



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 October Home Sales
DATE: November 20, 2014



The number of homes sold across Ohio in October increased 5.5 percent from the level posted in September. Activity also rose 8.5 percent from the level reached in October 2013, according to the Ohio Association of REALTORS.

“Activity throughout the Ohio housing market was robust in October, as the pace of sales reached the highest monthly level in nearly eight years,” said

OAR President Chris Hall. “Equally as important as the uptick in sales, the average sales price has now reached 32 consecutive months of year-over-year gains.

“With each passing month, it’s becoming more evident that the housing sector is re-establishing a solid foundation throughout Ohio, one that is able to withstand any short-term variances that might occur due to current market conditions.”

October’s average home price of \$147,133 reflects a 7.3 percent increase from the \$137,161 mark posted in October 2013.

Sales in October reached a seasonally adjusted annual rate of 141,796, increasing 5.5 percent from the 134,397 level posted last month. The market also experienced an 8.5 percent increase in sales from October 2013’s seasonally adjusted annual rate of 130,733. Sales activity in October 2014 was the strongest monthly tally since December 2006.

Around the state, 15 of the 20 markets tracked reported increases in sales activity levels during the month. All but four local markets showed an increase in average sale 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*
October 2014

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2013	Oct	130,733	11,066	\$137,161
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
2014	Aug	130,745	12,596	\$160,440
2014	Sep	134,397	11,798	\$150,939
2014	Oct	141,796	12,083	\$147,133
% change last month:		5.5%	2.4%	
% change last year:		8.5%	9.2%	7.3%
Year-end				
	2012	112,449		\$135,042
	2013	129,108		\$142,004
	2014 p	127,935		na

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

Ohio MLS Stats Report for October 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	34	42	23.5%	\$3,590,251	\$4,494,241	25.2%	\$105,596	\$107,006	1.3%
Athens	37	50	35.1%	\$4,767,650	\$9,396,960	97.1%	\$128,855	\$187,939	45.9%
Cambridge	33	27	-18.2%	\$4,135,055	\$3,137,400	-24.1%	\$125,305	\$116,200	-7.3%
Cincinnati	1,919	1,969	2.6%	\$296,870,033	\$346,509,748	16.7%	\$154,700	\$175,983	13.8%
Columbus	2,125	2,335	9.9%	\$363,109,375	\$425,829,280	17.3%	\$170,875	\$182,368	6.7%
Dayton	1,162	1,238	6.5%	\$136,944,320	\$166,996,832	21.9%	\$117,852	\$134,892	14.5%
Firelands	208	258	24.0%	\$23,989,936	\$32,196,837	34.2%	\$115,336	\$124,794	8.2%
Greater Ports.	49	48	-2.0%	\$4,798,443	\$4,937,050	2.9%	\$97,927	\$102,855	5.0%
Heartland	116	108	-6.9%	\$14,047,278	\$13,088,189	-6.8%	\$121,097	\$121,187	0.1%
Knox	49	43	-12.2%	\$7,590,876	\$5,492,765	-27.6%	\$154,916	\$127,739	-17.5%
Lancaster	38	71	86.8%	\$3,534,874	\$8,264,968	133.8%	\$93,023	\$116,408	25.1%
Mansfield	145	168	15.9%	\$12,425,166	\$15,884,489	27.8%	\$85,691	\$94,551	10.3%
Marion	52	74	42.3%	\$4,147,485	\$7,932,199	91.3%	\$79,759	\$107,192	34.4%
NEOHREX*	3,806	3,930	3.3%	\$505,507,216	\$537,642,432	6.4%	\$132,819	\$136,805	3.0%
Scioto Valley	92	87	-5.4%	\$8,704,396	\$9,805,944	12.7%	\$94,613	\$112,712	19.1%
Toledo	646	760	17.6%	\$71,649,000	\$88,775,000	23.9%	\$110,912	\$116,809	5.3%
Tri-State*	85	113	32.9%	\$9,098,580	\$11,624,460	27.8%	\$107,042	\$102,871	-3.9%
West Central	146	155	6.2%	\$11,239,387	\$15,169,104	35.0%	\$76,982	\$97,865	27.1%
WRIST*	432	520	20.4%	\$47,989,279	\$60,994,915	27.1%	\$111,086	\$117,298	5.6%
Zanesville	58	87	50.0%	\$6,453,035	\$9,640,058	49.4%	\$111,259	\$110,805	-0.4%
Statewide	11,232	12,083	7.6%	\$1,540,591,635	\$1,777,812,871	15.4%	\$137,161	\$147,133	7.3%

