

Monthly Indicators

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



February 2013



Quick Facts

+ 24.2% **- 11.3%** **- 9.1%**

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.



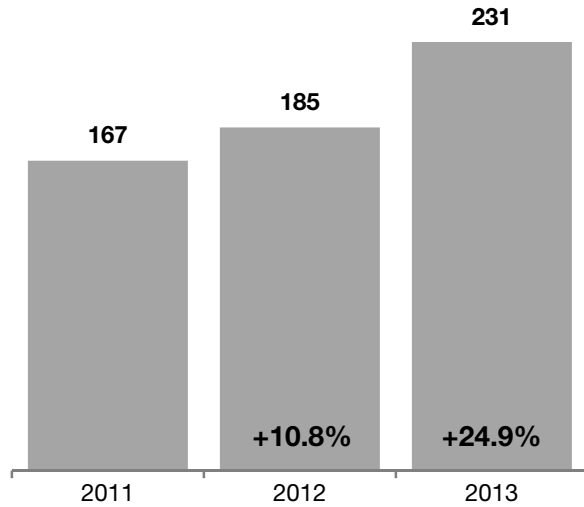
Key Metrics	Historical Sparklines	2-2012	2-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		185	231	+ 24.9%	356	449	+ 26.1%
Pending Sales		79	114	+ 44.3%	163	218	+ 33.7%
Closed Sales		66	82	+ 24.2%	141	157	+ 11.3%
Days on Market Until Sale		164	126	- 23.4%	161	120	- 25.6%
Median Sales Price		\$135,300	\$120,000	- 11.3%	\$124,500	\$108,950	- 12.5%
Average Sales Price		\$157,188	\$153,622	- 2.3%	\$144,101	\$131,475	- 8.8%
Percent of Original List Price Received		91.5%	90.0%	- 1.6%	88.4%	89.5%	+ 1.2%
Housing Affordability Index		209	238	+ 13.5%	223	255	+ 14.3%
Inventory of Homes for Sale		842	765	- 9.1%	--	--	--
Months Supply of Homes for Sale		8.8	6.6	- 25.0%	--	--	--

New Listings

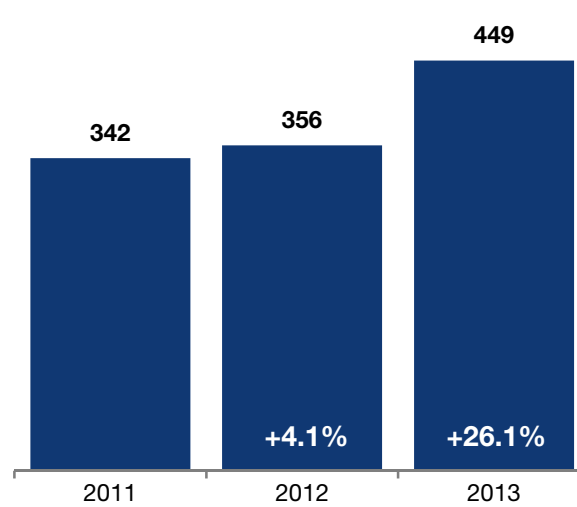
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	236	249	+5.5%
April	219	250	+14.2%
May	250	242	-3.2%
June	232	206	-11.2%
July	224	264	+17.9%
August	198	201	+1.5%
September	180	150	-16.7%
October	160	173	+8.1%
November	137	145	+5.8%
December	111	102	-8.1%
January	171	218	+27.5%
February	185	231	+24.9%
12-Month Avg	192	203	+5.6%

Historical New Listing Activity

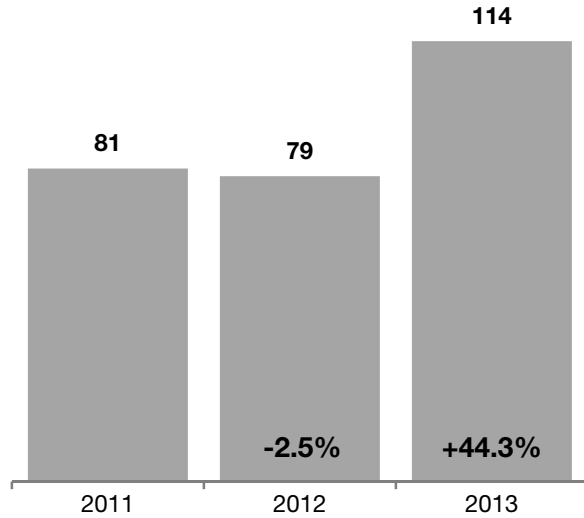


Pending Sales

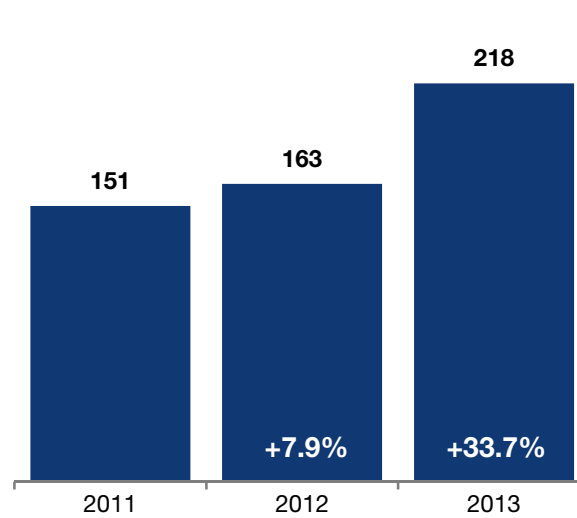
A count of the properties on which contracts have been accepted in a given month.



