**Ohio REALTORS® Housing Market Confidence Index**

**December 2018**

**Housing Market - Current**

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

 **Strong Moderate Weak**

**REALTOR® Current Market Index (RCMI)\* = 51**

This month’s RCMI for REALTORS’® measurement of the current housing market is 51, dropping 4 points from last month’s score of 55. This month’s score is 14 points below the month’s 2017 score and surpasses the month’s 2012 (index’s first full-year) score of 49 by 2 points.\*

**Housing Market – Next 6 Months**

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

 **Strong Moderate Weak**

**REALTOR® Future Market Index (RFMI)\* = 54**

This month’s RFMI for REALTORS’® expectations for the market over the next six months is 54, decreasing 5 points from last month’s score of 59. The score is 18 points lower than the month’s 2017 score and lags behind the month’s 2012 (index’s first full-year) score of 55 by 1 point.\*

**Home Prices – Over Next Year**

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

 **Rise 5%+ Rise 0–5% Level Fall**

**1**

**REALTOR® Price Index (RPI)\*\* = 63**

The RPI for REALTORS’® expectations for home prices over the next year is 63, dropping 2 points from last month’s score of 65. This month’s score is 9 points lower than the month’s 2017 score and is 4 points lower than the month’s 2012 (index’s first full-year) score of 67. \*\*

**Monthly Hot Topic Question**

**Thinking about your current and past buyers’ level of enthusiasm concerning buying a house this year, overall they believed:**

 **Good time to buy Okay time to buy Not good time**

Eleven percent fewer respondents in this November’s Ohio REALTORS® housing market confidence survey, compared to respondents in last November’s survey, indicated their current and past buyers’ thought it was a good tome to buy a home. More specifically in 2018 half of respondents believe their clients found it a good time to buy a home, compared to 61 percent in November of last year when the question was last asked.

**Methodology**

**\*To create this index, responses are assigned points of 0, 50 or 100. A response of “strong” is assigned 100 points,” while 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.**