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From the Dayton Business Journal:

<https://www.bizjournals.com/dayton/news/2019/05/21/dayton-area-home-sales-prices-continued-to-rise-in.html>

Dayton-area home sales, prices continued to rise in April

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Both home sales and home prices in the Dayton region saw an increase in April, continuing the trends of 2018.

A report from Dayton Realtors found sales of single-family homes and condominiums in the Miami Valley totaled 1,457 last month, an increase of 3 percent from last year. Sales volume generated last month saw an even higher increase of 12 percent from April 2018, totaling \$257 million.

Both average and median home prices went up in April, with the average sale price of a Dayton-area home increasing 9 percent from the 2018 rate to approximately \$176,500. The median sale price increased to \$150,000, a 7 percent jump from last year.

A healthy housing market is indicative of an overall strong economy.

The first four months of 2019 saw 4,473 homes sold, the exact number seen in the first four months of 2018, according to the report. Sales volume, however, continues to increase. Home sales in the Dayton region from January to April have generated \$729.6 million, a 5.8 percent increase from the same time period last year.

Year-to-date, the average sale price stood at just over \$163,000 at the end of April, a 6 percent increase from 2018.

Local real estate experts say the ongoing trend of tight inventory typically drives home prices up, resulting in an increase in sales volume as prices continue to rise.



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Just over 2,000 new listings were added to Dayton Realtors' Multiple Listing Service (MLS) in April, up 3 percent from the April 2018 rate. Year-to-date listings have seen a 3 percent decrease, totaling 6,336.

There were 3,235 overall available single-family homes and condominiums in the MLS at the end of last month, representing a 2.6-month supply based on April's rate of sales.

Last year set new records in the Dayton area's housing market. A previous Dayton Realtors report noted all four "key areas" saw increased numbers: average prices, median prices, amount of homes sold, and sales volume. More than 16,260 homes were sold in the Dayton region in 2018, compared to 16,149 in 2017.

Dayton Realtors is a trade association with more than 2,800 real estate professionals in Montgomery, Greene, Warren, Darke and Preble counties. The organization was founded in 1909.

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