



To: All News Media
Re: July Home Sales for Ohio
From: Douglas McCloud, OAR President, 614.296.3902
Carl Horst, OAR Director of Publications & Media Relations, 614.228.6675
Date: Aug. 24, 2010



Home sales activity, which surged during the first half of the year in all corners of Ohio, retreated in July as purchases generated due to the federal home buyer tax credit program (which expired in April) were exhausted, according to statistics provided to the Ohio Association of REALTORS®.

“The federal home buyer tax credit did a marvelous job of stimulating the housing sector in Ohio and undoubtedly helped move folks off the fence and into the market during the first part of the year...perhaps sooner than they would have under normal conditions,” said Doug McCloud, president of the Ohio Association of REALTORS®. “As a result, it’s not a surprise that our sales activity has slowed since the program ended.”

Sales during the first seven months of 2010 reached 61,810, an 8.3 percent increase from the 57,073 sales posted during the same period a year ago. The average sales price (January through July) this year is \$134,042, a 6 percent increase from the \$126,437 mark set during the period a year ago.

Total dollar volume this year is nearly \$8.3 billion, a 14.8 percent increase from the seven-month mark a year ago of \$7.2 billion.

Sales in July 2010 reached 7,840, a 25.6 percent decrease from the 10,535 sales posted during the month a year ago. The month’s average sale price decreased 3.1 percent to \$136,883, compared to the \$141,217 mark of July 2009. The total dollar volume in July 2010 topped \$1 billion, a 27.9 percent drop from the nearly \$1.5 billion posted a year ago.

“We remain bullish on the long-term prospects of the marketplace – as interest rates remain at historic lows, prices have stabilized, sellers are being realistic in their expectations and an appreciation that the desire to own a home remains the foundation of the American Dream,” McCloud said.

The 29,000-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, Cambridge, 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
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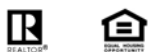
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Ohio MLS Stats Report for January through July 2010**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2009	2010	%Change	2009	2010	%Change	2009	2010	% Change
Ashland	207	242	16.9%	\$20,868,635	\$24,801,712	18.8%	\$100,815	\$102,486	1.7%
Athens	242	242	0.0%	\$30,191,408	\$28,573,600	-5.4%	\$124,758	\$118,073	-5.4%
Cambridge	156	158	1.3%	\$14,620,520	\$13,029,404	-10.9%	\$93,721	\$82,465	-12.0%
Cincinnati	10,495	10,816	3.1%	\$1,562,072,533	\$1,711,727,019	9.6%	\$148,840	\$158,259	6.3%
Columbus	10,905	12,129	11.2%	\$1,704,058,298	\$1,958,022,803	14.9%	\$156,264	\$161,433	3.3%
Dayton	6,023	6,520	8.3%	\$718,628,158	\$807,402,201	12.4%	\$119,314	\$123,835	3.8%
Firelands	1,110	1,120	0.9%	\$114,952,189	\$123,386,652	7.3%	\$103,561	\$110,167	6.4%
Greater Ports.	244	245	0.4%	\$21,801,401	\$22,646,257	3.9%	\$89,350	\$92,434	3.5%
Heartland	627	759	21.1%	\$68,020,219	\$81,616,176	20.0%	\$108,485	\$107,531	-0.9%
Knox	211	243	15.2%	\$25,072,015	\$29,326,050	17.0%	\$118,825	\$120,683	1.6%
Lancaster	349	413	18.3%	\$39,158,832	\$48,851,297	24.8%	\$112,203	\$118,284	5.4%
Licking	587	558	-4.9%	\$74,841,486	\$86,049,581	15.0%	\$127,498	\$154,211	21.0%
Mansfield	709	842	18.8%	\$54,247,497	\$68,785,721	26.8%	\$76,513	\$81,693	6.8%
Marion	352	388	10.2%	\$22,389,776	\$32,830,945	46.6%	\$63,607	\$84,616	33.0%
NEOHREX*	17,376	18,905	8.8%	\$1,983,012,251	\$2,382,086,214	20.1%	\$114,124	\$126,003	10.4%
Scioto Valley	418	449	7.4%	\$40,084,616	\$42,477,748	6.0%	\$95,896	\$94,605	-1.3%
Toledo	3,792	3,891	2.6%	\$383,455,000	\$419,028,000	9.3%	\$101,122	\$107,692	6.5%
Wayne Holmes	287	342	19.2%	\$38,326,258	\$40,859,359	6.6%	\$133,541	\$119,472	-10.5%
West Central	639	817	27.9%	\$58,108,656	\$69,634,634	19.8%	\$90,937	\$85,232	-6.3%
WRIST*	1,832	2,222	21.3%	\$195,492,929	\$244,871,519	25.3%	\$106,710	\$110,203	3.3%
Zanesville	512	509	-0.6%	\$46,761,199	\$49,122,776	5.1%	\$91,330	\$96,508	5.7%
Statewide	57,073	61,810	8.3%	\$7,216,163,876	\$8,285,129,668	14.8%	\$126,437	\$134,042	6.0%