February

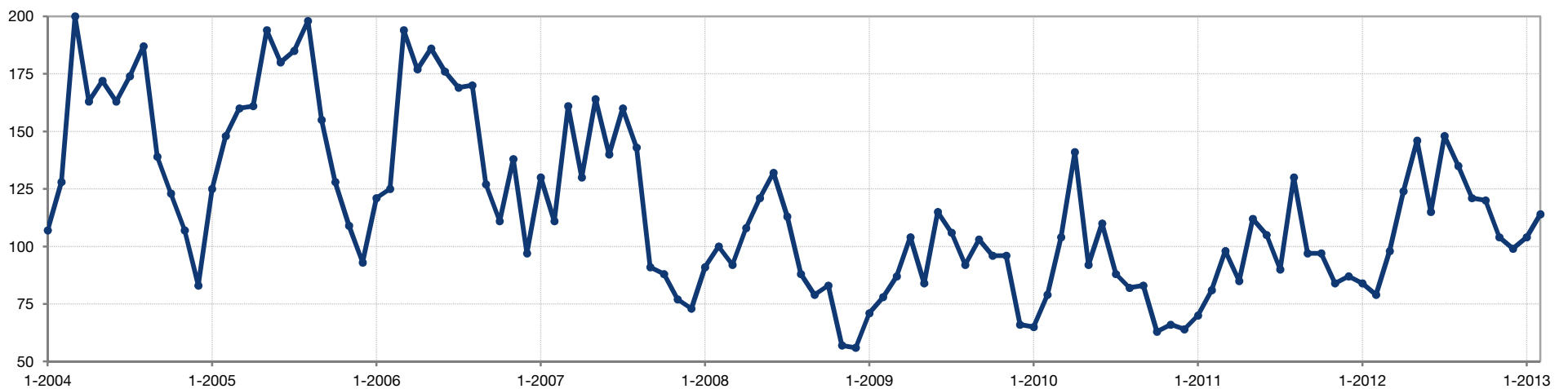


Year To Date



Month	Prior Year	Current Year	+ / -
March	98	98	0.0%
April	85	124	+45.9%
May	112	146	+30.4%
June	105	115	+9.5%
July	90	148	+64.4%
August	130	135	+3.8%
September	97	121	+24.7%
October	97	120	+23.7%
November	84	104	+23.8%
December	87	99	+13.8%
January	84	104	+23.8%
February	79	114	+44.3%
12-Month Avg	96	119	+24.4%

Historical Pending Sales Activity

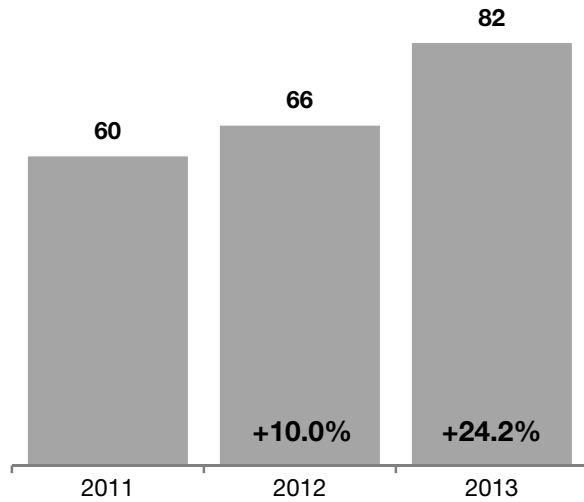


Closed Sales

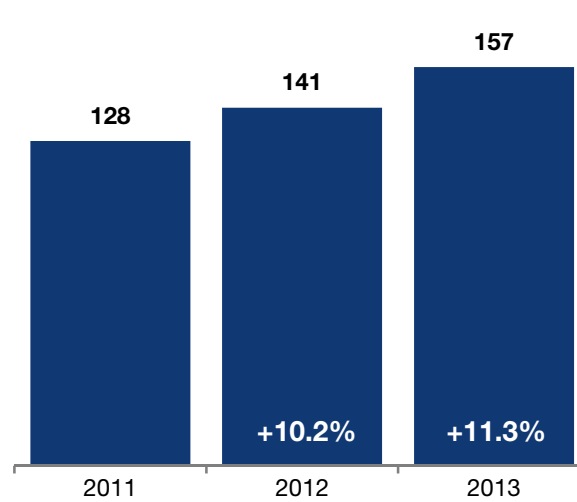
A count of the actual sales that have closed in a given month.



