



To: All News Media
Re: April Home Sales for Ohio
From: Jonathan M. Hall, 419.394.4203
Carl Horst, OAR Director of Publications & Media Relations, 614.228.6675
Date: May 27, 2009



Ohio's housing market continued to provide positive signs of stabilization in April – posting an increase in sales over the prior month for the third consecutive reporting period and a renewed buzz among the industry's professionals that consumers are poised to get off the fence and into the market, reports the Ohio Association of REALTORS®.

"We're optimistic about the long-term prospects of the Ohio real estate marketplace...the light at the end of the tunnel is not too far off" said OAR President Jonathan M. Hall. "The housing sector in the Buckeye State, like much of the nation, has begun to shake off the doldrums brought on by the financial crisis and global economic downturn.

"While not reflected in our sales activity report, REALTORS® throughout the state are reporting increased interest among potential buyers as a result of the \$8,000 non-repayable tax credit for first time home buyers, the historic low interest rates, an abundance of affordable housing in all price categories and realistic expectations among both buyers and sellers," Hall added.

Statewide sales of new and existing homes during the first four months of the year (January through April) total 26,838, 19.1 percent behind the 33,194 sales posted during the period a year ago.

The state's average sale price (January through April) of \$112,713 marks a 14.8 percent decrease from the \$132,225 average price posted during the period a year ago. The total dollar volume reached \$3 billion, a 31.1 percent decrease from the \$4.4 billion posted in 2008.

Sales in April reached 7,861, an increase from the March sales mark of 7,493 but a 20.1 percent decrease from the 9,835 sales posted during the month a year ago.

The 31,000-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. Figures include both new and existing home sales, including single-family and condominiums.

{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

JONATHAN M. HALL
PRESIDENT

DONALD W. FREELS
CEO

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



Ohio MLS Stats Report for January through April 2009*

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2008	2009	% Change	2008	2009	% Change	2008	2009	% Change
Ashland	137	95	-30.7%	\$14,102,691	\$9,284,334	-34.2%	\$102,939	\$97,730	-5.1%
Athens	93	98	5.4%	\$11,957,513	\$10,997,088	-8.0%	\$128,575	\$112,215	-12.7%
Cincinnati	5,663	4,804	-15.2%	\$884,478,919	\$642,851,222	-27.3%	\$156,186	\$133,816	-14.3%
Columbus	6,112	4,947	-19.1%	\$964,163,283	\$701,392,251	-27.3%	\$157,749	\$141,781	-10.1%
Dayton	3,499	2,909	-16.9%	\$423,506,286	\$307,637,604	-27.4%	\$121,036	\$105,754	-12.6%
Firelands	593	517	-12.8%	\$71,101,424	\$47,468,064	-33.2%	\$119,901	\$91,814	-23.4%
Greater Ports.	123	101	-17.9%	\$10,042,797	\$7,806,000	-22.3%	\$81,649	\$77,287	-5.3%
Heartland	390	281	-27.9%	\$40,195,005	\$28,974,357	-27.9%	\$103,064	\$103,112	0.0%
Knox	127	90	-29.1%	\$15,262,972	\$10,865,545	-28.8%	\$120,181	\$120,728	0.5%
Lancaster	228	179	-21.5%	\$27,006,262	\$18,687,746	-30.8%	\$118,449	\$104,401	-11.9%
Licking	319	299	-6.3%	\$41,571,562	\$35,600,310	-14.4%	\$130,318	\$119,065	-8.6%
Mansfield	425	348	-18.1%	\$34,200,419	\$25,812,244	-24.5%	\$80,472	\$74,173	-7.8%
Marion	204	184	-9.8%	\$16,881,735	\$10,671,490	-36.8%	\$82,754	\$57,997	-29.9%
NEOHREX	10,904	8,378	-23.2%	\$1,359,187,017	\$821,894,100	-39.5%	\$124,650	\$98,101	-21.3%
Scioto Valley	229	213	-7.0%	\$20,470,256	\$20,775,778	1.5%	\$89,390	\$97,539	9.1%
Toledo	1,955	1,868	-4.5%	\$230,761,000	\$172,719,000	-25.2%	\$118,036	\$92,462	-21.7%
Wayne Holmes	177	131	-26.0%	\$22,385,020	\$17,386,775	-22.3%	\$126,469	\$132,723	4.9%
West Central	468	274	-41.5%	\$40,677,058	\$23,977,761	-41.1%	\$86,917	\$87,510	0.7%
WRIST	1,252	863	-31.1%	\$132,279,470	\$87,690,777	-33.7%	\$105,655	\$101,612	-3.8%
Zanesville	296	259	-12.5%	\$28,834,937	\$22,504,177	-22.0%	\$97,415	\$86,889	-10.8%
Statewide:	33,194	26,838	-19.1%	\$4,389,065,626	\$3,024,996,623	-31.1%	\$132,225	\$112,713	-14.8%

