



FOR IMMEDIATE RELEASE

TO: All News Media
FROM: Tiffany Meyer, Ohio REALTORS President, 419.289.2600
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RE: Ohio's July 2018 Home Sales
DATE: August 22, 2018



The pace of homes sold across Ohio in July reached a best-ever level for the month, increasing 2.6 percent from the rate posted a year ago and topping the month's prior record established in 2015, according to Ohio REALTORS.

"The Ohio housing market heated up in July, as the rate of sales reached record levels," said Ohio REALTORS President Tiffany Meyer. "Equally important, the marketplace continued to maintain a steady, healthy rise in the average sales price, an indication that consumers understand that housing is a solid, long-term investment."

"Ohio's REALTOR community remains hopeful that the marketplace will experience an uptick in the number of homes listed for sale in the coming months to ensure that the positive momentum that been established in terms of sales activity and pricing will continue moving forward."

July's average home price of \$191,775 reflects a 5.7 percent increase from the \$181,484 mark posted during the month last year.

Sales in July reached a seasonally adjusted annual rate of 152,091, a 2.6 percent increase from the 148,247 reached during the month a year ago. The July sales rate topped the prior best-ever for the month of 148,650 set in July 2015.

The market also experienced a 1.9 percent increase in sales from the June 2018 seasonally adjusted annual rate of 149,278.

Around the state, 13 of the 18 markets tracked reported an upswing in average sales price during the month. Additionally, 12 markets posted gains in the pace of sales.

Data provided to Ohio REALTORS by Multiple Listing Services includes residential closings for new and existing single-family homes and condominiums/co-ops. Ohio REALTORS, with more than 33,000 members, is the largest professional trade association in Ohio. The methods addressing Ohio REALTORS reporting of home sales activity is available at www.ohiorealtors.org.

Refer to the following pages for Ohio REALTORS 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 Ohio REALTORS early reporting requirement. Check with contacts in the particular market.)

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Ohio REALTORS®
Ohio Existing Home Sales*
July 2018

Year	Month	Sales Activity		Average Sale Price
		Seasonally Adjusted Annual Rate	Not Seasonally Adjusted	Not Seasonally Adjusted
2017	Jul	148,247	14,149	\$181,484
2017	Aug	151,136	15,454	\$178,675
2017	Sep	150,287	13,491	\$172,910
2017	Oct	152,864	13,191	\$172,303
2017	Nov	159,684	11,732	\$174,689
2017	Dec	153,013	11,060	\$170,706
2018	Jan	146,091	8,207	\$161,897
2018	Feb	149,042	8,215	\$165,899
2018	Mar	153,863	11,838	\$171,396
2018	Apr	156,594	12,916	\$179,366
2018	May	150,991	15,133	\$187,274
2018	Jun	149,278	15,865	\$197,866
2018	Jul	152,091	15,066	\$191,775
% change last month:		1.9%	-5.0%	
% change last year:		2.6%	6.5%	5.7%
Year-end				
	2016	148,952		\$163,510
	2017	151,748		\$172,870
	2018p	151,490		\$183,242

