



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Chris Hall, OAR President, 419.691.2800
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RE: Ohio's April Home Sales
DATE: May 22, 2014



The number of homes sold across Ohio in April increased 3.8 percent from the level posted in March, according to the Ohio Association of REALTORS.

Home sales activity in April fell 4.2 percent from the level reached during the month a year ago.

“The Ohio housing marketplace began to shake off the lingering winter doldrums in April, as activity levels rose during the month to provide a solid start to the traditional home buying season,” said OAR President Chris Hall. “We remain confident about the Ohio market – as interest rates remain favorable, prices continue to trend upward and consumers understand that long-term, home ownership is a tremendous investment.”

April's average home price of \$144,734 reflects a 7.4 percent increase from the \$134,775 mark posted during the month last year.

Sales in April reached a seasonally adjusted annual rate of 119,227, falling 4.2 percent from the 124,501 level during the month a year ago. The market also experienced a 3.8 percent increase in sales from March's seasonally adjusted annual rate of 114,915.

Around the state, 14 of the 20 markets tracked reported declines in sales activity levels during the month. All but three local markets showed an increase in average sales price.

Data provided to OAR by Multiple Listing Services includes residential closings for new and existing single-family homes and condominiums/co-ops. The Ohio Association of REALTORS®, with more than 27,000 members, is the largest professional trade association in Ohio. [Click here](#) to view the methods addressing OAR's reporting of home sales activity.

Refer to the following pages for OAR's seasonally adjusted Ohio home sales report, as well as a market by market analysis of sales activity throughout Ohio and local contact information.

(NOTE: There might be a slight variance between the reported number of sales contained in this release and actual activity in the various markets due to OAR's early reporting requirement. Check with contacts in the particular market.)

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Ohio Association of REALTORS®
Ohio Existing Home Sales*
April 2014

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2013	Apr	124,501	10,981	\$134,775
2013	May	127,577	12,814	\$148,143
2013	Jun	132,338	13,007	\$161,498
2013	Jul	134,820	13,339	\$156,738
2013	Aug	136,941	13,527	\$149,963
2013	Sep	134,032	11,257	\$140,986
2013	Oct	130,733	11,066	\$137,039
2013	Nov	129,348	9,507	\$136,468
2013	Dec	125,795	9,308	\$139,805
2014	Jan	115,182	6,972	\$127,327
2014	Feb	117,601	7,042	\$130,082
2014	Mar	114,915	8,956	\$135,730
2014	Apr	119,227	10,538	\$144,734
% change last month:		3.8%	17.7%	
% change last year:		-4.2%	-4.0%	7.4%
Year-end				
	2012	112,449		\$135,042
	2013	129,108		\$142,004
	2014 p	117,930		na

**Report reflects reported closings by Ohio MLSes and includes new and existing residential single family and condos*

Ohio MLS Stats Report for April 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	32	42	31.3%	\$3,277,115	\$4,534,550	38.4%	\$102,410	\$107,965	5.4%
Athens	61	38	-37.7%	\$7,540,137	\$5,122,599	-32.1%	\$123,609	\$134,805	9.1%
Cambridge	32	24	-25.0%	\$2,980,512	\$2,872,000	-3.6%	\$93,141	\$119,667	28.5%
Cincinnati	1,932	1,997	3.4%	\$302,827,536	\$331,081,554	9.3%	\$156,743	\$165,789	5.8%
Columbus	2,508	2,195	-12.5%	\$410,205,972	\$386,827,045	-5.7%	\$163,559	\$176,231	7.7%
Dayton	1,085	1,049	-3.3%	\$134,632,598	\$141,237,157	4.9%	\$124,085	\$134,640	8.5%
Firelands	212	166	-21.7%	\$24,027,471	\$19,360,353	-19.4%	\$113,337	\$116,629	2.9%
Greater Ports.	50	35	-30.0%	\$4,541,099	\$3,982,624	-12.3%	\$90,822	\$113,789	25.3%
Heartland	137	103	-24.8%	\$15,410,783	\$12,504,300	-18.9%	\$112,487	\$121,401	7.9%
Knox	47	45	-4.3%	\$6,598,836	\$6,528,850	-1.1%	\$140,401	\$145,086	3.3%
Lancaster	65	54	-16.9%	\$7,801,885	\$6,103,458	-21.8%	\$120,029	\$113,027	-5.8%
Mansfield	137	157	14.6%	\$11,388,003	\$16,710,162	46.7%	\$83,124	\$106,434	28.0%
Marion	69	53	-23.2%	\$5,724,701	\$4,002,576	-30.1%	\$82,967	\$75,520	-9.0%
NEOHREX*	3,325	3,204	-3.6%	\$422,496,917	\$431,253,479	2.1%	\$127,067	\$134,598	5.9%
Scioto Valley	79	88	11.4%	\$7,921,251	\$9,436,328	19.1%	\$100,269	\$107,231	6.9%
Toledo	632	637	0.8%	\$62,088,000	\$69,590,000	12.1%	\$98,241	\$109,246	11.2%
Tri-State*	64	66	3.1%	\$5,749,000	\$7,524,755	30.9%	\$89,828	\$114,011	26.9%
West Central	136	129	-5.1%	\$12,262,303	\$11,302,883	-7.8%	\$90,164	\$87,619	-2.8%
WRIST*	453	398	-12.1%	\$46,079,350	\$48,796,868	5.9%	\$101,720	\$122,605	20.5%
Zanesville	67	58	-13.4%	\$5,553,594	\$6,438,301	15.9%	\$82,889	\$111,005	33.9%
Statewide	11,123	10,538	-5.3%	\$1,499,107,063	\$1,525,209,842	1.7%	\$134,775	\$144,734	7.4%

