

Monthly Indicators

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



April 2013



Quick Facts

+ 46.9%

- 4.3%

- 11.9%

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.



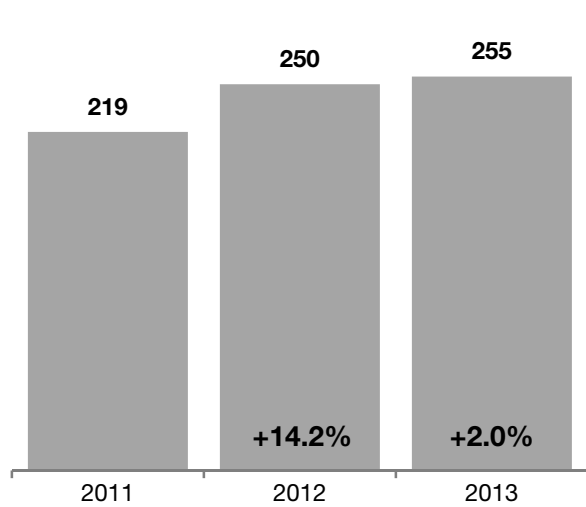
Key Metrics	Historical Sparklines	4-2012	4-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		250	255	+ 2.0%	855	932	+ 9.0%
Pending Sales		124	152	+ 22.6%	385	496	+ 28.8%
Closed Sales		98	144	+ 46.9%	328	421	+ 28.4%
Days on Market Until Sale		141	125	- 11.5%	148	122	- 17.8%
Median Sales Price		\$127,500	\$122,000	- 4.3%	\$123,500	\$112,000	- 9.3%
Average Sales Price		\$147,182	\$151,641	+ 3.0%	\$142,495	\$138,328	- 2.9%
Percent of Original List Price Received		90.3%	91.0%	+ 0.8%	89.0%	90.1%	+ 1.2%
Housing Affordability Index		220	238	+ 8.1%	226	253	+ 12.3%
Inventory of Homes for Sale		952	839	- 11.9%	--	--	--
Months Supply of Homes for Sale		10.0	6.9	- 30.4%	--	--	--

New Listings

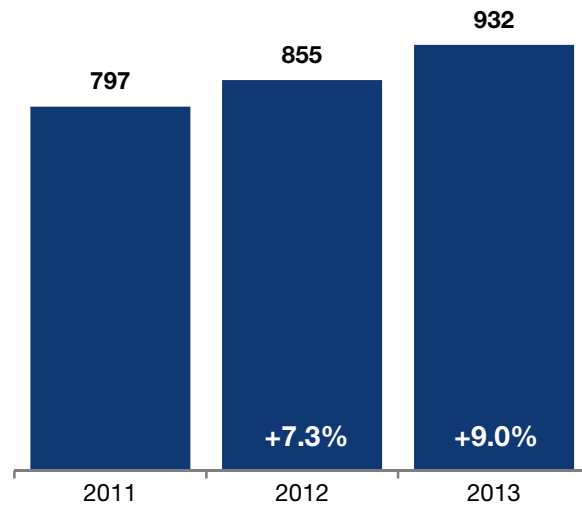
A count of the properties that have been newly listed on the market in a given month.



April

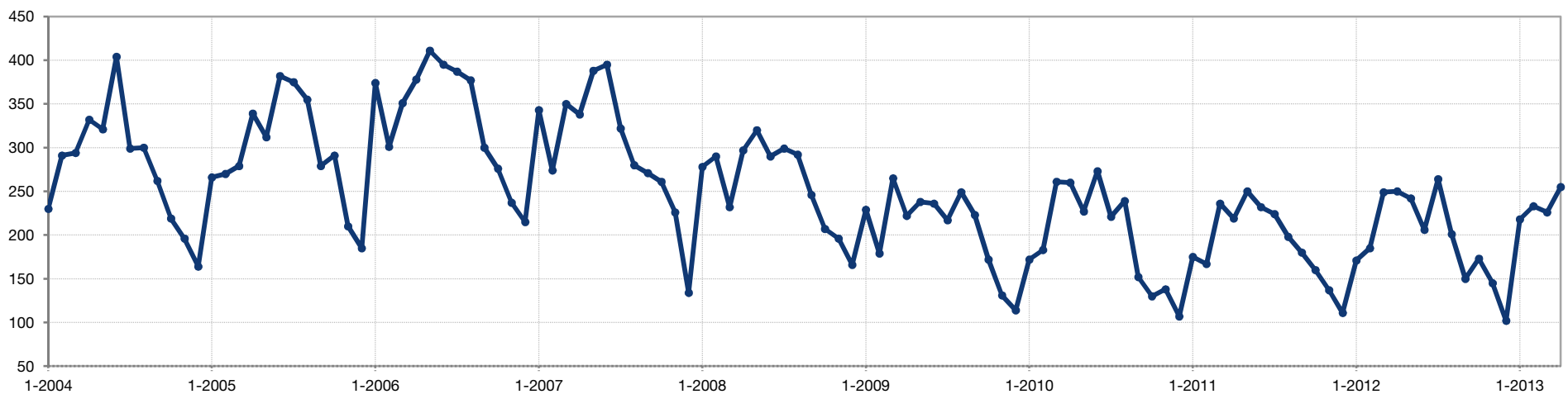


Year To Date



Month	Prior Year	Current Year	+ / -
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	233	+25.9%
March	249	226	-9.2%
April	250	255	+2.0%
12-Month Avg	196	201	+2.9%

