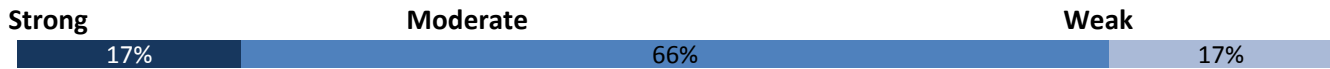


Ohio Association of REALTORS® Housing Market Confidence Index

April 2012

Housing Market - Current

How would you describe the current housing market in your area?



REALTOR® Current Market Index (RCMI)* = 50

This month's RCMI for REALTORS'® measurement of the current housing market in their area is 50, increasing 6 points from last month's RCMI of 44. This month's RCMI for agents is 50 and for brokers it's 48, a difference of 2 points.*

Housing Market – Next 6 Months

What are your expectations for the housing market over the next six months in your area?



REALTOR® Future Market Index (RFMI)* = 58

This month's RFMI for REALTORS'® expectations for the market over the next six months falls at 58, 5 points higher than last month's score of 53. RFMI scores for agents is 57 and for brokers it's 59, a difference of 2 points.*

Home Prices – Over Next Year

In your area, what are the expectations for home prices over the next year?



REALTOR® Price Index (RPI) = 58**

The RPI for REALTORS'® expectations for home prices over the next year increased 4 points to 58 from last month's index score of 54. Brokers express slightly more confidence than Agents with index scores falling at 61 and 57, respectively.**

Monthly Hot Topic Question

What impact has the improving unemployment rate had on the economy in your area?



Over half (55%) of respondents believe the improving unemployment rate has favorably impacted the economy in their area. 42% have not noticed a change and only 3% believe the economy in their area has been impacted negatively.

Methodology

*To create this index, responses are assigned points of 0, 50 or 100. A response of "strong" is assigned 100 points, "moderate" is given 50 points and "weak" gets 0 points.

** To create this index, responses are assigned points ranging from 0 to 100. A response of "rise 5% +" earns 100 points, "rise 0 – 5%" gets 75 points, "level" receives 50 points, "fall 0 – 5%" earns 25 points and "fall 5% +" is assigned 0 points.