

Monthly Indicators

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



December 2015



Quick Facts

- 2.6%

+ 1.3%

+ 2.0%

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.



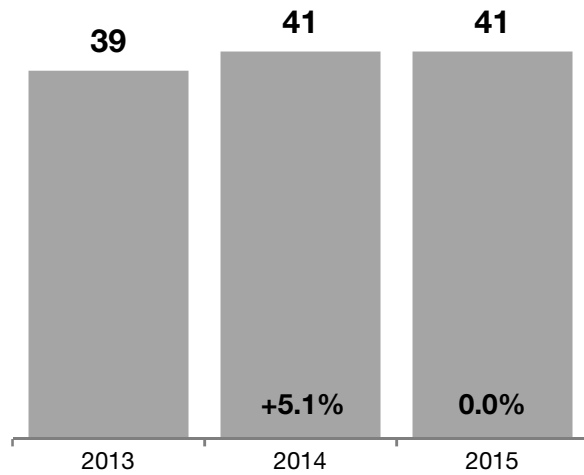
Key Metrics	Historical Sparklines	12-2014	12-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		41	41	0.0%	638	653	+ 2.4%
Pending Sales		21	26	+ 23.8%	458	452	- 1.3%
Closed Sales		38	37	- 2.6%	458	434	- 5.2%
Days on Market Until Sale		139	99	- 28.8%	126	121	- 4.0%
Median Sales Price		\$95,750	\$97,000	+ 1.3%	\$99,000	\$102,000	+ 3.0%
Average Sales Price		\$119,691	\$108,462	- 9.4%	\$122,592	\$128,354	+ 4.7%
Percent of Original List Price Received		90.8%	91.7%	+ 1.0%	90.4%	90.7%	+ 0.3%
Housing Affordability Index		243	235	- 3.3%	235	223	- 4.9%
Inventory of Homes for Sale		202	206	+ 2.0%	--	--	--
Months Supply of Homes for Sale		5.3	5.5	+ 3.8%	--	--	--

New Listings

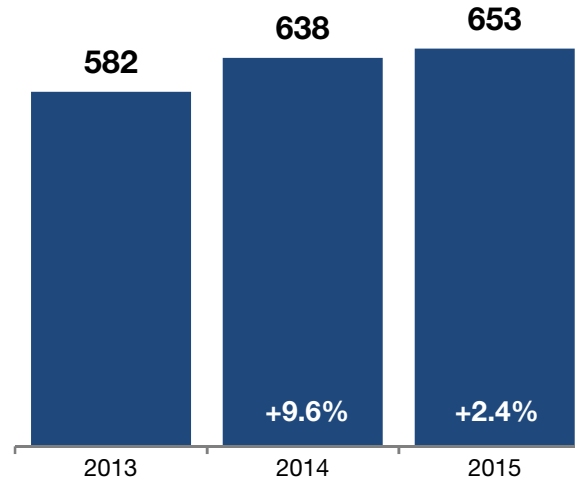
A count of the properties that have been newly listed on the market in a given month.



December

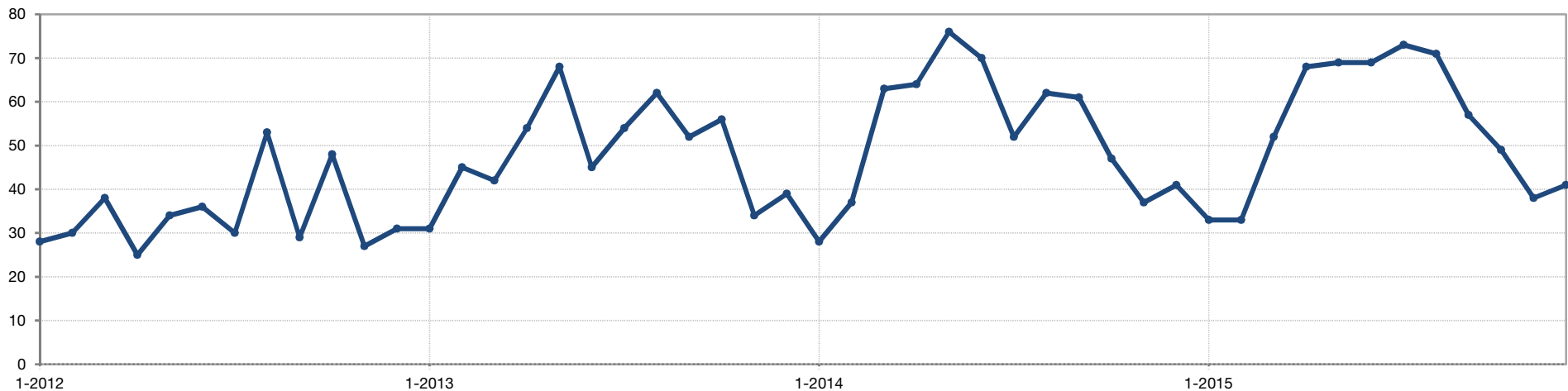


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	28	33	+17.9%
February 2015	37	33	-10.8%
March 2015	63	52	-17.5%
April 2015	64	68	+6.3%
May 2015	76	69	-9.2%
June 2015	70	69	-1.4%
July 2015	52	73	+40.4%
August 2015	62	71	+14.5%
September 2015	61	57	-6.6%
October 2015	47	49	+4.3%
November 2015	37	38	+2.7%
December 2015	41	41	0.0%
12-Month Avg	53	54	+2.4%

