

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE PORTAGE COUNTY ASSOCIATION OF REALTORS®



March 2015



Quick Facts

+ 8.4% **+ 19.4%** **- 23.2%**

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

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Market Overview

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



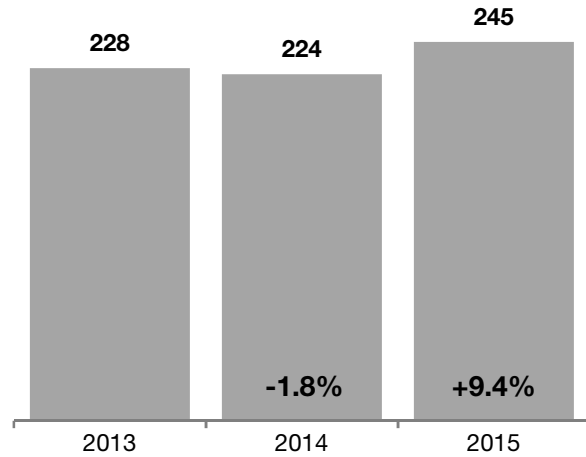
Key Metrics	Historical Sparklines	3-2014	3-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		224	245	+ 9.4%	534	550	+ 3.0%
Pending Sales		121	201	+ 66.1%	291	405	+ 39.2%
Closed Sales		107	116	+ 8.4%	259	273	+ 5.4%
Days on Market Until Sale		108	156	+ 44.9%	131	140	+ 6.9%
Median Sales Price		\$127,500	\$152,250	+ 19.4%	\$123,600	\$140,000	+ 13.3%
Average Sales Price		\$145,452	\$159,839	+ 9.9%	\$136,550	\$155,605	+ 14.0%
Percent of Original List Price Received		90.4%	92.6%	+ 2.4%	89.2%	92.3%	+ 3.5%
Housing Affordability Index		183	160	- 12.2%	188	174	- 7.5%
Inventory of Homes for Sale		777	597	- 23.2%	--	--	--
Months Supply of Homes for Sale		6.0	4.3	- 29.3%	--	--	--

New Listings

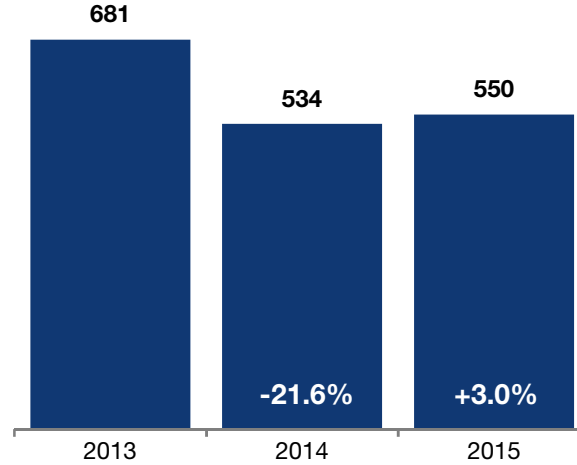
A count of the properties that have been newly listed on the market in a given month.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	259	230	-11.2%
May	245	262	+6.9%
June	246	262	+6.5%
July	210	241	+14.8%
August	227	221	-2.6%
September	215	210	-2.3%
October	161	189	+17.4%
November	149	125	-16.1%
December	96	107	+11.5%
January	145	153	+5.5%
February	165	152	-7.9%
March	224	245	+9.4%
12-Month Avg	195	200	+2.3%

