

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE EAST CENTRAL ASSOCIATION OF REALTORS®



November 2015



Quick Facts

- 16.7% **+ 30.4%** **+ 1.5%**

Change in Closed Sales Change in Median Sales Price Change in Inventory

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Belmont County Market Overview

Key market metrics for the current month and year-to-date figures.



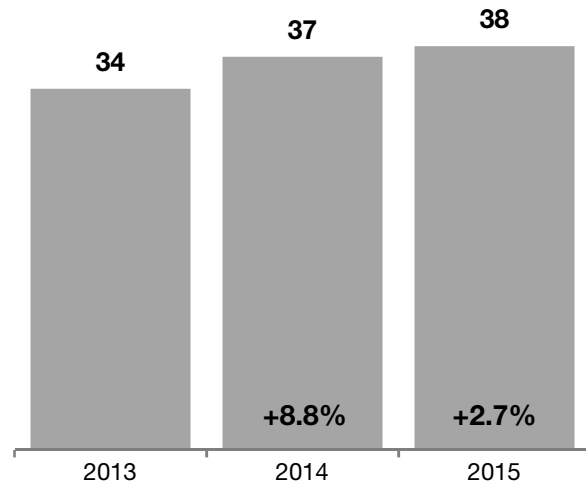
Key Metrics	Historical Sparklines	11-2014	11-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		37	38	+ 2.7%	597	611	+ 2.3%
Pending Sales		26	42	+ 61.5%	437	434	- 0.7%
Closed Sales		36	30	- 16.7%	420	397	- 5.5%
Days on Market Until Sale		128	111	- 13.3%	125	123	- 1.6%
Median Sales Price		\$76,500	\$99,750	+ 30.4%	\$99,000	\$103,475	+ 4.5%
Average Sales Price		\$97,838	\$119,902	+ 22.6%	\$122,861	\$130,252	+ 6.0%
Percent of Original List Price Received		89.7%	90.6%	+ 1.0%	90.3%	90.6%	+ 0.3%
Housing Affordability Index		301	227	- 24.4%	233	219	- 5.7%
Inventory of Homes for Sale		203	206	+ 1.5%	--	--	--
Months Supply of Homes for Sale		5.3	5.4	+ 1.9%	--	--	--

New Listings

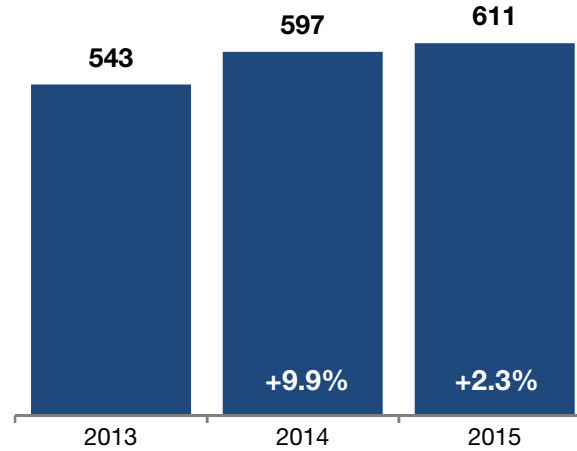
A count of the properties that have been newly listed on the market in a given month.



November

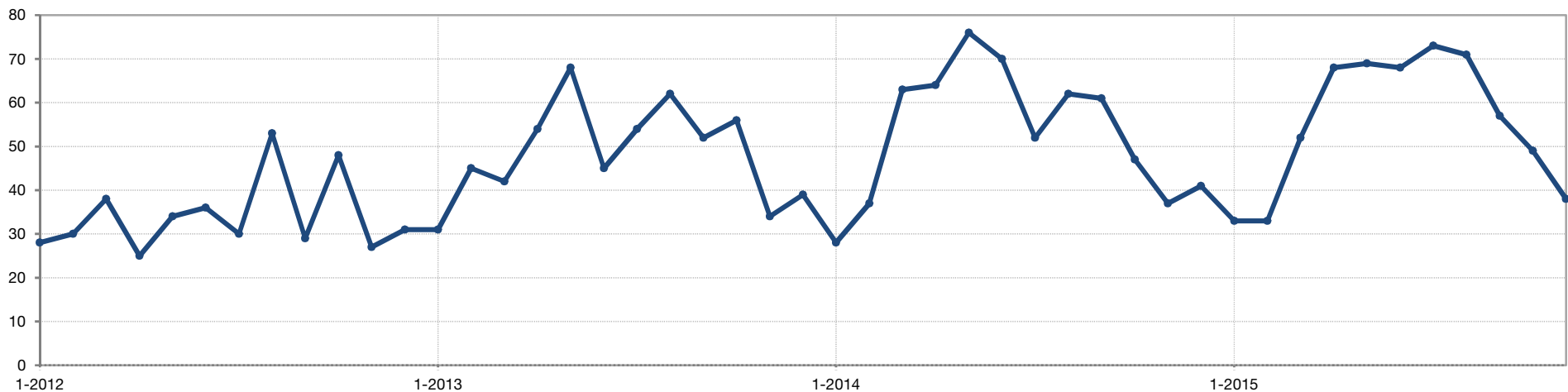


Year To Date



Month	Prior Year	Current Year	+ / -
December	39	41	+5.1%
January	28	33	+17.9%
February	37	33	-10.8%
March	63	52	-17.5%
April	64	68	+6.3%
May	76	69	-9.2%
June	70	68	-2.9%
July	52	73	+40.4%
August	62	71	+14.5%
September	61	57	-6.6%
October	47	49	+4.3%
November	37	38	+2.7%
12-Month Avg	53	54	+2.5%

