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 September Home Sales
DATE: October 21, 2014

The number of homes sold across Ohio in September increased 2.8 percent from the level posted in August, according to the Ohio Association of REALTORS.

Home sales activity in September 2014 rose a slight 0.3 percent from the level reached during the month a year ago.

"Through the three-quarter mark of 2014 the Ohio housing market has been able to display modest stability in the overall level of sales activity and healthy growth in pricing," said OAR President Chris Hall. "It's evident that we're continuing to make significant progress in re-establishing a solid foundation for the state's housing sector. Throughout the year, our marketplace appears to have settled into a more traditional cycle, with minor variances in activity levels due to current market factors."

September's average home price of $150,939 reflects a 6.8 percent increase from the $141,316 mark posted in September 2013.

Sales in September reached a seasonally adjusted annual rate of 134,397, increasing 2.8 percent from the 130,745 level posted last month. The market also experienced a 0.3 percent increase in sales from September's 2013's seasonally adjusted annual rate of 134,032. Sales during September 2014 reached the highest level for the month since 2006.

Around the state, 15 of the 20 markets tracked reported increases in sales activity levels or remain unchanged during the month. All but three local markets showed an increase in average sale price.

Home sales during the third quarter of 2014 were up from the first and second quarter, but down from the same period a year ago. Specifically, third quarter 2014's seasonally adjusted annual rate reached 129,319, a 10.9 percent increase from the first quarter mark of 116,660 and a 1.7 percent rise from the second quarter activity level of 127,178. Sales activity in the marketplace during the quarter declined 4.4 percent from the third quarter 2013 level of 135,255. Third quarter 2014 dollar volume of $5.9 billion is up 2.7 percent from the same period last year.

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*
September 2014

		Sales Activity		Average Sale Price
		Seasonally Adjusted	Not Seasonally	Not Seasonally
Year	Month	Annual Rate	Adjusted	Adjusted
2013	Sep	134,032	11,257	$141,316
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
2014	Aug	130,745	12,596	$160,440
2014	Sep	134,397	11,798	$150,939
% change last month:		2.8%	-6.3%	
% change last year:		0.3%	4.8%	6.8%
Year-end				
2012		112,449		$135,042
2013		129,108		$142,004
2014 p		125,341		na

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

Ohio MLS Stats Report for September 2014**

	Number of Units Sold			Dollar Volume			Average Sale Price		
MLS	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	32	32	0.0%	$3,641,800	$3,860,780	6.0%	$113,806	$120,649	6.0%
Athens	36	38	5.6%	$5,920,671	$5,718,200	-3.4%	$164,463	$150,479	-8.5%
Cambridge	45	27	-40.0%	$3,762,650	$3,280,550	-12.8%	$83,614	$121,502	45.3%
Cincinnati	1,980	1,940	-2.0%	$321,591,608	$349,175,928	8.6%	$162,420	$179,988	10.8%
Columbus	2,318	2,349	1.3%	$405,422,836	$421,189,794	3.9%	$174,902	$179,306	2.5%
Dayton	1,192	1,155	-3.1%	$148,349,729	$157,130,438	5.9%	$124,454	$136,044	9.3%
Firelands	215	269	25.1%	$28,287,681	$39,350,227	39.1%	$131,571	$146,283	11.2%
Greater Ports.	49	30	-38.8%	$4,556,393	$2,668,825	-41.4%	$92,988	$88,961	-4.3%
Heartland	118	134	13.6%	$13,995,194	$18,025,162	28.8%	$118,603	$134,516	13.4%
Knox	63	41	-34.9%	$7,586,612	$4,921,225	-35.1%	$120,422	$120,030	-0.3%
Lancaster	53	70	32.1%	$7,307,958	$10,249,890	40.3%	$137,886	$146,427	6.2%
Mansfield	140	158	12.9%	$14,310,363	$17,384,836	21.5%	$102,217	$110,031	7.6%
Marion	67	67	0.0%	$6,554,554	$6,711,553	2.4%	$97,829	$100,172	2.4%
NEOHREX*	3,534	3,832	8.4%	$478,114,680	$536,522,329	12.2%	$135,290	$140,011	3.5%
Scioto Valley	100	115	15.0%	$9,463,200	$11,895,025	25.7%	$94,632	$103,435	9.3%
Toledo	678	739	9.0%	$73,242,000	$94,343,000	28.8%	$108,027	$127,663	18.2%
Tri-State*	91	99	8.8%	$8,068,598	$12,296,461	52.4%	$88,666	$124,207	40.1%
West Central	145	170	17.2%	$13,033,203	$18,704,723	43.5%	$89,884	$110,028	22.4%
WRIST*	455	462	1.5%	$47,377,080	$58,715,894	23.9%	$104,125	$127,091	22.1%
Zanesville	63	71	12.7%	$6,739,250	$8,636,838	28.2%	$106,972	$121,646	13.7%
Statewide	11,374	11,798	3.7%	$1,607,326,060	$1,780,781,678	10.8%	$141,316	$150,939	6.8%