Historical New Listing Activity

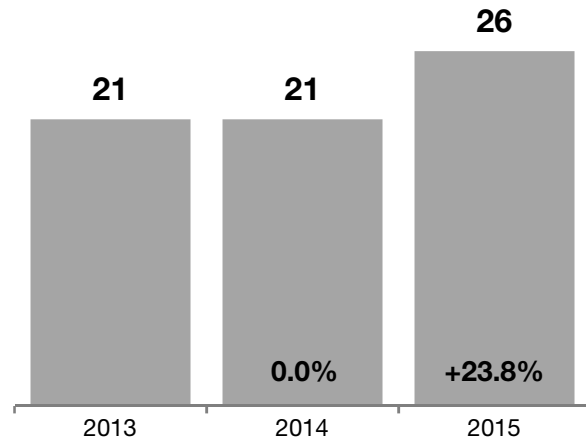


Pending Sales

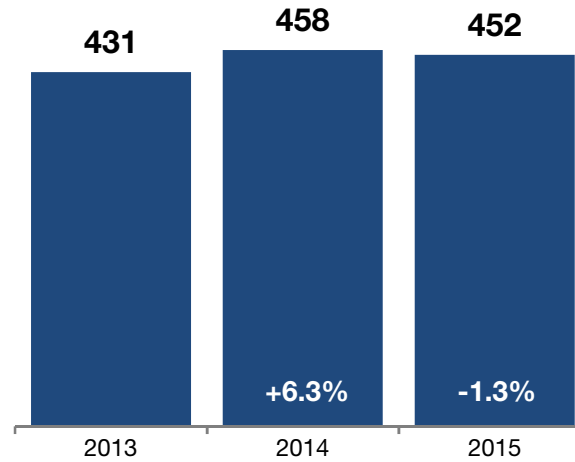
A count of the properties on which contracts have been accepted in a given month.



December

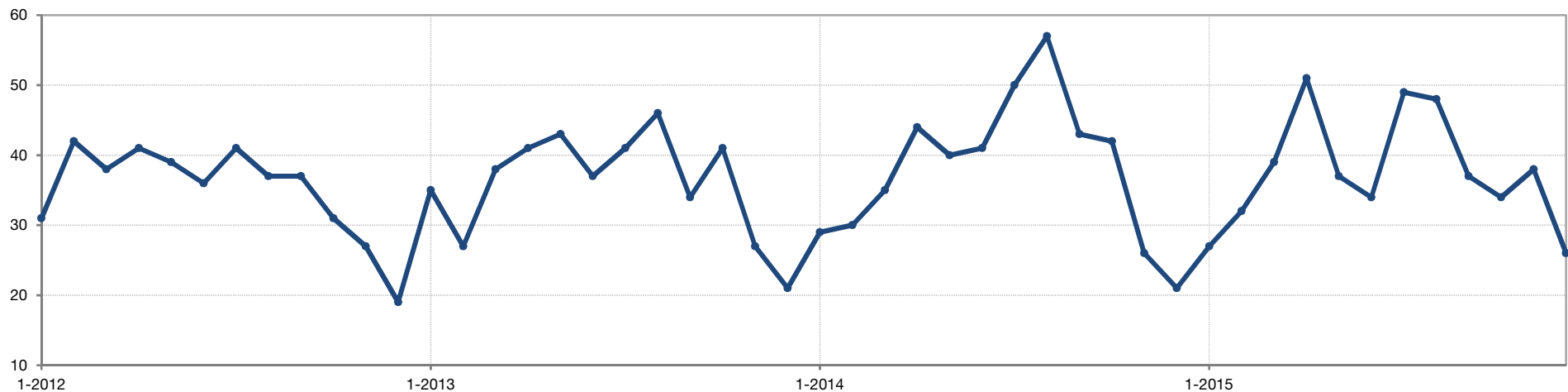


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	29	27	-6.9%
February 2015	30	32	+6.7%
March 2015	35	39	+11.4%
April 2015	44	51	+15.9%
May 2015	40	37	-7.5%
June 2015	41	34	-17.1%
July 2015	50	49	-2.0%
August 2015	57	48	-15.8%
September 2015	43	37	-14.0%
October 2015	42	34	-19.0%
November 2015	26	38	+46.2%
December 2015	21	26	+23.8%
12-Month Avg	38	38	0.0%