Historical New Listing Activity

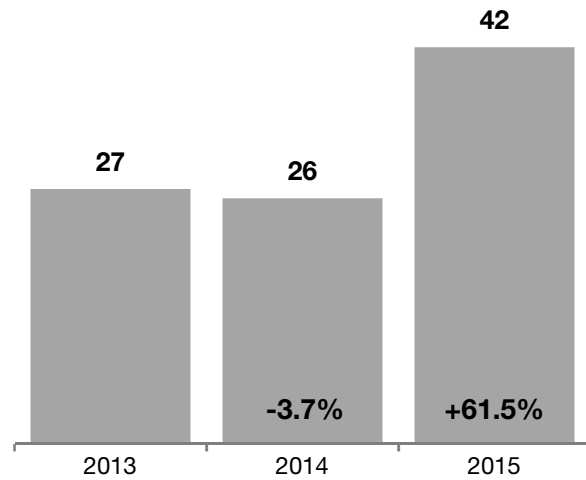


Pending Sales

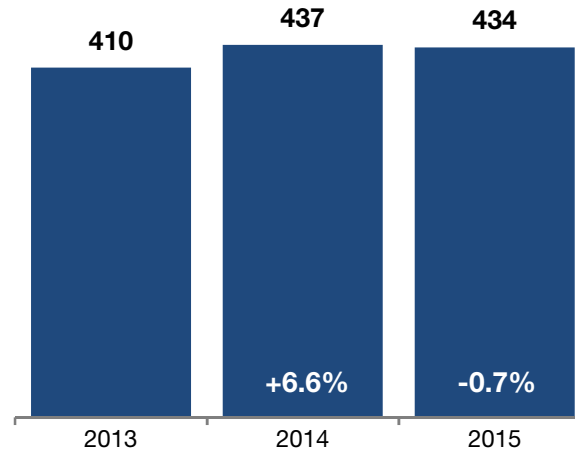
A count of the properties on which contracts have been accepted in a given month.



November

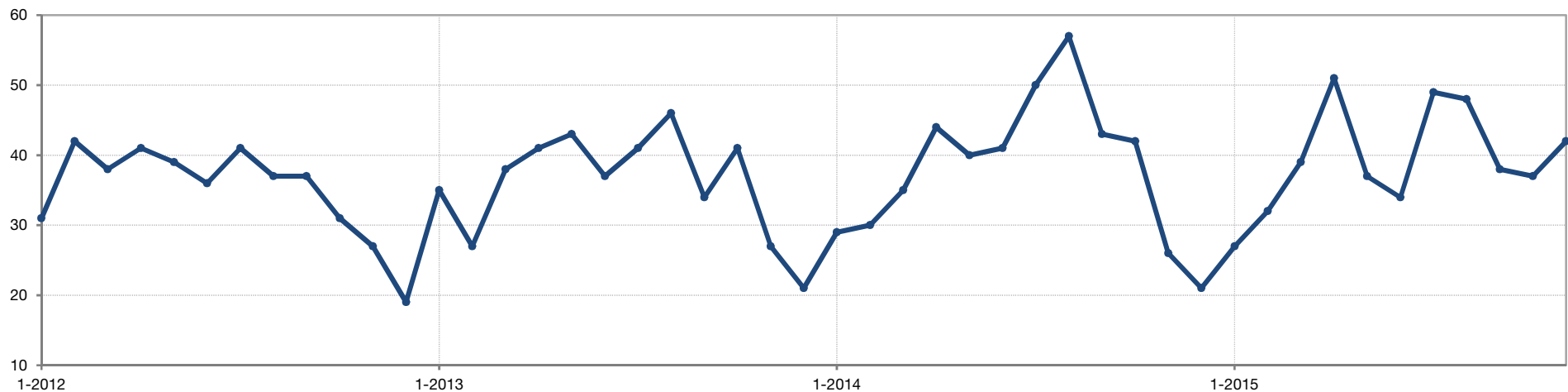


Year To Date



Month	Prior Year	Current Year	+ / -
December	21	21	0.0%
January	29	27	-6.9%
February	30	32	+6.7%
March	35	39	+11.4%
April	44	51	+15.9%
May	40	37	-7.5%
June	41	34	-17.1%
July	50	49	-2.0%
August	57	48	-15.8%
September	43	38	-11.6%
October	42	37	-11.9%
November	26	42	+61.5%
12-Month Avg	38	38	0.0%

