

**FOR IMMEDIATE RELEASE**

**TO:** All News Media  
**FROM:** Michelle Billings, Ohio REALTORS® 2025 President, 513-516-0495  
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**RE:** Ohio's August 2025 Home Sales  
**DATE:** September 23<sup>rd</sup>, 2025

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Ohio's housing market posted modest gains in August, while prices held strong and inventory expanded, according to the latest statewide housing data from Ohio REALTORS®.

August 2025 home sales were up 0.5% year over year, reaching 12,123 compared to 12,054 in August 2024. The average sales price across Ohio in August reached \$268,000, a 5.1% increase from the \$255,000 mark posted in August 2024.

"Ohio's housing market in August showed signs of stability," said Ohio REALTORS® President Michelle Billings. "Prices remain strong, reflecting homeownership as a great investment, while rising inventory is giving buyers more options. Although we're still in a seller's market, the data suggests movement toward a healthier balance between supply and demand. 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."

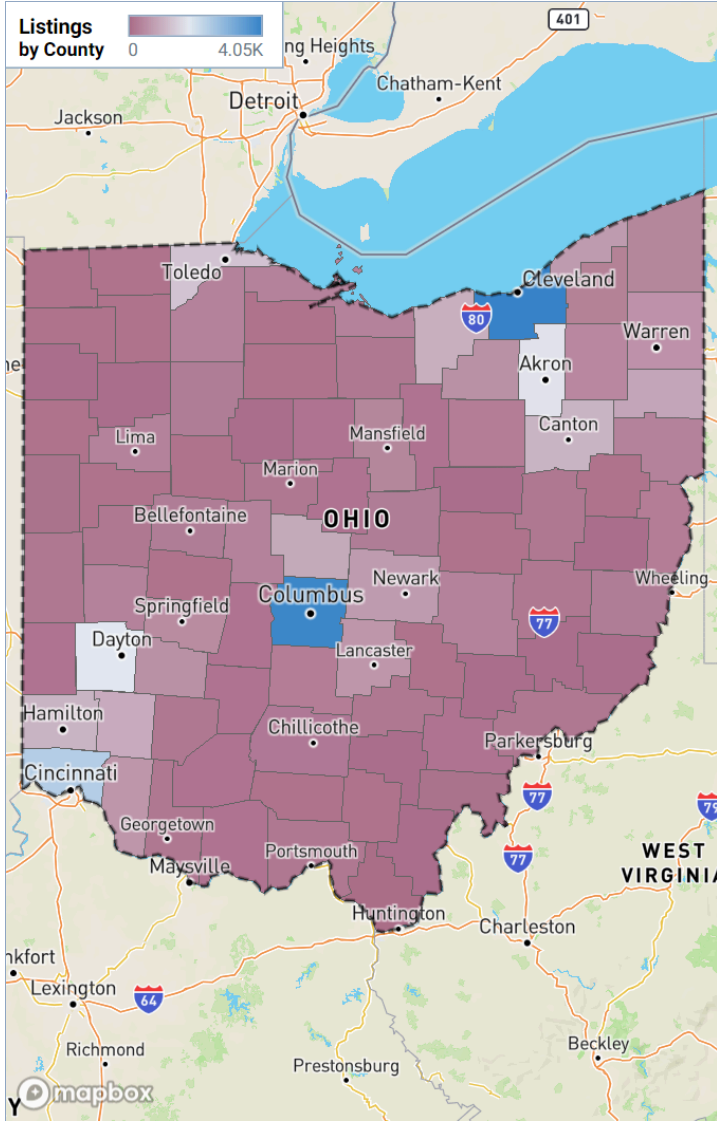
Active listings reached 36,943 in August 2025, a 10% increase year over year, compared to 33,559 in August 2024 and 29,799 in August 2023. This marks the third consecutive year of growth in available properties, signaling stronger seller confidence.

Ohio recorded 3.57 months of housing supply in August, a 9.5% year-over-year increase. While inventory is on the rise, 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

Down from previous month



State **36,943**

08/24	08/23	08/22
33,559	29,799	35,286

YOY change **↑ 10%**

## SALES

Down from previous month



State **12,123**

08/24	08/23	08/22
12,054	12,368	14,880

YOY change **→ 0.5%**

## MEDIAN SALES PRICE

Down from previous month



State **\$268,000**

08/24	08/23	08/22
\$255K	\$243K	\$225K

YOY change **↑ 5.1%**

## INVENTORY

Seller's market



State **3.57 months**

6 months = Balanced market

YOY change **↑ 9.5%**

## PRICE RANGE STATISTICS

### Listings Trends

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

Listing Price Range	Listings (Aug.)	Sales in Previous 12 Months	Months of Inventory
Below \$125,000	4,433	14,981	3.6
\$125,000 – \$249,999	11,658	45,772	3.1
\$250,000 – \$374,999	8,900	31,871	3.4
\$375,000 – \$499,999	5,525	17,066	3.9
\$500,000 – \$624,999	2,389	6,577	4.4
\$625,000 – \$749,999	1,539	3,528	5.2
\$750,000 – \$874,999	763	1,757	5.2
\$875,000 – \$999,999	573	1,104	6.2
\$1M – \$1.99M	931	1,411	8
\$2M and up	229	176	16.4



This report is compiled by RPR® with MLS data.

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## 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

Ashland Board of REALTORS® MLS

Athens County Board of REALTORS® MLS

Columbus & Central Ohio MLS

Dayton Area Board of REALTORS® MLS

Firelands Association of REALTORS® MLS

Greater Portsmouth Area Board Of REALTORS® INC MLS

Knox County Board of REALTORS®

Mansfield Association of REALTORS®

MLS Now

MLS of Greater Cincinnati

Northwest Ohio Real Estate Information System, Inc. (NORIS)

Scioto Valley Association of REALTORS® MLS

West Central Association of REALTORS® MLS

Western Regional Info Systems & Technology Inc.

## Learn More About RPR®

For more information about RPR, please visit RPR's public website:  
<https://blog.narrpr.com>



**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**

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Andrew Gaebelein, President | 216.310.3739

**Ashland Board**

Cassie Wilhelm, AE | [eo@ashlandboardofrealtors.com](mailto: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](mailto:bkapple Realtor@gmail.com)

**Beaver Creek Area Association**

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Carolyn Hornyak, President | 216.447.4477

**Clinton County Board**

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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**

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Jennifer Allen, President | 440.796.4833

**Lancaster Board**

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Cory Neville, President | 740.438.6196

**Licking County Board**

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Cynthia Layton, President | 740.345.4001

**Lorain County Association**

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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](mailto: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  
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**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  
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