Historical Pending Sales Activity

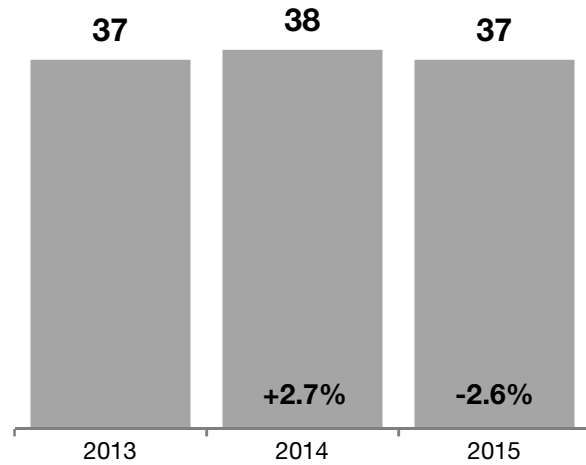


Closed Sales

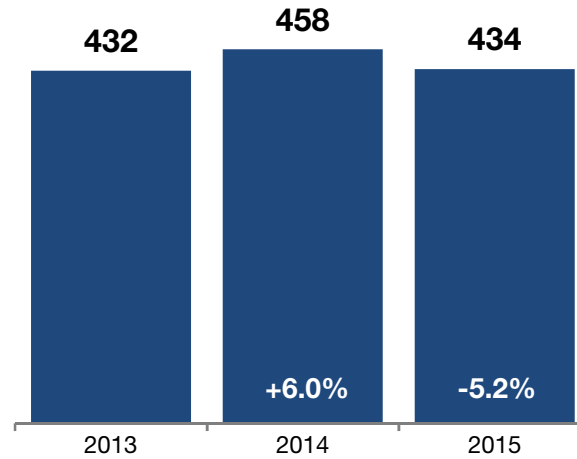
A count of the actual sales that have closed in a given month.



December

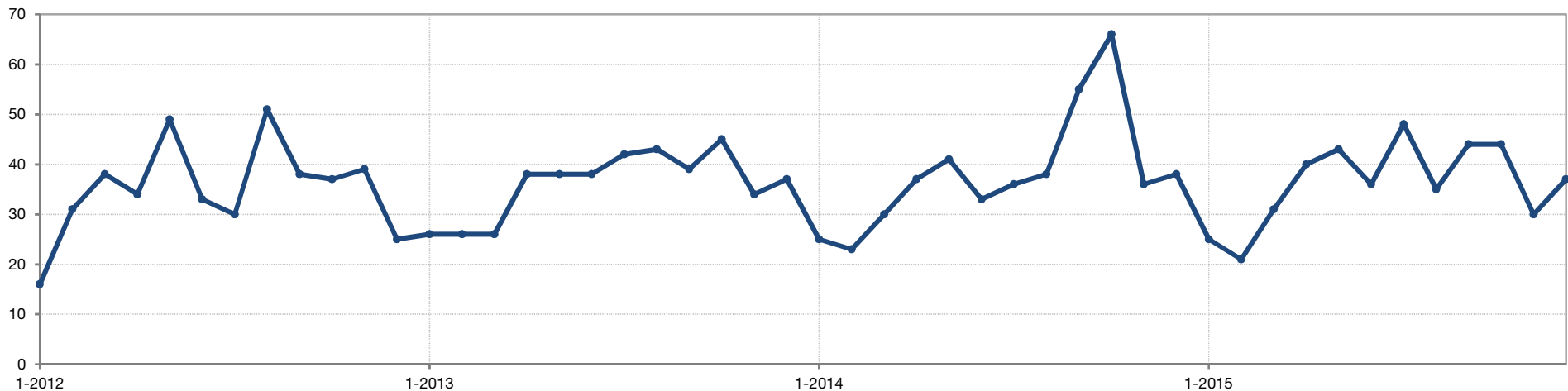


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	25	25	0.0%
February 2015	23	21	-8.7%
March 2015	30	31	+3.3%
April 2015	37	40	+8.1%
May 2015	41	43	+4.9%
June 2015	33	36	+9.1%
July 2015	36	48	+33.3%
August 2015	38	35	-7.9%
September 2015	55	44	-20.0%
October 2015	66	44	-33.3%
November 2015	36	30	-16.7%
December 2015	38	37	-2.6%
12-Month Avg	38	36	-2.5%

Historical Closed Sales Activity

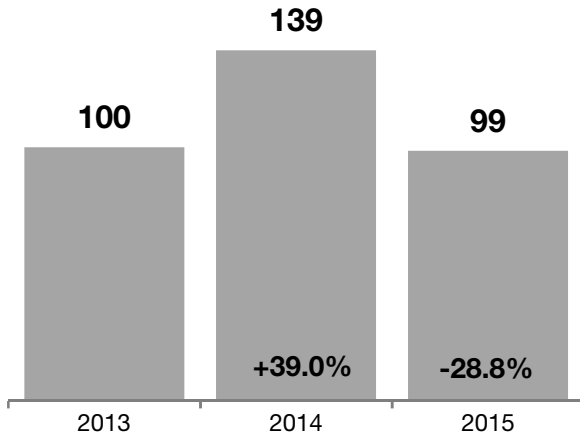


Days on Market Until Sale

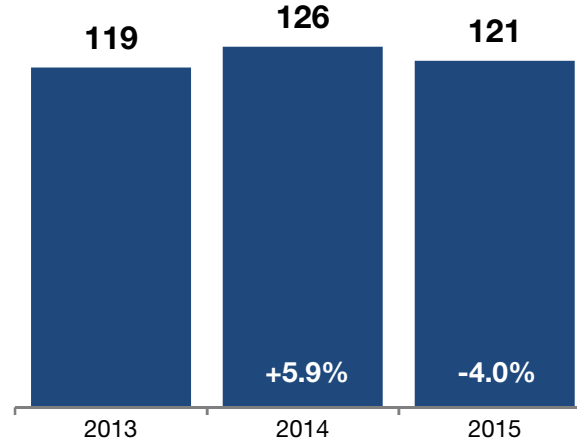
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