Historical Pending Sales Activity

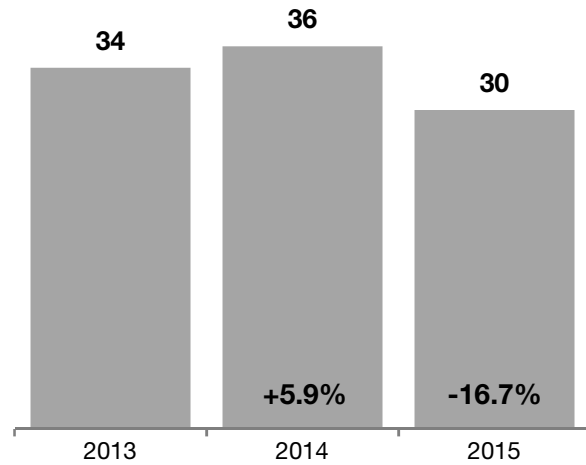


Closed Sales

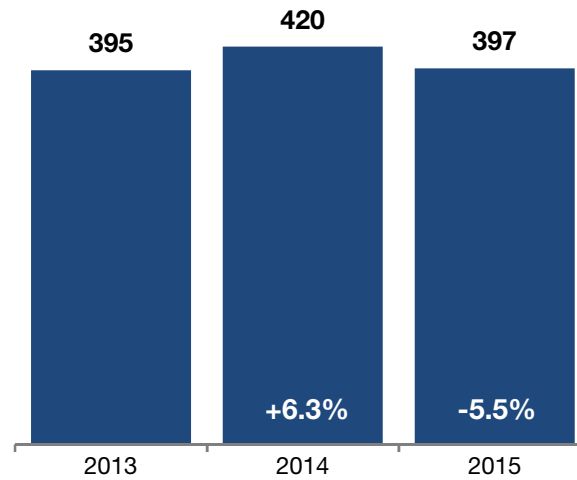
A count of the actual sales that have closed in a given month.



November

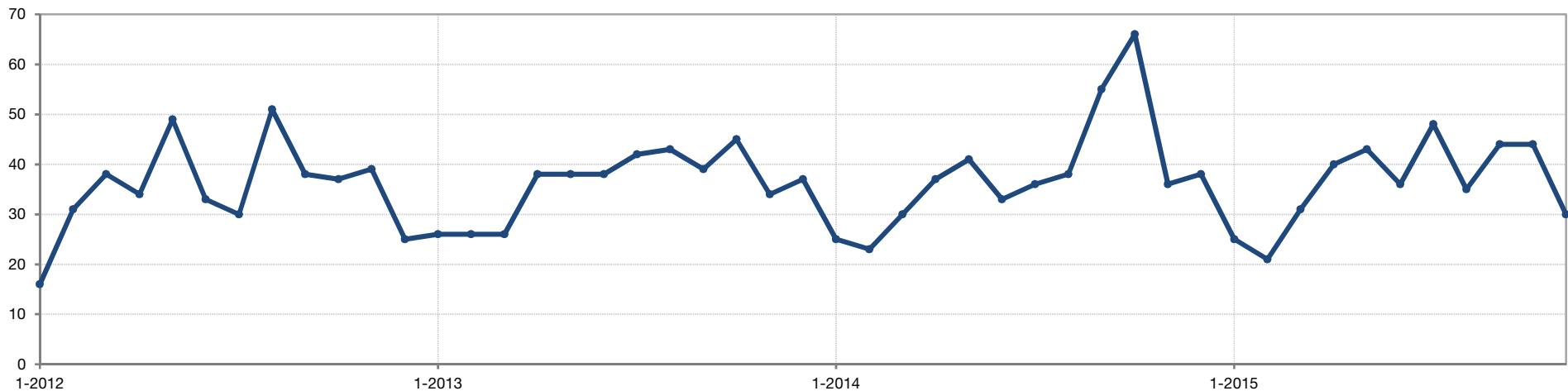


Year To Date



Month	Prior Year	Current Year	+ / -
December	37	38	+2.7%
January	25	25	0.0%
February	23	21	-8.7%
March	30	31	+3.3%
April	37	40	+8.1%
May	41	43	+4.9%
June	33	36	+9.1%
July	36	48	+33.3%
August	38	35	-7.9%
September	55	44	-20.0%
October	66	44	-33.3%
November	36	30	-16.7%
12-Month Avg	38	36	-2.1%

