiary of the NATIONAL ASSOCIATION OF REALTORS®.
- Metrics in this report were calculated using data from single family, condominium, townhouse and apartment listings. The 'Listings' metric includes active and pending listings.
- RPR's metrics may show the same general trends as those published by other sources (i.e. MLS, Association or others), but because of RPR's processes and parcel-centric approach, some variation may occur.
- This report contains the latest reliable data as of when it was run.

Data Provided By

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Columbus & Central Ohio MLS

Dayton Area Board of REALTORS® MLS

Firelands Association of REALTORS® MLS

Greater Portsmouth Area Board Of REALTORS® INC MLS

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CONTACT: 2025 Ohio REALTORS President Michelle Billings– 513.516.0495

For more information on home sales activity in a particular marketplace, contact one of the Local Boards/Associations or Multiple Listing Services below.

Akron Cleveland Association

Mike Valerino, CEO | 216.901.0130
Andrew Gaebelstein, President | 216.310.3739

Ashland Board

Cassie Wilhelm, AE | eo@ashlandboardofrealtors.com
Luke Given, President | 419.566.5522

Ashtabula County Board

Brandy Helsel, AE | 440-998-1152
Thomas Bush, President | 440-998-1152

Athens County Board

Jennifer Davies, EO | 740.707.1962
Brian Kapple, President | bkapple Realtor@gmail.com

Beaver Creek Area Association

Dale Meller, EO | 330.383.5554
Carolyn Hornyak, President | 216.447.4477

Clinton County Board

Kimberly Cordrey | realtors.exec@gmail.com
Jeanette Clifton, President | 937.382.5538

Columbus REALTORS

Brent Swander, CEO | 614.475.4000
Buffie Patterson, President | 614.325.1544

Dayton REALTORS

Carlton Jackson, CEO | 937.223.0900

Delaware County Board

Stephanie Hennegan, EO | 740.363.3227
Shannon Brewster, President | 614-477-7247

East Central Association

Laura Warner, EO | 330.343.7736
Taylor Cain, President | 740.381.0991

Firelands Association

David Freitag, CEO | 419.625.5787
Francis Corder, President | 419.656.1870

Greater Portsmouth Area Board

Teresa French, AE | 740.353.3079
Molly Burnside, President | 740.357.7364

Guernsey Muskingum Valley Association

Steffanie Bush, EO | 740.452.3890
Gail Garland, President | 740.754.1162

Knox County Board

Jeri Scott, EO | 740.392.8490
Sibley Poland, President | 740.485.0502

Lake & Geauga Area Association

Chrissy Rose, EO | 440.350.9000
Jennifer Allen, President | 440.796.4833

Lancaster Board

Krystal Shaber, EO | 740.653.7409
Cory Neville, President | 740.438.6196

Licking County Board

Leslie Thoman, EO | 740.345.2151
Cynthia Layton, President | 740.345.4001

Lorain County Association

Barb Tressel-Bangas, EO | 440.328.4210
William Swanzer, President | 440.988.3333

Mansfield Association

Cassie Wilhelm | 419.834.4936
Robin Walker, President | 419.756.8383

Marietta Board

Carrie Hale, EO | 740.373.8194
Lisa L. Taylor, President | 703.475.7803

Medina County Board

Sherry Stell, EO | 330.722.1000
Nathan Stallard, President | 330.723.9911

Midwestern Ohio Association

Megan Wise | 937.335.8267
Bert Barnes, President | 937.593.1049

MLS Now

Garry Marsoubian, CEO E-mail: Garry@MLSNow.com

NORIS MLS

Megan Foos, CEO | 419.535.3222

Northwest Ohio REALTORS (Toledo Area)

Megan Foos, CEO | 419.535.3222
Emily Bailey, President | 419.531.1331

REALTOR® Alliance of Greater Cincinnati

Carl Horst, CEO | 513.761.8800
DaVan Gassett, President | 513.431.4000

Scioto Valley Association

Pamela Burkitt, EO | 740.773.7489
Bud Fausnaugh, President | (740) 774-4500

Southern Ohio Association

Taylor Owens, EO | 513-528-2657
Kellie Barter, President | 513.794.9494

Springfield Board

Amanda Snyder, EO | 937.323.6489
Sara Foulk, President | 513.255.2886

Stark Trumbull Area REALTORS

Collene Burgess, CEO | 330.494.5630
Amy McConnell, President | 330.415.9291

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
Amy Marinello, President | 330.601.0456

West Central Association (Lima Area)

Lexi Scheer, EO | 419.227.5432
Bailey Joseph, President | 419.516.3272

WRIST MLS

Stan Hartke, CEO | 937.335.1117

Youngstown Columbiana Association

Roberta Hiller, CEO | 330.788.7026
Sharon Drummond, President | 330.719.9057