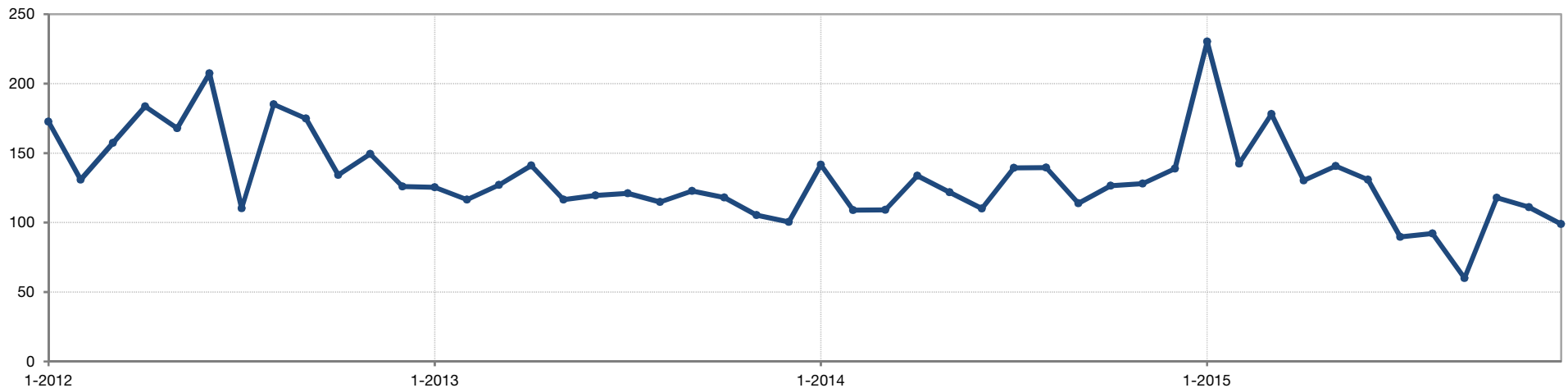


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	142	230	+62.0%
February 2015	109	142	+30.3%
March 2015	109	178	+63.3%
April 2015	134	130	-3.0%
May 2015	122	141	+15.6%
June 2015	110	131	+19.1%
July 2015	139	90	-35.3%
August 2015	140	92	-34.3%
September 2015	114	60	-47.4%
October 2015	127	118	-7.1%
November 2015	128	111	-13.3%
December 2015	139	99	-28.8%
12-Month Avg	126	121	-4.0%

Historical Days on Market Until Sale

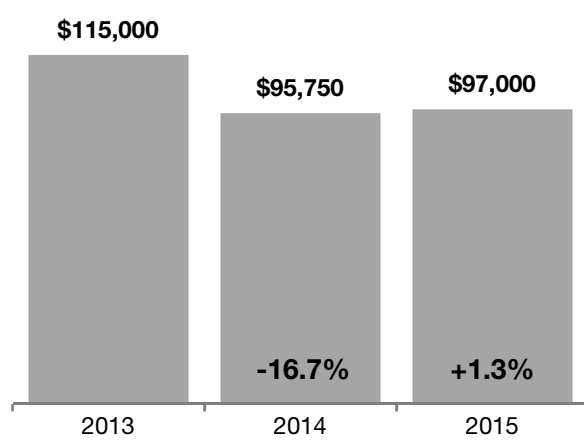


Median Sales Price

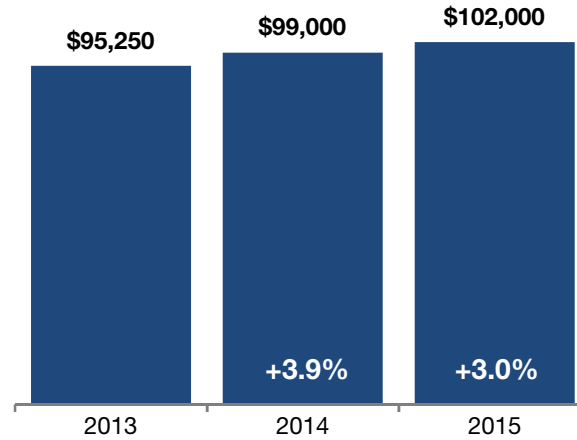
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	\$84,000	\$65,000	-22.6%
February 2015	\$42,750	\$103,950	+143.2%
March 2015	\$95,000	\$90,750	-4.5%
April 2015	\$85,000	\$106,250	+25.0%
May 2015	\$116,450	\$91,400	-21.5%
June 2015	\$117,000	\$133,000	+13.7%
July 2015	\$91,500	\$157,500	+72.1%
August 2015	\$158,250	\$100,000	-36.8%
September 2015	\$138,000	\$108,000	-21.7%
October 2015	\$100,000	\$96,350	-3.7%
November 2015	\$76,500	\$99,750	+30.4%
December 2015	\$95,750	\$97,000	+1.3%
12-Month Med	\$99,000	\$102,000	+3.0%