Historical New Listing Activity

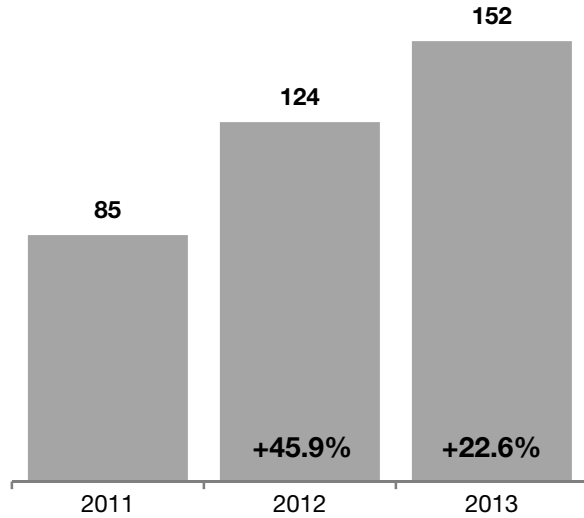


Pending Sales

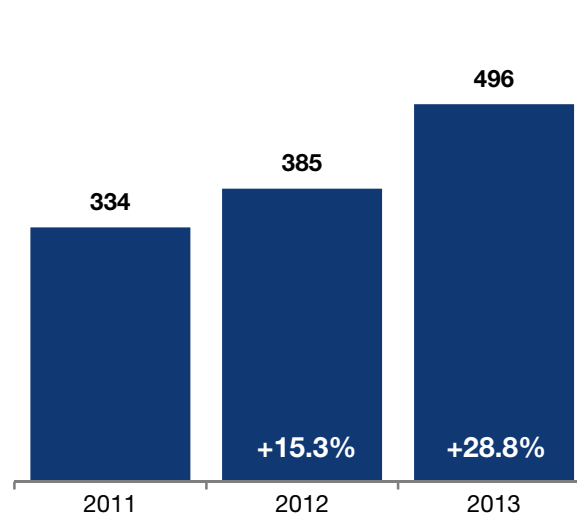
A count of the properties on which contracts have been accepted in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	112	146	+30.4%
June	105	115	+9.5%
July	90	147	+63.3%
August	130	134	+3.1%
September	97	120	+23.7%
October	97	119	+22.7%
November	84	104	+23.8%
December	86	99	+15.1%
January	84	101	+20.2%
February	79	115	+45.6%
March	98	128	+30.6%
April	124	152	+22.6%
12-Month Avg	99	123	+24.8%

Historical Pending Sales Activity

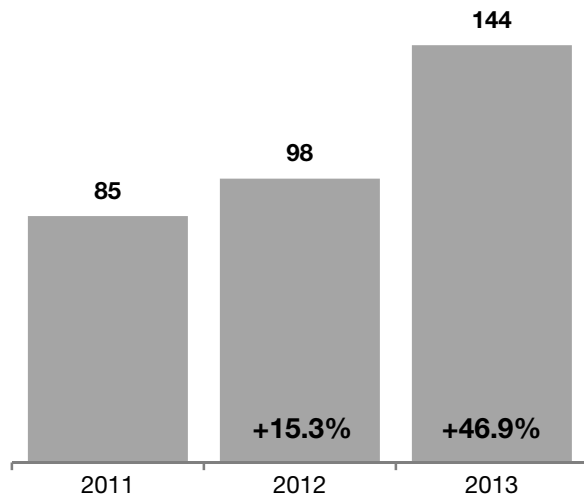


Closed Sales

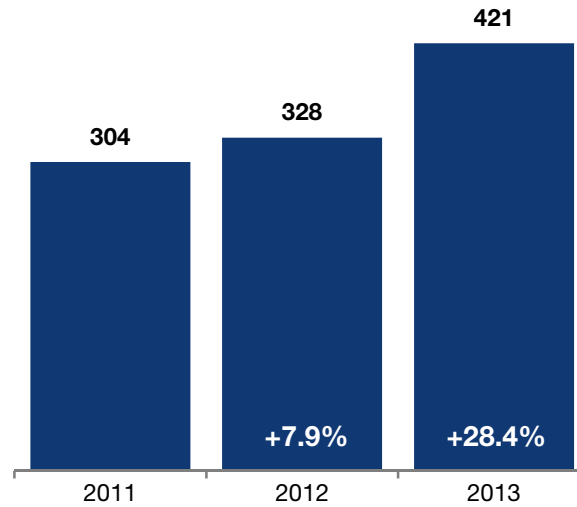
A count of the actual sales that have closed in a given month.



