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RE: Ohio's Home Sale Activity Report – February 2006

Ohio's housing market – spurred by record sales activity in February – is on a record pace for the first two months of the year, reports the Ohio Association of REALTORS®.

"The level of sales activity continues to surpass our most optimistic expectations," said Darlene Breen, President of the Ohio Association of REALTORS®. "Ohioans continue to take advantage of the favorable interest rates and array of housing options in every price category at a remarkable pace."

"Consumers remain sold on the idea that it's a great time to make the American Dream of homeownership a reality," Breen added. "Our housing market continues to be a true bright spot in Ohio's economy."

Statewide sales of new and existing homes (January-February) totaled 15,346, a 5.2 percent increase from the 14,589 sales posted during the two-month period in 2005, which previously served as the market's best-ever.

The state's average sales price (January-February) of $146,141 nearly mirrors the $147,269 average posted during the period last year. The total dollar volume of $2.2 billion is 4.4 percent ahead of the $2.1 billion posted in 2005.

Sales in February 2006 reached 8,393, a 7.1 percent increase from the 7,834 sales posted in February 2005. (Note: sales figures for the Toledo market were unavailable. However, the 8,393 sales posted in February 2006 eclipse the month's prior record of 8,387 – which includes Toledo's sales – posted a year ago.)

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*
February '06	8,393	$143,083	Jan.-Feb. '06	15,346	$146,141
February '05	7,834	$146,971	Jan.-Feb. '05	14,589	$147,269
% Change	7.1%	-2.6%	% Change	5.2%	-0.8%

Local Market Activity Report

		February		January – February	
		Sales	**Avg. Price**	**Sales**	**Avg. Price**
Ashland	2006	31	$109,258	63	$112,047
	2005	24	$114,615	44	$119,660
	% of Change	29.2%	-4.7%	43.2%	-6.4%
Athens	2006	20	$122,395	52	$108,110
	2005	23	$138,718	47	$116,772
	% of Change	-13.0%	-11.8%	10.6%	-7.4%
Cincinnati Area	2006	1,705	$163,237	3,090	$169,327
	2005	1,642	$169,195	3,018	$169,658
	% Change	3.8%	-3.5%	2.4%	-0.2%
Columbus Area	2006	1,579	$161,149	2,925	$166,265
	2005	1,436	$170,177	2,688	$169,111
	% Change	10.0%	-5.3%	8.8%	-1.7%
Centralized Regional	2006	1,243	$121,305	2,236	$122,750
Information Systems	2005	1,334	$121,197	2,419	$120,345
	% Change	-6..8%	0.1%	-7.6%	2.0%
(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)					
Dayton Area	2006	979	$126,287	1,752	$127,503
	2005	850	$128,808	1,556	$129,090
	% Change	15.2%	-2.0%	12.6%	-1.2%
Firelands	2006	119	$133,718	256	$134,974
	2005	126	$126,138	225	$123,801
	% Change	-5.6%	6.0%	13.8%	9.0%
Greater Portsmouth	2006	28	$91,823	60	$83,144
	2005	35	$94,789	62	$82,854
	% Change	-20.0%	-3.1%	-3.2%	0.4%
Heartland	2006	92	$114,858	178	$117,352
	2005	103	$127,203	182	$124,391
(Hancock County)	% Change	-10.7%	-9.7%	-2.2%	-5.7%
Knox	2006	50	$109,654	91	$124,258
	2005	40	$129,632	72	$124,224
	% Change	25.0%	-15.4%	26.4%	0.0%
Lancaster	2006	63	$114,495	124	$122,915
	2005	55	$127,247	109	$120,781
	% Change	14.5%	-10.0%	13.8%	1.8%
Licking	2006	85	$168,619	153	$160,505
	2005	59	$154,356	120	$143,574
	% Change	44.1%	9.2%	27.5%	11.8%
Mansfield	2006	95	$100,258	163	$99,296
	2005	78	$99,190	135	$101,958
	% Change	21.8%	1.1%	20.7%	-2.6%
Marion	2006	70	$85,963	125	$81,101
	2005	43	$85,261	92	$88,917
	% Change	62.8%	0.8%	35.9%	-8.8%
Northern Ohio	2006	1,535	$159,240	2,872	$159,637
Regional MLS	2005	1,387	$161,560	2,747	$163,453
	% Change	10.7%	-1.4%	4.6%	-2.3%
(Cuyahoga, Lake, Geauga, Medina & Lorain)					
Scioto Valley	2006	69	$86,067	141	$110,082
	2005	60	$89,833	101	$92,225
	% Change	15.0%	-4.2%	39.6%	19.4%
Toledo Area	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
Wayne Holmes	2006	45	$130,861	87	$126,965
	2005	51	$128,350	105	$128,935
	% of Change	-11.8%	2.0%	-17.1%	-1.5%
West Central/Lima	2006	121	$99,178	210	$90,845
	2005	97	$98.475	159	$99,151
	% Change	24.7%	0.7%	32.1%	-8.4%
Western Regional	2006	337	$107,404	579	$107,117
Information Systems	2005	312	$108,139	559	$106,101
& Technology	% Change	8.0%	-0.7%	3.6%	1.0%
(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)					
Zanesville	2006	127	$92,880	189	$98,375
	2005	79	$98,178	149	$102,850
	% of Change	60.8%	-5.4%	26.8%	-4.4%

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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