Established in 1910
OHIO ASSOCIATION OF REALTORS®

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 July Home Sales
DATE: August 20, 2015

The number of homes sold across Ohio in July rose 15.4 percent from the level posted during the month a year ago, the market's 11th consecutive monthly year-over-year gain, according to the Ohio Association of REALTORS.

Additionally, home sales activity in July increased 6.3 percent from the level reached in June 2015.

"Home sales activity throughout the Buckeye State is extremely robust, as we tallied best-ever sales totals for July," said OAR President Greg Hrabcak. "Equally impressive, sales activity in July was the second strongest monthly total since we began reporting data in 1998, trailing only October 2005. The marketplace is also continuing to experience a steady, modest rise in the average sale price."

July's average home price of $167,425 reflects a 2.6 percent increase from the $163,230 mark posted during the month last year.

Sales in July reached a seasonally adjusted annual rate of 152,473, a 15.4 percent gain from the 132,178 level during the month a year ago.

The market also experienced a 6.3 percent rise in sales from June's seasonally adjusted annual rate of 143,488.

Around the state, 15 of the 18 markets tracked reported upswings in sales activity levels. The average sales price increased in 14 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. The methods addressing OAR's reporting of home sales activity is available at www.ohiorealtors.org.

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 2015

		Sales Activity		Average Sale Price
		Seasonally Adjusted	Not Seasonally	Not Seasonally
Year	Month	Annual Rate	Adjusted	Adjusted
2014	Jul	132,178	13,174	$163,230
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
2015	Mar	134,031	10,519	$147,124
2015	Apr	137,089	11,602	$148,270
2015	May	140,920	13,351	$162,605
2015	Jun	143,488	15,237	$171,968
2015	Jul	152,473	15,315	$167,425
% change last month:		6.3%	0.5%	
% change last year:		15.4%	16.3%	2.6%
Year-end				
2013		129,108		$142,135
2014		127,399		$149,210
2015 p		137,657		$156,582

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

Ohio Local MLS Stats Report for July 2015**

	Number of Units Sold			Dollar Volume			Average Sale Price		
MLS	2014	2015	%Change	2014	2015	%Change	2014	2015	% Change
Ashland	43	45	4.7%	$4,971,850	$5,642,050	13.5%	$115,624	$125,379	8.4%
Athens	50	56	12.0%	$7,147,950	$8,757,124	22.5%	$142,959	$156,377	9.4%
Cincinnati	2,369	2,569	8.4%	$440,371,081	$488,053,425	10.8%	$185,889	$189,978	2.2%
Columbus	2,872	3,208	11.7%	$571,372,912	$663,064,728	16.0%	$198,946	$206,691	3.9%
Dayton	1,261	1,547	22.7%	$184,790,934	$229,809,672	24.4%	$146,543	$148,552	1.4%
Firelands	269	273	1.5%	$35,320,690	$37,645,259	6.6%	$131,304	$137,895	5.0%
Greater Ports.	40	51	27.5%	$4,601,650	$5,055,077	9.9%	$115,041	$99,119	-13.8%
Guerns.-Musk.	90	131	45.6%	$10,580,850	$17,708,373	67.4%	$117,565	$135,178	15.0%
Heartland	126	156	23.8%	$15,763,734	$22,278,812	41.3%	$125,109	$142,813	14.2%
Knox	67	64	-4.5%	$11,699,412	$10,452,673	-10.7%	$174,618	$163,323	-6.5%
Lancaster	58	57	-1.7%	$7,232,194	$7,754,337	7.2%	$124,693	$136,041	9.1%
Mansfield	165	196	18.8%	$18,263,488	$22,223,460	21.7%	$110,688	$113,385	2.4%
Marion	71	97	36.6%	$7,975,069	$10,080,182	26.4%	$112,325	$103,919	-7.5%
NEOHREX*	4,272	5,140	20.3%	$650,559,457	$806,164,659	23.9%	$152,285	$156,841	3.0%
Scioto Valley	110	109	-0.9%	$12,198,450	$13,066,375	7.1%	$110,895	$119,875	8.1%
Toledo	826	886	7.3%	$108,585,000	$127,476,000	17.4%	$131,459	$143,878	9.4%
West Central	152	173	13.8%	$17,469,549	$20,654,600	18.2%	$114,931	$119,391	3.9%
WRIST*	431	557	29.2%	$57,485,474	$68,230,716	18.7%	$133,377	$122,497	-8.2%
Statewide	13,272	15,315	15.4%	$2,166,389,744	$2,564,117,522	18.4%	$163,230	$167,425	2.6%