April

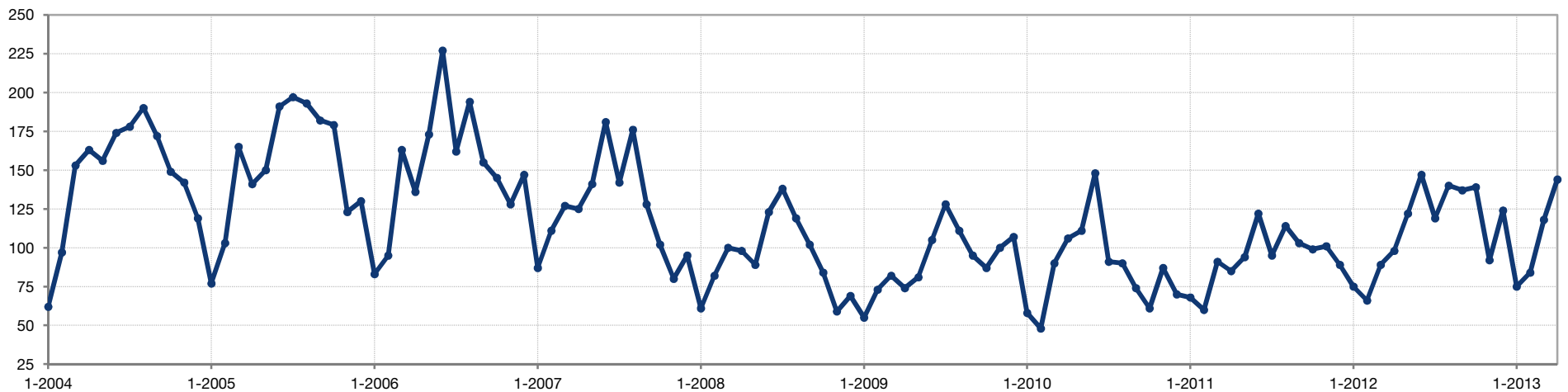


Year To Date



Month	Prior Year	Current Year	+ / -
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	124	+39.3%
January	75	75	0.0%
February	66	84	+27.3%
March	89	118	+32.6%
April	98	144	+46.9%
12-Month Avg	95	120	+25.7%

Historical Closed Sales Activity

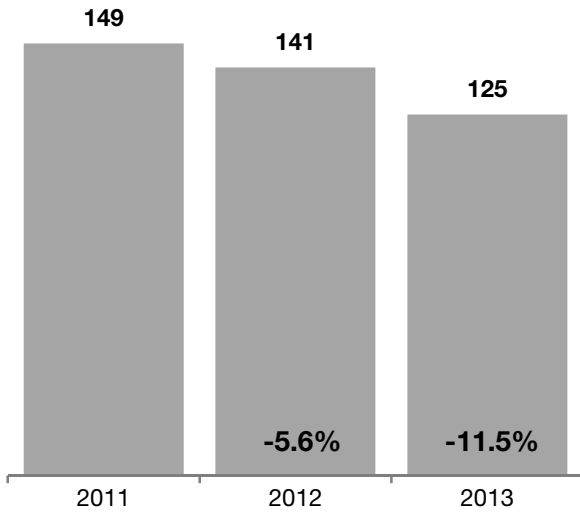


Days on Market Until Sale

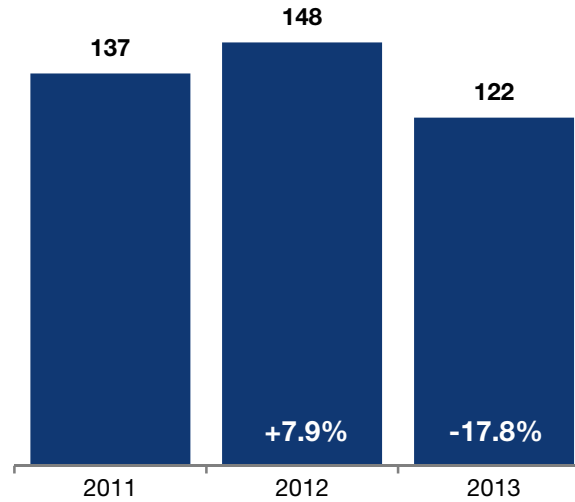
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