Historical Closed Sales Activity

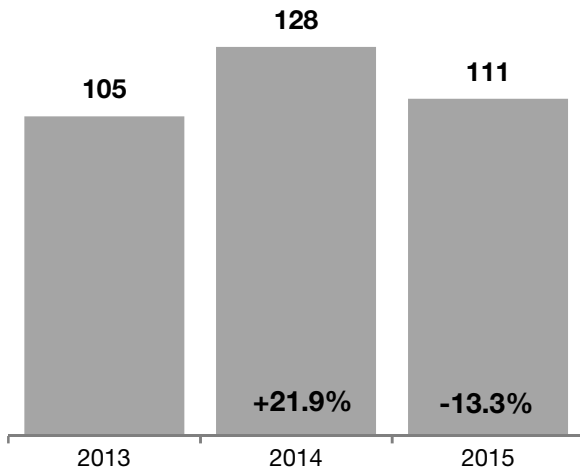


Days on Market Until Sale

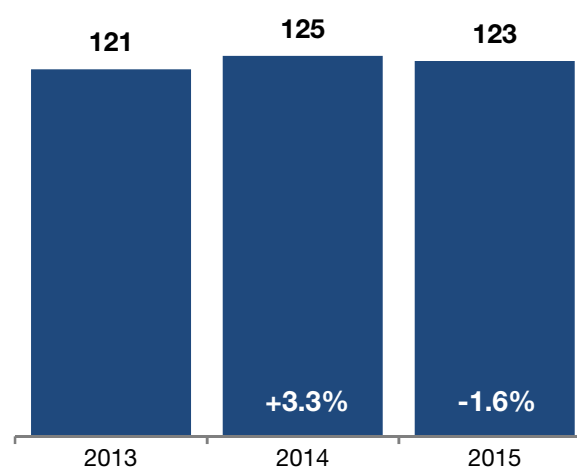
Average number of days between when a property is listed and when an offer is accepted in a given month.



November

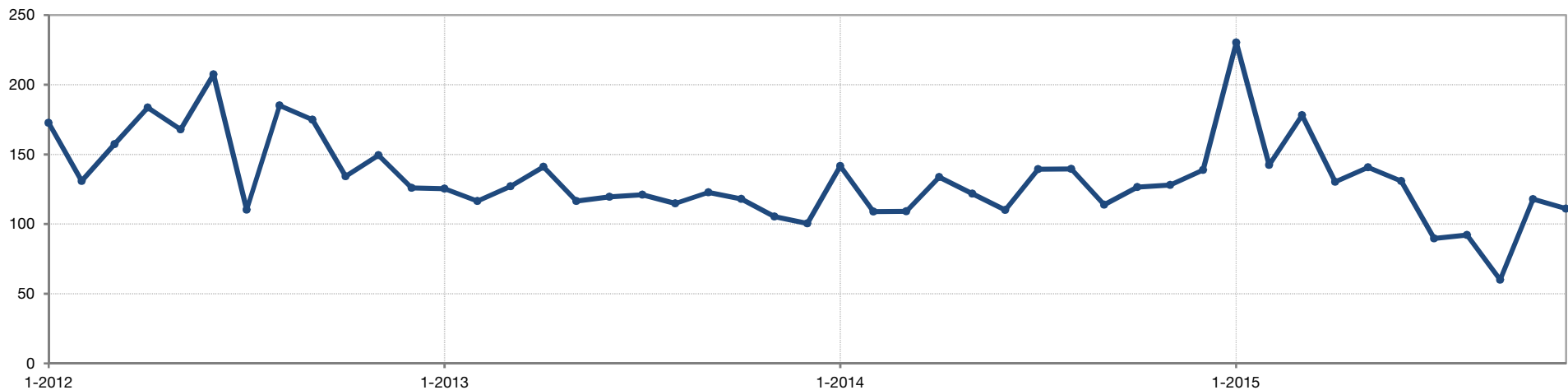


Year To Date



Month	Prior Year	Current Year	+ / -
December	100	139	+39.0%
January	142	230	+62.0%
February	109	142	+30.3%
March	109	178	+63.3%
April	134	130	-3.0%
May	122	141	+15.6%
June	110	131	+19.1%
July	139	90	-35.3%
August	140	92	-34.3%
September	114	60	-47.4%
October	127	118	-7.1%
November	128	111	-13.3%
12-Month Avg	123	125	+1.6%

Historical Days on Market Until Sale

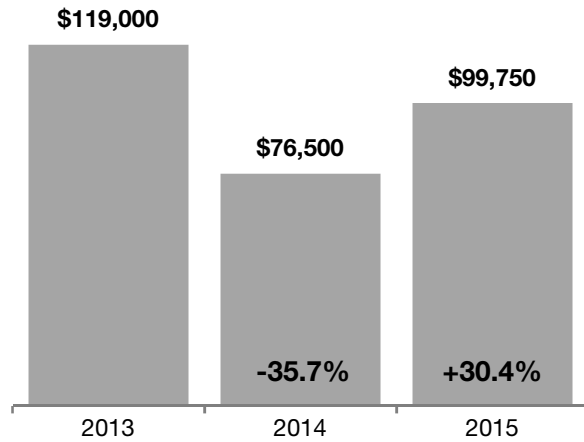


Median Sales Price

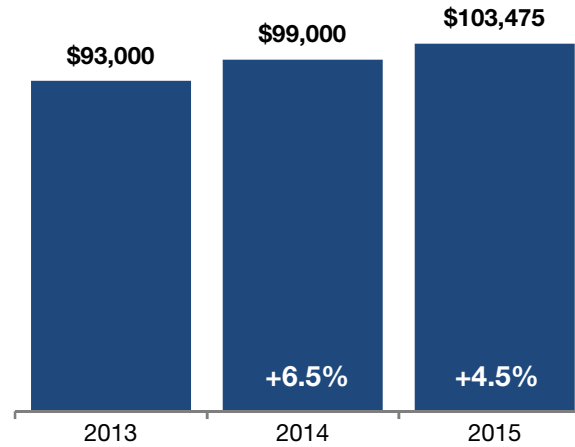
Median price point for all closed sales, not accounting for seller concessions, in a given month.



