



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 February Home Sales
DATE: March 23, 2015



The number of homes sold across Ohio in February rose 6.1 percent from the level posted during the month a year ago, the market's sixth consecutive monthly year-over-year gain, according to the Ohio Association of REALTORS.

Additionally, home sales activity in February increased 3.3 percent from the level reached in January 2015.

"Activity levels in February were extremely robust across the Buckeye State, as our sales totals reached the highest mark for the month since 2007," said OAR President Greg Hrabcak. "We're also experiencing a continued uptick in the average price, an indication that housing is a solid, long-term investment.

"Favorable interest rates and an improving economic climate are helping the state's housing market re-establish a stable foundation," Hrabcak added. "As we move into the traditional spring home buying season the profession is hopeful that we'll see an increase in the number of homes being marketed for sale, a key factor in ensuring that the progress we've attained continues."

February's average home price of \$137,145 reflects a 5.5 percent increase from the \$130,015 mark posted during the month last year.

Sales in February reached a seasonally adjusted annual rate of 127,188, a 6.1 percent gain from the 119,892 level during the month a year ago. The market also experienced a 3.3 percent rise in sales from January's seasonally adjusted annual rate of 123,108.

Around the state, 11 of the 20 markets tracked reported upswings in sales activity levels. The average sales price increased in 13 markets.

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*
February 2015

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2014	Feb	119,892	7,042	\$130,015
2014	Mar	118,396	8,956	\$135,730
2014	Apr	122,244	10,538	\$144,734
2014	May	127,232	12,406	\$152,612
2014	Jun	131,319	13,334	\$163,711
2014	Jul	132,178	13,174	\$162,566
2014	Aug	129,005	12,596	\$160,440
2014	Sep	132,194	11,798	\$150,939
2014	Oct	137,291	12,083	\$147,133
2014	Nov	129,919	9,114	\$144,792
2014	Dec	131,232	9,931	\$145,655
2015	Jan	123,108	7,085	\$137,464
2015	Feb	127,188	7,460	\$137,145
% change last month:		3.3%	5.3%	
% change last year:		6.1%	5.9%	5.5%
Year-end				
	2013	129,108		\$142,135
	2014	127,399		\$149,210
	2015 p	125,502		na

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

Ohio MLS Stats Report for February 2015**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2014	2015	%Change	2014	2015	%Change	2014	2015	% Change
Ashland	15	16	6.7%	\$1,445,000	\$1,285,800	-11.0%	\$96,333	\$80,363	-16.6%
Athens	31	26	-16.1%	\$3,537,050	\$3,366,200	-4.8%	\$114,098	\$129,469	13.5%
Cambridge	13	25	92.3%	\$1,821,019	\$2,818,563	54.8%	\$140,078	\$112,743	-19.5%
Cincinnati	1,317	1,354	2.8%	\$204,539,421	\$216,648,857	5.9%	\$155,307	\$160,007	3.0%
Columbus	1,468	1,453	-1.0%	\$240,154,524	\$262,305,731	9.2%	\$163,593	\$180,527	10.4%
Dayton	754	696	-7.7%	\$85,576,789	\$82,335,075	-3.8%	\$113,497	\$118,298	4.2%
Firelands	139	133	-4.3%	\$15,778,019	\$16,933,843	7.3%	\$113,511	\$127,322	12.2%
Greater Ports.	25	31	24.0%	\$2,403,300	\$2,630,778	9.5%	\$96,132	\$84,864	-11.7%
Heartland	52	89	71.2%	\$5,419,142	\$10,625,571	96.1%	\$104,214	\$119,388	14.6%
Knox	30	20	-33.3%	\$3,930,005	\$2,197,748	-44.1%	\$131,000	\$109,887	-16.1%
Lancaster	37	25	-32.4%	\$4,822,987	\$2,987,500	-38.1%	\$130,351	\$119,500	-8.3%
Mansfield	83	103	24.1%	\$7,151,664	\$8,739,785	22.2%	\$86,165	\$84,852	-1.5%
Marion	43	47	9.3%	\$3,853,201	\$3,967,825	3.0%	\$89,609	\$84,422	-5.8%
NEOHREX*	2,151	2,462	14.5%	\$251,530,555	\$303,169,947	20.5%	\$116,937	\$123,140	5.3%
Scioto Valley	48	64	33.3%	\$4,565,088	\$5,917,504	29.6%	\$95,106	\$92,461	-2.8%
Toledo	397	478	20.4%	\$37,515,000	\$52,270,000	39.3%	\$94,496	\$109,351	15.7%
Tri-State*	52	49	-5.8%	\$3,886,251	\$4,087,551	5.2%	\$74,736	\$83,419	11.6%
West Central	82	73	-11.0%	\$6,661,249	\$6,579,658	-1.2%	\$81,235	\$90,132	11.0%
WRIST*	306	268	-12.4%	\$32,804,281	\$29,159,760	-11.1%	\$107,204	\$108,805	1.5%
Zanesville	42	48	14.3%	\$3,763,284	\$5,077,285	34.9%	\$89,602	\$105,777	18.1%
Statewide	7,085	7,460	5.3%	\$921,157,829	\$1,023,104,981	11.1%	\$130,015	\$137,145	5.5%