February

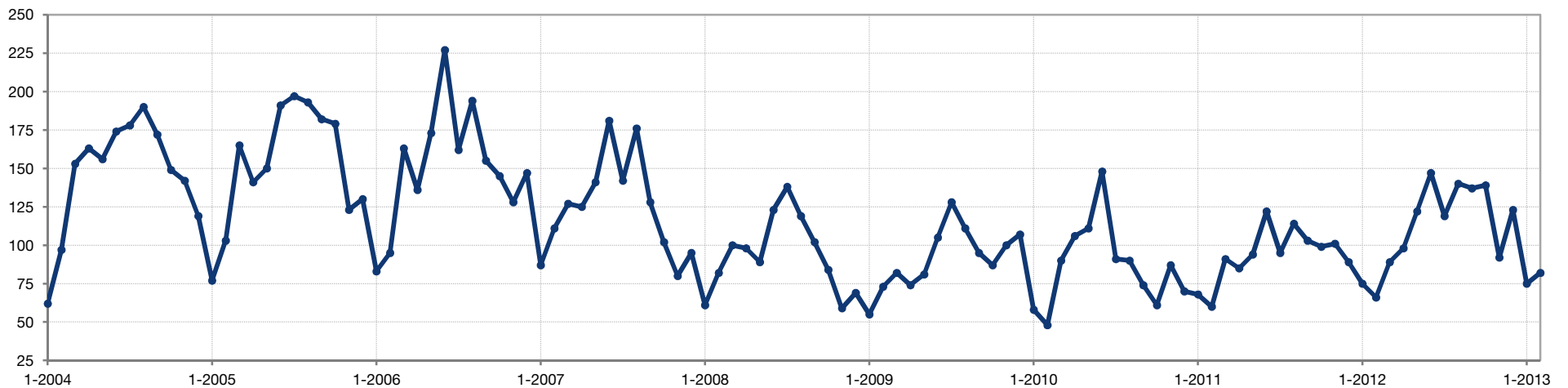


Year To Date



Month	Prior Year	Current Year	+ / -
March	91	89	-2.2%
April	85	98	+15.3%
May	94	122	+29.8%
June	122	147	+20.5%
July	95	119	+25.3%
August	114	140	+22.8%
September	103	137	+33.0%
October	99	139	+40.4%
November	101	92	-8.9%
December	89	123	+38.2%
January	75	75	0.0%
February	66	82	+24.2%
12-Month Avg	95	114	+19.9%

Historical Closed Sales Activity

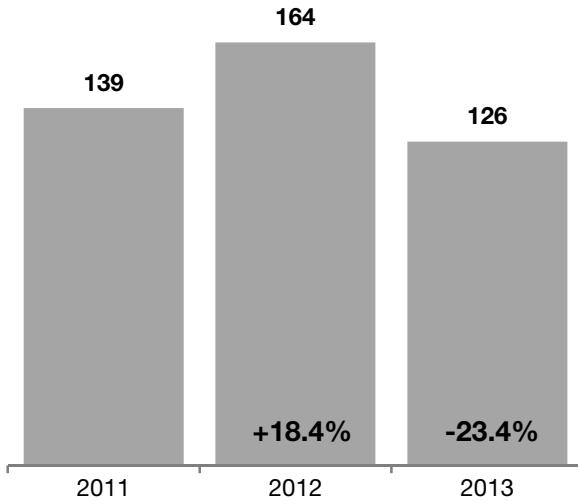


Days on Market Until Sale

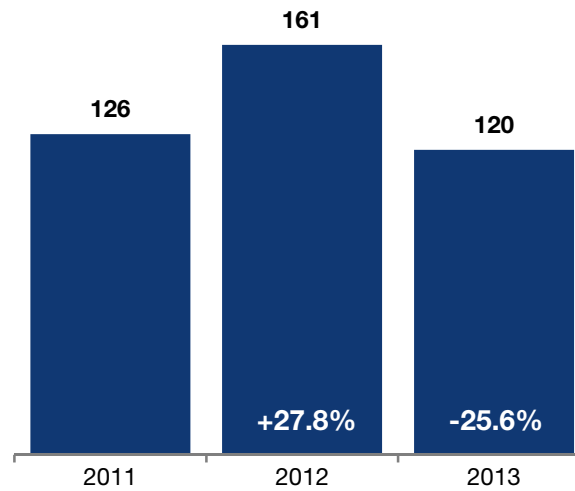
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

