



## FOR IMMEDIATE RELEASE

TO: All News Media  
FROM: Greg Hrabcak, OAR President, 614.454.1408  
Carl Horst, OAR Director of Publications & Media Relations, 614.225.6205  
RE: Ohio's 2014 Year-End Home Sales  
DATE: January 23, 2015



The Ohio housing marketplace continued to establish a solid foundation in 2014, as sales nearly matched the activity level of 2013 and average prices posted a 5 percent gain, according to the Ohio Association of REALTORS.

Homes sales finished 2014 with a seasonally adjusted annual rate of 127,399, a slight 1.3 percent decrease from the 2013 year-end rate of 129,108. The average sales price across Ohio in 2014 reached \$149,210, a 5 percent increase from the \$142,135 mark posted during 2013.

"It's evident that the Ohio housing market has not only regained its footing, but that we've rebuilt a solid foundation that is able to withstand any minor variances that may arise due to current market factors," said OAR President Greg Hrabcak. "The re-emergence of a traditional, stable housing sector is a welcomed development for current and would-be homeowners."

Sales in December reached a seasonally adjusted annual rate of 129,724, a negligible 0.9 percent decrease from the 130,842 level posted last month. The market experienced a 3.1 percent increase in sales from December 2013's seasonally adjusted annual rate of 125,795. Sales during December 2014 reached the highest level for the month since 2006.

December's average home price of \$145,655 reflects a 4 percent increase from the \$140,038 mark posted in December 2013.

Around the state, 14 of the 20 markets tracked reported increases in sales activity levels during the month. All but seven local markets showed an increase in average sale price compared to December 2013.

Home sales during the fourth quarter of 2014 were up sharply from the first three quarters of the year, as well as compared to the three-month period in 2013. Specifically, fourth quarter 2014's seasonally adjusted annual rate reached 135,317, a 4.6 percent increase from the third quarter mark of 129,319 and up 6.7 percent from the fourth quarter 2013 rate of 126,790. Total dollar volume in 2014 reached more than \$19.5 billion, a 3.5 percent increase from the 2013 level of nearly \$18.9.

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 28,000 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\***  
**December 2014**

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2013	Dec	125,795	9,308	\$140,038
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
2014	Nov	130,842	9,114	\$144,792
2014	Dec	129,724	9,931	\$145,655
<b>% change last month:</b>		-0.9%	9.0%	
<b>% change last year:</b>		3.1%	6.7%	4.0%
<b>Year-end</b>				
	2012	112,449		\$135,042
	2013	129,108		\$142,135
	2014	127,399		\$149,210
<b>% change last year:</b>		-1.3%		5.0%

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

# Ohio MLS Stats Report for December 2014\*\*

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	25	31	24.0%	\$2,053,294	\$3,477,550	69.4%	\$82,132	\$112,179	36.6%
Athens	29	34	17.2%	\$3,873,055	\$3,513,650	-9.3%	\$133,554	\$103,343	-22.6%
Cambridge	25	24	-4.0%	\$2,185,800	\$2,321,200	6.2%	\$87,432	\$96,717	10.6%
Cincinnati	1,594	1,589	-0.3%	\$263,996,928	\$276,720,885	4.8%	\$165,619	\$174,148	5.1%
Columbus	1,838	1,937	5.4%	\$320,922,152	\$347,807,720	8.4%	\$174,604	\$179,560	2.8%
Dayton	915	988	8.0%	\$116,854,015	\$133,418,336	14.2%	\$127,709	\$135,039	5.7%
Firelands	193	209	8.3%	\$22,202,529	\$30,412,583	37.0%	\$115,039	\$145,515	26.5%
Greater Ports.	38	36	-5.3%	\$3,818,160	\$3,081,158	-19.3%	\$100,478	\$85,588	-14.8%
Heartland	122	88	-27.9%	\$13,675,597	\$11,518,400	-15.8%	\$112,095	\$130,891	16.8%
Knox	33	40	21.2%	\$4,382,050	\$4,692,695	7.1%	\$132,789	\$117,317	-11.7%
Lancaster	35	49	40.0%	\$4,491,025	\$5,539,009	23.3%	\$128,315	\$113,041	-11.9%
Mansfield	122	141	15.6%	\$10,522,337	\$15,352,043	45.9%	\$86,249	\$108,880	26.2%
Marion	55	53	-3.6%	\$4,300,425	\$4,752,400	10.5%	\$78,190	\$89,668	14.7%
NEOHREX*	3,167	3,431	8.3%	\$413,013,784	\$462,344,590	11.9%	\$130,412	\$134,755	3.3%
Scioto Valley	65	81	24.6%	\$6,197,295	\$6,872,121	10.9%	\$95,343	\$84,841	-11.0%
Toledo	566	588	3.9%	\$66,837,000	\$65,991,000	-1.3%	\$118,087	\$112,230	-5.0%
Tri-State*	75	77	2.7%	\$7,363,506	\$7,442,926	1.1%	\$98,180	\$96,661	-1.5%
West Central	104	116	11.5%	\$8,288,175	\$11,659,199	40.7%	\$79,694	\$100,510	26.1%
WRIST*	376	351	-6.6%	\$40,999,715	\$42,514,234	3.7%	\$109,042	\$121,123	11.1%
Zanesville	56	68	21.4%	\$5,005,937	\$7,073,070	41.3%	\$89,392	\$104,016	16.4%
<b>Statewide</b>	9,433	9,931	5.3%	\$1,320,982,779	\$1,446,504,769	9.5%	\$140,038	\$145,655	4.0%

