



NEWS SERVICE

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

Home sales throughout Ohio slowed in November, however the overall performance of the 2006 market has been strong despite less than ideal conditions, reports the Ohio Association of REALTORS®.

"It's evident that our string of five consecutive record-breaking years of home sales will be coming to an end in 2006," said Darlene Breen, President of the Ohio Association of REALTORS®. "That said...we will likely end the year with an overall activity level that will be our second- or third-best ever. At some point the housing market was going to return to levels that are typical by historical standards in the Buckeye State...and this past year provided that opportunity.

However, with favorable interest rates, a solid supply of housing in all price categories and improving housing affordability...the current market is providing would-be buyers a solid foundation upon which to make their American Dream of homeownership a reality."

Statewide sales of new and existing homes this year (January-November) total 131,115, a 3.1 percent decrease from the best-ever mark of 135,358 sales posted during the 11-month period a year ago.

The state's average sales price of \$153,754 marks a 2.0 percent decrease from the \$156,812 average price posted a year ago. The year-to-date dollar volume of \$20.2 billion through the first 11 months of the year is 5 percent behind the \$21 billion mark posted in 2005.

Sales reached 10,145 in November 2006, a 7.3 percent decrease from the month's best-ever mark of 10,941 sales recorded during the month last year. The month's average sales price of \$147,618 is a 4.4 percent decrease from last year's \$154,340.

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>
Nov. '06	10,145	\$147,618	Jan.-Nov. '06	131,115	\$153,754
Nov. '05	10,941	\$154,340	Jan.-Nov. '05	135,358	\$156,812
% Change	-7.3%	-4.4%	% Change	-3.1%	-2.0%

Local Market Activity Report

		November		January –	
November		Sales	Avg. Price	Sales	Avg. Price
Ashland	2006	48	\$102,689	495	\$115,437
	2005	33	\$111,360	445	\$112,880
	% of Change	45.5%	-7.8%	11.2%	2.3%
Athens	2006	38	\$103,107	440	\$118,421
	2005	31	\$104,977	381	\$122,340
	% of Change	22.6%	-1.8%	15.5%	-3.2%
Cincinnati Area	2006	1,705	\$173,331	23,523	\$178,432
	2005	1,975	\$183,212	24,781	\$179,453
	% Change	-13.7%	-5.4%	-5.1%	-0.6%
Columbus Area	2006	1,763	\$167,371	23,806	\$175,301
	2005	1,899	\$172,586	24,549	\$178,631
	% Change	-7.2%	-3.0%	-3.0%	-1.9%
Centralized Regional Information Systems <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)</i>	2006	1,504	\$130,576	18,995	\$131,763
	2005	1,589	\$131,665	19,662	\$134,002
	% Change	-5.3%	-0.8%	-3.4%	-1.7%
Dayton Area	2006	1,043	\$129,322	13,129	\$136,394
	2005	1,086	\$132,524	13,119	\$137,013
	% Change	-4.0%	-2.4%	0.1%	-0.5%
Firelands	2006	179	\$141,404	2,286	\$138,959
	2005	175	\$134,330	2,113	\$142,306
	% Change	2.3%	5.3%	8.2%	-2.4%
Greater Portsmouth	2006	41	\$84,445	521	\$84,808
	2005	47	\$85,413	500	\$92,193
	% Change	-12.8%	-1.1%	4.2%	-8.0%
Heartland <i>(Hancock County)</i>	2006	112	\$112,873	1,541	\$108,942
	2005	93	\$160,346	1,501	\$127,327
	% Change	20.4%	-29.6%	2.7%	-14.4%
Knox	2006	45	\$127,040	694	\$133,117
	2005	74	\$117,532	695	\$137,559
	% Change	-39.2%	8.1%	-0.1%	-3.2%
Lancaster	2006	77	\$137,622	1,012	\$127,385
	2005	75	\$125,261	1,002	\$129,408
	% Change	2.7%	9.9%	1.0%	-1.6%
Licking	2006	94	\$161,547	1,191	\$154,049
	2005	100	\$152,422	1,214	\$153,014
	% Change	-6.0%	6.0%	-1.9%	0.7%
Mansfield	2006	126	\$104,585	1,320	\$105,902
	2005	122	\$117,691	1,367	\$109,463
	% Change	3.3%	-11.1%	-3.4%	-3.3%
Marion	2006	82	\$92,317	858	\$90,286
	2005	71	\$97,503	729	\$94,761
	% Change	15.5%	-5.3%	17.7%	-4.7%
Northern Ohio Regional MLS <i>(Cuyahoga, Lake, Geauga, Medina & Lorain)</i>	2006	1,950	\$164,761	24,696	\$171,005
	2005	2,110	\$171,229	26,198	\$175,013
	% Change	-7.6%	-3.8%	-5.7%	-2.3%
Scioto Valley	2006	90	\$105,197	1,089	\$111,796
	2005	105	\$102,012	1,049	\$105,136
	% Change	-14.3%	3.1%	3.8%	6.3%
Toledo Area	2006	606	\$119,059	7,925	\$130,511
	2005	717	\$130,794	8,463	\$134,177
	% Change	-15.5%	-9.0%	-6.4%	-2.7%
Wayne Holmes	2006	46	\$139,174	673	\$130,781
	2005	60	\$149,939	665	\$141,685
	% of Change	-23.3%	-7.2%	1.2%	-7.7%
West Central/Lima	2006	131	\$95,750	1,516	\$103,985
	2005	98	\$104,858	1,357	\$102,476
	% Change	33.7%	-8.7%	11.7%	1.5%
Western Regional Information Systems & Technology <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)</i>	2006	356	\$113,015	4,335	\$115,404
	2005	389	\$120,923	4,532	\$115,343
	% Change	-8.5%	-6.5%	-4.3%	0.1%
Zanesville	2006	109	\$102,014	1,070	\$102,148

2005	92	\$106,913	1,036	\$106,177
% of Change	18.5%	-4.6%	3.3%	-3.8%

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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