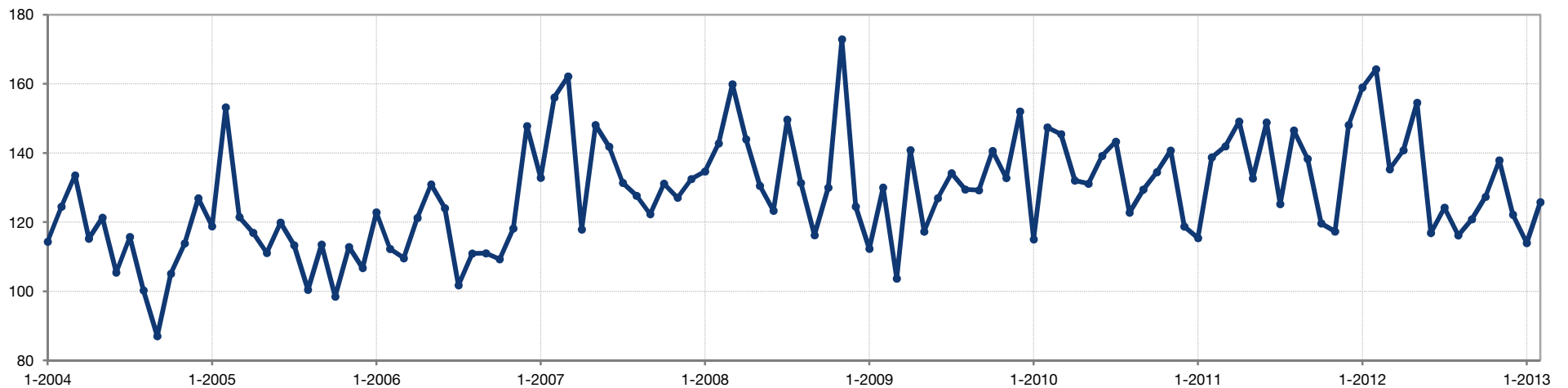


Year To Date



Month	Prior Year	Current Year	+ / -
March	142	135	-4.7%
April	149	141	-5.6%
May	133	155	+16.5%
June	149	117	-21.5%
July	125	124	-0.8%
August	147	116	-20.7%
September	138	121	-12.6%
October	120	127	+6.4%
November	117	138	+17.5%
December	148	122	-17.5%
January	159	114	-28.3%
February	164	126	-23.4%
12-Month Avg	116	108	-7.1%

Historical Days on Market Until Sale

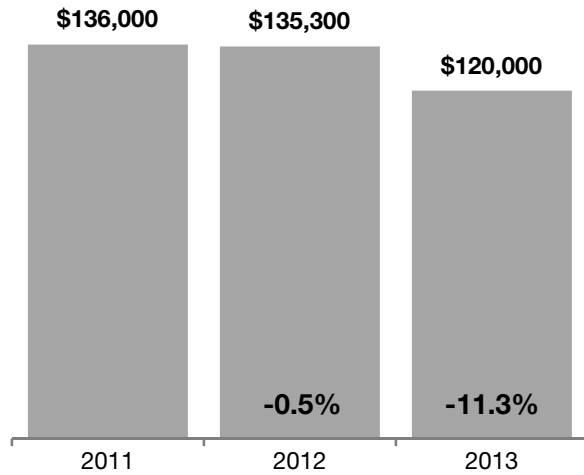


Median Sales Price

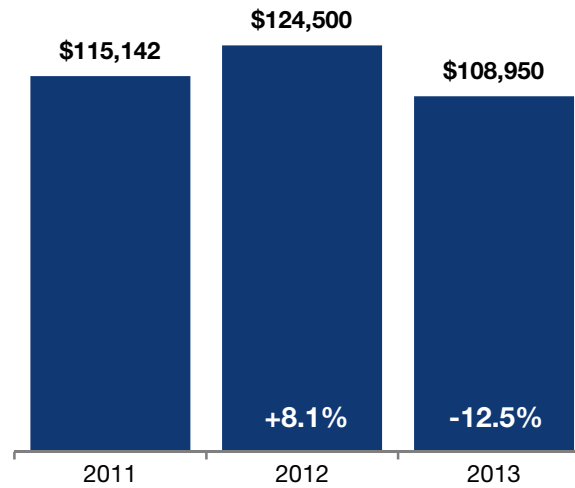
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

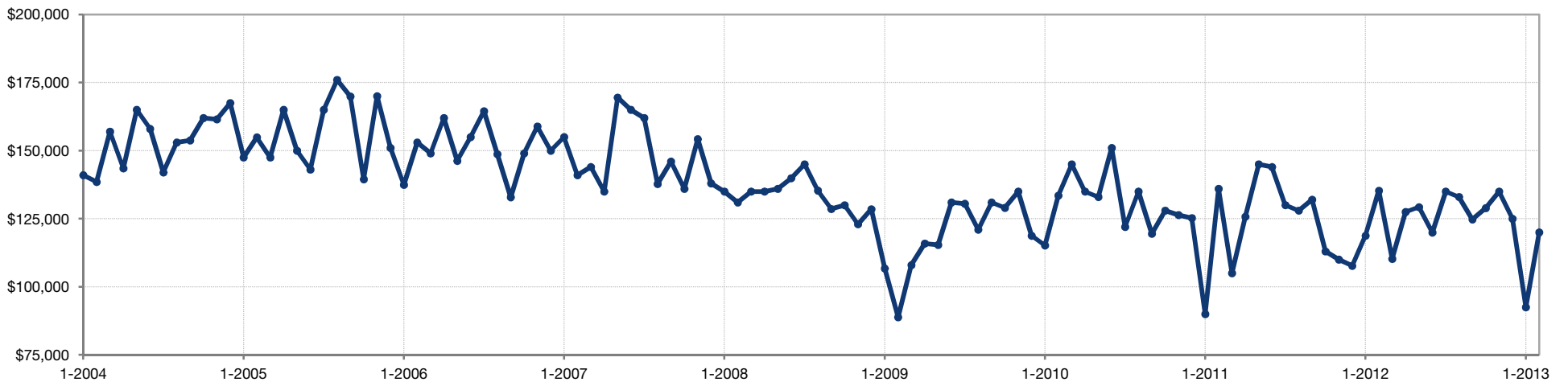


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$105,000	\$110,250	+5.0%
April	\$125,750	\$127,500	+1.4%
May	\$145,000	\$129,250	-10.9%
June	\$144,000	\$119,950	-16.7%
July	\$130,000	\$135,000	+3.8%
August	\$128,000	\$133,000	+3.9%
September	\$132,000	\$124,750	-5.5%
October	\$113,000	\$128,900	+14.1%
November	\$110,000	\$135,000	+22.7%
December	\$107,700	\$125,000	+16.1%
January	\$118,750	\$92,500	-22.1%
February	\$135,300	\$120,000	-11.3%
12-Month Med	\$125,000	\$125,000	0.0%