Historical New Listing Activity

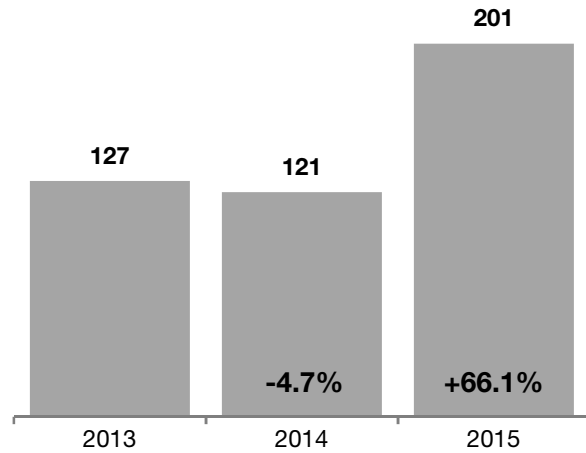


Pending Sales

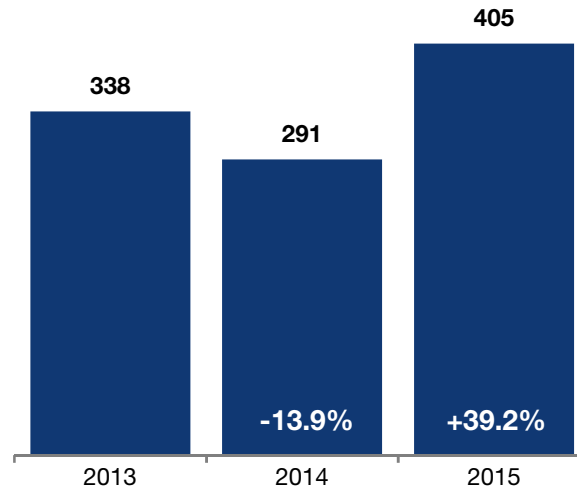
A count of the properties on which contracts have been accepted in a given month.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	152	148	-2.6%
May	159	140	-11.9%
June	175	186	+6.3%
July	155	152	-1.9%
August	173	153	-11.6%
September	118	135	+14.4%
October	125	139	+11.2%
November	102	108	+5.9%
December	94	112	+19.1%
January	87	97	+11.5%
February	83	107	+28.9%
March	121	201	+66.1%
12-Month Avg	129	140	+8.7%

Historical Pending Sales Activity

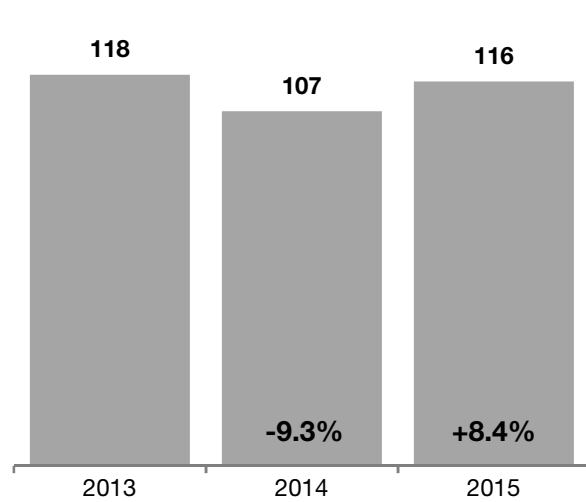


Closed Sales

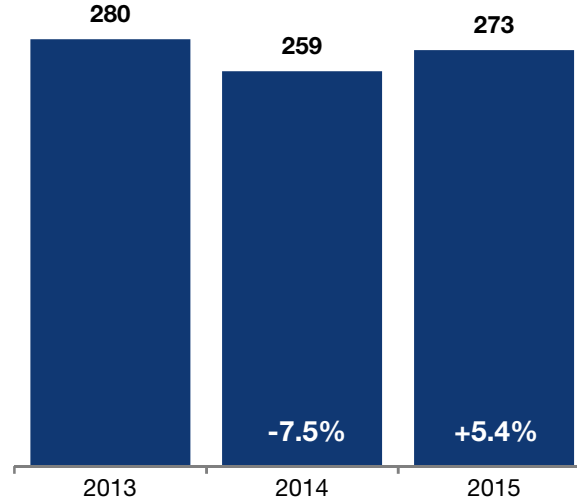
A count of the actual sales that have closed in a given month.



