



NEWS SERVICE

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#125-05

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RE: Ohio's Home Sale Activity Report - November 2005

Home sales activity throughout Ohio, on the heels of strong activity in November, maintained a record-breaking pace for the year, reports the Ohio Association of REALTORS®.

"Ohio's housing market continues to surpass even our most optimistic expectations," said OAR President Jim West. "The record books will be rewritten in 2005...as the state's housing market continues to be a true bright spot in the economy."

"Consumers are continuing to take advantage of favorable interest rates and an excellent array of housing in most every price category," West added. "The Buckeye State is obviously sold on making the American Dream of homeownership a reality."

Statewide sales of new and existing homes (January through November 2005) total 134,768, a 4.9 percent increase from the 128,415 sales posted during the period a year ago.

Home sales in November reached a record 10,861, a 1.1 percent increase from the previous best-ever November 2004 total of 10,738.

Additionally, the average sales price during the 11-month period reached \$157,056, a 3.3 percent increase from the mark of \$151,998 posted last year. The year-to-date dollar volume of \$21.2 billion is 8.4 percent ahead of last year's level.

The month's average sales price of \$154,671 is a 3.5% increase over the November 2004 average sales price of \$149,412.

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>
November '05	10,861	\$154,671	Jan.-Nov. '05	134,768	\$157,056
November '04	10,738	\$149,412	Jan.-Nov. '04	128,415	\$151,998
% Change	1.1%	3.5%	% Change	4.9%	3.3%

Local Market Activity Report

		November		January – November	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2005	33	\$111,360	445	\$112,880
	2004	45	\$105,856	468	\$104,880
	% of Change	-5.7%	5.2%	-4.9%	7.6%
Athens	2005	31	\$104,977	381	\$122,340
	2004	19	\$126,303	359	\$116,891
	% of Change	63.2%	-16.9%	6.1%	4.7%
Cincinnati Area	2005	1,965	\$183,277	24,753	\$179,429
	2004	1,927	\$162,976	23,730	\$171,971
	% Change	2.0%	12.5%	4.3%	4.3%
Columbus Area	2005	1,887	\$172,834	24,537	\$178,653
	2004	1,875	\$171,588	23,827	\$171,203
	% Change	0.6%	0.7%	3.0%	4.4%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2005	1,589	\$131,665	19,662	\$134,002
	2004	1,684	\$130,736	17,815	\$132,243
	% Change	-5.6%	0.7%	10.4%	1.3%
Dayton Area	2005	1,086	\$132,524	13,119	\$137,013
	2004	945	\$133,389	11,877	\$133,736
	% Change	14.9%	-0.6%	10.5%	2.5%
Firelands	2005	175	\$134,330	2,113	\$142,306
	2004	149	\$131,491	2,071	\$133,115
	% Change	17.4%	2.2%	2.0%	6.9%
Greater Portsmouth	2005	n/a	n/a	n/a	n/a
	2004	n/a	n/a	n/a	n/a
	% Change	n/a	n/a	n/a	n/a
Heartland <i>(Hancock County)</i>	2005	93	\$160,346	1,501	\$127,327
	2004	134	\$116,877	1,457	\$118,554
	% Change	-30.6%	37.2%	3.0%	7.4%
Knox	2005	74	\$117,532	695	\$137,559
	2004	69	\$125,159	635	\$124,671
	% Change	7.2%	-6.1%	9.4%	10.3%
Lancaster	2005	75	\$125,261	1,002	\$129,408
	2004	77	\$125,364	966	\$130,704
	% Change	-2.6%	-0.1%	3.7%	-1.0%
Licking	2005	89	\$155,208	1,164	\$154,187
	2004	93	\$148,912	1,272	\$150,656
	% Change	-4.3%	4.2%	-8.5%	2.3%
Mansfield	2005	122	\$117,691	1,367	\$109,463
	2004	107	\$95,499	1,370	\$102,017
	% Change	14.0%	23.2%	-0.2%	7.3%
Marion	2005	71	\$97,503	729	\$94,761
	2004	89	\$83,784	710	\$87,911
	% Change	-20.2%	16.4%	2.7%	7.8%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2005	2,110	\$171,229	26,198	\$175,013
	2004	2,121	\$168,217	24,970	\$168,573
	% Change	-0.5%	1.8%	4.9%	3.8%
Scioto Valley	2005	105	\$102,012	1,049	\$105,136
	2004	63	\$101,794	861	\$115,604
	% Change	66.7%	0.2%	21.8%	-9.1%
Toledo Area	2005	717	\$130,794	8,463	\$134,177
	2004	745	\$137,201	8,203	\$133,931
	% Change	-3.8%	-4.7%	3.2%	0.2%
Wayne Holmes	2005	60	\$149,939	665	\$141,685
	2004	70	\$141,409	789	\$133,616
	% of Change	-14.3%	6.0%	-15.7%	6.0%
West Central/Lima	2005	98	\$104,858	1,357	\$102,476
	2004	110	\$88,642	1,493	\$97,713
	% Change	-10.9%	18.3%	-9.1%	4.9%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2005	389	\$120,923	4,532	\$115,343
	2004	347	\$106,747	4,444	\$113,126
	% Change	12.1%	13.3%	2.0%	2.0%
Zanesville	2005	92	\$106,913	1,036	\$106,177
	2004	79	\$115,358	1,098	\$104,011
	% of Change	16.5%	-7.3%	-5.6%	2.1%

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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