Historical Median Sales Price

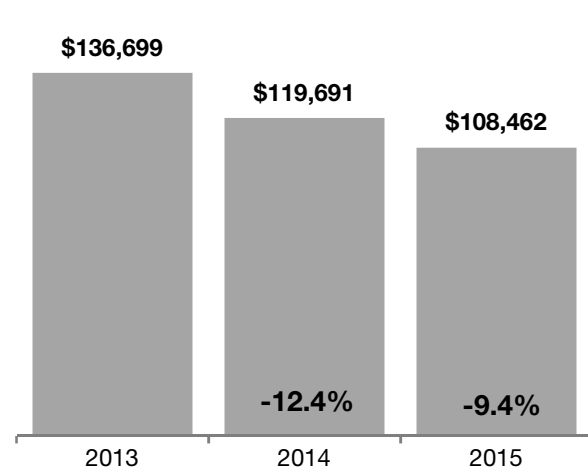


Average Sales Price

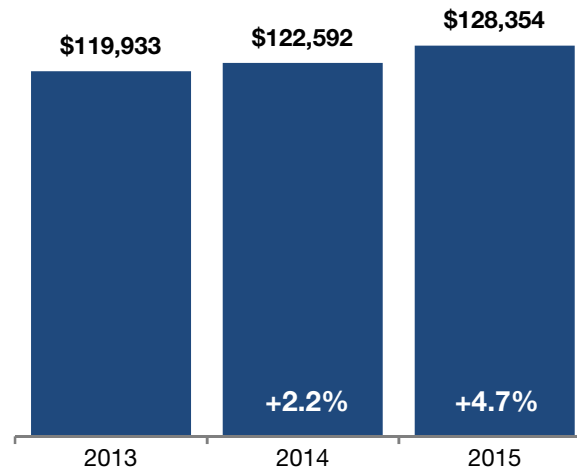
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December

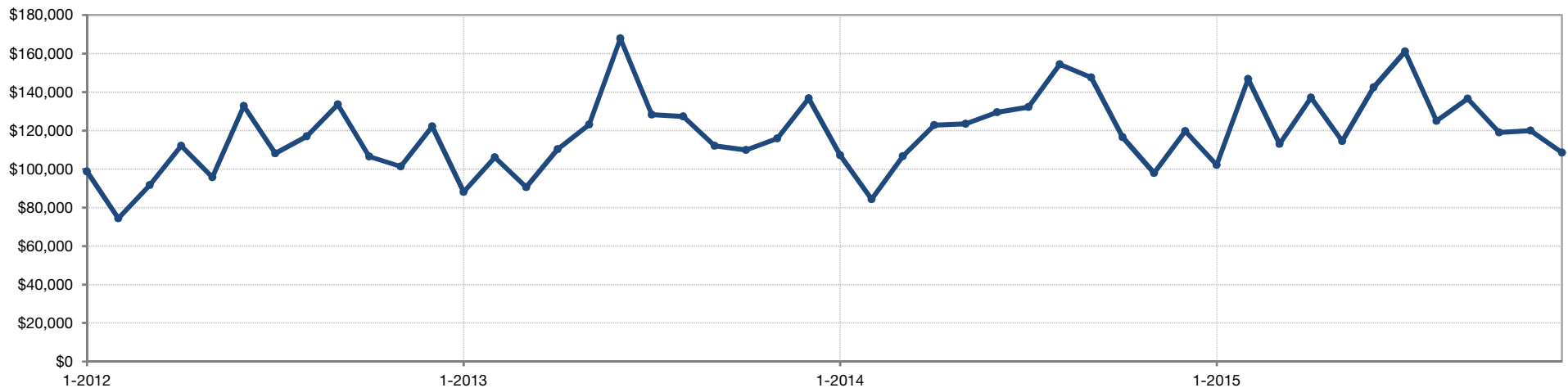


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	\$107,128	\$102,098	-4.7%
February 2015	\$84,255	\$146,779	+74.2%
March 2015	\$106,591	\$112,977	+6.0%
April 2015	\$122,795	\$137,028	+11.6%
May 2015	\$123,486	\$114,459	-7.3%
June 2015	\$129,443	\$142,454	+10.1%
July 2015	\$132,243	\$161,059	+21.8%
August 2015	\$154,350	\$124,926	-19.1%
September 2015	\$147,530	\$136,603	-7.4%
October 2015	\$116,577	\$118,940	+2.0%
November 2015	\$97,838	\$119,902	+22.6%
December 2015	\$119,691	\$108,462	-9.4%
12-Month Avg	\$122,592	\$128,354	+4.7%

