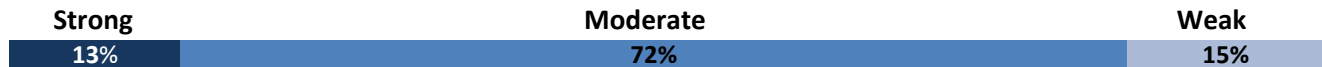


Ohio Association of REALTORS® Housing Market Confidence Index October 2012

Housing Market - Current

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

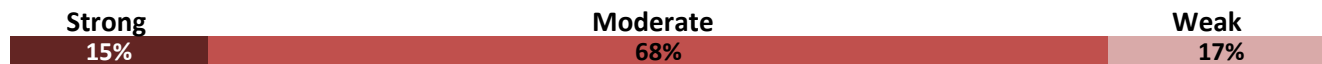


REALTOR® Current Market Index (RCMI)* = 49

This month's RCMI for REALTORS'® measurement of the current housing market in their area is 49, decreasing 2 points from last month's RCMI score of 51. This month's RCMI for agents is 50, three points higher than brokers' RCMI score of 47.*

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)* = 49

This month's RFMI for REALTORS'® expectations for the market over the next six months falls at 49, unchanged from last month's score. The RFMI score for agents is 50, four points higher than brokers' RFMI of 46.*

Home Prices – Over Next Year

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



REALTOR® Price Index (RPI) = 66**

The RPI for REALTORS'® expectations for home prices over the next year rose 1 point to 66 from last month's index score of 65. Agents express slightly more confidence than Brokers with index scores falling at 67 and 65, respectively.**

Monthly Hot Topic Question

How have market conditions for your business changed during the third quarter of 2012?



For about six of every 10 Ohio REALTORS® (58%) market conditions for their businesses have changed for the better during the third quarter of this year. 29% experienced no change and, for 13%, business during the third quarter was slightly or significantly worse.

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.