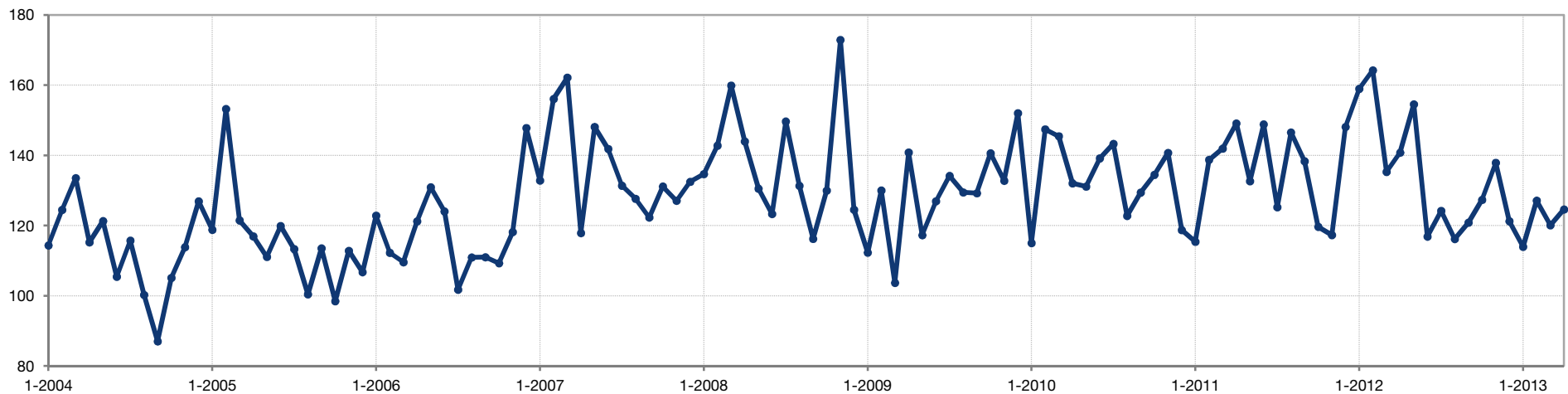


Year To Date



Month	Prior Year	Current Year	+ / -
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	121	-18.1%
January	159	114	-28.3%
February	164	127	-22.6%
March	135	120	-11.2%
April	141	125	-11.5%
12-Month Avg	117	106	-9.5%

Historical Days on Market Until Sale

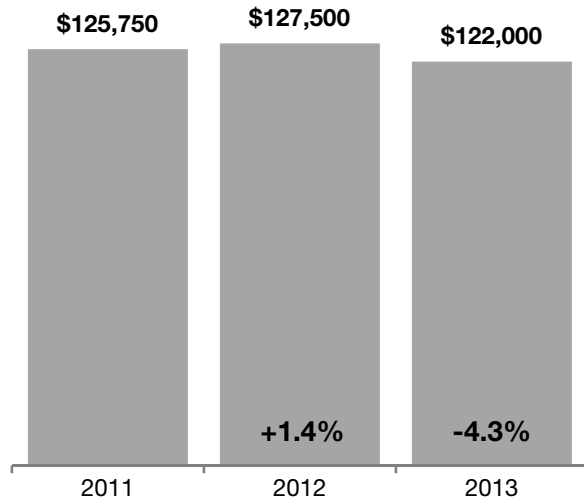


Median Sales Price

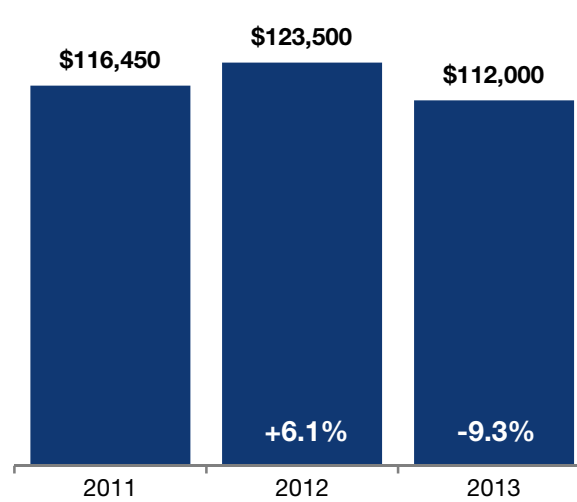
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

