



NEWS SERVICE

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RE: Ohio's Home Sale Activity Report - April 2006

Ohio's housing market slowed slightly in April - posting a negligible decline in sales activity from the best-ever mark posted during the month a year ago, reports the Ohio Association of REALTORS®.

"The recent increases in mortgage interest rates, combined with higher energy costs may have helped contribute to bring the Ohio housing market back to a more traditional April sales level," said Darlene Breen, President of the Ohio Association of REALTORS®.

Statewide sales of new and existing homes (January-April) totaled 41,138, a 3.3 percent increase from the 39,829 sales posted during the four-month period in 2005.

The state's average sales price (January-April) of \$146,852 nearly mirrors the \$147,707 average posted during the period in 2005. The total dollar volume of \$6 billion is 2.7 percent ahead of the \$5.8 billion posted a year ago.

Sales in April 2006 reached 12,132, a 1.5 percent decrease from the month's record of 12,318 sales posted a year ago. The month's average sales price of \$150,067 is 0.9 percent ahead of last year's \$148,790 average.

The 35,000-member Ohio Association of REALTORS®, the largest professional trade organization in the state, calculates its home sale figures based on statistics provided by the Multiple Listing Services (MLS) throughout Ohio. Participating MLSes include: Ashland, Athens, Cincinnati, Columbus, Centralized Real Estate Information Services, Dayton, Firelands, Greater Portsmouth, Heartland, Knox, Lancaster, Licking, Mansfield, Marion, Northern Ohio Regional Multiple Listing Service, Scioto Valley, Toledo, West Central, Western Regional Information Systems & Technology and Zanesville. The report reflects reported closings by MLSes, including new and existing single-family homes and condominiums/co-ops.

{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 OAR's early reporting requirement. Check with contacts in the particular market.}

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Statewide Totals

	<u>Sales</u>	<u>Average Price</u>		<u>Sales</u>	<u>Average Price</u>
April '06	12,132	\$150,067	Jan.-April '06	41,138	\$146,852
April '05	12,318	\$148,790	Jan.-April '05	39,829	\$147,707
% Change	-1.5%	0.9%	% Change	3.3%	-0.6%

Local Market Activity Report

		April		January – April	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2006	33	\$115,670	139	\$114,673
	2005	36	\$110,878	126	\$113,337
	% of Change	-8.3%	4.3%	10.3%	1.2%
Athens	2006	34	\$126,556	119	\$114,950
	2005	23	\$101,955	95	\$110,633
	% of Change	47.8%	24.1%	25.3%	3.9%
Cincinnati Area	2006	2,197	\$170,020	7,569	\$171,347
	2005	2,195	\$171,205	7,409	\$170,432
	% Change	0.1%	-0.7%	2.2%	0.5%
Columbus Area	2006	2,192	\$175,932	7,461	\$168,619
	2005	2,255	\$173,143	7,083	\$170,288
	% Change	-2.8%	1.6%	5.3%	-1.0%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2006	1,765	\$127,940	5,840	\$124,772
	2005	1,885	\$120,523	6,184	\$123,202
	% Change	-6.4%	6.2%	-5.6%	1.3%
Dayton Area	2006	1,178	\$134,255	4,168	\$129,398
	2005	1,133	\$132,678	3,857	\$130,773
	% Change	4.0%	1.2%	8.1%	-1.1%
Firelands	2006	221	\$133,798	703	\$132,028
	2005	214	\$132,922	622	\$131,703
	% Change	3.3%	0.7%	13.0%	0.2%
Greater Portsmouth	2006	50	\$83,851	162	\$82,723
	2005	40	\$79,070	156	\$82,475
	% Change	25.0%	6.0%	3.8%	0.3%
Heartland <i>(Hancock County)</i>	2006	143	\$125,138	483	\$116,815
	2005	139	\$118,238	453	\$120,051
	% Change	2.9%	5.8%	6.6%	-2.7%
Knox	2006	101	\$130,797	266	\$130,027
	2005	69	\$136,162	198	\$131,083
	% Change	46.4%	-3.9%	34.3%	-0.8%
Lancaster	2006	122	\$123,280	338	\$121,028
	2005	100	\$123,646	302	\$127,621
	% Change	22.0%	-0.3%	11.9%	-5.2%
Licking	2006	111	\$163,566	377	\$148,018
	2005	103	\$128,562	327	\$137,246
	% Change	7.8%	27.2%	15.3%	7.8%
Mansfield	2006	120	\$97,030	401	\$98,876
	2005	150	\$113,998	429	\$110,179
	% Change	-20.0%	-14.9%	-6.5%	-10.3%
Marion	2006	57	\$89,862	273	\$85,002
	2005	73	\$91,429	239	\$90,095
	% Change	-21.9%	-1.7%	14.2%	-5.7%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2006	2,305	\$163,252	7,461	\$161,643
	2005	2,270	\$167,340	7,183	\$165,934
	% Change	1.5%	-2.4%	3.9%	-2.6%
Scioto Valley	2006	102	\$84,403	318	\$101,863
	2005	100	\$103,391	287	\$94,401
	% Change	2.0%	-18.4%	10.8%	7.9%
Toledo Area	2006	705	\$130,028	2,557	\$125,615
	2005	790	\$131,048	2,479	\$128,198
	% Change	-10.8%	-0.8%	3.1%	-2.0%
Wayne Holmes	2006	67	\$128,096	209	\$129,633
	2005	71	\$134,950	236	\$136,715
	% of Change	-5.6%	-5.1%	-11.4%	-5.2%
West Central/Lima	2006	145	\$109,934	497	\$101,136
	2005	133	\$106,844	428	\$96,628
	% Change	9.0%	2.9%	16.1%	4.7%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2006	392	\$115,229	1,404	\$111,411
	2005	443	\$108,488	1,407	\$107,911
	% Change	-11.5%	6.2%	-0.2%	3.2%
Zanesville	2006	92	\$89,750	393	\$97,776
	2005	96	\$107,456	329	\$101,762
	% of Change	-4.2%	-16.5%	19.5%	-3.9%

OAR Home Sales Stats/Add Two

For more information on home sales activity in a particular marketplace, contact one of the following Local Boards/Associations of REALTORS®:

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