* NEOHREX (Northeast Ohio Real Estate Exchange): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula, Wayne, Holmes and Lorain, Belmont, Harrison and Jefferson Counties; WRIST (Western Regional Information Systems and Technology): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer 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 Local MLS Stats Report for January through July 2015**

	Number of Units Sold			Dollar Volume			Average Sale Price		
MLS	**2014**	**2015**	**%Change**	**2014**	**2015**	**%Change**	**2014**	**2015**	**% Change**
Ashland	243	210	-13.6%	$26,433,802	$23,876,991	-9.7%	$108,781	$113,700	4.5%
Athens	283	304	7.4%	$37,586,657	$45,320,286	20.6%	$132,815	$149,080	12.2%
Cincinnati	13,328	14,168	6.3%	$2,310,954,695	$2,586,658,991	11.9%	$173,391	$182,571	5.3%
Columbus	15,536	16,603	6.9%	$2,844,941,824	$3,221,620,134	13.2%	$183,119	$194,038	6.0%
Dayton	7,250	8,120	12.0%	$958,811,061	$1,149,919,869	19.9%	$132,250	$141,616	7.1%
Firelands	1,339	1,546	15.5%	$164,648,286	$191,747,462	16.5%	$122,964	$124,028	0.9%
Greater Ports.	254	299	17.7%	$27,333,217	$32,715,067	19.7%	$107,611	$109,415	1.7%
Guerns.-Musk.	587	690	17.5%	$65,634,487	$82,912,882	26.3%	$111,813	$120,164	7.5%
Heartland	725	836	15.3%	$88,446,673	$115,072,686	30.1%	$121,995	$137,647	12.8%
Knox	309	312	1.0%	$43,772,704	$45,787,678	4.6%	$141,659	$146,755	3.6%
Lancaster	337	368	9.2%	$41,991,325	$47,061,595	12.1%	$124,603	$127,885	2.6%
Mansfield	944	1,018	7.8%	$93,924,790	$102,973,313	9.6%	$99,497	$101,153	1.7%
Marion	412	485	17.7%	$39,878,141	$48,556,764	21.8%	$96,792	$100,117	3.4%
NEOHREX*	22,661	26,391	16.5%	$3,139,673,636	$3,764,608,844	19.9%	$138,550	$142,647	3.0%
Scioto Valley	572	579	1.2%	$60,661,016	$64,105,227	5.7%	$106,051	$110,717	4.4%
Toledo	4,495	4,909	9.2%	$518,765,000	$625,253,000	20.5%	$115,409	$127,369	10.4%
West Central	839	942	12.3%	$81,611,142	$98,670,622	20.9%	$97,272	$104,746	7.7%
WRIST*	2,687	2,964	10.3%	$311,150,991	$396,188,100	27.3%	$115,799	$133,667	15.4%
Statewide	72,801	80,744	10.9%	$10,856,219,447	$12,643,049,511	16.5%	$149,122	$156,582	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, Belmont, Harrison and Jefferson Counties; WRIST (Western Regional Information Systems and Technology): Clark, Miami, Champaign, Logan, Shelby, Auglaize and Mercer 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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Sally Johnson, President • 330/564-0711

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Mitch Fellows, President • 740/345-4001

Lorain County Area
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Mansfield Area
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Sherry Stell, EO • 330/722-1000

Midwestern Ohio Association
Jennifer Zeller, EO. • 937/335-8501
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NEOHREX (Northeast Ohio Real Estate Exchange)
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Scioto Valley Association
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