Historical Median Sales Price

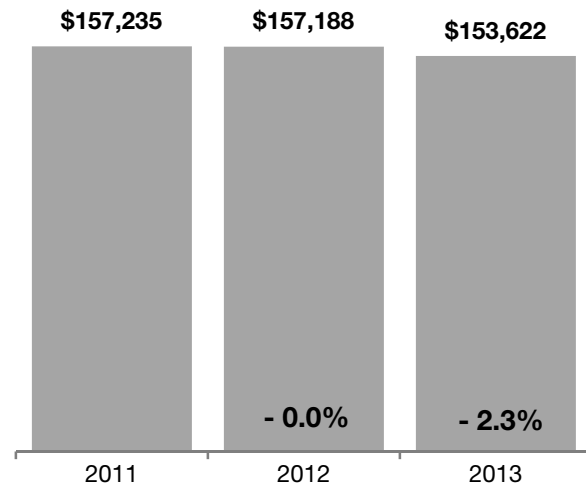


Average Sales Price

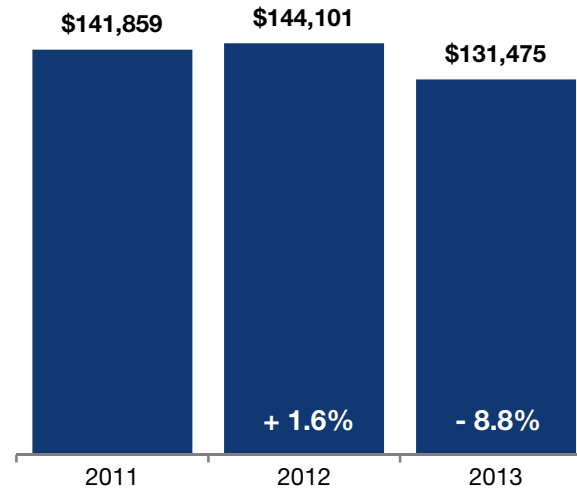
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

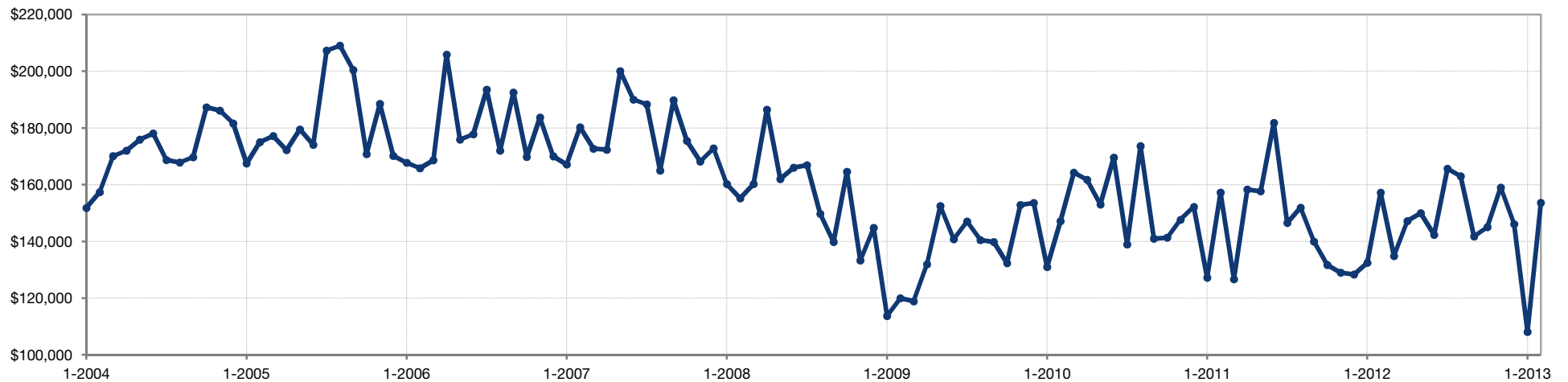


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$126,671	\$134,833	+6.4%
April	\$158,292	\$147,182	-7.0%
May	\$157,685	\$149,979	-4.9%
June	\$181,794	\$142,326	-21.7%
July	\$146,518	\$165,630	+13.0%
August	\$151,899	\$162,975	+7.3%
September	\$139,922	\$141,747	+1.3%
October	\$131,699	\$145,066	+10.1%
November	\$129,009	\$158,983	+23.2%
December	\$128,349	\$146,099	+13.8%
January	\$132,468	\$108,115	-18.4%
February	\$157,188	\$153,622	-2.3%
12-Month Avg	\$145,820	\$147,522	+1.2%

