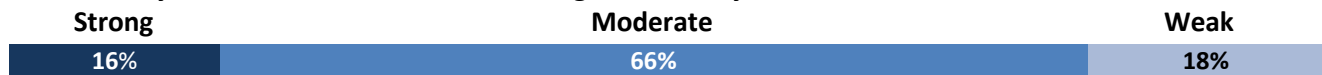


Ohio Association of REALTORS® Housing Market Confidence Index February 2014

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 is 49, decreasing 4 points from last month's score of 53. February's score is 4 points lower than February 2013's score but surpasses February 2012's score of 35 by 14 points. The leveling RCMI scores over the past several months are reflective of a stagnating market and reactions to seasonal fluctuations in the housing market.*

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)* = 65 ↑

This month's RFMI for REALTORS'® expectations for the market over the next six months is 65, 1 point higher than last month's score of 64. The score is one point above February 2013's score and bests February 2012's score of 45 by 20 points. The changing RCMI scores over the past several months are reflective of a stagnating market and reactions to seasonal fluctuations in the housing market.*

Home Prices – Over Next Year

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



REALTOR® Price Index (RPI) = 69** ↓

The RPI for REALTORS'® expectations for home prices over the next year is 69, decreasing 3 points from last month's score of 72. This month's score is one point lower than February 2013's score of 70 but 19 points higher than February 2012's score of 50.

Monthly Hot Topic Question

What affect has this cold Ohio winter had on your level of sales activity?



Ohio REALTORS were recently asked what affect the cold Ohio winter has had on their level of sales activity. It certainly hasn't helped for 94 percent of respondents. Only six percent have seen an increase in activity, 28 percent have seen no change and two-thirds have seen a decrease.

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.