March

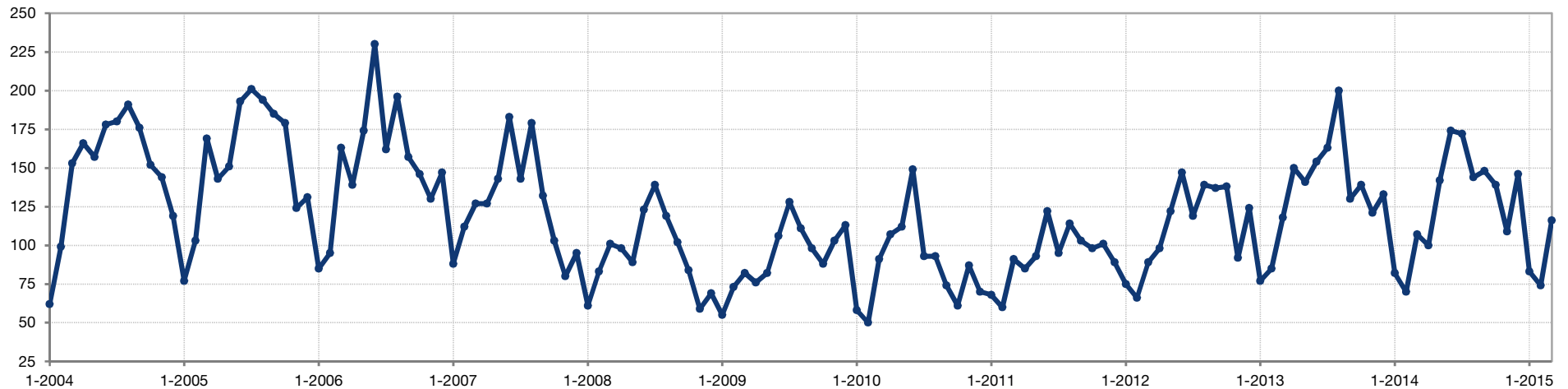


Year To Date



Month	Prior Year	Current Year	+ / -
April	150	100	-33.3%
May	141	142	+0.7%
June	154	174	+13.0%
July	163	172	+5.5%
August	200	144	-28.0%
September	130	148	+13.8%
October	139	139	0.0%
November	121	109	-9.9%
December	133	146	+9.8%
January	82	83	+1.2%
February	70	74	+5.7%
March	107	116	+8.4%
12-Month Avg	133	129	-1.1%

Historical Closed Sales Activity

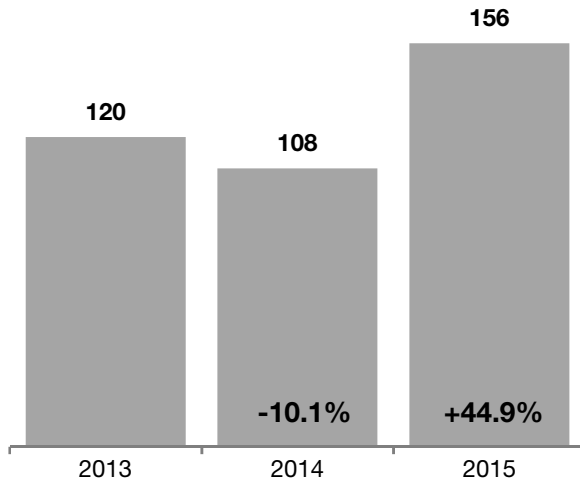


Days on Market Until Sale

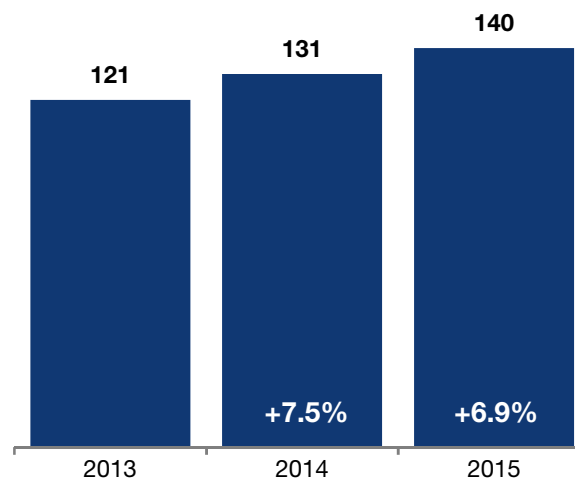
Average number of days between when a property is listed and when an offer is accepted in a given month.



