

Ohio REALTORS® Housing Market Confidence Index April 2018

Housing Market - Current

How would you describe the current housing market in your area?



REALTOR® Current Market Index (RCMI)* = 78

This month's RCMI for REALTORS® measurement of the current housing market is 78, increasing 4 points from last month's score of 74, which partially reflects a normal seasonal upward market cycle. This month's score is 5 points lower than the month's 2017 score and surpasses the month's 2012 (index's first full-year) score of 50 by 28 points.*

Housing Market – Next 6 Months

What are your expectations for the housing market over the next six months in your area?



REALTOR® Future Market Index (RFMI)* = 81

This month's RFMI for REALTORS® expectations for the market over the next six months is 81, increasing 1 point from last month's score of 80, which partially reflects a normal seasonal upward market cycle. The score is even with the month's 2017 score and beats the month's 2012 (index's first full-year) score of 58 by 23 points.*

Home Prices – Over Next Year

In your area, what are the expectations for home prices over the next year?

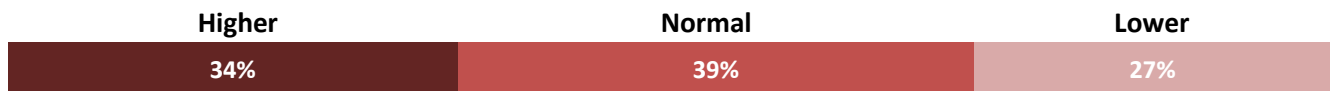


REALTOR® Price Index (RPI) = 79**

The RPI for REALTORS® expectations for home prices over the next year is 79, increasing 1 point from last month's score of 78. This month's score is 2 points lower than the month's 2017 score and is 21 points higher than the month's 2012 (index's first full-year) score of 58. **

Monthly Hot Topic Question

How would you describe your level of early spring sales activity?



Twenty-seven percent of respondents describe their level of early spring sales activity as lower than normal, which is the highest percentage claiming so in the past five years. Higher levels of spring sales activity are claimed by 34 percent of respondents and 39 percent describe their level of activity as normal.

Methodology

*To create this index, responses are assigned points of 0, 50 or 100. A response of "strong" is assigned 100 points, "moderate" is given 50 points and "weak" gets 0 points.

** To create this index, responses are assigned points ranging from 0 to 100. A response of "rise 5%+" earns 100 points, "rise 0 – 5%" gets 75 points, "level" receives 50 points, "fall 0 – 5%" earns 25 points and "fall 5% +" is assigned 0 points.