Historical Average Sales Price

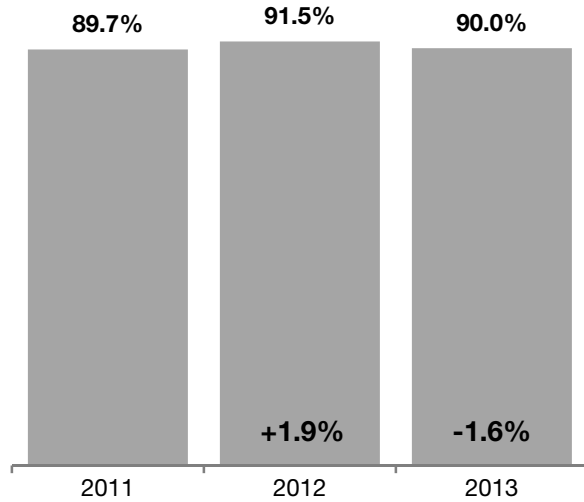


Percent of Original List Price Received

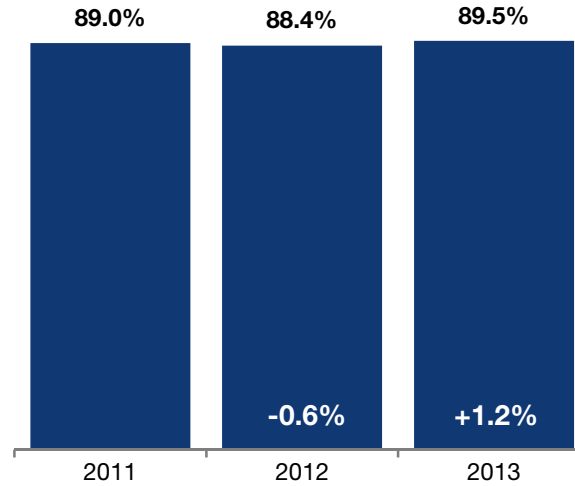


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

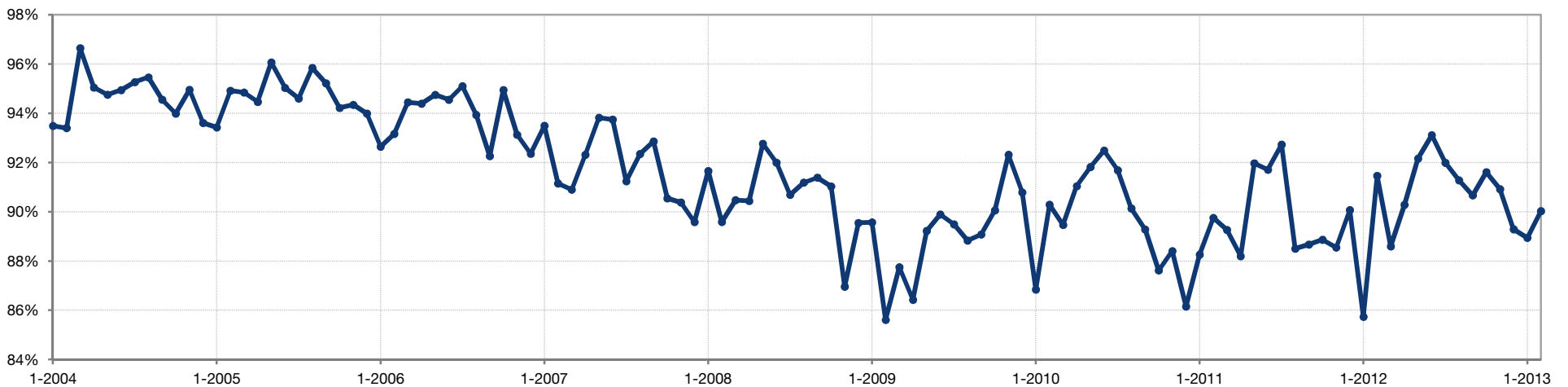


Year To Date



Month	Prior Year	Current Year	+ / -
March	89.3%	88.6%	-0.7%
April	88.2%	90.3%	+2.4%
May	92.0%	92.2%	+0.2%
June	91.7%	93.1%	+1.5%
July	92.7%	92.0%	-0.8%
August	88.5%	91.3%	+3.1%
September	88.7%	90.7%	+2.3%
October	88.9%	91.6%	+3.1%
November	88.5%	90.9%	+2.7%
December	90.1%	89.3%	-0.9%
January	85.7%	88.9%	+3.7%
February	91.5%	90.0%	-1.6%
12-Month Avg	89.7%	90.9%	+1.4%