March

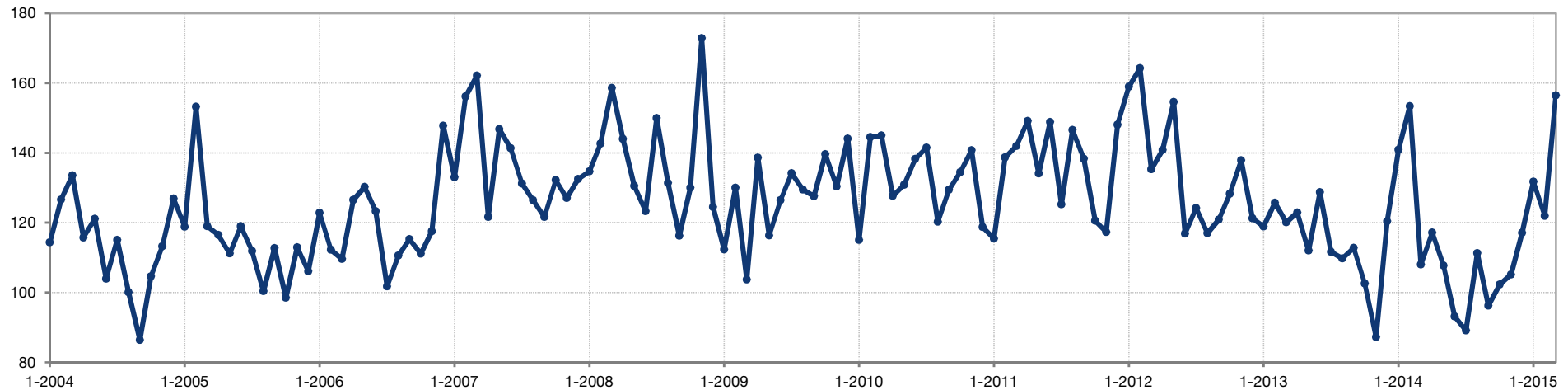


Year To Date



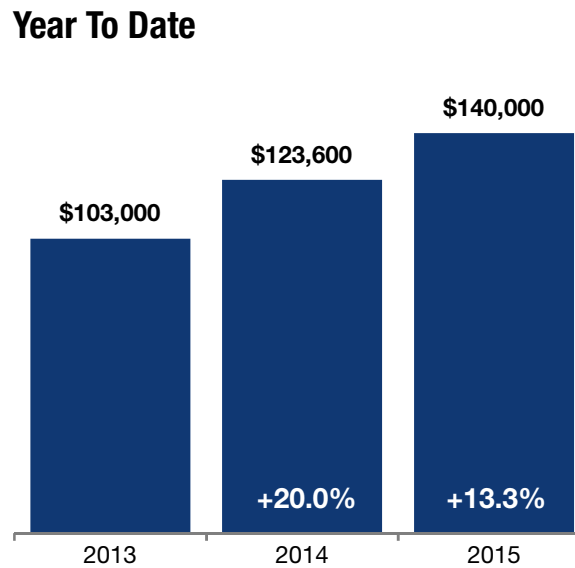
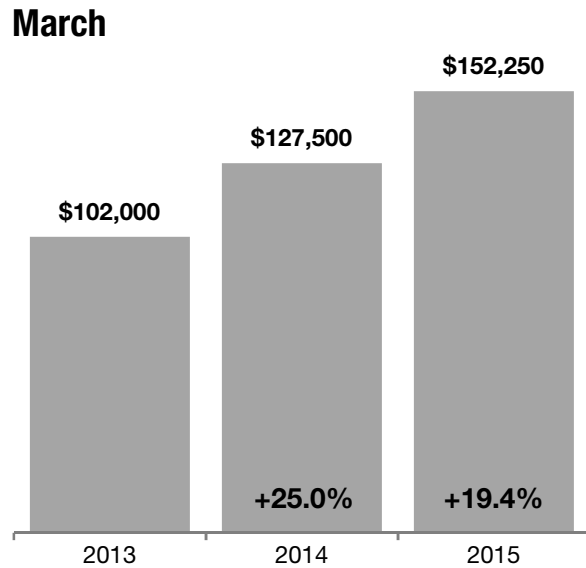
Month	Prior Year	Current Year	+ / -
April	123	117	-4.7%
May	112	108	-3.8%
June	129	93	-27.7%
July	112	89	-20.2%
August	110	111	+1.4%
September	113	96	-14.7%
October	103	102	-0.3%
November	87	105	+20.5%
December	120	117	-2.8%
January	141	132	-6.5%
February	153	122	-20.5%
March	108	156	+44.9%
12-Month Avg	115	110	-4.9%

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.



Month	Prior Year	Current Year	+ / -
April	\$120,000	\$136,000	+13.3%
May	\$132,500	\$125,000	-5.7%
June	\$138,000	\$159,000	+15.2%
July	\$160,000	\$134,500	-15.9%
August	\$134,500	\$130,000	-3.3%
September	\$148,000	\$148,000	0.0%
October	\$145,000	\$123,200	-15.0%
November	\$127,250	\$141,500	+11.2%
December	\$135,000	\$135,000	0.0%
January	\$124,000	\$131,900	+6.4%
February	\$110,000	\$135,090	+22.8%
March	\$127,500	\$152,250	+19.4%
12-Month Med	\$135,000	\$137,900	+2.1%

