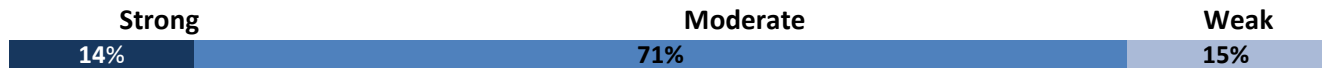


# Ohio Association of REALTORS® Housing Market Confidence Index July 2012

## 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, decreasing 5 points from last month's RCMI of 55. This month's RCMI for agents and brokers is 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)\* = 50** ↓

This month's RFMI for REALTORS'® expectations for the market over the next six months falls at 50, decreasing 3 points from last month's RFMI of 53. RFMI scores for agents is 51 and for brokers it's 47, a difference of 4 points.\*

## Home Prices – Over Next Year

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

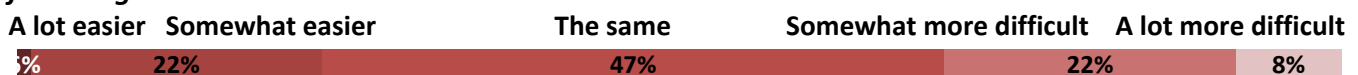


**REALTOR® Price Index (RPI)\*\* = 61** ↑

The RPI for REALTORS'® expectations for home prices over the next year rose 2 points to 61 from last month's index score of 59. Agents express slightly more confidence than Brokers with index scores falling at 62 and 59, respectively.\*\*

## Monthly Hot Topic Question

*Compared to a year ago, in the current lending environment how difficult is it for your clients to secure financing?*



About one-quarter (23%) find the current lending environment easier for their clients to secure financing. 30% are finding it more difficult and about half (47%) find not change.

### 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.