November



Year To Date



Month	Prior Year	Current Year	+ / -
December	\$115,000	\$95,750	-16.7%
January	\$84,000	\$65,000	-22.6%
February	\$42,750	\$103,950	+143.2%
March	\$95,000	\$90,750	-4.5%
April	\$85,000	\$106,250	+25.0%
May	\$116,450	\$91,400	-21.5%
June	\$117,000	\$133,000	+13.7%
July	\$91,500	\$157,500	+72.1%
August	\$158,250	\$100,000	-36.8%
September	\$138,000	\$108,000	-21.7%
October	\$100,000	\$96,350	-3.7%
November	\$76,500	\$99,750	+30.4%
12-Month Med	\$100,000	\$102,750	+2.8%

Historical Median Sales Price

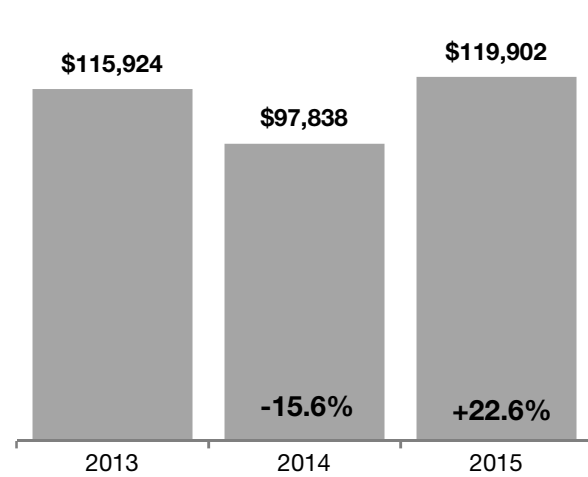


Average Sales Price

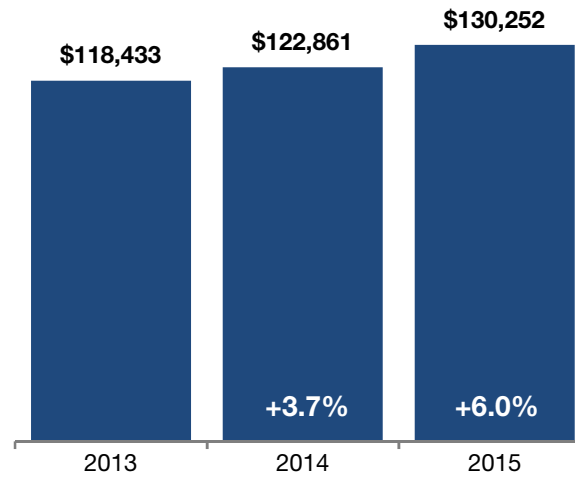
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November

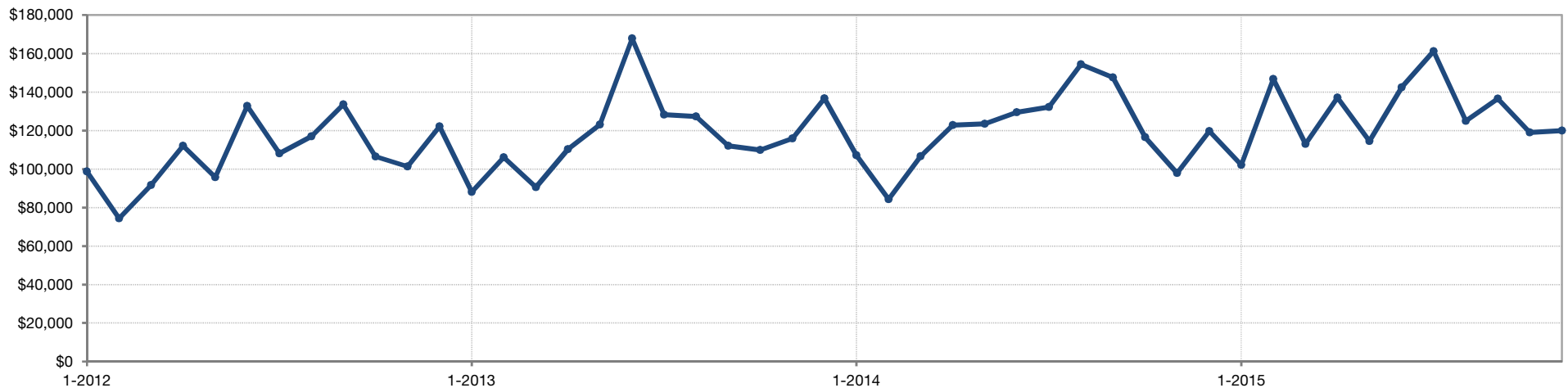


Year To Date



Month	Prior Year	Current Year	+ / -
December	\$136,699	\$119,691	-12.4%
January	\$107,128	\$102,098	-4.7%
February	\$84,255	\$146,779	+74.2%
March	\$106,591	\$112,977	+6.0%
April	\$122,795	\$137,028	+11.6%
May	\$123,486	\$114,459	-7.3%
June	\$129,443	\$142,454	+10.1%
July	\$132,243	\$161,226	+21.9%
August	\$154,350	\$124,926	-19.1%
September	\$147,530	\$136,603	-7.4%
October	\$116,577	\$118,940	+2.0%
November	\$97,838	\$119,902	+22.6%
12-Month Avg	\$123,952	\$129,319	+4.3%