Historical Average Sales Price



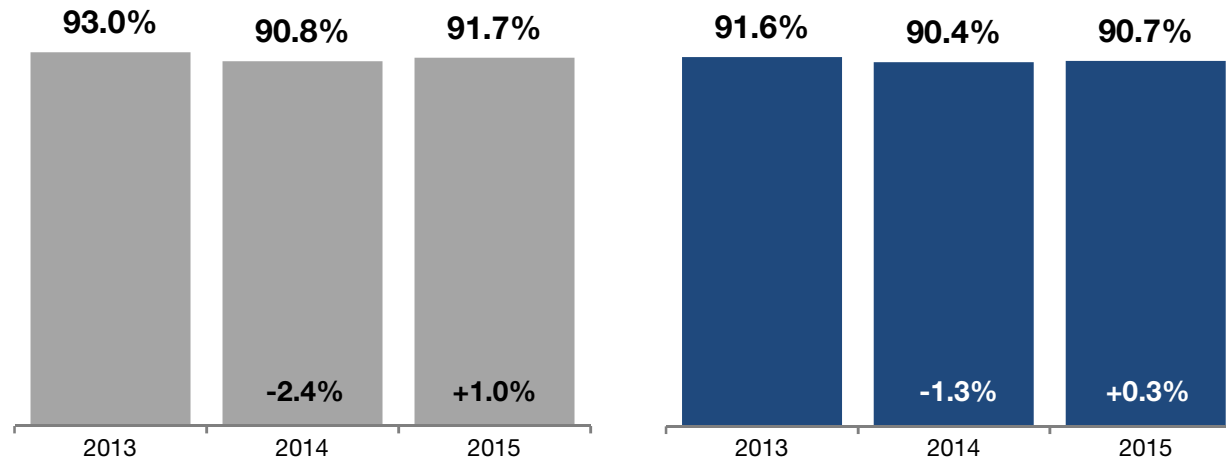
Percent of Original List Price Received

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.



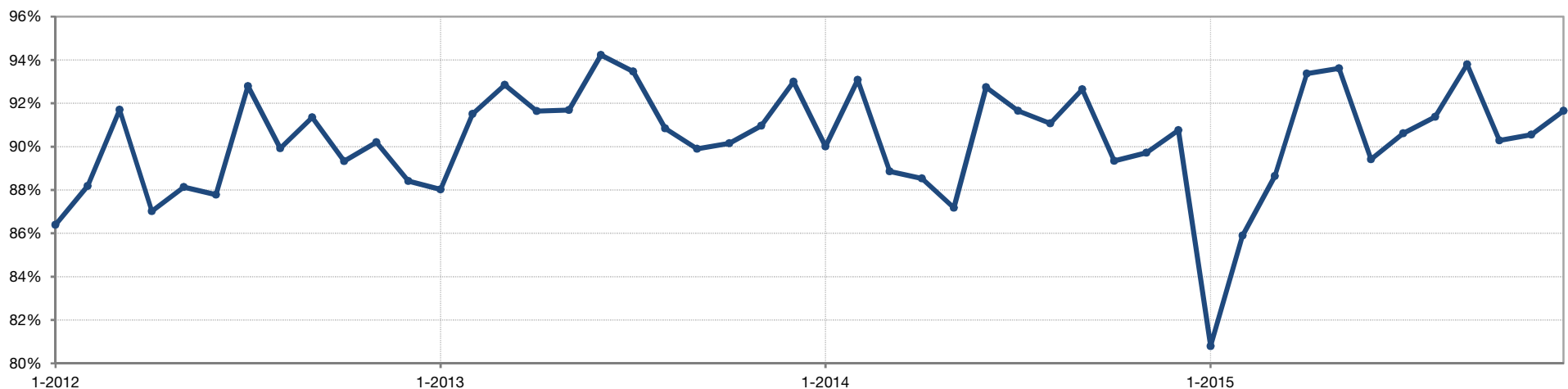
December

Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	90.0%	80.8%	-10.2%
February 2015	93.1%	85.9%	-7.7%
March 2015	88.9%	88.6%	-0.3%
April 2015	88.5%	93.4%	+5.5%
May 2015	87.2%	93.6%	+7.3%
June 2015	92.7%	89.4%	-3.6%
July 2015	91.7%	90.6%	-1.2%
August 2015	91.1%	91.4%	+0.3%
September 2015	92.6%	93.8%	+1.3%
October 2015	89.3%	90.3%	+1.1%
November 2015	89.7%	90.6%	+1.0%
December 2015	90.8%	91.7%	+1.0%
12-Month Avg	90.4%	90.7%	+0.3%

Historical Percent of Original List Price Received

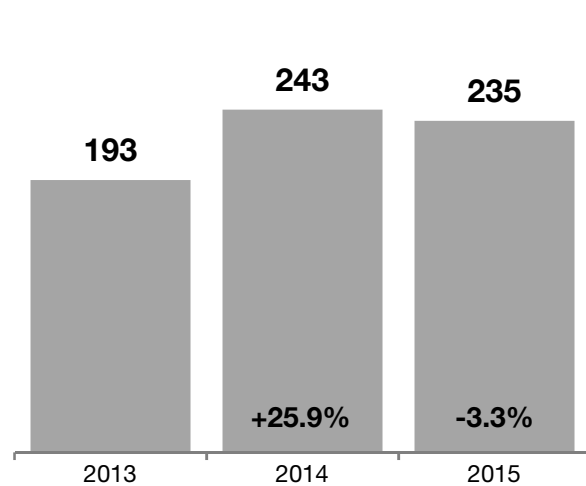


Housing Affordability Index

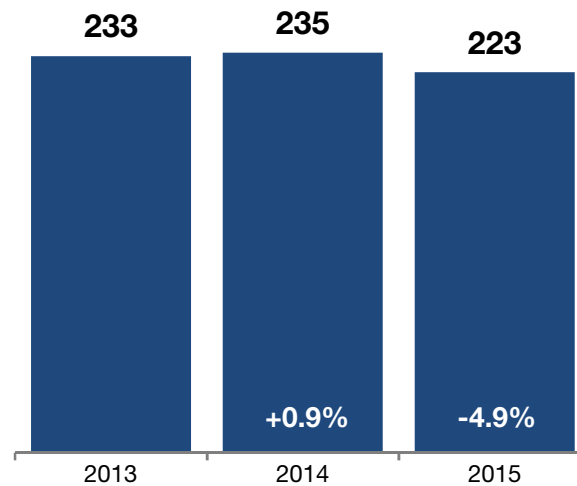
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