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

Ohio Local MLS Stats Report for July 2018

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2017	2018	%Change	2017	2018	%Change	2017	2018	% Change
Ashland	35	35	0.0%	\$4,103,435	\$4,582,900	11.7%	\$117,241	\$130,940	11.7%
Athens	77	67	-13.0%	\$12,518,225	\$10,215,269	-18.4%	\$162,574	\$152,467	-6.2%
Cincinnati	2,431	2,534	4.2%	\$507,335,920	\$569,634,551	12.3%	\$208,694	\$224,797	7.7%
Columbus	3,137	3,208	2.3%	\$711,465,326	\$765,605,240	7.6%	\$226,798	\$238,655	5.2%
Dayton	1,457	1,612	10.6%	\$228,940,893	\$276,752,628	20.9%	\$157,132	\$171,683	9.3%
Firelands	247	307	24.3%	\$35,429,078	\$47,687,508	34.6%	\$143,438	\$155,334	8.3%
Greater Ports.	48	50	4.2%	\$4,646,912	\$6,880,150	48.1%	\$96,811	\$137,603	42.1%
Guerns.-Musk.	107	120	12.1%	\$14,937,664	\$16,311,039	9.2%	\$139,604	\$135,925	-2.6%
Heartland	152	149	-2.0%	\$19,980,100	\$24,799,950	24.1%	\$131,448	\$166,443	26.6%
Knox	64	72	12.5%	\$9,613,240	\$13,099,902	36.3%	\$150,207	\$181,943	21.1%
Lancaster	47	39	-17.0%	\$7,242,841	\$5,151,588	-28.9%	\$154,103	\$132,092	-14.3%
Mansfield	204	158	-22.5%	\$24,643,197	\$20,014,302	-18.8%	\$120,800	\$126,673	4.9%
Marion	53	46	-13.2%	\$7,440,080	\$5,219,716	-29.8%	\$140,379	\$113,472	-19.2%
Scioto Valley	92	97	5.4%	\$11,635,516	\$12,316,478	5.9%	\$126,473	\$126,974	0.4%
Toledo	830	890	7.2%	\$129,140,000	\$135,472,000	4.9%	\$155,590	\$152,216	-2.2%
West Central	175	187	6.9%	\$19,479,073	\$24,385,456	25.2%	\$111,309	\$130,404	17.2%
WRIST*	485	523	7.8%	\$69,749,305	\$83,048,739	19.1%	\$143,813	\$158,793	10.4%
Yes-MLS*	4,598	4,972	8.1%	\$765,851,020	\$868,107,257	13.4%	\$166,562	\$174,599	4.8%
Statewide	14,239	15,066	5.8%	\$2,584,151,825	\$2,889,284,673	11.8%	\$181,484	\$191,775	5.7%

* Yes-MLS: 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 July 2018

MLS	Number of Units Sold			Dollar Volume			Average Sale Price		
	2017	2018	%Change	2017	2018	%Change	2017	2018	% Change
Ashland	251	213	-15.1%	\$32,252,402	\$28,471,179	-11.7%	\$128,496	\$133,668	4.0%
Athens	385	386	0.3%	\$56,287,409	\$59,074,211	5.0%	\$146,201	\$153,042	4.7%
Cincinnati	15,104	15,041	-0.4%	\$3,042,566,867	\$3,232,332,434	6.2%	\$201,441	\$214,901	6.7%
Columbus	18,459	17,889	-3.1%	\$3,969,577,509	\$4,099,624,473	3.3%	\$215,048	\$229,170	6.6%
Dayton	9,079	9,315	2.6%	\$1,410,557,718	\$1,540,769,812	9.2%	\$155,365	\$165,407	6.5%
Firelands	1,747	1,846	5.7%	\$244,713,440	\$275,333,495	12.5%	\$140,076	\$149,151	6.5%
Greater Ports.	301	346	15.0%	\$30,511,607	\$38,346,510	25.7%	\$101,367	\$110,828	9.3%
Guerns.-Musk.	745	730	-2.0%	\$89,825,509	\$86,984,454	-3.2%	\$120,571	\$119,157	-1.2%
Heartland	862	843	-2.2%	\$126,741,903	\$138,545,155	9.3%	\$147,032	\$164,348	11.8%
Knox	348	362	4.0%	\$56,661,295	\$61,090,629	7.8%	\$162,820	\$168,759	3.6%
Lancaster	330	291	-11.8%	\$47,906,463	\$42,925,793	-10.4%	\$145,171	\$147,511	1.6%
Mansfield	1,276	1,226	-3.9%	\$141,839,476	\$149,095,147	5.1%	\$111,159	\$121,611	9.4%
Marion	355	337	-5.1%	\$42,038,096	\$40,929,822	-2.6%	\$118,417	\$121,453	2.6%
Scioto Valley	480	556	15.8%	\$57,902,691	\$70,309,079	21.4%	\$120,631	\$126,455	4.8%
Toledo	5,167	5,483	6.1%	\$721,049,000	\$801,235,000	11.1%	\$139,549	\$146,131	4.7%
West Central	1,232	1,277	3.7%	\$139,773,050	\$157,856,988	12.9%	\$113,452	\$123,615	9.0%
WRIST*	3,158	2,940	-6.9%	\$425,549,479	\$435,435,958	2.3%	\$134,753	\$148,107	9.9%
Yes-MLS*	28,135	28,245	0.4%	\$4,400,548,499	\$4,658,300,009	5.9%	\$156,408	\$164,925	5.4%
Statewide	87,414	87,326	-0.1%	\$15,036,302,413	\$15,916,660,148	5.9%	\$172,013	\$182,267	6.0%