Historical Percent of Original List Price Received

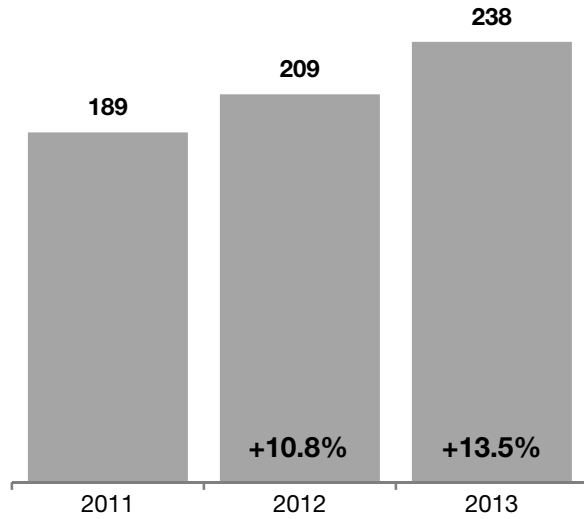


Housing Affordability Index

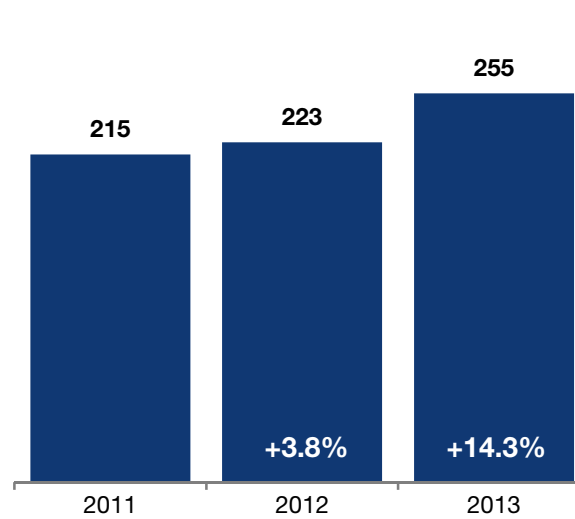


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

February

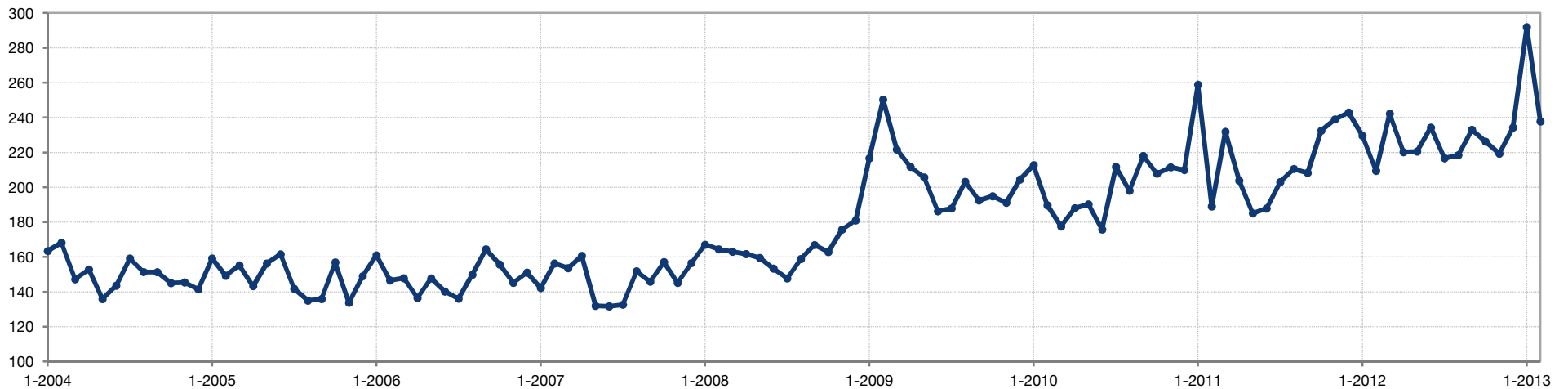


Year To Date



Month	Prior Year	Current Year	+ / -
March	232	242	+4.5%
April	204	220	+8.0%
May	185	221	+19.2%
June	188	234	+24.7%
July	203	217	+6.7%
August	211	218	+3.7%
September	208	233	+11.9%
October	233	226	-2.7%
November	239	219	-8.2%
December	243	234	-3.6%
January	230	292	+27.2%
February	209	238	+13.5%
12-Month Avg	215	233	+8.7%