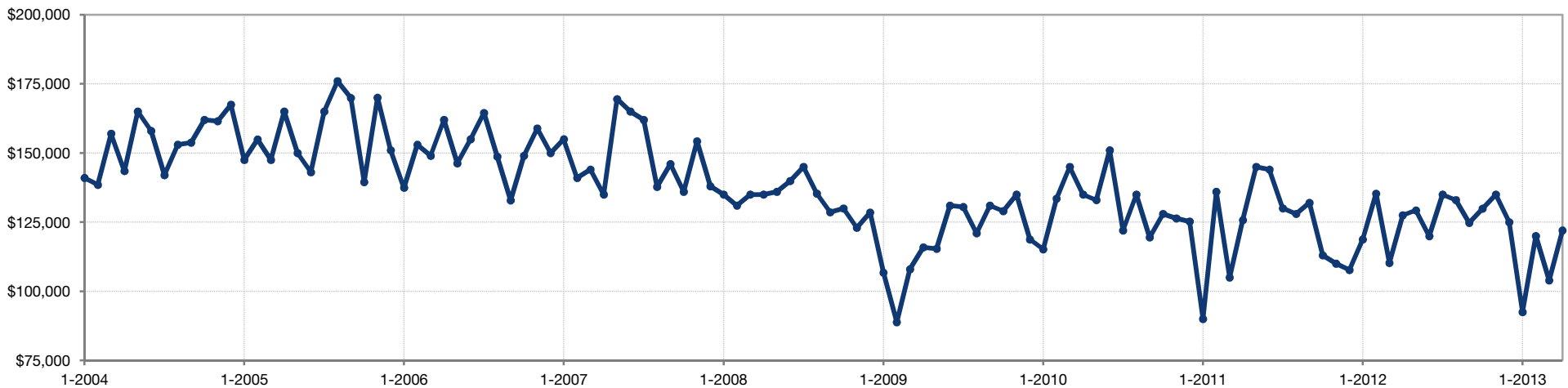


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$129,900	+15.0%
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%
March	\$110,250	\$103,950	-5.7%
April	\$127,500	\$122,000	-4.3%
12-Month Med	\$125,000	\$124,000	-0.8%

Historical Median Sales Price

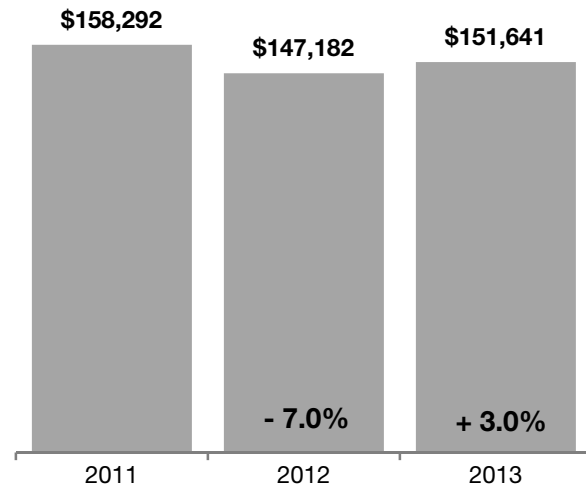


Average Sales Price

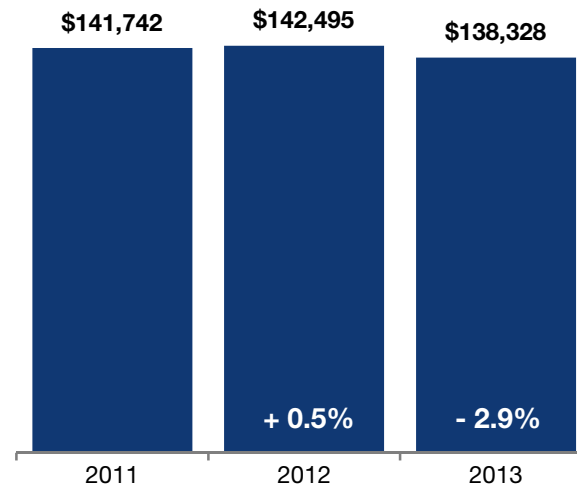
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

