



NEWS SERVICE

TO: All News Media
FROM: James West, OAR President - 330/686-1166
Carl Horst, Director of Publications & Media Relations -- 614/228-6675

#71-05

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RE: Ohio's Home Sale Activity Report - July 2005

Home sales activity throughout Ohio heated up in July, helping to keep the market ahead of the record breaking levels of one year ago, reports the Ohio Association of REALTORS®.

"The marketplace has been very strong during the first seven months of the year - posting great numbers in July and keeping us on pace for record-breaking results in 2005," said OAR President Jim West. "Real estate continues to be the true bright spot in the economy.

"With favorable interest rates and an excellent array of housing in most every price category...Ohioans are sold on making the American Dream of homeownership a reality," West said.

Statewide sales of new and existing homes (January through July) totaled 83,250, a 4.5 percent increase from the prior record of 79,651 sales posted during the period in 2004.

The state's average sale price (January-July) of \$155,749 marks a 3.3 percent increase from the \$150,787 average posted during the period a year ago. The total dollar volume of \$13 billion is 8 percent ahead of the \$12 billion level posted during the seven-month period in 2004.

Sales in July 2005 reached a record-breaking 13,996, a 1.7 percent increase from the 13,763 sales posted during the month last year, which previously served as the market's best-ever. The month's average sales price of \$165,283 is a 5% increase over the July 2004 average sales price of \$157,391.

The 33,000-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.

200 EAST
TOWN STREET

COLUMBUS, OHIO
43215-4648

TELEPHONE
614.228.6675

FAX:
614.228.2601

JAMES WEST
PRESIDENT

DONALD W. FREELS
CHIEF
EXECUTIVE OFFICER

E-MAIL: INFO@OHIOREALTORS.ORG
[HTTP://WWW.OHIOREALTORS.ORG](http://WWW.OHIOREALTORS.ORG)

Statewide Totals

	<u>Sales</u>	<u>Average Price</u>		<u>Sales</u>	<u>Average Price</u>
July '05	13,996	\$165,283	Jan.-July '05	83,250	\$155,749
July '04	13,763	\$157,391	Jan.-July '04	79,651	\$150,787
% Change	1.7%	5.0%	% Change	4.5%	3.3%

Local Market Activity Report

		July		January - July	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2005	57	\$115,883	276	\$114,300
	2004	49	\$110,770	293	\$106,599
	% of Change	16.3%	4.6%	-5.8%	7.2%
Athens	2005	54	\$149,640	232	\$126,877
	2004	51	\$121,135	226	\$115,154
	% of Change	5.9%	23.5%	2.7%	10.2%
Cincinnati Area	2005	2,435	\$190,567	15,339	\$178,156
	2004	2,403	\$178,734	14,960	\$172,439
	% Change	1.3%	6.6%	2.5%	3.3%
Columbus Area	2005	2,657	\$187,400	15,159	\$179,352
	2004	2,584	\$173,328	14,976	\$169,925
	% Change	2.8%	8.1%	1.2%	5.5%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2005	1,972	\$144,522	12,328	\$131,278
	2004	1,957	\$136,117	10,430	\$130,929
	% Change	0.8%	6.2%	18.2%	0.3%
Dayton Area	2005	1,372	\$140,448	8,009	\$136,125
	2004	1,277	\$138,453	7,481	\$132,010
	% Change	7.4%	1.4%	7.1%	3.1%
Firelands	2005	206	\$157,054	1,259	\$142,596
	2004	205	\$151,708	1,205	\$128,847
	% Change	0.5%	3.5%	4.5%	10.7%
Greater Portsmouth	2005	58	\$88,091	314	\$92,498
	2004	46	\$79,068	270	\$76,373
	% Change	26.1%	11.4%	16.3%	21.1%
Heartland <i>(Hancock County)</i>	2005	146	\$126,524	940	\$127,099
	2004	127	\$130,607	877	\$117,121
	% Change	15.0%	-3.1%	7.2%	8.5%
Knox	2005	56	\$129,818	427	\$139,963
	2004	69	\$127,010	378	\$122,411
	% Change	-18.8%	2.2%	13.0%	14.3%
Lancaster	2005	102	\$130,908	615	\$128,914
	2004	102	\$123,991	638	\$131,936
	% Change	0.0%	5.6%	-3.6%	-2.3%
Licking	2005	134	\$165,523	699	\$156,276
	2004	139	\$152,280	815	\$149,541
	% Change	-3.6%	8.7%	-14.2%	4.5%
Mansfield	2005	116	\$107,070	849	\$107,144
	2004	125	\$99,911	850	\$102,533
	% Change	-7.2%	7.2%	-0.1%	4.5%
Marion	2005	79	\$95,918	459	\$93,823
	2004	79	\$100,697	438	\$86,285
	% Change	0.0%	-4.7%	4.8%	8.7%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2005	2,850	\$185,288	15,834	\$174,052
	2004	2,784	\$178,886	15,124	\$166,814
	% Change	2.4%	3.6%	4.7%	4.3%
Scioto Valley	2005	108	\$117,117	615	\$102,835
	2004	98	\$118,026	576	\$120,053
	% Change	10.2%	-0.8%	6.8%	-14.3%
Toledo Area	2005	846	\$132,898	5,206	\$132,470
	2004	874	\$137,840	5,148	\$133,066
	% Change	-3.2%	-3.6%	1.1%	-0.4%
Wayne Holmes	2005	62	\$136,006	416	\$139,705
	2004	93	\$136,768	465	\$129,869
	% of Change	-33.3%	-0.6%	-10.5%	7.6%
West Central/Lima	2005	135	\$104,227	848	\$101,581
	2004	144	\$104,582	964	\$94,060
	% Change	-6.3%	-0.3%	-12.0%	5.7%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2005	434	\$115,503	2,779	\$112,276
	2004	429	\$111,396	2,821	\$112,115
	% Change	1.2%	3.7%	-1.5%	0.1%
Zanesville	2005	117	\$123,498	647	\$107,382
	2004	128	\$109,599	716	\$102,318
	% of Change	-8.6%	12.7%	-9.6%	4.9%