\* 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 December (Year-end) 2014\*\*

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2013	2014	%Change	2013	2014	%Change	2013	2014	% Change
Ashland	418	421	0.7%	\$44,318,556	\$46,641,078	5.2%	\$106,025	\$110,786	4.5%
Athens	481	482	0.2%	\$63,778,816	\$67,234,463	5.4%	\$132,596	\$139,491	5.2%
Cambridge	365	308	-15.6%	\$36,003,504	\$35,134,921	-2.4%	\$98,640	\$114,074	15.6%
Cincinnati	22,945	22,466	-2.1%	\$3,785,851,637	\$3,943,773,995	4.2%	\$164,997	\$175,544	6.4%
Columbus	27,235	26,655	-2.1%	\$4,743,193,130	\$4,880,503,845	2.9%	\$174,158	\$183,099	5.1%
Dayton	13,495	13,156	-2.5%	\$1,691,907,519	\$1,762,039,884	4.1%	\$125,373	\$133,934	6.8%
Firelands	2,525	2,519	-0.2%	\$297,832,348	\$323,330,510	8.6%	\$117,953	\$128,357	8.8%
Greater Ports.	478	451	-5.6%	\$45,622,030	\$47,374,588	3.8%	\$95,444	\$105,043	10.1%
Heartland	1,454	1,307	-10.1%	\$175,433,721	\$166,168,747	-5.3%	\$120,656	\$127,138	5.4%
Knox	527	530	0.6%	\$66,967,707	\$75,053,104	12.1%	\$127,073	\$141,610	11.4%
Lancaster	619	626	1.1%	\$74,591,019	\$77,767,557	4.3%	\$120,502	\$124,229	3.1%
Mansfield	1,783	1,725	-3.3%	\$156,057,301	\$173,144,863	10.9%	\$87,525	\$100,374	14.7%
Marion	763	726	-4.8%	\$65,898,849	\$70,494,139	7.0%	\$86,368	\$97,099	12.4%
NEOHREX*	42,467	42,251	-0.5%	\$5,765,343,771	\$5,878,579,473	2.0%	\$135,761	\$139,135	2.5%
Scioto Valley	1,056	1,015	-3.9%	\$104,660,501	\$106,081,091	1.4%	\$99,110	\$104,513	5.5%
Toledo	7,795	8,058	3.4%	\$884,656,000	\$942,682,000	6.6%	\$113,490	\$116,987	3.1%
Tri-State*	907	889	-2.0%	\$87,264,370	\$92,370,234	5.9%	\$96,212	\$103,904	8.0%
West Central	1,490	1,543	3.6%	\$143,026,428	\$157,898,894	10.4%	\$95,991	\$102,332	6.6%
WRIST*	5,092	4,837	-5.0%	\$546,377,227	\$575,781,390	5.4%	\$107,301	\$119,037	10.9%
Zanesville	782	798	2.0%	\$79,199,028	\$89,101,413	12.5%	\$101,278	\$111,656	10.2%
<b>Statewide</b>	132,677	130,763	-1.4%	\$18,857,983,462	\$19,511,156,189	3.5%	\$142,135	\$149,210	5.0%

\* 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:

**2015 OAR President**  
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**Scioto Valley Association**

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