**Ohio REALTORS® Housing Market Confidence Index**

**July 2018**

**Housing Market - Current**

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

 **Strong Moderate Weak**

**REALTOR® Current Market Index (RCMI)\* = 84**

This month’s RCMI for REALTORS’® measurement of the current housing market is 84, unchanged from last month’s score of 84. This month’s score is also unchanged from the month’s 2017 score and surpasses the month’s 2012 (index’s first full-year) score of 50 by 34 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)\* = 73**

This month’s RFMI for REALTORS’® expectations for the market over the next six months is 73, decreasing 6 points from last month’s score of 79. The score is 1 point lower than the month’s 2017 score and beats the month’s 2012 (index’s first full-year) score of 50 by 23 points.\*

**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)\*\* = 78**

The RPI for REALTORS’® expectations for home prices over the next year is unchanged from last month’s score of 78. This month’s score is 2 points higher than the month’s 2017 score and is 17 points higher than the month’s 2012 (index’s first full-year) score

of 61. \*\*

**Monthly Hot Topic Question**

**Compared to a year ago when this question was last asked, in the current lending environment how difficult is it for your clients to secure financing?**

 **Easier to secure Remains the same Harder to secure**

Five percent more respondents in July of this year (38%) compared to July of last year (33%) believe their clients are finding it easier to secure financing. The level of difficulty for 57 percent of respondents’ clients in this year’s lending environment remains the same. Only five percent of respondents believe clients are finding it harder to secure financing.

**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.**