

Housing market strengthens

Sales, prices continue to climb in Dayton, Springfield regions.

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Ohio's housing market as a whole concluded a strong 2013 for the housing market recovery, recording a nearly 15 percent increase in existing homes sold, and 5 percent increase in average sold prices, according to new numbers released Thursday.

Local markets also saw gains over 2012 numbers.

Dayton home sales

The Dayton area saw its best year in 2013 for the number of single family homes and condominiums sold since 2006.

Last year ended with sales of

13,495 homes, up more than 16 percent from 2012. For the full year 2012, 11,609 homes sold. Compared to before the recent recession took hold, home sales in 2006 were 14,478, according to Dayton Area Board of Realtors

The 2013 average sold price was \$125,373, a 2.4 percent increase from the year before, according to the realtor group's statistics.

Last year marked two consecutive years of gains in units sold and average prices for the Dayton market. It was also the highest average sold price for Dayton since 2007. That year, homes sold for \$134,763 on average.

Most of the homes sales reported are for Greene, Montgomery and Preble counties and northern Warren County.

Jobs and the overall state of

the economy are major factors affecting Dayton's housing market.

"I don't think the market's strong, but I am optimistic about it," Tim Mislansky, senior vice president and chief lending officer of Fairborn-based Wright Patt Credit Union Inc., said in a Jan. 14 interview. "Rates are still really low historically and Dayton is one of the most affordable markets to buy a home in the country."

Springfield region home sales

The region that includes Clark County saw the number of homes sold rise approximately 14 percent in 2013 from the year before to 5,092 units sold, according to Ohio Association of Realtors.

The year-over-year change in average sold price for the sev-

en-county region was relatively flat, rising less than 1 percent to \$107,301.

For the area covering Auglaize, Champaign, Clark, Logan, Mercer, Miami and Shelby counties, 2013 marked three consecutive years of improving home sales and prices.

"The Ohio housing market is continuing to make headway in its effort to overcome the difficulties caused by the economic downturn," said Chris Hall, president of the Ohio realtors association, in a statement.

"While we continue to face a number of challenges on our path to full recovery, Ohio's year-end 2013 sales results are reflective of a balanced, stable and growing marketplace."

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