Key: Northeast Ohio Real Estate Exchange (NEOHREX): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula Lorain Counties; Heartland: Hancock County; Northern; Western Regional Information Systems Technology (WRIST): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer Counties.

**Report reflects reported closings by MLSes for the above areas and time period. It includes new and existing residential single family and condo/co-ops.*

Ohio MLS Stats Report for April 2009*

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2008	2009	% Change	2008	2009	% Change	2008	2009	% Change
Ashland	39	33	-15.4%	\$3,730,520	\$3,445,000	-7.7%	\$95,654	\$104,394	9.1%
Athens	34	37	8.8%	\$4,295,100	\$4,093,910	-4.7%	\$126,326	\$110,646	-12.4%
Cincinnati	1,638	1,373	-16.2%	\$249,493,586	\$188,591,883	-24.4%	\$152,316	\$137,358	-9.8%
Columbus	1,784	1,505	-15.6%	\$283,338,448	\$224,673,925	-20.7%	\$158,822	\$149,285	-6.0%
Dayton	1,023	868	-15.2%	\$126,554,010	\$101,363,361	-19.9%	\$123,709	\$116,778	-5.6%
Firelands	184	167	-9.2%	\$23,183,803	\$16,181,970	-30.2%	\$125,999	\$96,898	-23.1%
Greater Ports.	41	23	-43.9%	\$3,180,300	\$2,589,250	-18.6%	\$77,568	\$112,576	45.1%
Heartland	98	86	-12.2%	\$10,986,800	\$8,844,655	-19.5%	\$112,110	\$102,845	-8.3%
Knox	34	24	-29.4%	\$4,667,350	\$3,388,026	-27.4%	\$137,275	\$141,168	2.8%
Lancaster	77	50	-35.1%	\$9,654,260	\$5,630,200	-41.7%	\$125,380	\$112,604	-10.2%
Licking	75	97	29.3%	\$11,646,375	\$13,677,537	17.4%	\$155,285	\$141,006	-9.2%
Mansfield	131	107	-18.3%	\$11,136,661	\$7,793,435	-30.0%	\$85,013	\$72,836	-14.3%
Marion	50	52	4.0%	\$4,235,750	\$2,843,695	-32.9%	\$84,715	\$54,686	-35.4%
NEOHREX	3,291	2,344	-28.8%	\$410,676,760	\$253,156,755	-38.4%	\$124,788	\$108,002	-13.5%
Scioto Valley	62	67	8.1%	\$5,825,845	\$6,828,851	17.2%	\$93,965	\$101,923	8.5%
Toledo	606	531	-12.4%	\$72,714,000	\$52,378,000	-28.0%	\$119,990	\$98,640	-17.8%
Wayne Holmes	51	41	-19.6%	\$6,512,650	\$5,801,150	-10.9%	\$127,699	\$141,491	10.8%
West Central	148	98	-33.8%	\$13,648,916	\$9,156,547	-32.9%	\$92,222	\$93,434	1.3%
WRIST	377	272	-27.9%	\$39,872,814	\$27,107,351	-32.0%	\$105,763	\$99,659	-5.8%
Zanesville	92	86	-6.5%	\$9,741,821	\$7,524,052	-22.8%	\$105,889	\$87,489	-17.4%
Statewide:	9,835	7,861	-20.1%	\$1,305,095,769	\$945,069,553	-27.6%	\$132,699	\$120,223	-9.4%

Key: Northeast Ohio Real Estate Exchange (NEOHREX): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula Lorain Counties; Heartland: Hancock County; Northern; Western Regional Information Systems Technology (WRIST): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer Counties.