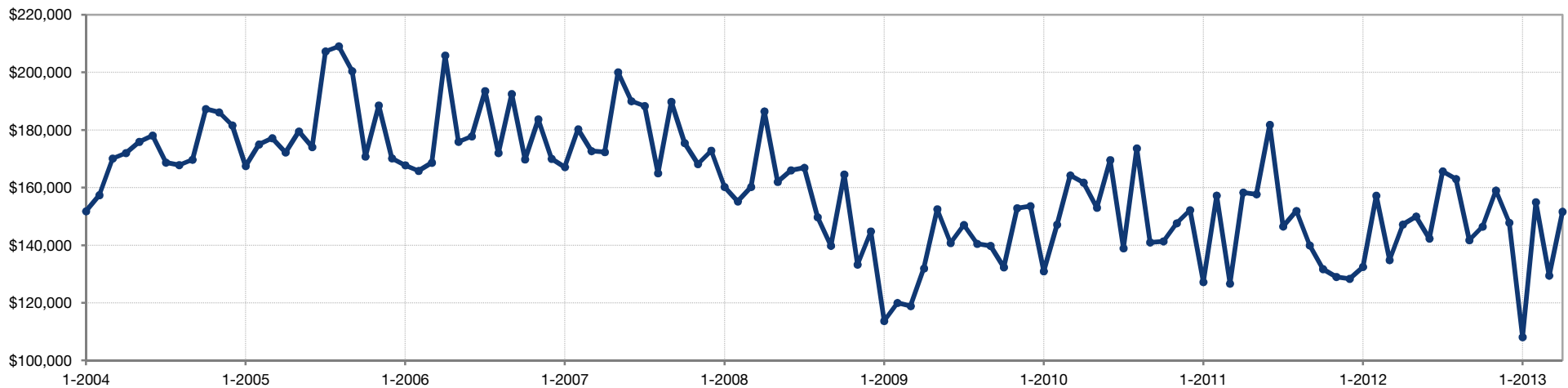


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$146,450	+11.2%
November	\$129,009	\$158,983	+23.2%
December	\$128,349	\$147,809	+15.2%
January	\$132,468	\$108,115	-18.4%
February	\$157,188	\$154,936	-1.4%
March	\$134,833	\$129,468	-4.0%
April	\$147,182	\$151,641	+3.0%
12-Month Avg	\$145,732	\$147,633	+1.3%

Historical Average Sales Price

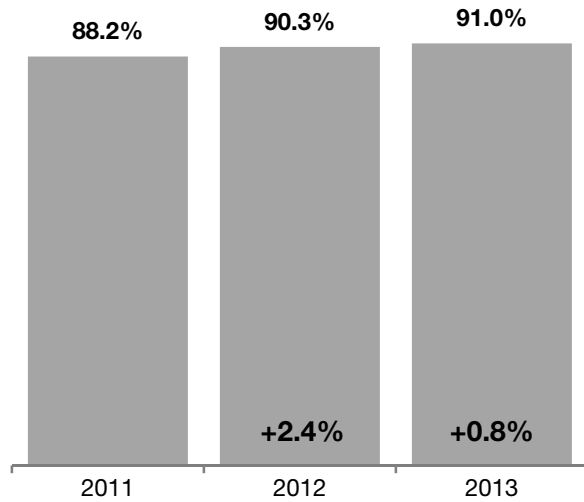


Percent of Original List Price Received

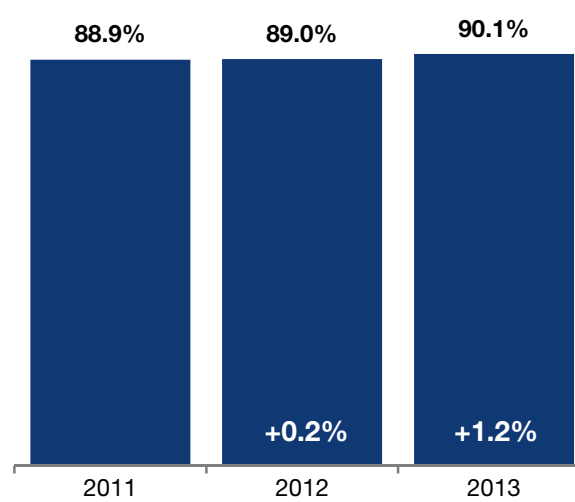


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April

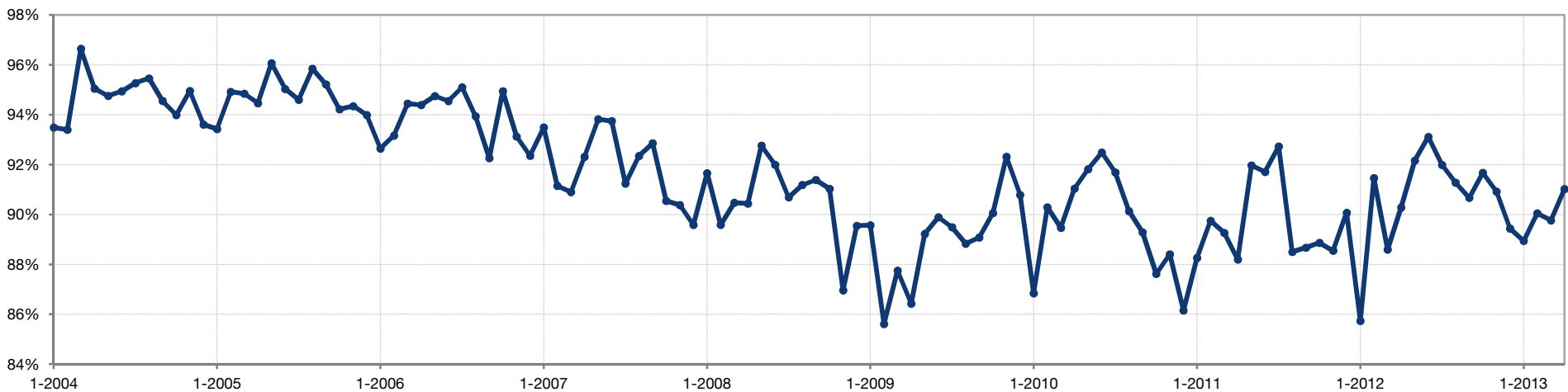


Year To Date



Month	Prior Year	Current Year	+ / -
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%	91.7%	+3.2%
November	88.5%	90.9%	+2.7%
December	90.1%	89.4%	-0.7%
January	85.7%	88.9%	+3.7%
February	91.5%	90.0%	-1.5%
March	88.6%	89.8%	+1.3%
April	90.3%	91.0%	+0.8%
12-Month Avg	89.8%	91.1%	+1.4%

