



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Sara Calo, OAR President, 440.525.2927
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RE: Ohio's October Home Sales
DATE: November 22, 2016



The rate of homes sold across Ohio reached a best-ever in October, increasing 7.8 percent from the level recorded during the month a year ago, according to the Ohio Association of REALTORS.

“Activity throughout the Ohio housing market was beyond positive in October, as the pace of sales during the month reached the highest rate for any monthly period in 19 years,” said OAR President Sara Calo. “Equally as important as the uptick in sales is the average sales price continuing to post modest monthly gains. It’s evident that consumer confidence in the housing sector continues to be remarkably strong.”

October’s average home price of \$163,279 reflects an 8.8 percent increase from the \$150,036 mark posted in October 2015.

Sales in October reached a seasonally adjusted annual rate of 156,872, increasing 7.8 percent from the October 2015 rate of 145,561. The market saw an uptick in activity in October of 3.8 percent from September’s mark of 151,100. Sales activity in October 2016 was the month’s best rate since OAR began tracking Ohio’s sales in 1998.

Around the state, 15 of the 18 markets tracked reported an increase average sales price, while 12 improved in sales activity compared to October 2015.

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 30,000 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*
October 2016

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2015	Oct	145,561	12,403	\$150,036
2015	Nov	132,147	9,495	\$147,804
2015	Dec	146,028	11,006	\$152,108
2016	Jan	143,941	8,031	\$143,562
2016	Feb	138,389	8,256	\$141,994
2016	Mar	144,430	11,409	\$153,607
2016	Apr	153,863	12,836	\$162,116
2016	May	149,818	14,407	\$167,861
2016	Jun	150,880	15,838	\$178,592
2016	Jul	146,746	14,377	\$173,091
2016	Aug	143,714	14,909	\$168,212
2016	Sep	151,100	13,777	\$165,748
2016	Oct	156,872	12,696	\$163,279
% change last month:		3.8%	-7.8%	
% change last year:		7.8%	2.4%	8.8%
Year-end				
	2014	127,399		\$149,560
	2015	139,632		\$155,247
	2016p	148,230		\$162,699

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

Ohio Local MLS Stats Report for October 2016**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2015	2016	%Change	2015	2016	%Change	2015	2016	% Change
Ashland	34	41	20.6%	\$3,743,649	\$5,133,450	37.1%	\$110,107	\$125,206	13.7%
Athens	37	52	40.5%	\$5,340,250	\$6,499,877	21.7%	\$144,331	\$124,998	-13.4%
Cincinnati	2,051	2,179	6.2%	\$351,715,725	\$422,475,524	20.1%	\$171,485	\$193,885	13.1%
Columbus	2,441	2,574	5.4%	\$441,938,711	\$514,269,756	16.4%	\$181,048	\$199,794	10.4%
Dayton	1,209	1,325	9.6%	\$160,244,708	\$198,767,519	24.0%	\$132,543	\$150,013	13.2%
Firelands	269	287	6.7%	\$35,841,480	\$36,390,320	1.5%	\$133,240	\$126,796	-4.8%
Greater Ports.	47	71	51.1%	\$5,312,000	\$9,177,128	72.8%	\$113,021	\$129,255	14.4%
Guerns.-Musk.	130	108	-16.9%	\$14,543,569	\$12,480,767	-14.2%	\$111,874	\$115,563	3.3%
Heartland	141	116	-17.7%	\$18,708,502	\$16,914,766	-9.6%	\$132,684	\$145,817	9.9%
Knox	42	47	11.9%	\$7,871,126	\$6,770,044	-14.0%	\$187,408	\$144,043	-23.1%
Lancaster	67	65	-3.0%	\$8,249,911	\$9,186,840	11.4%	\$123,133	\$141,336	14.8%
Mansfield	173	181	4.6%	\$17,124,598	\$19,966,834	16.6%	\$98,986	\$110,314	11.4%
Marion	55	74	34.5%	\$5,923,170	\$8,344,380	40.9%	\$107,694	\$112,762	4.7%
NEOHREX*	4,342	4,072	-6.2%	\$622,645,279	\$610,508,356	-1.9%	\$143,401	\$149,928	4.6%
Scioto Valley	67	91	35.8%	\$6,963,310	\$11,256,609	61.7%	\$103,930	\$123,699	19.0%
Toledo	779	741	-4.9%	\$99,266,000	\$101,682,000	2.4%	\$127,427	\$137,223	7.7%
West Central	177	173	-2.3%	\$18,908,756	\$18,822,396	-0.5%	\$106,829	\$108,800	1.8%
WRIST*	495	499	0.8%	\$59,510,524	\$64,342,557	8.1%	\$120,223	\$128,943	7.3%
Statewide	12,556	12,696	1.1%	\$1,883,851,268	\$2,072,989,123	10.0%	\$150,036	\$163,279	8.8%

* NEOHREX (Northeast Ohio Real Estate Exchange): Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas, Coshocton, Cuyahoga, Lake, Geauga, Medina, Ashtabula, Wayne, Holmes and Lorain, 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.