**Report reflects reported closings by MLSes for the above areas and time period. It includes new and existing residential single family and condo/co-ops.*

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® or Multiple Listing Services:

2008 President

Jonathan M. Hall – 419/394-4203

Akron Area

Sandy Naragon, EO • 330/434-6677
Cindy Slabaugh, President • 330/896-3333

Ashland Area

Sharon Sample, EO • 419/281-2700
Robert Ward, II, President • 419/281-2000

Athens Area

Sandra Porter, EO • 740/592-5263
Carole Schloss, President • 740/592-1146

Cincinnati Area

Gene Snavley, EO • 513/842-3013
Paul Jacob, President • 513/247-6900

Cleveland Area

Carla Roehl, EO • 216/525-4841
Dianna Hosta-Stickney, President • 440/925-2000

Columbus Area

Larry Metzger, EO • 614/475-4000
Gary Parsons, President • 614/888-0307

Dayton Area

Jesse Livesay, EO • 937/223-0900
Harry Vearn, President • 937/426-0800

Firelands Association

Ruth DeHenning, EO • 419/625-5787
Len Partin, President • 419/734-5551

Hamilton-Fairfield-Oxford Area

Leslie Besl, EO • 513/939-2881
Deborah Pennington, President • 513/829-0044

Heartland Association

Becky Bowman-Cole, EO • 419/422-3833
Travis Farthing, President • 419/423-0765

Knox County

Jeri Scott, EO • 740/392-8490
Martha Edelblute, President • 740/397-4060

Lake & Geauga County Area

Pat Rathz, EO • 440/350-9000
Sara Calo, President • 440/951-2123

Lancaster Area

Debbie Hoelscher, EO • 740/653-1861
Deborah Stembler, President • 740/689-9090

Licking County

Mark Evans, EO • 740/345-2151
Jackie Lewis, President • 740/587-7042

Lorain County Area

Thomas Kowal, EO • 440/328-4210
Jeff Russell, President • 440/327-5511

Mansfield Area

Barbara Murray, EO • 419/756-1130
Judith Sadowski, President • 419/756-7878

Marion

Lori Dye, EO • 740/387-2928
Jo Ann Neal, President • 740/388-2000

Medina County Area

Lizbeth Kohler, EO • 330/722-1000
Constance Cloud, President • 330/722-0330

Middletown Area

Connie Daniels, EO • 513/423-3445
William Hobbs, President • 513/424-2421

Midwestern Ohio Association

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

Brenda Boggs, EO • 937/335-8501
Laurie Johnson, President • 937/665-1800

NEOHREX (Northeast Ohio Real Estate Exchange)

Carl DeMusz, CEO NORMLS • 216/485-4100
Chris Carillo, CEO CRIS • 330/376-0015

Portage County Area

Phyllis Parks, EO • 330/296-5451
David Bissler, President • 330/819-5619

Portsmouth Board

Linda Nuccio, EO • 740/353-3079
Ellis Greathouse, President • 740/353-2525

Scioto Valley Association

Maureen Fischels, EO • 740/773-7489
Datha McCoy, President • 740/773-4670

Springfield Area

Della Smith, EO • 937/323-6489
Ronald Denney, President • 937/572-4468

Stark County Area

Tom LaRochelle, EO • 330/494-5630
Martha Galentine, President • 330/433-6005

Toledo Area

Paula Hiett, EO • 419/535-3222
Kenneth Marciniak, President • 419/249-7070

Tuscarawas County Area

Rose Wanosik, EO • 330/343-7736
Selma "Penny" Triplett, President • 330/364-6648

Warren Area

Karen Jones, EO • 330/394-4001
Julie Vugrinovich, President • 330/856-7600

Wayne-Holmes Association

Amy Scott, EO • 330/264-8062
John Ertl, President • 330/264-2644

West Central/Lima Area

Roxann Dunno, EO • 419/227-5432
Teresa Irwin, President • 419/659-5151

Western Regional Information Systems & Technology

David Brisker, EO • 937/335-1117

Youngstown Area

Sharyn Braunstein, EO • 330/788-7026
Eric Caspary, President • 330/726-8161