Historical Median Sales Price

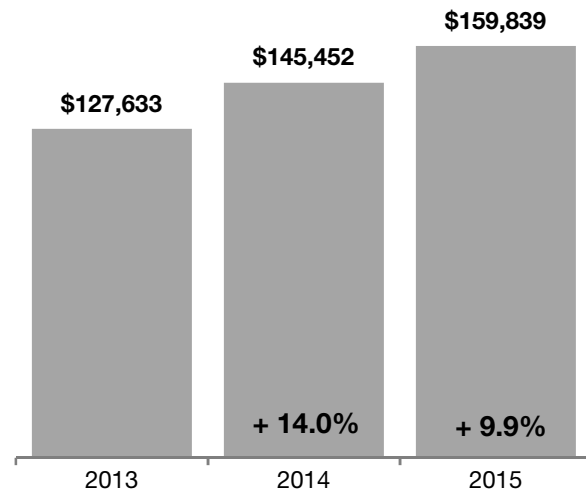


Average Sales Price

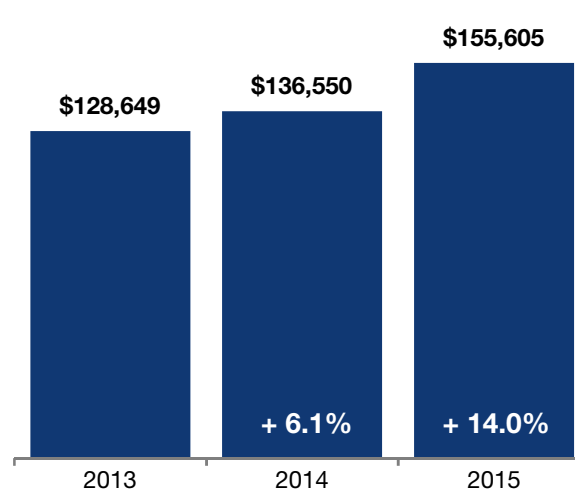
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March

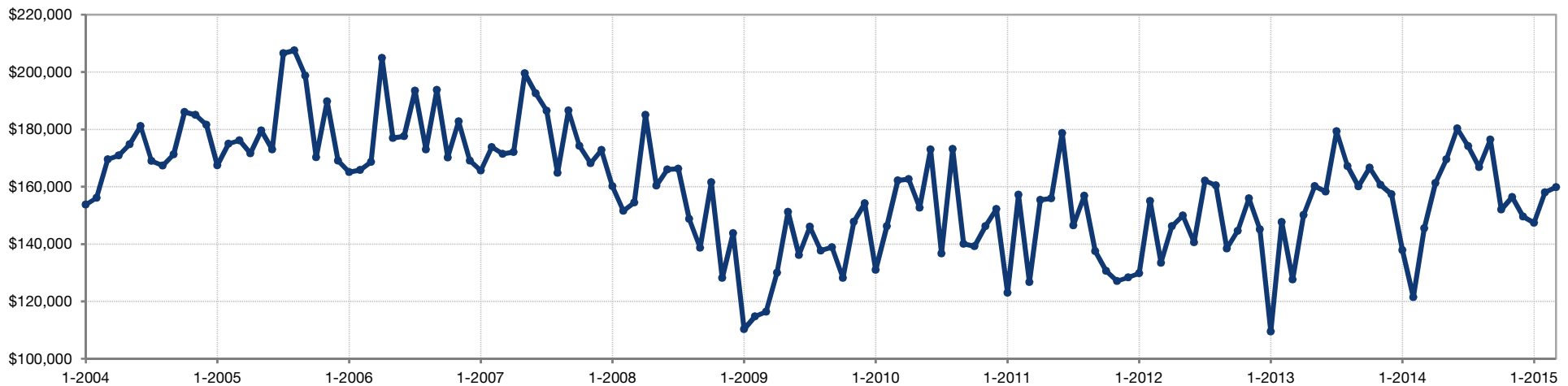


Year To Date



Month	Prior Year	Current Year	+ / -
April	\$150,112	\$161,245	+7.4%
May	\$160,169	\$169,561	+5.9%
June	\$158,315	\$180,320	+13.9%
July	\$179,307	\$174,158	-2.9%
August	\$167,158	\$166,786	-0.2%
September	\$160,079	\$176,400	+10.2%
October	\$166,598	\$151,993	-8.8%
November	\$160,658	\$156,391	-2.7%
December	\$157,373	\$149,579	-5.0%
January	\$137,901	\$147,378	+6.9%
February	\$121,456	\$158,039	+30.1%
March	\$145,452	\$159,839	+9.9%
12-Month Avg	\$158,406	\$164,318	+3.7%

