



\*\*\*NEWS SERVICE\*\*\*

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

**Home sales activity throughout Ohio surged in October, keeping the market on pace to shatter the record breaking year-end level of one year ago, 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 October) total 124,358, a 5.3 percent increase from the prior record of 118,096 sales posted during the period in 2004.

The state's average sale price (January-October) of \$157,017 marks a 3.3 percent increase from the \$151,975 average price posted during the period a year ago. The total dollar volume of more than \$19.5 billion is 8.8 percent ahead of the \$17.9 billion level posted during the 10-month period in 2004.

Sales in October 2005 reached a record-breaking 12,240, a 5.3 percent increase from the 11,626 sales posted during the month last year. The previous best-ever October occurred in 2003, when sales reached 11,730. The month's average sales price of \$154,805 is a 0.3% increase over the October 2004 average sales price of \$154,368.

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>
October '05	12,240	\$154,805	Jan.-Oct. '05	124,348	\$157,017
October '04	11,626	\$154,368	Jan.-Oct. '04	118,096	\$151,975
% Change	5.3%	0.3%	% Change	5.3%	3.3%

### Local Market Activity Report

		October		January – October	
		Sales	Avg. Price	Sales	Avg. Price
<b>Ashland</b>	2005	35	\$105,073	412	\$113,002
	2004	43	\$108,892	433	\$104,801
	% of Change	-18.6%	-3.5%	-4.8%	7.8%
<b>Athens</b>	2005	25	\$91,076	350	\$123,878
	2004	29	\$100,995	340	\$116,365
	% of Change	-13.8%	-9.8%	2.9%	6.5%
<b>Cincinnati Area</b>	2005	2,107	\$176,950	22,776	\$179,031
	2004	2,061	\$173,345	21,803	\$172,766
	% Change	2.2%	2.1%	4.5%	3.6%
<b>Columbus Area</b>	2005	2,196	\$176,236	22,650	\$179,138
	2004	2,073	\$176,527	21,952	\$171,170
	% Change	5.9%	-0.2%	3.2%	4.7%
<b>Centralized Regional Information Systems</b> <i>(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas &amp; Coshocton)</i>	2005	1,802	\$134,763	18,073	\$134,207
	2004	1,682	\$130,420	16,131	\$132,401
	% Change	7.1%	3.3%	12.0%	1.4%
<b>Dayton Area</b>	2005	1,221	\$137,121	12,033	\$137,418
	2004	1,030	\$140,249	10,932	\$133,766
	% Change	18.5%	-2.2%	10.1%	2.7%
<b>Firelands</b>	2005	207	\$139,636	1,938	\$143,027
	2004	239	\$130,684	1,922	\$133,241
	% Change	-13.4%	6.9%	0.8%	7.3%
<b>Greater Portsmouth</b>	2005	47	\$111,407	453	\$92,897
	2004	45	\$82,078	419	\$79,287
	% Change	4.4%	35.7%	8.1%	17.2%
<b>Heartland</b> <i>(Hancock County)</i>	2005	147	\$114,639	1,408	\$125,146
	2004	130	\$112,710	1,323	\$118,724
	% Change	13.1%	1.7%	6.4%	5.4%
<b>Knox</b>	2005	65	\$129,313	621	\$139,945
	2004	65	\$125,979	566	\$124,612
	% Change	0.0%	2.6%	9.7%	12.3%
<b>Lancaster</b>	2005	95	\$132,031	927	\$129,743
	2004	80	\$131,686	889	\$131,166
	% Change	18.8%	0.3%	4.3%	-1.1%
<b>Licking</b>	2005	108	\$149,053	1,075	\$154,102
	2004	86	\$164,566	1,179	\$150,793
	% Change	25.6%	-9.4%	-8.8%	2.2%
<b>Mansfield</b>	2005	121	\$109,361	1,245	\$108,656
	2004	141	\$99,934	1,263	\$102,569
	% Change	-14.2%	9.4%	-1.4%	5.9%
<b>Marion</b>	2005	60	\$109,550	658	\$94,465
	2004	55	\$90,958	621	\$88,503
	% Change	9.1%	20.4%	6.0%	6.7%
<b>Northern Ohio Regional MLS</b> <i>(Cuyahoga, Lake, Geauga, Medina &amp; Lorain)</i>	2005	2,433	\$169,967	24,088	\$175,344
	2004	2,390	\$173,724	22,849	\$168,666
	% Change	1.8%	-2.2%	5.4%	4.0%
<b>Scioto Valley</b>	2005	102	\$114,634	944	\$105,483
	2004	69	\$103,344	798	\$116,694
	% Change	47.8%	10.9%	18.3%	-9.6%
<b>Toledo Area</b>	2005	766	\$135,296	7,746	\$134,490
	2004	722	\$135,931	7,458	\$133,604
	% Change	6.1%	-0.5%	3.9%	0.7%
<b>Wayne Holmes</b>	2005	62	\$134,314	605	\$140,866
	2004	87	\$146,772	719	\$132,857
	% of Change	-28.7%	-8.5%	-15.9%	6.0%
<b>West Central/Lima</b>	2005	131	\$98,927	1,259	\$102,291
	2004	117	\$90,568	1,383	\$98,434
	% Change	12.0%	9.2%	-9.0%	3.9%
<b>Western Regional Information Systems &amp; Technology</b> <i>(Clark, Miami, Champaign, Logan, Shelby, Auglaize &amp; Mercer)</i>	2005	402	\$121,893	4,143	\$114,819
	2004	389	\$113,725	4,097	\$113,666
	% Change	3.3%	7.2%	1.1%	1.0%
<b>Zanesville</b>	2005	108	\$108,843	944	\$106,105
	2004	93	\$112,013	1,019	\$103,131
	% of Change	16.1%	-2.8%	-7.4%	2.9%

## 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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