December

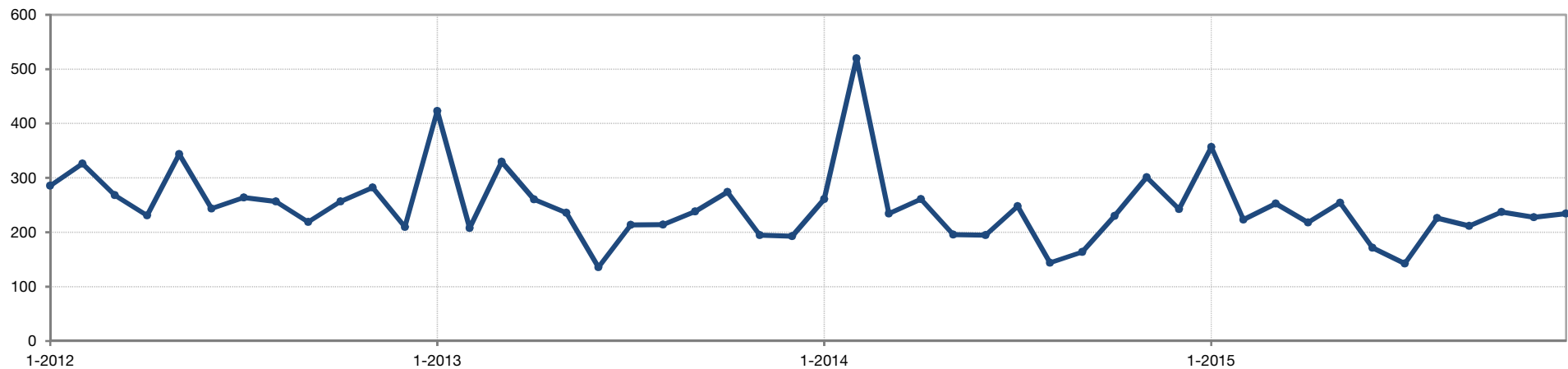


Year To Date



Month	Prior Year	Current Year	+ / -
January 2015	261	357	+36.7%
February 2015	520	223	-57.1%
March 2015	235	253	+7.7%
April 2015	261	218	-16.4%
May 2015	196	254	+29.9%
June 2015	195	172	-11.9%
July 2015	248	143	-42.6%
August 2015	144	226	+56.9%
September 2015	164	212	+29.4%
October 2015	230	237	+3.2%
November 2015	301	227	-24.4%
December 2015	243	235	-3.3%
12-Month Avg	250	230	+0.7%

