



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Chris Hall, OAR President, 419.691.2800
Carl Horst, OAR Director of Publications & Media Relations, 614.225.6205
RE: Ohio's July Home Sales
DATE: August 21, 2014



The number of homes sold across Ohio in July increased 1.2 percent from the level posted in June, according to the Ohio Association of REALTORS.

Home sales activity in July nearly mirrored from the level reached during the month a year ago, recording a negligible 0.6 percent decrease.

"The Ohio housing market is continuing to display stability in 2014, as sales activity is keeping pace with prior levels and prices are experiencing modest gains," said OAR President Chris Hall. "The minor ebbs and flows in sales activity that have occurred from month-to-month is simply a reflection of a return to a traditional, healthy marketplace."

July's average home price of \$162,566 reflects a 3.7 percent increase from the \$156,731 mark posted during the month last year.

Sales in July reached a seasonally adjusted annual rate of 134,009, increasing 1.2 percent from the 132,464 level posted last month. The market experienced a slight 0.6 percent decrease in sales from July 2013's seasonally adjusted annual rate of 134,820.

Around the state, 13 of the 20 markets tracked reported decreases in sales activity levels during the month. All but five 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*
July 2014

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2013	Jul	134,820	13,339	\$156,731
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
2014	May	126,564	12,406	\$152,612
2014	Jun	132,464	13,334	\$163,711
2014	Jul	134,009	13,174	\$162,566
% change last month:		1.2%	-1.2%	
% change last year:		-0.6%	-1.2%	3.7%
Year-end				
2012		112,449		\$135,042
2013		129,108		\$142,004
2014 p		123,382		na

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

Ohio MLS Stats Report for July 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	39	43	10.3%	\$4,897,355	\$4,971,850	1.5%	\$125,573	\$115,624	-7.9%
Athens	54	50	-7.4%	\$8,112,705	\$7,147,950	-11.9%	\$150,235	\$142,959	-4.8%
Cambridge	33	32	-3.0%	\$3,470,261	\$3,418,063	-1.5%	\$105,159	\$106,814	1.6%
Cincinnati	2,396	2,303	-3.9%	\$427,451,366	\$428,781,402	0.3%	\$178,402	\$186,184	4.4%
Columbus	2,954	2,758	-6.6%	\$568,009,890	\$549,501,162	-3.3%	\$192,285	\$199,239	3.6%
Dayton	1,336	1,261	-5.6%	\$182,831,180	\$184,790,934	1.1%	\$136,850	\$146,543	7.1%
Firelands	229	269	17.5%	\$27,887,838	\$35,320,690	26.7%	\$121,781	\$131,304	7.8%
Greater Ports.	55	40	-27.3%	\$5,748,262	\$4,601,650	-19.9%	\$104,514	\$115,041	10.1%
Heartland	143	126	-11.9%	\$18,040,929	\$15,763,734	-12.6%	\$126,160	\$125,109	-0.8%
Knox	43	67	55.8%	\$5,897,465	\$11,699,412	98.4%	\$137,150	\$174,618	27.3%
Lancaster	66	58	-12.1%	\$7,701,804	\$7,232,194	-6.1%	\$116,694	\$124,693	6.9%
Mansfield	202	165	-18.3%	\$18,756,659	\$18,263,488	-2.6%	\$92,855	\$110,688	19.2%
Marion	82	71	-13.4%	\$7,043,533	\$7,975,069	13.2%	\$85,897	\$112,325	30.8%
NEOHREX*	4,277	4,272	-0.1%	\$643,003,483	\$650,559,457	1.2%	\$150,340	\$152,285	1.3%
Scioto Valley	107	110	2.8%	\$12,668,051	\$12,198,450	-3.7%	\$118,393	\$110,895	-6.3%
Toledo	735	826	12.4%	\$92,601,000	\$108,585,000	17.3%	\$125,988	\$131,459	4.3%
Tri-State*	73	82	12.3%	\$7,751,946	\$8,713,225	12.4%	\$106,191	\$106,259	0.1%
West Central	141	152	7.8%	\$16,925,810	\$17,469,549	3.2%	\$120,041	\$114,931	-4.3%
WRIST*	494	431	-12.8%	\$54,673,123	\$57,485,474	5.1%	\$110,674	\$133,377	20.5%
Zanesville	76	58	-23.7%	\$7,885,569	\$7,162,787	-9.2%	\$103,757	\$123,496	19.0%
Statewide	13,535	13,174	-2.7%	\$2,121,358,229	\$2,141,641,540	1.0%	\$156,731	\$162,566	3.7%