Ohio Local MLS Stats Report for January through October 2016**

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2015	2016	%Change	2015	2016	%Change	2015	2016	% Change
Ashland	328	386	17.7%	\$37,289,224	\$45,725,421	22.6%	\$113,687	\$118,460	4.2%
Athens	430	462	7.4%	\$62,524,016	\$67,751,358	8.4%	\$145,405	\$146,648	0.9%
Cincinnati	20,780	22,125	6.5%	\$3,762,382,578	\$4,226,355,864	12.3%	\$181,058	\$191,022	5.5%
Columbus	25,347	26,116	3.0%	\$4,878,301,095	\$5,326,201,077	9.2%	\$192,461	\$203,944	6.0%
Dayton	12,062	13,226	9.7%	\$1,702,157,812	\$1,949,112,022	14.5%	\$141,117	\$147,370	4.4%
Firelands	2,356	2,616	11.0%	\$301,250,020	\$359,811,374	19.4%	\$127,865	\$137,543	7.6%
Greater Ports.	452	467	3.3%	\$49,367,081	\$51,870,061	5.1%	\$109,219	\$111,071	1.7%
Guerns.-Musk.	1,058	1,020	-3.6%	\$126,065,709	\$122,465,238	-2.9%	\$119,155	\$120,064	0.8%
Heartland	1,284	1,195	-6.9%	\$179,195,591	\$176,765,729	-1.4%	\$139,560	\$147,921	6.0%
Knox	476	535	12.4%	\$72,951,913	\$79,863,821	9.5%	\$153,260	\$149,278	-2.6%
Lancaster	562	504	-10.3%	\$72,362,320	\$70,145,241	-3.1%	\$128,759	\$139,177	8.1%
Mansfield	1,571	1,711	8.9%	\$160,289,703	\$192,216,701	19.9%	\$102,030	\$112,342	10.1%
Marion	710	682	-3.9%	\$71,418,628	\$78,499,880	9.9%	\$100,590	\$115,102	14.4%
NEOHREX*	40,043	41,020	2.4%	\$5,771,374,676	\$6,146,125,360	6.5%	\$144,129	\$149,832	4.0%
Scioto Valley	790	769	-2.7%	\$88,381,846	\$88,832,472	0.5%	\$111,876	\$115,517	3.3%
Toledo	7,314	7,517	2.8%	\$938,271,000	\$1,011,751,000	7.8%	\$128,284	\$134,595	4.9%
West Central	1,471	1,737	18.1%	\$156,826,209	\$194,577,758	24.1%	\$106,612	\$112,019	5.1%
WRIST*	4,444	4,734	6.5%	\$578,626,025	\$619,287,661	7.0%	\$130,204	\$130,817	0.5%
Statewide	121,478	126,822	4.4%	\$19,009,035,446	\$20,807,358,038	9.5%	\$156,481	\$164,067	4.8%

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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:

2016 OAR President
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Akron Cleveland Association

Sandy Naragon, EO • 216/901-0130
Steve Merkle, President • 330/836-9141

Ashland Area

Misty Miller, EO • 419/281-2700
Trina Swan, President • 567/203-7229

Athens Area

Suzanne Vazzano, EO • 740/594-4935
Joshua Radcliff, President • 740/592-3015

Butler-Warren Association

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Amy Sigg Davis, President • 513/932-6334

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Andrew Sims, EO • 937/223-0900
Michael Martin, President • 937/974-2494

East Central Association

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Michael Durbin, President • 330/602-6022

Firelands Association

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Sara Riesen, President • 419/447-8579

Guernsey-Muskingum Valley Association

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Cindy Jacobs, President • 740/408-0018

Heartland Association

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Kim Leeper, President • 419/422-4082

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Jeri Scott, EO • 740/392-8490
Sibley Poland, President • 740/397-3145

Lake & Geauga County Area

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Lancaster Area

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Jonathon LeMay, President • 740/687-1516

Licking County Board

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Lisa Stewart, President • 740/814-0166

Lorain County Area

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Ted Schriver, President • 440/225-5219

Mansfield Area

Barbara Murray, EO • 419/756-1130
Keith Kareff, President • 419/589-7368

Marion

Lori Dye, EO • 740/387-2928
Daniel Dreher, President • 740/389-5500

Medina County

Sherry Stell, EO • 330/722-1000
Karen Thompson, President • 330/725-4137

Midwestern Ohio Association

Jennifer Zeller, EO • 937/335-8501
Melissa Bosley, President • 937/539-6370

NEOHREX (Northeast Ohio Real Estate Exchange)

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

Portage County Area

Jennifer Robertson, EO • 330/296-5451
Carol Foote, President • 330/677-0715

Portsmouth Board

Opal Porter, EO • 740/574-2974

Scioto Valley Association

Brenda Free, EO • 740/773-7489
Beth Miller, President • 740/701-2946

Southern Ohio Association

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Kelly Weir, President • 513/794-5000

Springfield Area

Karen Bodey, EO • 937/323-6489
Jeff Harvey, President • 937/244-2121

Stark County Association

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Elizabeth Campbell, President • 330/871-8235

Toledo Regional Association

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Jack Amlin, President • 419/276-7653

Warren Area

Roberta Hiller, EO • 330/394-4001
Theresa Liguori-Thompson, President • 330/856-7600

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Youngstown Columbiana Area

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