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® :

2005 President

James West – 330-686-1166

Akron Area

Sandy Naragon, EO • 330/434-6677
Steve Spinelli, President • 330/836-9300

Ashland Area

Sharon Sample, EO • 419/281-2700
Tiffany Meyer, President • 419/289-2600

Cincinnati Area

Gene Snavley, EO • 513/761-8800
Geoff Barnes, President • 513/321-4343

Centralized Real Estate Information Services

Mike Bruce, EO • 800-650-1902

Cleveland Area

Carla Roehl, EO • 216/901-0130
Matthew Parnell, President • 216/696-7700

Columbus Area

Larry Metzger, EO • 614/475-4000
Doug McCloud, President • 614/860-1470

Dayton Area

Jesse Livesay, EO • 937/223-0900
Thomas Fortener, President • 937/426-6060

Firelands Association

Ruth DeHenning, EO • 419/625-5787
Frank Fosco, President • 419/625-2752

Hamilton-Fairfield-Oxford Area

Leslie Besl, EO • 513/939-2881
Coyt Rains, President • 513/844-1166

Heartland Association

Becky Bowman-Cole, EO • 419/422-3833
Lynn Sopher, President • 419/424-1813

Knox County

Kathy Mathews, EO • 740/392-8429
Mason Ash, President • 740/397-4060

Lake & Geauga County Area

Pat Rathz, EO • 440/974-8506
Theresa Berrier Pope, President • 440/428-8803

Lancaster Area

Debbie Hoelscher, EO • 740/653-1861
Fran Miller, President • 740/653-3583

Licking County

Phil Frye, EO • 740/345-2151
Mark Evans, President • 740/366-1313

Lorain County Area

Thomas Kowal, EO • 440/986-6545
Gary King, President • 440/282-4444

Mansfield Area

Barbara Murray, EO • 419/756-1130
Susan Falde, President • 419/774-1488

Marion

Lori Dye, EO • 740/387-2928
Fred White, President • 740/387-8484

Medina County Area

Lizbeth Kohler, EO • 330/722-1000
Janet Gommel, President • 877/723-3211

Middletown Area

Connie Daniels, EO • 513/423-3445
Mark Adkins, President • 513/424-4663

Midwestern Ohio Association

(formerly: Champaign, Logan, Miami & Shelby-Auglaize-Mercer)

Brenda Boggs, EO • 937/335-8501
Emily MacKendrick, President • 937/652-4663

Northern Ohio Regional Multiple Listing Service

Carl DeMusz, EO • 216/485-4100

Portage County Area

Patti Hicks, EO • 330/296-5451
Delores Brady-McCumbers, President • 330/527-5611

Portsmouth Board

Pamela Blume, EO • 740/574-2974
Thomas Horr, President • 740/355-0440

Scioto Valley Association

Mary Kay Clipner, Administrator • 740/773-7489
Betty Doles, President • 740/773-4641

Springfield Area

Della Smith, EO • 937/323-6489
Lula Cosby, President • 937/323-6426

Stark County Area

Tom LaRochelle, EO • 330/494-5630
Bruce Schorsten, President • 330/499-8153

Toledo Area

Paula Hiatt, EO • 419/535-3222
Sally Wylie, President • 419/866-8666

Tuscarawas County Area

Rose Wanosik, EO • 330/343-7736
Rebecca Terakedis, President • 440/878-9191

Warren Area

Kathy Olander, EO • 330/394-4001
Dominic Marino, President • 330/856-3915

Wayne-Holmes Association

Amy Scott, EO • 330/264-8062
John Meyer, President • 330/264-7711

West Central/Lima Area

Sandra Blandzinski, EO • 419/227-5432
Stephen UnCapher, President • 419/991-2020

Western Regional Information Systems & Technology

David Brisker, EO • 937/335-1117

Youngstown Area

Sharyn Braunstein, EO • 330/788-7026
Theresa Hoon, President • 330/726-9999