Historical Average Sales Price

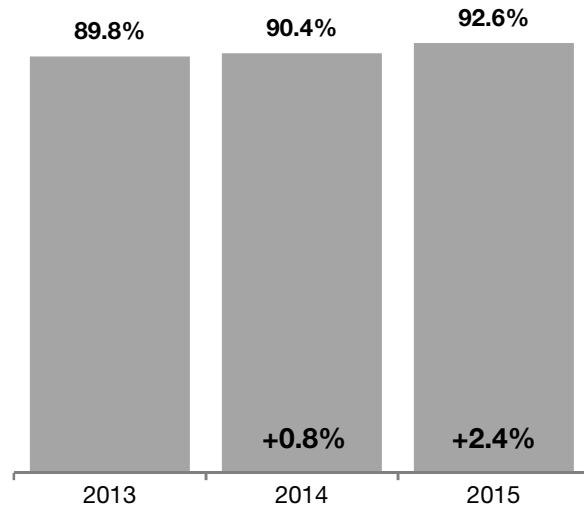


Percent of Original List Price Received

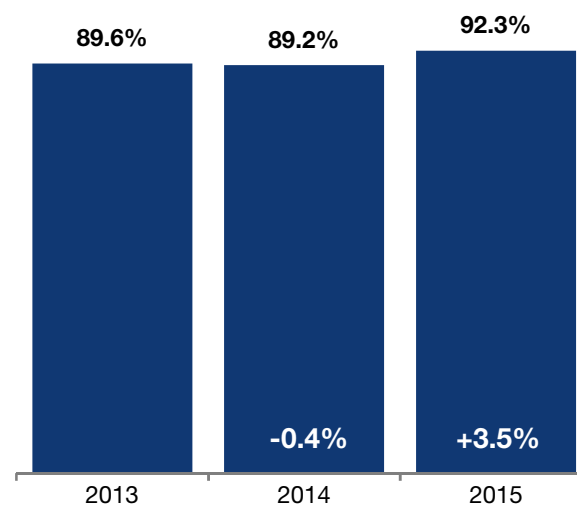
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	90.8%	91.4%	+0.6%
May	92.1%	93.8%	+1.9%
June	93.2%	93.2%	+0.1%
July	93.0%	92.4%	-0.7%
August	91.2%	92.2%	+1.1%
September	92.2%	93.1%	+0.9%
October	92.6%	94.2%	+1.6%
November	91.9%	92.2%	+0.3%
December	90.6%	90.3%	-0.3%
January	87.6%	92.9%	+6.1%
February	89.2%	91.2%	+2.3%
March	90.4%	92.6%	+2.4%
12-Month Avg	91.5%	92.5%	+1.1%

Historical Percent of Original List Price Received

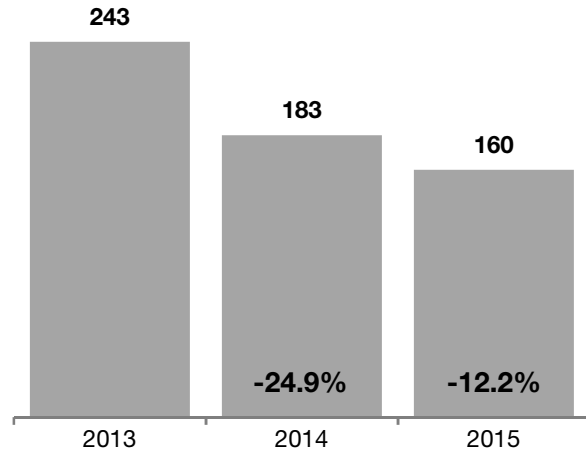


Housing Affordability Index

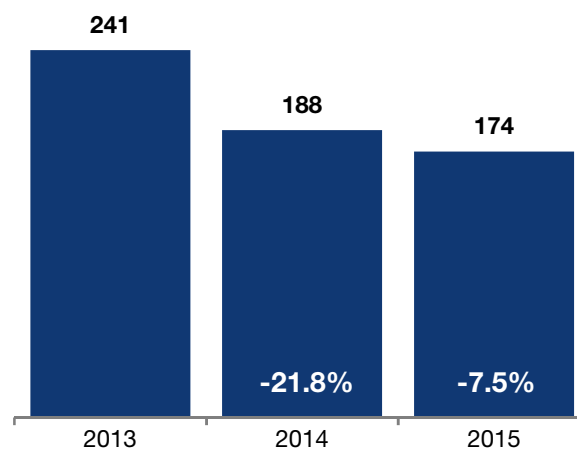
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