Historical Percent of Original List Price Received

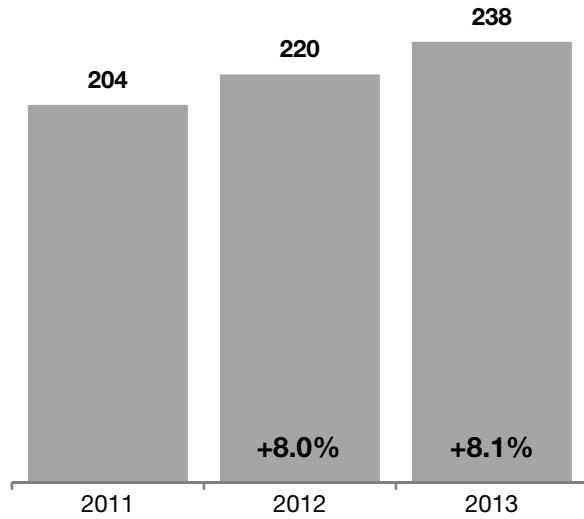


Housing Affordability Index

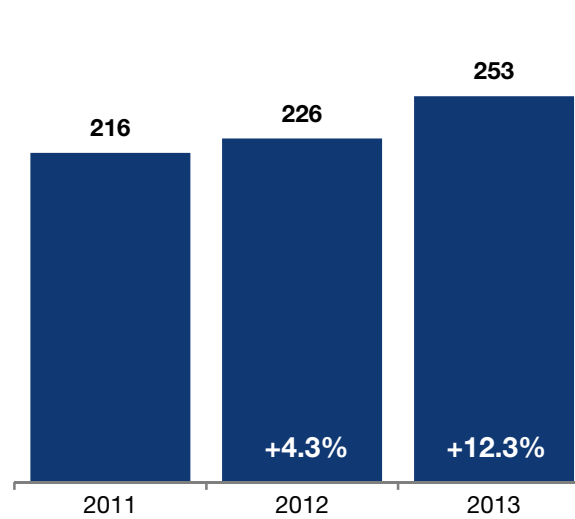


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

April

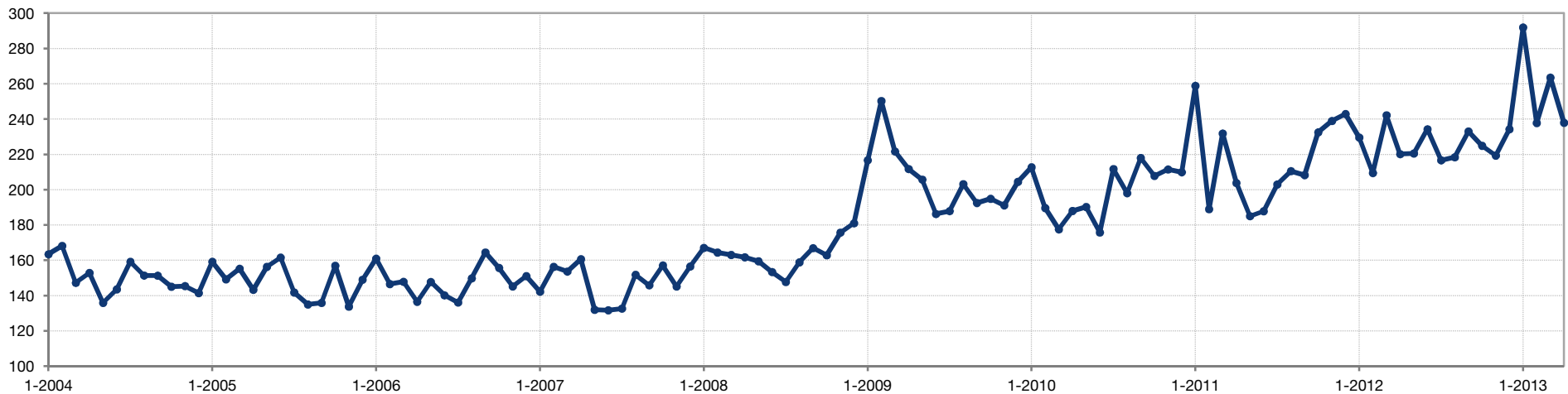


Year To Date



Month	Prior Year	Current Year	+ / -
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	225	-3.3%
November	239	219	-8.2%
December	243	234	-3.6%
January	230	292	+27.2%
February	209	238	+13.5%
March	242	264	+8.8%
April	220	238	+8.1%
12-Month Avg	218	236	+9.1%