* 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 February 2015**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2014	2015	%Change	2014	2015	%Change	2014	2015	% Change
Ashland	31	34	9.7%	\$3,310,500	\$3,228,750	-2.5%	\$106,790	\$94,963	-11.1%
Athens	68	58	-14.7%	\$7,519,620	\$7,350,975	-2.2%	\$110,583	\$126,741	14.6%
Cambridge	32	41	28.1%	\$3,575,919	\$4,021,963	12.5%	\$111,747	\$98,097	-12.2%
Cincinnati	2,534	2,595	2.4%	\$387,486,735	\$418,983,923	8.1%	\$152,915	\$161,458	5.6%
Columbus	2,805	2,770	-1.2%	\$453,341,848	\$493,692,095	8.9%	\$161,619	\$178,228	10.3%
Dayton	1,493	1,422	-4.8%	\$166,282,548	\$176,227,251	6.0%	\$111,375	\$123,929	11.3%
Firelands	282	283	0.4%	\$30,994,609	\$31,116,119	0.4%	\$109,910	\$109,951	0.0%
Greater Ports.	52	62	19.2%	\$4,589,131	\$5,614,303	22.3%	\$88,253	\$90,553	2.6%
Heartland	123	158	28.5%	\$13,712,517	\$19,069,724	39.1%	\$111,484	\$120,694	8.3%
Knox	58	47	-19.0%	\$6,810,905	\$5,335,165	-21.7%	\$117,429	\$113,514	-3.3%
Lancaster	65	61	-6.2%	\$8,147,987	\$7,511,260	-7.8%	\$125,354	\$123,135	-1.8%
Mansfield	180	191	6.1%	\$15,057,076	\$16,231,808	7.8%	\$83,650	\$84,983	1.6%
Marion	85	91	7.1%	\$6,932,716	\$7,784,865	12.3%	\$81,561	\$85,548	4.9%
NEOHREX*	4,398	4,820	9.6%	\$521,146,807	\$596,425,759	14.4%	\$118,496	\$123,740	4.4%
Scioto Valley	121	120	-0.8%	\$11,017,266	\$12,153,888	10.3%	\$91,052	\$101,282	11.2%
Toledo	807	933	15.6%	\$78,990,000	\$100,886,000	27.7%	\$97,881	\$108,131	10.5%
Tri-State*	103	105	1.9%	\$7,477,981	\$8,409,945	12.5%	\$72,602	\$80,095	10.3%
West Central	152	156	2.6%	\$13,626,440	\$15,532,754	14.0%	\$89,648	\$99,569	11.1%
WRIST*	585	540	-7.7%	\$61,181,923	\$61,213,694	0.1%	\$104,584	\$113,359	8.4%
Zanesville	102	97	-4.9%	\$9,765,030	\$10,856,513	11.2%	\$95,736	\$111,923	16.9%
Statewide	14,076	14,584	3.6%	\$1,810,967,558	\$2,001,646,754	10.5%	\$128,656	\$137,250	6.7%

* 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.

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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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Akron Cleveland Association

Sandy Naragon, EO • 330/434-6677
Sally Johnson, President • 330/564-0711

Ashland Area

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

Athens Area

Suzanne Vazzano, EO • 740/594-4925
Susan Barga, President • 740/589-4600

Cambridge

Sue Whipple, Bd. Secy. • 740/439-7653
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Jim Abele, EO • 513/761-8800
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Ralph Mantica, President • 937/293-1732

Firelands Association

David Freitag, EO • 419/625-5787
Francis A. Corder, President • 419/627-1996

Hamilton-Fairfield-Oxford Area

Leslie Besl, EO • 513/939-2881
Paul Renwick, President • 513/424-9400

Heartland Association

Sandi Blandzinski, EO • 419/422-3833
Thomas A. Ross, President • 419/423-8306

Knox County

Jeri Scott, EO • 740/392-8490
Martha Edelblute, President • 740/397-4060

Lake & Geauga County Area

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Lancaster Area

Debbie Hoelscher, EO • 740/653-1861
Larry Watson, President • 740/689-9090

Licking County Board

Patty Osborn, EO • 740/345-2151
Mitch Fellows, President • 740/345-4001

Lorain County Area

Barb Tressel-Bangas, EO • 440/328-4210
Geoffrey Lloyd, President • 440/572-3100

Mansfield Area

Barbara Murray, EO • 419/756-1130
Deanna Kreiger, President • 419/774-1488

Marion

Lori Dye, EO • 740/387-2928
Rebecca Richardson, President • 740/389-5500

Medina County

Sherry Stell, EO • 330/722-1000

Midwestern Ohio Association

Jennifer Zeller, EO. • 937/335-8501
Malia K. Hughes, President • 937/842-2244

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
Denny Fox, President • 330/835-4900

Portsmouth Board

Opal Porter, EO • 740/574-2974
Jennifer A. Riggs, President • 740/353-4330

Scioto Valley Association

Brenda Free, EO • 740/773-7489
Scott Rickey, President • 740/772-5700

Southern Ohio Association

Roberta Sheppard, EO • 513/528-2657
Carrie McIntosh-Owens, President • 513/793-2121

Springfield Area

Karen Bodey, EO • 937/323-6489
Elaine Stevenson, President • 937/206-2909

Stark County Association

Lisa Yelichek, EO • 330/494-5630
Joe Lorenz, President • 330/494-6005

Toledo Regional Association

Megan Meyer-Foos, EO • 419/535-3222
Penny Kice, President • 419/535-0011

Tri-State MLS

JoAnn McClain, EO • 740/264-0001
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Tuscarawas County Area

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