



NEWS SERVICE

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RE: Ohio's Home Sale Activity Report - June 2006

Ohio's housing market has displayed tremendous strength through the first six months of the year - posting best-ever marks in sales activity and total dollar volume, reports the Ohio Association of REALTORS®.

June's sales results nearly mirror the month's record results posted in 2005, with sales this year reaching 15,217, a negligible 0.9 percent decrease from the record 15,359 sales last year.

"The housing marketplace throughout the Buckeye State continues to exceed our most optimistic expectations, despite rising interest rates and other economic concerns," said Darlene Breen, President of the Ohio Association of REALTORS®. "The strong level of activity we've seen so far this year is a clear indication that Ohio consumers continue to be sold on making the American Dream of homeownership a reality."

Statewide sales of new and existing homes (January-June) totaled 69,988, a 1.4 percent increase from the 69,019 sales posted during the six-month period in 2005.

The state's average sales price (January-June) of \$154,009 is unchanged from the average posted during the period in 2005. The total dollar volume of \$2.6 billion is 1.9 percent ahead of the \$2.5 billion posted a year ago.

Sales in June 2006 reached 15,217, a negligible 0.9 percent decrease from the 15,359 sales posted during the month last year. The month's average sales price of \$169,925 is a 2.9 percent increase from last year's \$165,151.

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.}

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Statewide Totals

	<u>Sales</u>	<u>Average Price</u>		<u>Sales</u>	<u>Average Price</u>
June '06	15,217	\$169,925	Jan.-June '06	69,988	\$154,009
June '05	15,359	\$165,151	Jan.-June '05	69,019	\$154,045
% Change	-0.9%	2.9%	% Change	1.4%	0.0%

Local Market Activity Report

		June		January - June	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2006	71	\$128,431	257	\$120,977
	2005	50	\$130,168	219	\$113,888
	% of Change	42.0%	-1.3%	17.4%	6.2%
Athens	2006	65	\$141,105	230	\$119,068
	2005	33	\$134,911	178	\$119,971
	% of Change	97.0%	4.6%	29.2%	-0.8%
Cincinnati Area	2006	2,760	\$193,029	12,922	\$177,223
	2005	2,856	\$184,264	12,925	\$175,777
	% Change	-3.4%	4.8%	0.0%	0.8%
Columbus Area	2006	2,872	\$192,424	12,912	\$175,660
	2005	2,766	\$192,642	12,502	\$177,641
	% Change	3.8%	-0.1%	3.3%	-1.1%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2006	2,197	\$147,464	10,001	\$131,493
	2005	2,267	\$138,849	10,356	\$128,757
	% Change	-3.1%	6.2%	-3.4%	2.1%
Dayton Area	2006	1,463	\$150,389	6,997	\$135,773
	2005	1,465	\$144,491	6,637	\$135,232
	% Change	-0.1%	4.1%	5.4%	0.4%
Firelands	2006	265	\$139,913	1,224	\$136,049
	2005	212	\$168,761	1,053	\$139,768
	% Change	25.0%	-17.1%	16.2%	-2.7%
Greater Portsmouth	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
Heartland <i>(Hancock County)</i>	2006	178	\$130,981	857	\$122,881
	2005	177	\$139,599	794	\$127,204
	% Change	0.6%	-6.2%	7.9%	-3.4%
Knox	2006	80	\$138,240	421	\$129,142
	2005	93	\$169,436	371	\$141,494
	% Change	-14.0%	-18.4%	13.5%	-8.7%
Lancaster	2006	109	\$123,664	559	\$123,318
	2005	103	\$133,318	513	\$128,517
	% Change	5.8%	-7.2%	9.0%	-4.0%
Licking	2006	131	\$175,531	626	\$155,287
	2005	121	\$190,715	565	\$154,082
	% Change	8.3%	-8.0%	10.8%	0.8%
Mansfield	2006	126	\$127,951	656	\$105,688
	2005	153	\$107,745	733	\$107,156
	% Change	-17.6%	18.8%	-10.5%	-1.4%
Marion	2006	102	\$108,440	452	\$90,570
	2005	66	\$97,630	380	\$93,387
	% Change	54.5%	11.1%	18.9%	-3.0%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2006	2,915	\$191,840	12,976	\$170,660
	2005	3,131	\$180,799	12,984	\$171,586
	% Change	-6.9%	6.1%	-0.1%	-0.5%
Scioto Valley	2006	128	\$108,457	570	\$113,387
	2005	110	\$102,475	507	\$99,792
	% Change	16.4%	5.8%	12.4%	13.6%
Toledo Area	2006	936	\$146,189	4,322	\$132,159
	2005	968	\$140,906	4,360	\$132,387
	% Change	-3.3%	3.7%	-0.9%	-0.2%
Wayne Holmes	2006	80	\$121,436	376	\$129,405
	2005	61	\$158,955	354	\$140,353
	% of Change	31.1%	-23.6%	6.2%	-7.8%
West Central/Lima	2006	147	\$112,745	796	\$104,055
	2005	151	\$111,681	713	\$101,080
	% Change	-2.6%	1.0%	11.6%	2.9%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2006	471	\$114,023	2,295	\$112,737
	2005	475	\$113,917	2,345	\$111,679
	% Change	-0.8%	0.1%	-2.1%	0.9%
Zanesville	2006	121	\$107,657	539	\$100,075
	2005	101	\$95,467	530	\$103,824
	% of Change	19.8%	12.8%	1.7%	-3.6

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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