* 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 July 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	253	243	-4.0%	\$27,025,653	\$26,433,802	-2.2%	\$106,821	\$108,781	1.8%
Athens	302	283	-6.3%	\$39,565,515	\$37,586,657	-5.0%	\$131,012	\$132,815	1.4%
Cambridge	210	166	-21.0%	\$21,189,685	\$18,284,032	-13.7%	\$100,903	\$110,145	9.2%
Cincinnati	13,345	13,226	-0.9%	\$2,220,994,661	\$2,293,792,766	3.3%	\$166,429	\$173,431	4.2%
Columbus	16,315	14,955	-8.3%	\$2,838,709,861	\$2,744,920,501	-3.3%	\$173,994	\$183,545	5.5%
Dayton	7,472	7,250	-3.0%	\$949,267,192	\$958,811,061	1.0%	\$127,043	\$132,250	4.1%
Firelands	1,440	1,339	-7.0%	\$165,677,582	\$164,648,286	-0.6%	\$115,054	\$122,964	6.9%
Greater Ports.	256	254	-0.8%	\$23,334,164	\$27,333,217	17.1%	\$91,149	\$107,611	18.1%
Heartland	840	725	-13.7%	\$102,315,628	\$88,446,673	-13.6%	\$121,804	\$121,995	0.2%
Knox	292	309	5.8%	\$36,160,133	\$43,772,704	21.1%	\$123,836	\$141,659	14.4%
Lancaster	377	337	-10.6%	\$45,198,814	\$41,991,325	-7.1%	\$119,891	\$124,603	3.9%
Mansfield	1,050	944	-10.1%	\$87,856,857	\$93,924,790	6.9%	\$83,673	\$99,497	18.9%
Marion	457	412	-9.8%	\$38,193,916	\$39,878,141	4.4%	\$83,575	\$96,792	15.8%
NEOHREX*	23,110	22,661	-1.9%	\$3,152,843,401	\$3,139,673,636	-0.4%	\$136,428	\$138,550	1.6%
Scioto Valley	586	572	-2.4%	\$60,813,226	\$60,661,016	-0.3%	\$103,777	\$106,051	2.2%
Toledo	4,500	4,495	-0.1%	\$506,922,000	\$518,765,000	2.3%	\$112,649	\$115,409	2.5%
Tri-State*	484	454	-6.2%	\$46,439,346	\$45,058,954	-3.0%	\$95,949	\$99,249	3.4%
West Central	836	839	0.4%	\$83,265,895	\$81,611,142	-2.0%	\$99,600	\$97,272	-2.3%
WRIST*	2,910	2,687	-7.7%	\$305,369,683	\$311,150,991	1.9%	\$104,938	\$115,799	10.3%
Zanesville	426	421	-1.2%	\$42,578,047	\$47,350,455	11.2%	\$99,948	\$112,471	12.5%
Statewide	75,461	72,572	-3.8%	\$10,793,721,259	\$10,784,095,149	-0.1%	\$143,037	\$148,599	3.9%

* 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.

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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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Ashland Area

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Dayton Area

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Mark Kottman, President • 937/371-7576

Firelands Association

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Phillip Bolte, President • 419/341-1275

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Bill Gabbard, President • 513/874-3300

Heartland Association

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Lake & Geauga County Area

Vicki Pate, EO • 440/350-9000
Mark Dolezal, President • 440/724-3126

Lancaster Area

Debbie Hoelscher, EO • 740/653-1861
Zachary DeLeon, President • 740/653-3583

Lorain County Area

Barb Tressel-Bangas, EO • 440/328-4210
Shell Yance, President • 440/773-2943

Mansfield Area

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Debra Jones, President • 419/529-3047

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Rick Roe, President • 740/389-2000

Medina County

Susan Faust, EO • 330/722-1000
Robert Wilging, President • 330/239-8688

Middletown Area

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Rachel Lewitt, President • 513/705-9855

Midwestern Ohio Association

Jennifer Zeller, EO. • 937/335-8501
Laura Bates, President • 937/381-7777

NEOHREX (Northeast Ohio Real Estate Exchange)

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John Kurlich, CEO CRIS • 330/376-0015

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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