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TO: All News Media #98-05
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RE: Ohio's Home Sale Activity Report – August 2005

Home sales activity throughout Ohio remains strong, with the market posting a record-breaking level through August, reports the Ohio Association of REALTORS®.

"The fact that the marketplace has been able to sustain a record-breaking sales pace during the first eight months of the year is ample proof that the American dream of homeownership is alive and well in the Buckeye State," said OAR President Jim West. "Housing continues to be a true bright spot in the overall economic picture."

Statewide sales of new and existing homes this year (January-August) total 98,874, a 5.2 percent increase from the previous best-ever of 93,969 sales posted during the period a year ago.

The state's average sale price of $155,144 marks a 2.3 percent increase from the $151,701 average price posted a year ago. The year-to-date dollar volume of $15.3 billion through the first eight months of the year is 7.6 percent ahead of the $14.2 billion mark posted in 2004.

Sales reached a record shattering 15,605, in August, a 9.0 percent increase from the prior best of 14,318 sales recorded during the month last year. The month's average sales price of $164,735 is a 5.1% increase over the August 2004 average sales price of $156,783.

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.

Statewide Totals

	Sales	*Average Price*		*Sales*	*Average Price*
August '05	15,605	$164,735	Jan.-August '05	98,874	$155,144
August '04	14,318	$156,783	Jan.-August '04	93,969	$151,701
% Change	9.0%	5.1%	% Change	5.2%	2.3%

Local Market Activity Report

		August		January – August	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2005	47	$114,439	323	$114,320
	2004	45	$102,329	338	$106,031
	% of Change	4.4%	11.8%	-4.4%	7.8%
Athens	2005	53	$132,749	285	$127,969
	2004	57	$136,213	283	$119,396
	% of Change	-7.0%	-2.5%	0.7%	7.2%
Cincinnati Area	2005	2,809	$184,979	18,167	$168,177
	2004	2,562	$175,999	17,522	$172,960
	% Change	9.6%	5.1%	3.7%	-2.8%
Columbus Area	2005	2,875	$183,572	18,034	$180,024
	2004	2,639	$173,708	17,615	$170,492
	% Change	8.9%	5.7%	2.4%	5.6%
Centralized Regional	2005	2,243	$146,189	14,571	$133,574
Information Systems	2004	2,126	$141,494	12,556	$132,717
	% Change	5.5%	3.3%	16.0%	0.6%
(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)					
Dayton Area	2005	1,503	$143,401	9,512	$137,275
	2004	1,297	$137,128	8,778	$132,766
	% Change	15.9%	4.6%	8.4%	3.4%
Firelands	2005	238	$151,493	1,497	$144,011
	2004	229	$144,949	1,434	$131,418
	% Change	3.9%	4.5%	4.4%	9.6%
Greater Portsmouth	2005	52	$87,445	366	$91,780
	2004	64	$94,467	334	$79,840
	% Change	-18.8%	-7.4%	9.6%	15.0%
Heartland	2005	161	$133,038	1,101	$127,967
	2004	158	$119,398	1,035	$117,468
(Hancock County)	% Change	1.9%	11.4%	6.4%	8.9%
Knox	2005	69	$141,331	496	$140,153
	2004	68	$127,260	446	$123,150
	% Change	1.5%	11.1%	11.2%	13.8%
Lancaster	2005	112	$129,527	727	$129,008
	2004	81	$117,886	719	$130,353
	% Change	38.3%	9.9%	1.1%	-1.0%
Licking	2005	145	$143,499	844	$154,081
	2004	151	$148,476	966	$149,374
	% Change	-4.0%	-3.4%	-12.6%	3.2%
Mansfield	2005	153	$103,564	1,002	$106,598
	2004	122	$111,030	972	$103,600
	% Change	25.4%	-6.7%	3.1%	2.9%
Marion	2005	70	$91,556	529	$93,523
	2004	68	$100,367	506	$88,177
	% Change	2.9%	-8.8%	4.5%	6.1%
Northern Ohio	2005	3,169	$187,655	19,003	$176,321
Regional MLS	2004	2,864	$175,695	17,988	$168,228
	% Change	10.6%	6.8%	5.6%	4.8%
(Cuyahoga, Lake, Geauga, Medina & Lorain)					
Scioto Valley	2005	97	$108,719	712	$103,636
	2004	76	$110,149	652	$118,898
	% Change	27.6%	-1.3%	9.2%	-12.8%
Toledo Area	2005	967	$137,914	6,173	$133,323
	2004	857	$134,600	6,005	$133,285
	% Change	12.8%	2.5%	2.8%	0.0%
Wayne Holmes	2005	78	$153,725	494	$141,919
	2004	89	$137,874	554	$131,155
	% of Change	-12.4%	11.5%	-10.8%	8.2%
West Central/Lima	2005	163	$107,746	1,011	$102,575
	2004	164	$106,996	1,128	$97,650
	% Change	-0.6%	0.7%	-10.4%	5.0%
Western Regional	2005	510	$119,701	3,289	$113,427
Information Systems	2004	484	$117,003	3,305	$112,831
& Technology	% Change	5.4%	2.3%	-0.5%	0.5%
(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)					
Zanesville	2005	91	$98,200	738	$106,250
	2004	117	$102,453	833	$102,337
	% of Change	-22.2%	-4.2%	-11.4%	3.8%

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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