



NEWS SERVICE

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#75-06

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

Ohio's housing market cooled in July, however sales activity through the first seven months nearly mirrors the record-breaking pace during the same period a year ago, reports the Ohio Association of REALTORS®.

"Rising interest rates, higher energy costs and less than robust economic growth contributed to the slowdown in home sales throughout the Buckeye State in July," said Darlene Breen, President of the Ohio Association of REALTORS®. "That said, we're still on pace for a near record year in terms of overall sales activity...a clear indication that Ohioans remain sold on making the American Dream of homeownership a reality."

Statewide sales of new and existing homes (January-July) totaled 82,632, a negligible 0.4 percent decrease from the record 82,968 sales posted during the seven-month period in 2005.

The state's average sales price (January-July) of \$155,077 mirrors the \$155,989 average posted during the period in 2005. The total dollar volume of \$12.8 billion is 1 percent behind the \$12.9 billion posted a year ago.

Sales in July 2006 reached 12,644, a 9.4 percent decrease from the record 13,949 sales posted during the month a year ago. The month's average sales price of \$160,985 is a 2.8 percent decrease from last year's \$165,608.

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>
July '06	12,644	\$160,985	Jan.-July '06	82,632	\$155,077
July '05	13,949	\$165,608	Jan.-July '05	82,968	\$155,989
% Change	-9.4%	-2.8%	% Change	-0.4%	-0.6%

Local Market Activity Report

		July		January - July	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2006	44	\$130,403	301	\$122,355
	2005	57	\$115,883	276	\$114,300
	% of Change	-22.8%	12.5%	9.1%	7.0%
Athens	2006	54	\$130,253	284	\$121,195
	2005	54	\$149,640	232	\$126,877
	% of Change	0.0%	-13.0%	22.4%	-4.5%
Cincinnati Area	2006	2,272	\$190,215	15,194	\$179,165
	2005	2,446	\$190,480	15,371	\$178,116
	% Change	-7.1%	-0.1%	-1.2%	0.6%
Columbus Area	2006	2,283	\$184,521	15,195	\$176,991
	2005	2,657	\$187,400	15,159	\$179,352
	% Change	-14.1%	-1.5%	0.2%	-1.3%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2006	1,867	\$137,071	11,868	\$132,371
	2005	1,972	\$144,522	12,328	\$131,278
	% Change	-5.3%	-5.2%	-3.7%	0.8%
Dayton Area	2006	1,345	\$144,971	8,342	\$137,256
	2005	1,372	\$140,448	8,009	\$136,125
	% Change	-2.0%	3.2%	4.2%	0.8%
Firelands	2006	209	\$142,145	1,433	\$136,938
	2005	206	\$157,054	1,259	\$142,596
	% Change	1.5%	-9.5%	13.8%	-4.0%
Greater Portsmouth	2006	n/a	n/a	n/a	n/a
	2005	n/a	n/a	n/a	n/a
	% Change	n/a	n/a	n/a	n/a
Heartland <i>(Hancock County)</i>	2006	158	\$17,422	1,015	\$106,465
	2005	146	\$126,524	940	\$127,099
	% Change	8.2%	-86.2%	8.0%	-16.2%
Knox	2006	64	\$157,759	485	\$132,918
	2005	56	\$129,818	427	\$139,963
	% Change	14.3%	21.5%	13.6%	-5.0%
Lancaster	2006	86	\$144,184	645	\$126,100
	2005	102	\$130,908	615	\$128,914
	% Change	-15.7%	10.1%	4.9%	-2.2%
Licking	2006	109	\$161,395	735	\$156,193
	2005	134	\$165,523	699	\$156,276
	% Change	-18.7%	-2.5%	5.2%	-0.1%
Mansfield	2006	125	\$109,174	781	\$106,246
	2005	116	\$107,070	849	\$107,144
	% Change	7.8%	2.0%	-8.0%	-0.8%
Marion	2006	58	\$82,413	510	\$89,643
	2005	79	\$95,918	459	\$93,823
	% Change	-26.6%	-14.1%	11.1%	-4.5%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2006	2,300	\$179,272	15,276	\$171,956
	2005	2,850	\$185,288	15,834	\$174,052
	% Change	-19.3%	-3.2%	-3.5%	-1.2%
Scioto Valley	2006	114	\$112,607	684	\$113,257
	2005	108	\$117,117	615	\$102,835
	% Change	5.6%	-3.9%	11.2%	10.1%
Toledo Area	2006	790	\$138,082	5,112	\$133,075
	2005	846	\$132,898	5,206	\$132,470
	% Change	-6.6%	3.9%	-1.8%	0.5%
Wayne Holmes	2006	58	\$140,302	434	\$130,861
	2005	62	\$136,006	416	\$139,705
	% of Change	-6.5%	3.2%	4.3%	-6.3%
West Central/Lima	2006	168	\$113,718	964	\$105,739
	2005	135	\$104,227	848	\$101,581
	% Change	24.4%	9.1%	13.7%	4.1%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2006	443	\$123,037	2,738	\$114,404
	2005	434	\$115,503	2,779	\$112,276
	% Change	2.1%	6.5%	-1.5%	1.9%
Zanesville	2006	97	\$117,773	636	\$102,774
	2005	117	\$123,498	647	\$107,382
	% of Change	-17.1%	-4.6%	-1.7%	-4.3

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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