* Yes-MLS: 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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**CONTACT: 2018 Ohio REALTORS President
Tiffany Meyer – 419.289.2600**

For more information on home sales activity in a particular marketplace, contact one of the Local Boards/Associations of REALTORS® or Multiple Listing Services:

Akron Cleveland Association

Sandy Naragon, EO • 216/525-4841
Karen O'Donnell, President • 216/831-2911

Ashland Board

Misty Miller, EO • 419/281-2700
Mary Hartley, President • 419/945-2334

Ashtabula County Board

Lisa Brail, EO • 440/992-1152
Clorice Dlugos, President • 440/812-2542

Athens County Board

Suzanne Vazzano, EO • 740/594-4935
Diane Spezza, President • 740/594-4211

Butler-Warren Association

Leslie Besl, EO • 513/939-2881
Debbie Pennington, President • 513/829-0044

Cincinnati Area Board

Jim Abele, EO • 513/761-8833
Phil Morriscal, III, President • 513/368-6382

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Sara Walsh, President • 614/581-7700

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Bob Morrison, President • 937/830-0959

East Central Association

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Taylor Cain, President • 740/266-2246

Firelands Association

David Freitag, EO • 419/625-5787
Steve Mack, President • 419/625-7888

Guernsey Muskingum Valley Association

Kathy Warne, EO • 740/452-3890
Dave Ogle, President • 740/260-0290

Heartland Association

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Regina Vent, President • 419/209-0905

Knox County Board

Jeri Scott, EO • 740/392-8490
Rogena Shank, President • 330/674-7610

Lake & Geauga Area Association

Vicki Pate, EO • 440/350-9000
Sharon Zunkley, President • 440/477-3276

Lancaster County Board

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Eric Duemmel, President • 740/243-7991

Licking County Board

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Mike Kennedy, President • 740/403-4723

Lorain County Association

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Janet Beane, President • 440/336-5000

Mansfield Association

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Vicki Shook, President • 419/564-9520

Marion Board

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Scott Braumiller, President • 614/581-1661

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Shannon Cannon, President • 216/650-3621

Midwestern Ohio Association

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Mary Niekamp, President • 419/852-3520

Portage County Association

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Mark Brady, President • 330/207-7109

Portsmouth Area Board

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Renee Storey, President • 740/935-2543

Scioto Valley Association

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Gayle Smith, President • 740/253-0044

Southern Ohio Association

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Greg Traynor, President • 513/322-2905

Springfield Board

Karen Bodey, EO • 937/323-6489
Sunny Dhingra, President • 937/505-9233

Stark County Association

Lisa Yelichek, EO • 330/494-5630
Lennard Lawrence, President • 330/830-2400

Toledo Regional Association

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Doug Kwiatkowski, President • 419/386-0123

Warren Area Board

Roberta Hiller, EO • 330/394-4001
Darlene Mink-Crouse, President • 330/501-3907

Wayne-Holmes Association

Amy Scott, EO • 330/264-8062
Lynda Geitgey, President • 330/465-1508

West Central Association (Lima Area)

Roxann Shaffer, EO • 419/227-5432
Jason Liening, President • 419/222-1212

Western Regional Information Systems & Technology

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Yes-MLS

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Youngstown Columbiana Area

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