Historical Housing Affordability Index

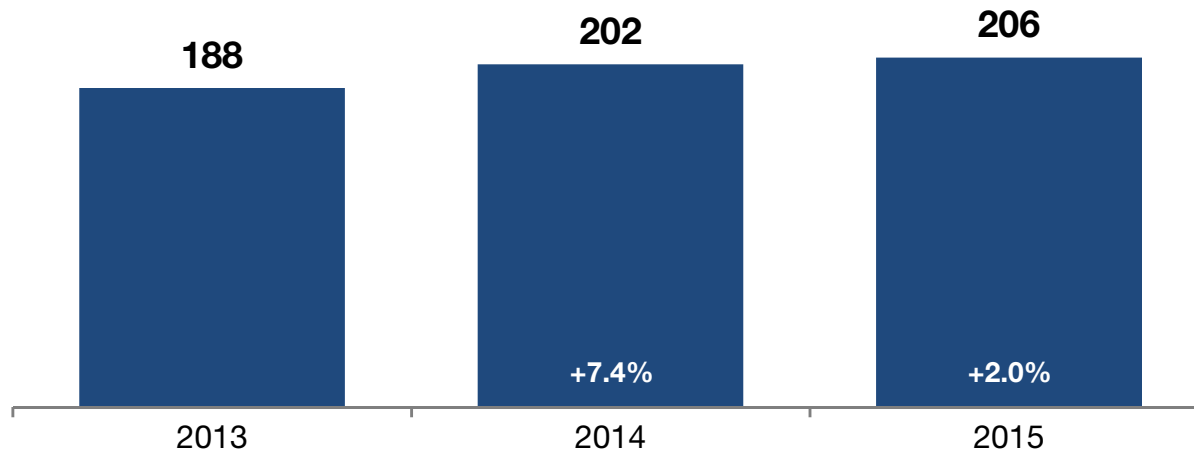


Inventory of Homes for Sale

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

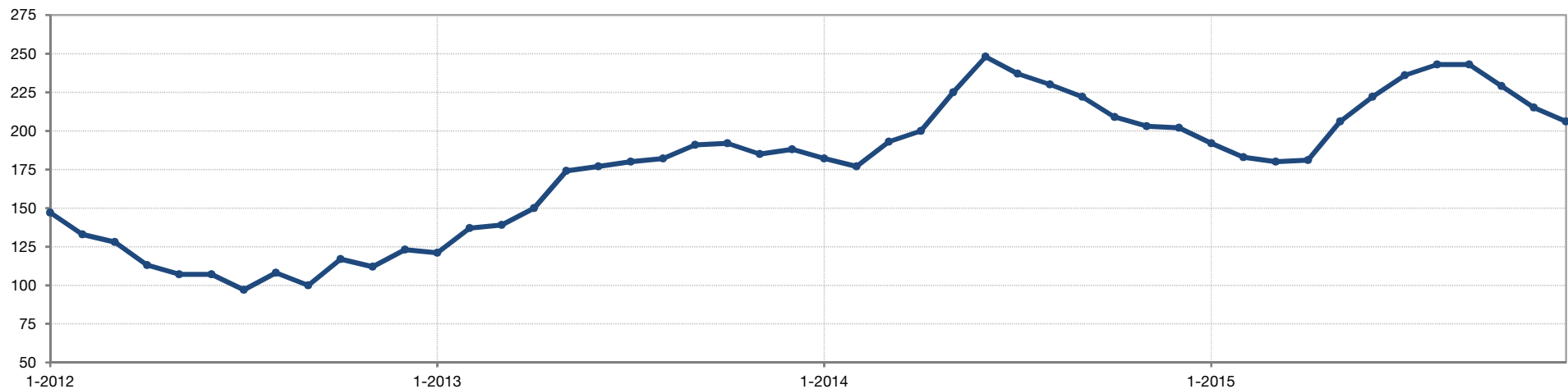


December



Month	Prior Year	Current Year	+ / -
January 2015	182	192	+5.5%
February 2015	177	183	+3.4%
March 2015	193	180	-6.7%
April 2015	200	181	-9.5%
May 2015	225	206	-8.4%
June 2015	248	222	-10.5%
July 2015	237	236	-0.4%
August 2015	230	243	+5.7%
September 2015	222	243	+9.5%
October 2015	209	229	+9.6%
November 2015	203	215	+5.9%
December 2015	202	206	+2.0%
12-Month Avg	211	211	0.0%

Historical Inventory of Homes for Sale

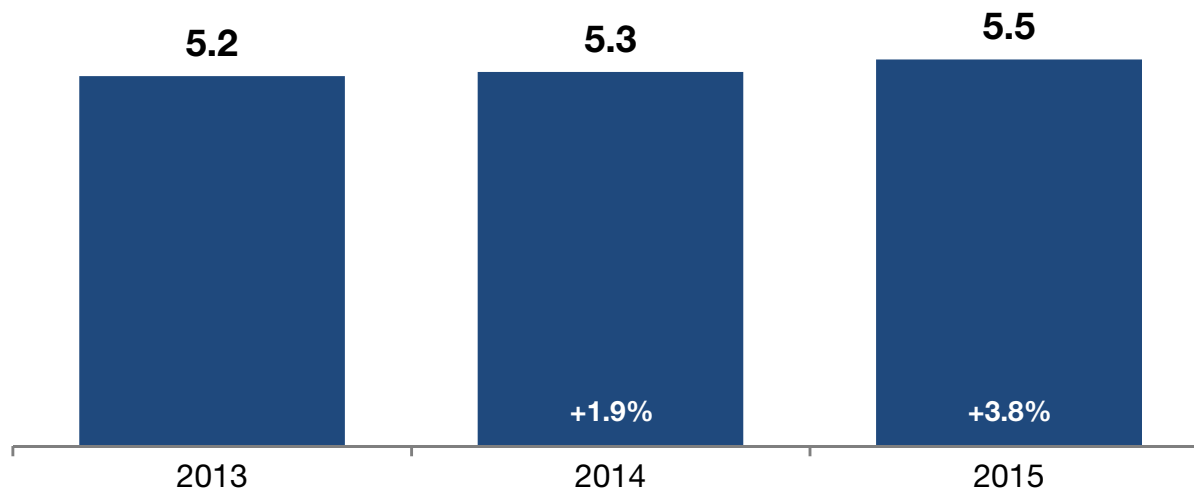


Months Supply of Inventory

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.



December



Month	Prior Year	Current Year	+ / -
January 2015	5.1	5.1	0.0%
February 2015	5.0	4.8	-4.0%
March 2015	5.4	4.7	-13.0%
April 2015	5.6	4.6	-17.9%
May 2015	6.4	5.3	-17.2%
June 2015	6.9	5.8	-15.9%
July 2015	6.5	6.2	-4.6%
August 2015	6.1	6.5	+6.6%
September 2015	5.8	6.6	+13.8%
October 2015	5.5	6.3	+14.5%
November 2015	5.3	5.8	+9.4%
December 2015	5.3	5.5	+3.8%
12-Month Avg	5.7	5.6	-1.8%

Historical Months Supply of Inventory