March

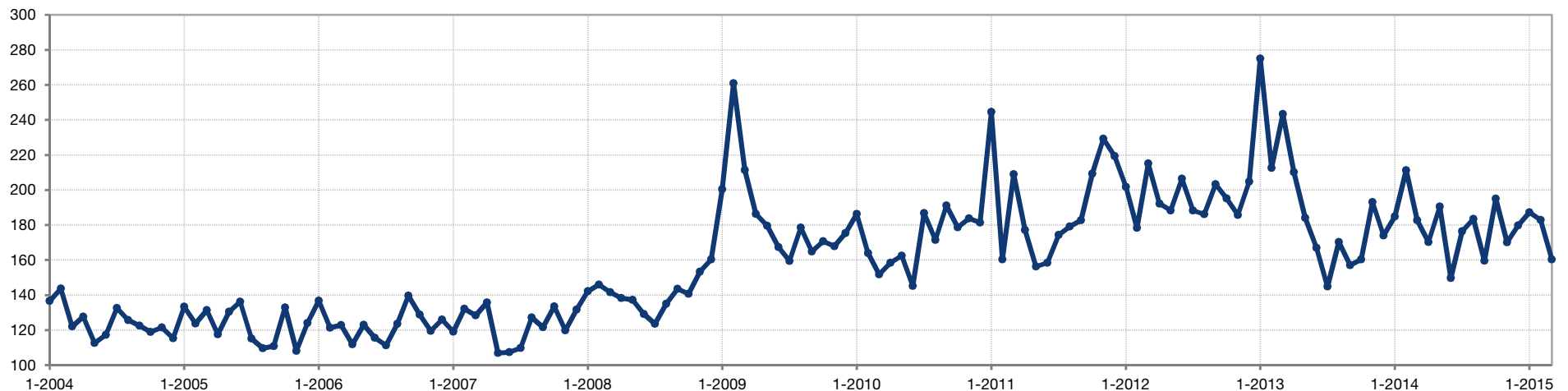


Year To Date



Month	Prior Year	Current Year	+ / -
April	210	170	-19.0%
May	184	191	+3.6%
June	167	150	-10.3%
July	145	176	+21.8%
August	170	183	+7.7%
September	157	160	+1.6%
October	160	195	+21.6%
November	193	170	-11.9%
December	174	180	+3.3%
January	185	187	+1.3%
February	211	183	-13.4%
March	183	160	-12.2%
12-Month Avg	178	175	-0.5%

