

Ohio Association of REALTORS® Housing Market Confidence Index July 2013

Housing Market - Current

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



REALTOR® Current Market Index (RCMI)* = 70

This month's RCMI for REALTORS'® measurement of the current housing market in their area is 70, remaining unchanged from June but surpassing July 2012's score of 50 by 20 points and July 2011's score of 29 by 41 points.*

Housing Market – Next 6 Months

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

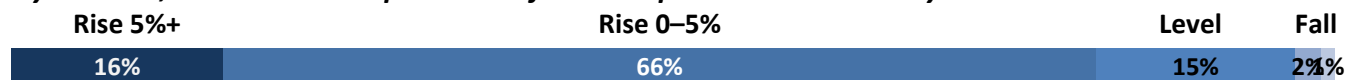


REALTOR® Future Market Index (RFMI)* = 62

This month's RFMI for REALTORS'® expectations for the market over the next six months is 62, decreasing 6 points from last month's RFMI of 68 and surpassing July 2012's score of 50 by 12 points and July 2011's score of 32 by 30 points.*

Home Prices – Over Next Year

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

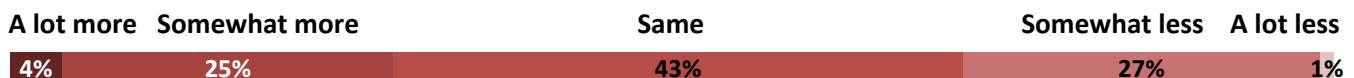


REALTOR® Price Index (RPI) = 74**

The RPI for REALTORS'® expectations for home prices over the next year decreased two points to 74 from last month's index score of 76. This month's score bested July 2012's score of 61 by 13 points and July 2011's score of 42 by 32 points.

Monthly Hot Topic Question

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



In July 2011 only six percent believed their clients were having an easier time securing financing compared to the year prior. The percentage increased to 23 percent in July 2012 and 27 percent in July 2013. Conversely, in 2013, 29 percent observed their clients were experiencing more difficulty securing financing. This percentage decreased from 30 percent in July 2012 and 44 percent in July 2011.

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.