

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 23rd, 2025



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.”

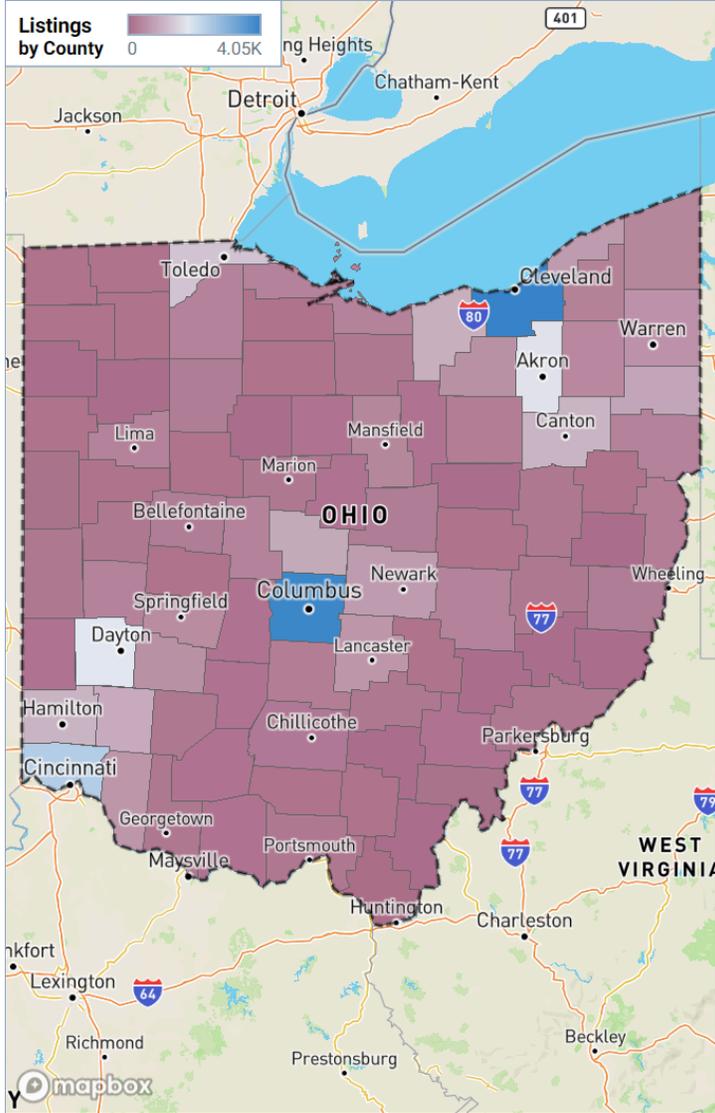
Active listings reached 36,943 in August 2025, a 10% increase year over year, compared to 33,559 in August 2024 and 29,799 in August 2023. This marks the third consecutive year of growth in available properties, signaling stronger seller confidence.

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

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Columbus & Central Ohio MLS

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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

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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
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Beaver Creek Area Association

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Carolyn Hornyak, President | 216.447.4477

Clinton County Board

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Columbus REALTORS

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Dayton REALTORS

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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

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Greater Portsmouth Area Board

Teresa French, AE | 740.353.3079
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Guernsey Muskingum Valley Association

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Gail Garland, President | 740.754.1162

Knox County Board

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Lake & Geauga Area Association

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Licking County Board

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Mansfield Association

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Marietta Board

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Medina County Board

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Midwestern Ohio Association

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MLS Now

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

NORIS MLS

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Northwest Ohio REALTORS (Toledo Area)

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REALTOR® Alliance of Greater Cincinnati

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Scioto Valley Association

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Southern Ohio Association

Taylor Owens, EO | 513-528-2657
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Springfield Board

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Stark Trumbull Area REALTORS

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Amy McConnell, President | 330.415.9291

Wayne-Holmes Association

Amy Scott, EO | 330.264.8062
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West Central Association (Lima Area)

Lexi Scheer, EO | 419.227.5432
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WRIST MLS

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Youngstown Columbiana Association

Roberta Hiller, CEO | 330.788.7026
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