Historical Housing Affordability Index

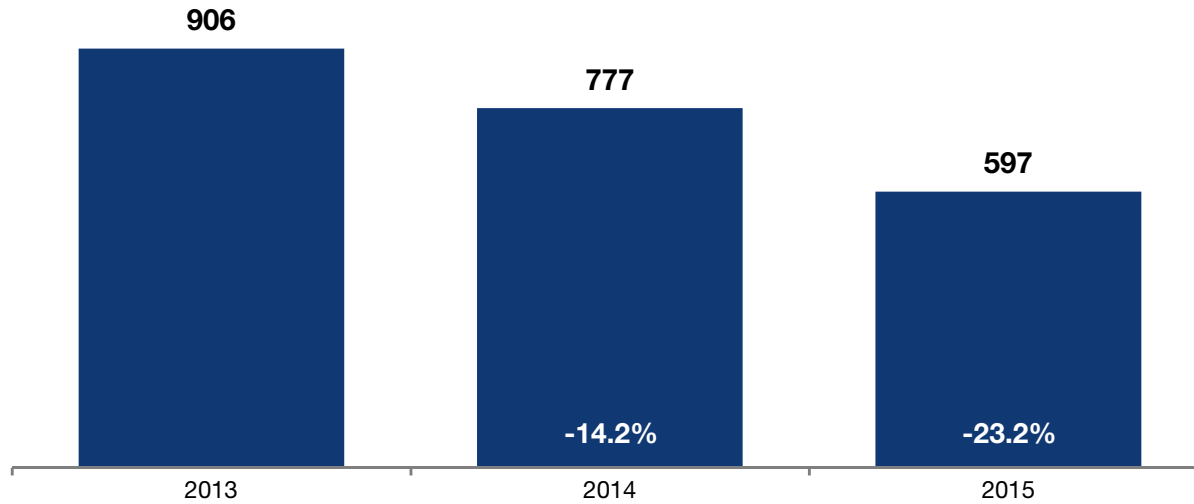


Inventory of Homes for Sale

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

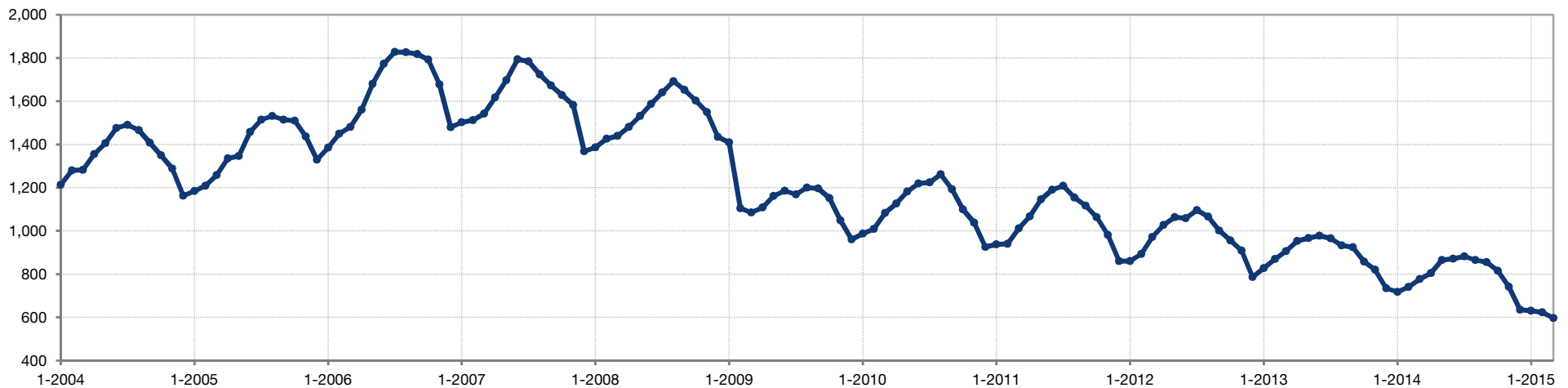


March



Month	Prior Year	Current Year	+ / -
April	953	805	-15.5%
May	967	865	-10.5%
June	978	871	-10.9%
July	965	882	-8.6%
August	933	865	-7.3%
September	924	855	-7.5%
October	858	815	-5.0%
November	820	742	-9.5%
December	734	635	-13.5%
January	718	630	-12.3%
February	741	623	-15.9%
March	777	597	-23.2%
12-Month Avg	864	765	-11.6%

Historical Inventory of Homes for Sale

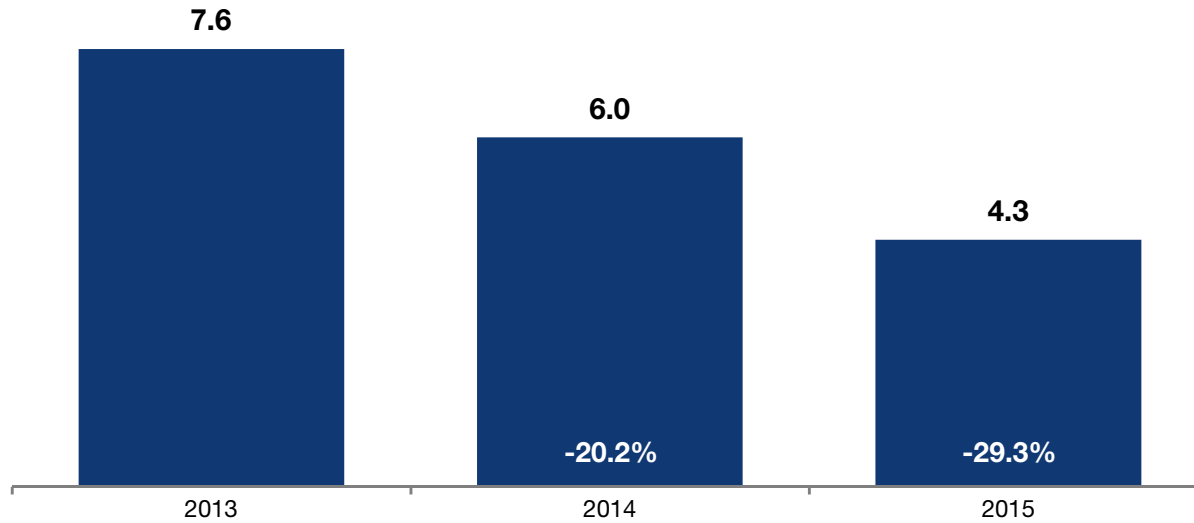


Months Supply of Inventory

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..



March



Month	Prior Year	Current Year	+ / -
April	7.8	6.3	-19.6%
May	7.8	6.8	-13.0%
June	7.6	6.8	-10.5%
July	7.5	6.9	-7.5%
August	7.0	6.9	-2.4%
September	7.0	6.7	-3.8%
October	6.5	6.4	-1.7%
November	6.2	5.8	-6.6%
December	5.5	4.9	-12.0%
January	5.5	4.8	-12.0%
February	5.7	4.7	-18.4%
March	6.0	4.3	-29.3%
12-Month Avg	6.7	5.9	-11.2%

Historical Months Supply of Inventory

