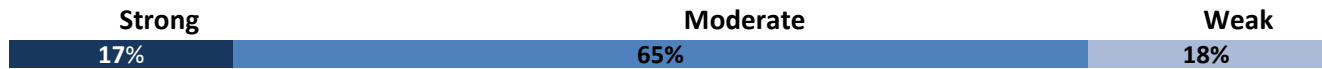


Ohio Association of REALTORS® Housing Market Confidence Index August 2012

Housing Market - Current

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



REALTOR® Current Market Index (RCMI)* = 49 ↓

This month's RCMI for REALTORS'® measurement of the current housing market in their area is 49, decreasing 1 point from last month's RCMI score of 50. This month's RCMI for agents is 49, two points lower than brokers' RCMI score of 51.*

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)* = 46 ↓

This month's RFMI for REALTORS'® expectations for the market over the next six months falls at 46, decreasing 4 points from last month's RFMI of 50. RFMI scores for agents is 47 and for brokers it's 42, a difference of 5 points.*

Home Prices – Over Next Year

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



REALTOR® Price Index (RPI) = 59** ↓

The RPI for REALTORS'® expectations for home prices over the next year fell 2 points to 59 from last month's index score of 61. Agents express just slightly more confidence than Brokers with index scores falling at 59 and 58, respectively.**

Monthly Hot Topic Question

What type of home purchase is your typical client interested in making?



Respondents are most likely (41%) to find their clients are interested in purchasing a mid-range priced home. Only 1% want high-end homes and 25% are looking for low-end homes. The final one-third finds their client interests falling within the high to low-end range.

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.