Historical Housing Affordability Index

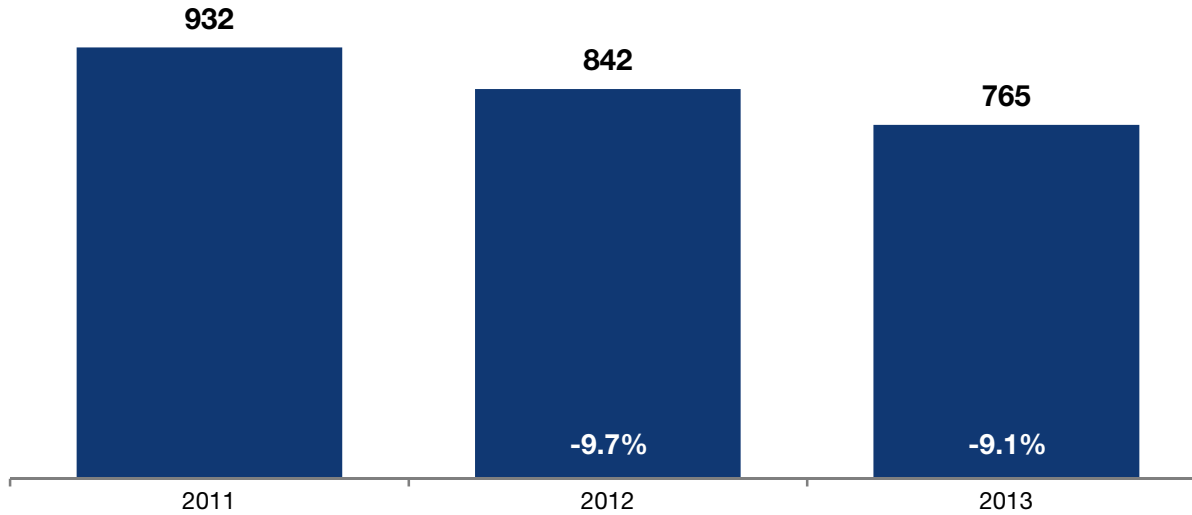


Inventory of Homes for Sale

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

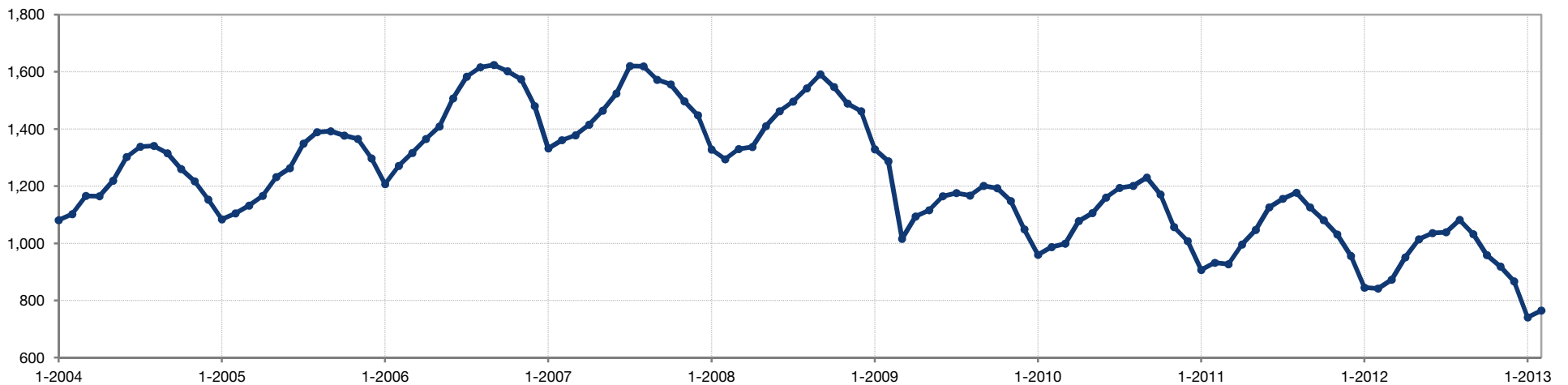


February



Month	Prior Year	Current Year	+ / -
March	927	873	-5.8%
April	996	951	-4.5%
May	1,047	1,014	-3.2%
June	1,126	1,036	-8.0%
July	1,156	1,039	-10.1%
August	1,177	1,082	-8.1%
September	1,126	1,032	-8.3%
October	1,081	959	-11.3%
November	1,031	919	-10.9%
December	956	867	-9.3%
January	845	741	-12.3%
February	842	765	-9.1%
12-Month Avg	1,026	940	-8.4%

Historical Inventory of Homes for Sale

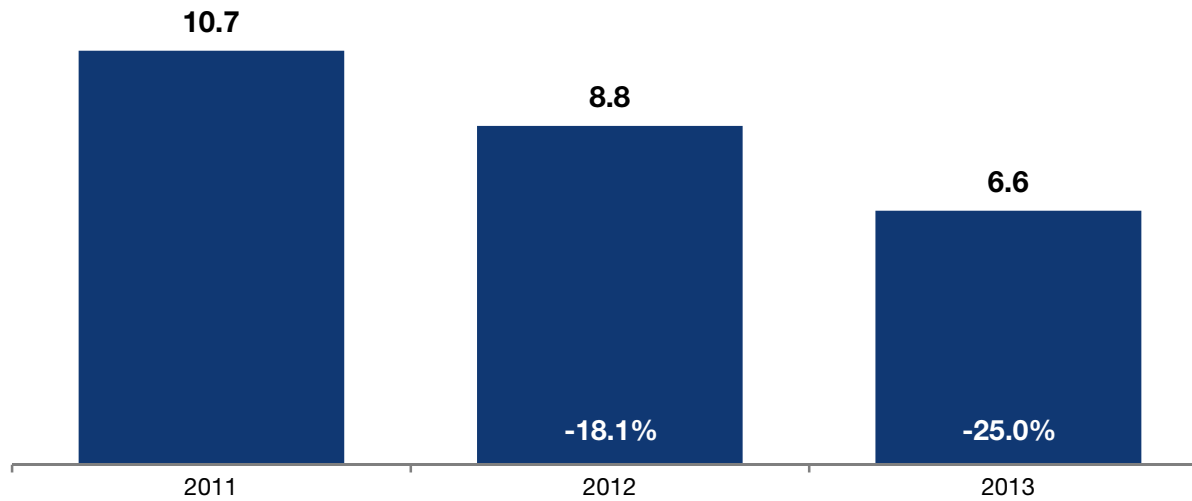


Months Supply of Inventory

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..



February



Month	Prior Year	Current Year	+ / -
March	10.7	9.1	-14.4%
April	11.5	9.9	-13.7%
May	12.8	10.3	-19.9%
June	13.5	10.2	-24.5%
July	13.9	10.1	-27.2%
August	14.1	10.1	-28.8%
September	12.9	9.6	-25.8%
October	12.2	8.7	-28.6%
November	11.3	8.2	-27.2%
December	10.3	7.6	-25.8%
January	8.9	6.5	-27.4%
February	8.8	6.6	-25.0%
12-Month Avg	11.7	8.9	-24.1%

Historical Months Supply of Inventory