* NEOHREX (Northeast Ohio Real Estate Exchange): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula, Wayne, Holmes and Lorain Counties; WRIST (Western Regional Information Systems and Technology): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer Counties. Tri-State: Belmont, Harrison and Jefferson Counties.

****Report reflects reported closings by MLSes for the above areas and time period. It includes new and existing residential single family and condo/co-ops.**

Ohio MLS Stats Report for January through April 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	116	105	-9.5%	\$11,513,385	\$11,213,650	-2.6%	\$99,253	\$106,797	7.6%
Athens	140	123	-12.1%	\$17,158,626	\$14,718,519	-14.2%	\$122,562	\$119,663	-2.4%
Cambridge	116	79	-31.9%	\$10,919,737	\$8,299,119	-24.0%	\$94,136	\$105,052	11.6%
Cincinnati	6,338	6,139	-3.1%	\$951,879,285	\$974,853,759	2.4%	\$150,186	\$158,797	5.7%
Columbus	7,512	6,772	-9.9%	\$1,181,895,483	\$1,146,635,673	-3.0%	\$157,334	\$169,320	7.6%
Dayton	3,586	3,470	-3.2%	\$420,827,296	\$417,334,034	-0.8%	\$117,353	\$120,269	2.5%
Firelands	720	609	-15.4%	\$76,216,632	\$68,555,456	-10.1%	\$105,856	\$112,571	6.3%
Greater Ports.	127	118	-7.1%	\$11,218,394	\$11,351,655	1.2%	\$88,334	\$96,200	8.9%
Heartland	392	316	-19.4%	\$43,748,838	\$36,167,479	-17.3%	\$111,604	\$114,454	2.6%
Knox	161	141	-12.4%	\$18,186,608	\$18,074,133	-0.6%	\$112,960	\$128,185	13.5%
Lancaster	193	153	-20.7%	\$23,140,519	\$18,428,039	-20.4%	\$119,899	\$120,445	0.5%
Mansfield	531	435	-18.1%	\$39,689,394	\$41,112,987	3.6%	\$74,745	\$94,513	26.4%
Marion	235	186	-20.9%	\$17,755,515	\$15,394,417	-13.3%	\$75,555	\$82,766	9.5%
NEOHREX*	10,731	10,494	-2.2%	\$1,320,382,145	\$1,318,699,258	-0.1%	\$123,044	\$125,662	2.1%
Scioto Valley	311	285	-8.4%	\$30,401,723	\$27,521,746	-9.5%	\$97,755	\$96,568	-1.2%
Toledo	2,205	1,992	-9.7%	\$218,342,000	\$202,599,000	-7.2%	\$99,021	\$101,706	2.7%
Tri-State*	239	231	-3.3%	\$20,020,545	\$20,914,462	4.5%	\$83,768	\$90,539	8.1%
West Central	416	379	-8.9%	\$37,186,709	\$33,533,841	-9.8%	\$89,391	\$88,480	-1.0%
WRIST*	1,511	1,317	-12.8%	\$147,624,988	\$143,516,468	-2.8%	\$97,700	\$108,972	11.5%
Zanesville	210	207	-1.4%	\$19,156,836	\$20,909,132	9.1%	\$91,223	\$101,010	10.7%
Statewide	35,790	33,551	-6.3%	\$4,617,264,658	\$4,549,832,827	-1.5%	\$129,010	\$135,609	5.1%

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For more information on home sales activity in a particular marketplace, contact one of the following Local Boards/Associations of REALTORS® or Multiple Listing Services:

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Akron Cleveland Association

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Mark Dolezal, President • 440/724-3126

Lancaster Area

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Zachary DeLeon, President • 740/653-3583

Lorain County Area

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Shell Yance, President • 440/773-2943

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Debra Jones, President • 419/529-3047

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Robert Wilging, President • 330/239-8688

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Midwestern Ohio Association

Jennifer Zeller, EO. • 937/335-8501
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NEOHREX (Northeast Ohio Real Estate Exchange)

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Portage County Area

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Scioto Valley Association

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Kelly Blankenship, President • 740/775-1112

Southern Ohio Association

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Springfield Area

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Stark County Area

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