* 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 October 2014**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	365	362	-0.8%	\$39,138,412	\$40,081,628	2.4%	\$107,229	\$110,723	3.3%
Athens	426	419	-1.6%	\$56,646,111	\$59,807,663	5.6%	\$132,972	\$142,739	7.3%
Cambridge	314	257	-18.2%	\$31,461,354	\$29,750,657	-5.4%	\$100,195	\$115,761	15.5%
Cincinnati	19,706	19,322	-1.9%	\$3,261,332,937	\$3,404,593,153	4.4%	\$165,499	\$176,203	6.5%
Columbus	23,592	22,157	-6.1%	\$4,122,697,873	\$4,082,644,897	-1.0%	\$174,750	\$184,260	5.4%
Dayton	11,163	10,857	-2.7%	\$1,407,120,711	\$1,456,428,905	3.5%	\$126,052	\$134,147	6.4%
Firelands	2,123	2,104	-0.9%	\$250,700,293	\$267,483,746	6.7%	\$118,088	\$127,131	7.7%
Greater Ports.	397	381	-4.0%	\$37,411,275	\$40,032,005	7.0%	\$94,235	\$105,071	11.5%
Heartland	1,218	1,110	-8.9%	\$148,233,481	\$140,538,077	-5.2%	\$121,702	\$126,611	4.0%
Knox	463	448	-3.2%	\$58,742,242	\$64,530,144	9.9%	\$126,873	\$144,041	13.5%
Lancaster	530	514	-3.0%	\$63,081,560	\$64,845,767	2.8%	\$119,022	\$126,159	6.0%
Mansfield	1,525	1,456	-4.5%	\$132,881,965	\$145,604,313	9.6%	\$87,136	\$100,003	14.8%
Marion	650	615	-5.4%	\$56,248,754	\$60,843,499	8.2%	\$86,537	\$98,933	14.3%
NEOHREX*	34,781	34,652	-0.4%	\$4,771,692,417	\$4,849,233,649	1.6%	\$137,193	\$139,941	2.0%
Scioto Valley	908	859	-5.4%	\$91,178,462	\$92,264,570	1.2%	\$100,417	\$107,409	7.0%
Toledo	6,585	6,798	3.2%	\$745,894,000	\$802,646,000	7.6%	\$113,272	\$118,071	4.2%
Tri-State*	749	736	-1.7%	\$72,357,514	\$77,875,722	7.6%	\$96,605	\$105,809	9.5%
West Central	1,275	1,320	3.5%	\$122,364,959	\$134,266,150	9.7%	\$95,973	\$101,717	6.0%
WRIST*	4,344	4,128	-5.0%	\$462,777,681	\$490,936,494	6.1%	\$106,533	\$118,928	11.6%
Zanesville	645	644	-0.2%	\$65,734,786	\$73,331,362	11.6%	\$101,914	\$113,869	11.7%
Statewide	111,759	109,139	-2.3%	\$15,997,696,787	\$16,377,738,401	2.4%	\$143,145	\$150,063	4.8%

* 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:

2014 OAR President
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Akron Cleveland Association

Sandy Naragon, EO • 330/434-6677
Seth Task, President • 216/276-1626

Ashland Area

Sharon Sample, EO • 419/281-2700
Tiffany Meyer, President • 419/289-2600

Athens Area

Sandra Porter, EO • 740/592-1502
Susan Barga, President • 740/592-0902

Cambridge

Sue Whipple, Bd. Secy. • 740/439-7653
Amanda Mignano, President • 740/439-7653

Cincinnati Area

Jim Abele, EO • 513/761-8800
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Stan Collins, EO • 614/475-4000
Milt Lustnauer, President • 614/436-0330

Dayton Area

Gavin Blair, EO • 937/223-0900
Mark Kottman, President • 937/371-7576

Firelands Association

David Freitag, EO • 419/625-5787
Phillip Bolte, President • 419/341-1275

Hamilton-Fairfield-Oxford Area

Leslie Besl, EO • 513/939-2881
Bill Gabbard, President • 513/874-3300

Heartland Association

Sandi Blandzinski, EO • 419/422-3833
Jim Geyer, President • 419/423-0001

Knox County

Jeri Scott, EO • 740/392-8490
Sibley Poland, President • 740/392-7000

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

Barbara Murray, EO • 419/756-1130
Debra Jones, President • 419/529-3047

Marion

Lori Dye, EO • 740/387-2928
Rick Roe, President • 740/389-2000

Medina County

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

Middletown Area

Joan Shelton, EO • 513/423-3445
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)

Carl DeMusz, CEO NORMLS • 216/485-4100
John Kurlich, CEO CRIS • 330/376-0015

Portage County Area

Jennifer Mueller, EO • 330/296-5451
Dave Bissler, President • 330/819-5619

Portsmouth Board

Opal Porter, EO • 740/353-3079
Wyatt Bates, President • 740/574-9902

Scioto Valley Association

Brenda Free, EO • 740/773-7489
Kelly Blankenship, President • 740/775-1112

Southern Ohio Association

Roberta Sheppard, EO • 513/528-2657
R. Brian Wright, President • 513/322-2905

Springfield Area

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Nancy Eubanks, President • 937/215-6452

Stark County Area

Tom LaRochelle, EO • 330/494-5630
Dave Maltese, President • 330/499-8153

Toledo Area

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John Mangas, President • 419/720-5600

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Tuscarawas County Area

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