* 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.

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.

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Ohio MLS Stats Report for January through September 2014**

	Number of Units Sold			Dollar Volume			Average Sale Price		
MLS	**2013**	**2014**	**%Change**	**2013**	**2014**	**%Change**	**2013**	**2014**	**% Change**
Ashland	331	320	-3.3%	$35,548,161	$35,587,387	0.1%	$107,396	$111,211	3.6%
Athens	389	369	-5.1%	$51,878,461	$50,410,703	-2.8%	$133,364	$136,614	2.4%
Cambridge	281	230	-18.1%	$27,326,299	$26,613,257	-2.6%	$97,247	$115,710	19.0%
Cincinnati	17,787	17,327	-2.6%	$2,964,462,904	$3,054,327,412	3.0%	$166,665	$176,276	5.8%
Columbus	21,467	19,822	-7.7%	$3,759,588,498	$3,656,815,617	-2.7%	$175,133	$184,483	5.3%
Dayton	10,001	9,619	-3.8%	$1,270,176,391	$1,289,432,073	1.5%	$127,005	$134,051	5.5%
Firelands	1,915	1,846	-3.6%	$226,710,357	$235,286,909	3.8%	$118,387	$127,458	7.7%
Greater Ports.	348	333	-4.3%	$32,612,832	$35,094,955	7.6%	$93,715	$105,390	12.5%
Heartland	1,102	1,002	-9.1%	$134,186,203	$127,449,888	-5.0%	$121,766	$127,195	4.5%
Knox	414	405	-2.2%	$51,151,366	$59,037,379	15.4%	$123,554	$145,771	18.0%
Lancaster	492	443	-10.0%	$59,546,686	$56,580,799	-5.0%	$121,030	$127,722	5.5%
Mansfield	1,380	1,288	-6.7%	$120,456,799	$129,719,824	7.7%	$87,288	$100,714	15.4%
Marion	598	541	-9.5%	$52,101,269	$52,911,300	1.6%	$87,126	$97,803	12.3%
NEOHREX*	30,975	30,722	-0.8%	$4,266,185,201	$4,311,591,217	1.1%	$137,730	$140,342	1.9%
Scioto Valley	816	772	-5.4%	$82,474,066	$82,458,626	0.0%	$101,071	$106,812	5.7%
Toledo	5,939	6,038	1.7%	$674,245,000	$713,871,000	5.9%	$113,528	$118,230	4.1%
Tri-State*	664	623	-6.2%	$63,258,934	$66,251,262	4.7%	$95,269	$106,342	11.6%
West Central	1,129	1,165	3.2%	$111,125,572	$119,097,046	7.2%	$98,428	$102,229	3.9%
WRIST*	3,912	3,608	-7.8%	$414,788,402	$429,941,579	3.7%	$106,030	$119,163	12.4%
Zanesville	587	557	-5.1%	$59,281,751	$63,691,304	7.4%	$100,991	$114,347	13.2%
Statewide	100,527	97,030	-3.5%	$14,457,105,152	$14,596,169,537	1.0%	$143,813	$150,429	4.6%

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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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