



NEWS SERVICE

TO: All News Media #55-05
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RE: Ohio's Home Sale Activity Report – April 2005

The pace of home sales throughout Ohio continues to surpass the record levels of a year ago, despite a rising interest rate environment and a negligible decline in activity during April, reports the Ohio Association of REALTORS[®].

“This is shaping up to be an outstanding year for Ohio’s housing market...one that will rival the record-breaking marks set last year,” notes OAR President Jim West. “One of the key factors for our success – which includes four consecutive record-setting years in number of homes sold and average price – is the continued strong desire of Ohioans to attain the American dream of homeownership.”

Statewide sales of residential homes (January-April) totaled 33,620, a 1.6 percent increase from last years best-ever mark of 33,106 during the four-month period.

The state’s average sale price (January-April) of \$152,206 is 4.2 percent ahead of last year’s \$146,017 price. The year-to-date dollar volume of \$5.1 billion is 5.9 percent ahead of the 2004 level.

Sales reached 10,415 in April, a slight 2.2 percent decrease from the 10,654 sales recorded during the month a year ago. The month’s average sales price of \$153,911 is a 2.1% increase over the April 2004 average sales price of \$150,762.

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.}

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Statewide Totals

	<u>Sales</u>	<u>Average Price</u>		<u>Sales</u>	<u>Average Price</u>
April '05	10,415	\$153,911	Jan.-April '05	33,620	\$152,206
April '04	10,654	\$150,762	Jan.-April '04	33,106	\$146,017
% Change	-2.2%	2.1%	% Change	1.6%	4.2%

Local Market Activity Report

		April		January – April	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2005	49	\$110,878	126	\$113,337
	2004	36	\$116,982	140	\$103,296
	% of Change	-26.5 %	-5.2 %	-10.0%	9.7 %
Athens	2005	27	\$101,955	95	\$110,633
	2004	23	\$107,634	97	\$105,744
	% of Change	-14.8%	-5.3 %	-2.1 %	4.6 %
Cincinnati Area	2005	2,177	\$171,413	7,384	\$170,472
	2004	2,364	\$170,372	7,338	\$164,897
	% Change	-7.9%	0.6 %	0.6 %	3.4 %
Columbus Area	2005	2,255	\$173,143	7,083	\$170,288
	2004	2,286	\$170,986	7,079	\$163,113
	% Change	-1.4%	1.3 %	0.1 %	4.4 %
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2005	n/a	n/a	n/a	n/a
	2004	n/a	n/a	n/a	n/a
	% Change	n/a	n/a	n/a	n/a
Dayton Area	2005	1,133	\$132,678	3,857	\$130,773
	2004	1,161	\$129,525	3,599	\$123,653
	% Change	-2.4%	2.4 %	7.2%	5.8 %
Firelands	2005	214	\$132,922	622	\$131,703
	2004	156	\$116,041	574	\$121,051
	% Change	37.2 %	14.5 %	8.4%	8.8 %
Greater Portsmouth	2005	40	\$79,070	156	\$82,475
	2004	34	\$82,752	142	\$71,913
	% Change	17.6%	-4.4%	9.9%	14.7 %
Heartland <i>(Hancock County)</i>	2005	139	\$118,238	453	\$120,051
	2004	132	\$121,205	446	\$115,620
	% Change	5.3%	-2.4%	1.6%	3.8 %
Knox	2005	69	\$136,162	198	\$131,083
	2004	57	\$119,462	166	\$114,707
	% Change	21.1%	14.0 %	19.3%	14.3 %
Lancaster	2005	100	\$123,646	302	\$127,621
	2004	88	\$119,654	321	\$126,810
	% Change	13.6 %	3.3 %	-5.9%	0.6 %
Licking	2005	103	\$128,562	327	\$137,246
	2004	123	\$139,199	382	\$142,837
	% Change	-16.3%	-7.6%	-14.4%	-3.9%
Mansfield	2005	150	\$113,998	429	\$110,179
	2004	142	\$108,558	435	\$97,290
	% Change	5.6%	5.0 %	-1.4%	13.2 %
Marion	2005	73	\$91,429	239	\$90,095
	2004	85	\$86,428	213	\$80,328
	% Change	-14.1%	5.8 %	12.2 %	12.2 %
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2005	2,270	\$167,340	7,183	\$165,934
	2004	2,210	\$160,039	6,903	\$156,674
	% Change	2.7%	4.6 %	4.1%	5.9 %
Scioto Valley	2005	100	\$103,391	287	\$94,401
	2004	94	\$93,503	294	\$103,231
	% Change	6.4%	10.6 %	-2.4%	-8.6%
Toledo Area	2005	790	\$131,048	2,479	\$128,198
	2004	842	\$132,788	2,481	\$129,131
	% Change	-6.2%	-1.3%	-0.1%	-0.7%
Wayne Holmes	2005	71	\$134,950	236	\$136,715
	2004	54	\$119,637	204	\$123,411
	% of Change	31.5%	12.8 %	15.7%	10.8 %
West Central/Lima	2005	133	\$106,844	428	\$96,628
	2004	171	\$95,537	507	\$93,086
	% Change	-22.2%	11.8 %	-15.6%	3.8 %
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2005	443	\$108,488	1,407	\$107,911
	2004	459	\$109,809	1,432	\$108,938
	% Change	-3.5%	-1.2%	-1.7%	-0.9%
Zanesville	2005	96	\$107,456	329	\$101,762
	2004	120	\$99,538	353	\$96,265
	% of Change	-20.0%	8.0 %	-6.8%	5.7 %

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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