Historical Average Sales Price

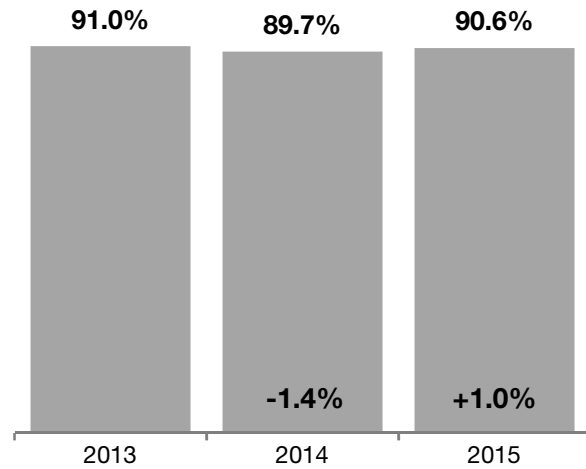


Percent of Original List Price Received

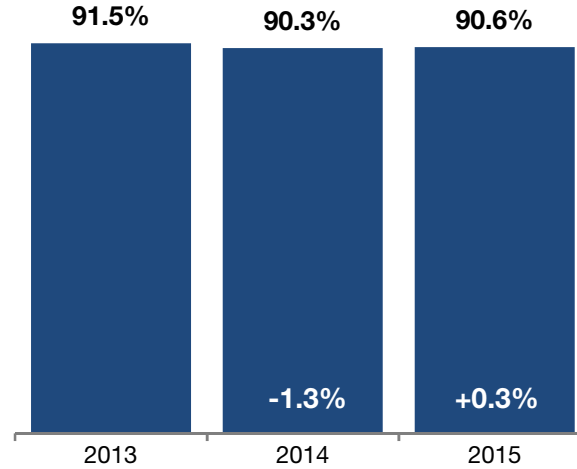
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November

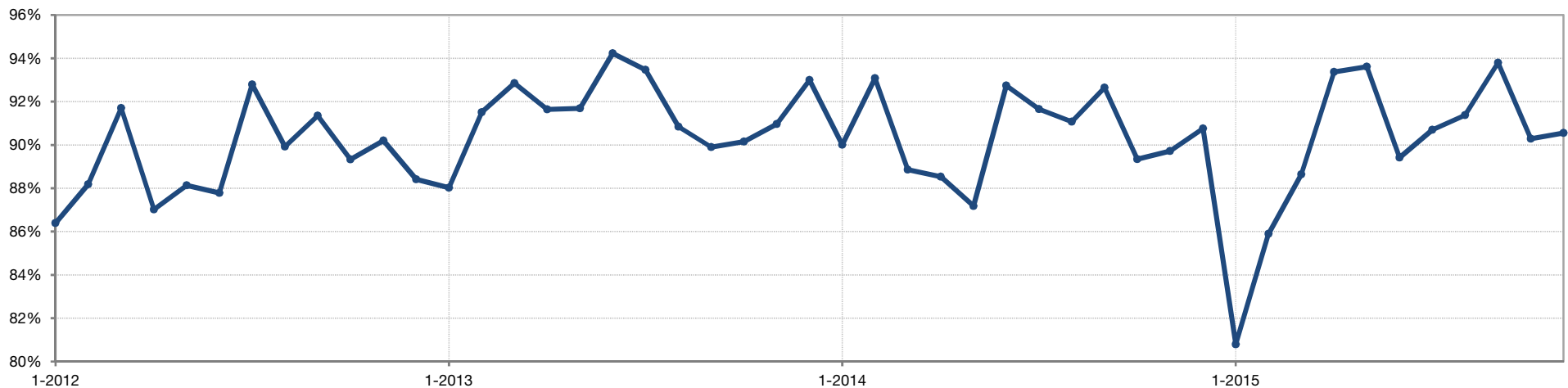


Year To Date



Month	Prior Year	Current Year	+ / -
December	93.0%	90.8%	-2.4%
January	90.0%	80.8%	-10.2%
February	93.1%	85.9%	-7.7%
March	88.9%	88.6%	-0.3%
April	88.5%	93.4%	+5.5%
May	87.2%	93.6%	+7.3%
June	92.7%	89.4%	-3.6%
July	91.7%	90.7%	-1.1%
August	91.1%	91.4%	+0.3%
September	92.6%	93.8%	+1.3%
October	89.3%	90.3%	+1.1%
November	89.7%	90.6%	+1.0%
12-Month Avg	90.5%	90.6%	+0.1%