* NEOHREX (Northeast Ohio Real Estate Exchange): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula and Lorain Counties; WRIST (Western Regional Information Systems and Technology): 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 July 2010**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2009	2010	%Change	2009	2010	%Change	2009	2010	% Change
Ashland	39	33	-15.4%	\$4,745,150	\$3,401,500	-28.3%	\$121,671	\$103,076	-15.3%
Athens	52	24	-53.8%	\$7,462,125	\$2,935,500	-60.7%	\$143,502	\$122,313	-14.8%
Cambridge	35	22	-37.1%	\$3,471,050	\$1,908,400	-45.0%	\$99,173	\$86,745	-12.5%
Cincinnati	2,008	1,302	-35.2%	\$329,721,617	\$214,080,083	-35.1%	\$164,204	\$164,424	0.1%
Columbus	2,057	1,483	-27.9%	\$343,599,223	\$249,298,232	-27.4%	\$167,039	\$168,104	0.6%
Dayton	1,091	833	-23.6%	\$149,501,476	\$104,658,299	-30.0%	\$137,032	\$125,640	-8.3%
Firelands	219	140	-36.1%	\$26,048,438	\$15,961,416	-38.7%	\$118,943	\$114,010	-4.1%
Greater Ports.	52	37	-28.8%	\$5,291,901	\$3,620,575	-31.6%	\$101,767	\$97,853	-3.8%
Heartland	114	112	-1.8%	\$13,219,995	\$11,992,412	-9.3%	\$115,965	\$107,075	-7.7%
Knox	37	26	-29.7%	\$3,984,145	\$3,948,550	-0.9%	\$107,680	\$151,867	41.0%
Lancaster	54	45	-16.7%	\$6,195,096	\$5,061,780	-18.3%	\$114,724	\$112,484	-2.0%
Licking	96	62	-35.4%	\$13,256,930	\$10,443,552	-21.2%	\$138,093	\$168,444	22.0%
Mansfield	112	141	25.9%	\$8,092,001	\$10,840,238	34.0%	\$72,250	\$76,881	6.4%
Marion	59	51	-13.6%	\$4,497,918	\$4,382,053	-2.6%	\$76,236	\$85,923	12.7%
NEOHREX*	3,162	2,461	-22.2%	\$425,469,924	\$321,489,301	-24.4%	\$134,557	\$130,634	-2.9%
Scioto Valley	76	59	-22.4%	\$6,663,283	\$4,765,723	-28.5%	\$87,675	\$80,775	-7.9%
Toledo	660	474	-28.2%	\$71,393,000	\$53,389,000	-25.2%	\$108,171	\$112,635	4.1%
Wayne Holmes	64	46	-28.1%	\$9,093,625	\$6,292,892	-30.8%	\$142,088	\$136,802	-3.7%
West Central	125	124	-0.8%	\$11,943,825	\$10,002,915	-16.3%	\$95,551	\$80,669	-15.6%
WRIST*	347	290	-16.4%	\$36,715,438	\$27,591,204	-24.9%	\$105,808	\$95,142	-10.1%
Zanesville	76	75	-1.3%	\$7,352,326	\$7,099,101	-3.4%	\$96,741	\$94,655	-2.2%
Statewide	10,535	7,840	-25.6%	\$1,487,718,486	\$1,073,162,726	-27.9%	\$141,217	\$136,883	-3.1%

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****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:

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Midwestern Ohio Association

(formerly: Champaign, Logan, Miami & Shelby/Auglaize/Mercer)
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Teri Frymyer, President • 937/842-2244

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Chris Carillo, CEO CRIS • 330/376-0015

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