Historical Percent of Original List Price Received

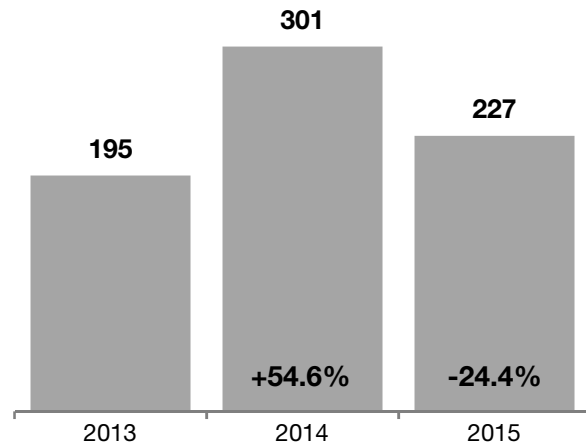


Housing Affordability Index

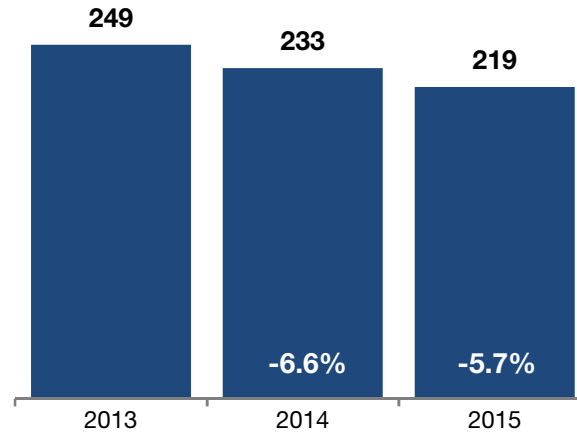
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



November

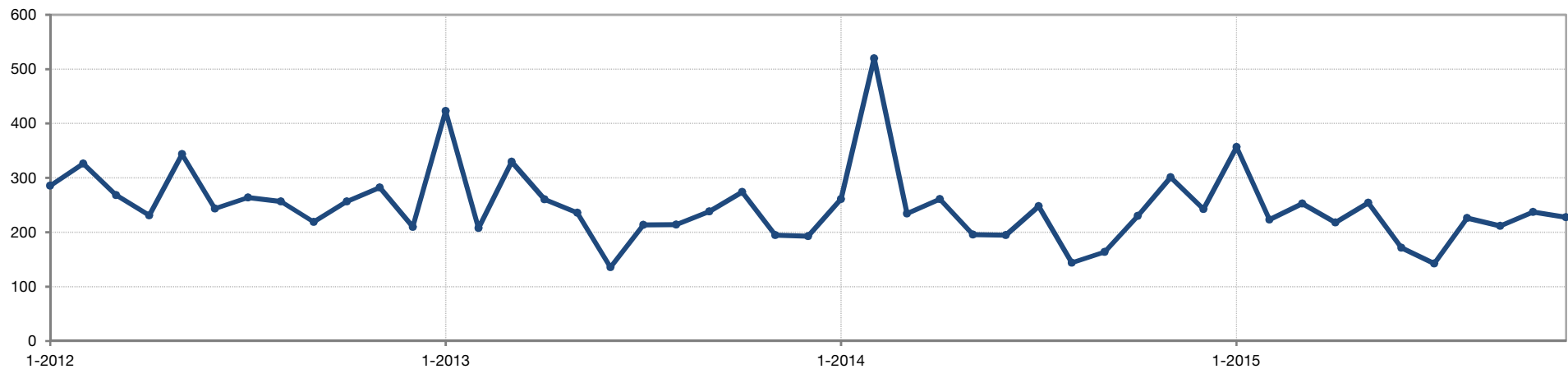


Year To Date



Month	Prior Year	Current Year	+ / -
December	193	243	+25.9%
January	261	357	+36.7%
February	520	223	-57.1%
March	235	253	+7.7%
April	261	218	-16.4%
May	196	254	+29.9%
June	195	172	-11.9%
July	248	143	-42.6%
August	144	226	+56.9%
September	164	212	+29.4%
October	230	237	+3.2%
November	301	227	-24.4%
12-Month Avg	245	230	+3.1%

Historical Housing Affordability Index

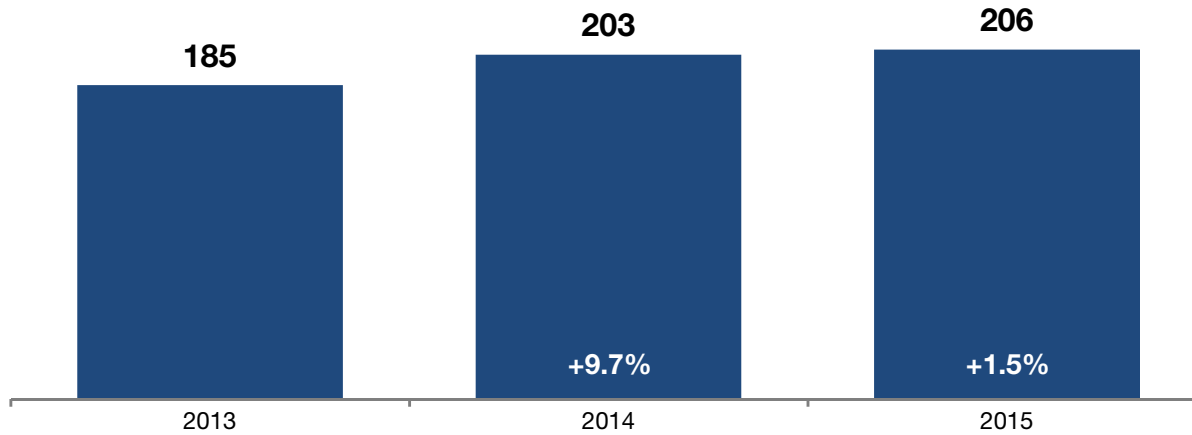


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

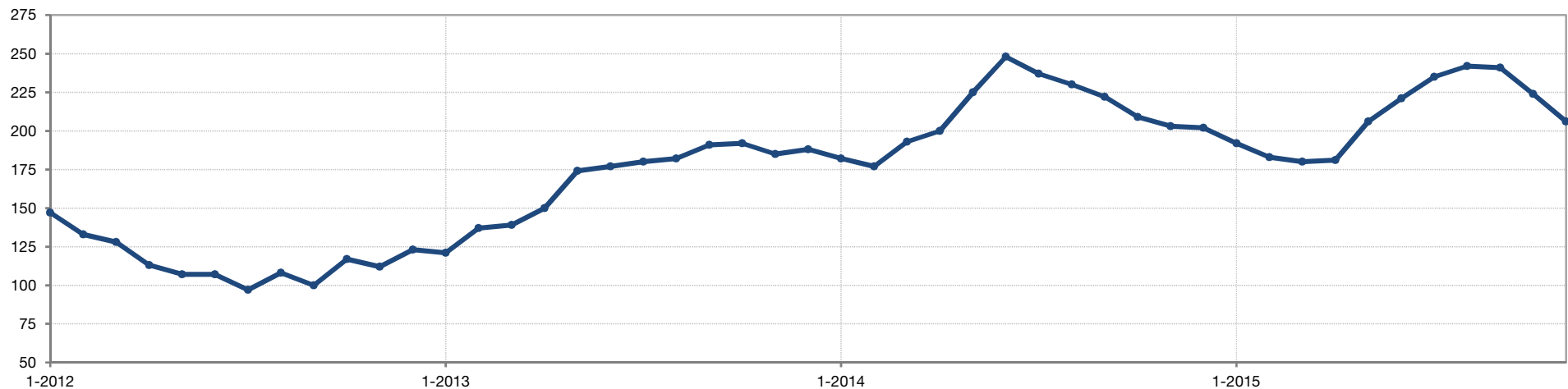


November



Month	Prior Year	Current Year	+ / -
December	188	202	+7.4%
January	182	192	+5.5%
February	177	183	+3.4%
March	193	180	-6.7%
April	200	181	-9.5%
May	225	206	-8.4%
June	248	221	-10.9%
July	237	235	-0.8%
August	230	242	+5.2%
September	222	241	+8.6%
October	209	224	+7.2%
November	203	206	+1.5%
12-Month Avg	210	209	+0.2%

Historical Inventory of Homes for Sale

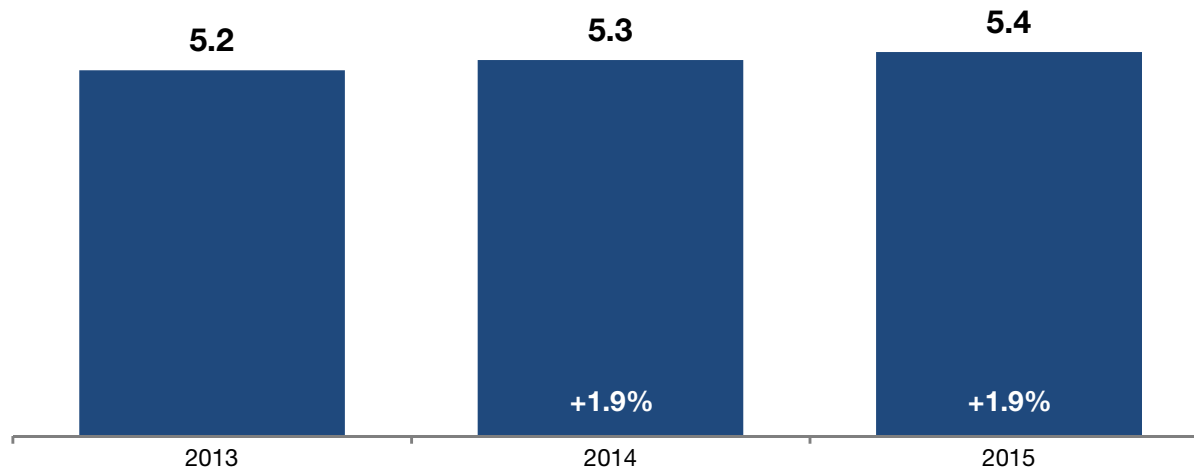


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



November



Month	Prior Year	Current Year	+ / -
December	5.2	5.3	+1.9%
January	5.1	5.1	0.0%
February	5.0	4.8	-4.0%
March	5.4	4.7	-13.0%
April	5.6	4.6	-17.9%
May	6.4	5.3	-17.2%
June	6.9	5.8	-15.9%
July	6.5	6.2	-4.6%
August	6.1	6.5	+6.6%
September	5.8	6.5	+12.1%
October	5.5	6.1	+10.9%
November	5.3	5.4	+1.9%
12-Month Avg	5.7	5.5	-3.5%

Historical Months Supply of Inventory