Historical Housing Affordability Index

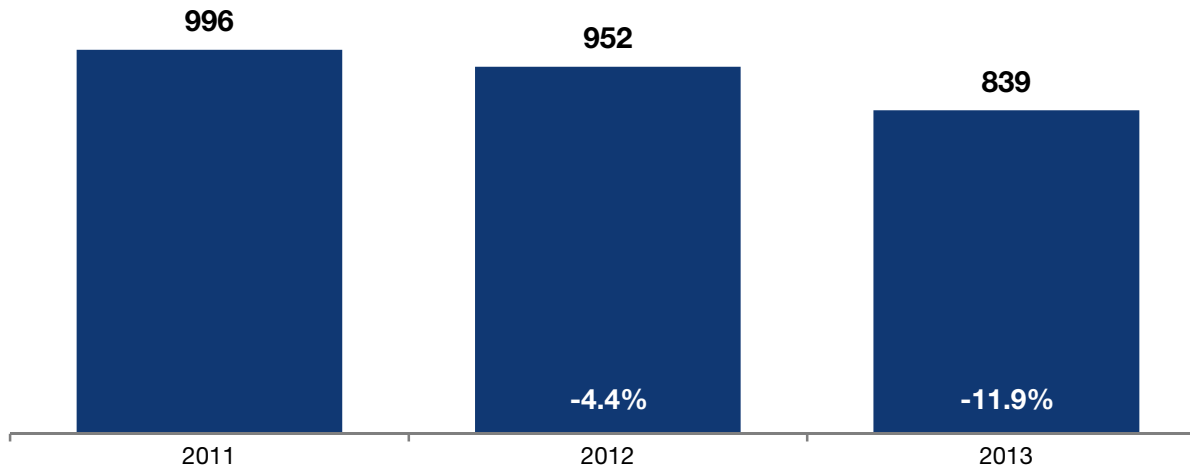


Inventory of Homes for Sale

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

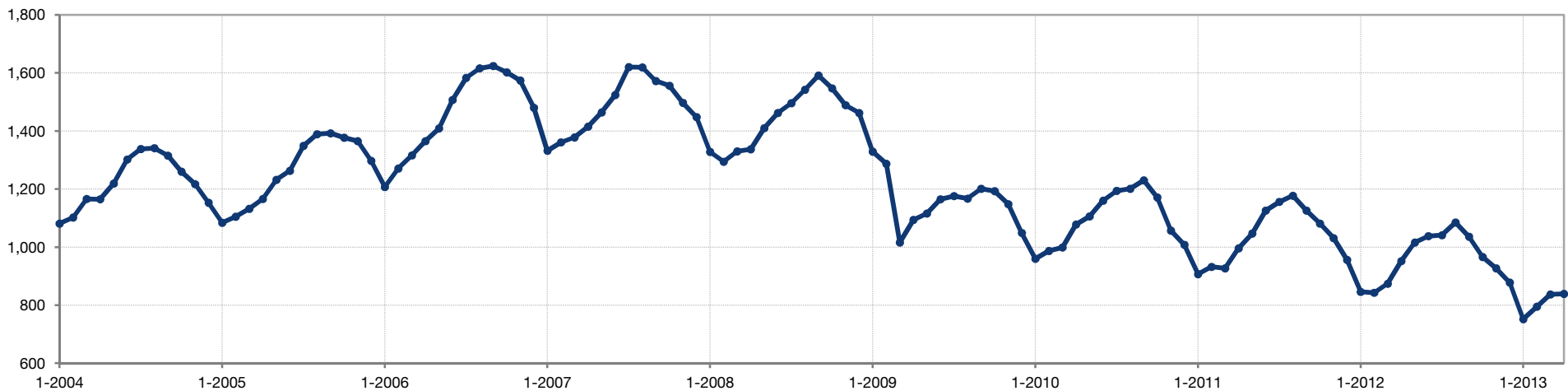


April



Month	Prior Year	Current Year	+ / -
May	1,047	1,016	-3.0%
June	1,126	1,038	-7.8%
July	1,156	1,041	-9.9%
August	1,177	1,085	-7.8%
September	1,126	1,036	-8.0%
October	1,081	966	-10.6%
November	1,031	927	-10.1%
December	956	878	-8.2%
January	846	752	-11.1%
February	843	795	-5.7%
March	874	837	-4.2%
April	952	839	-11.9%
12-Month Avg	1,018	934	-8.2%

Historical Inventory of Homes for Sale

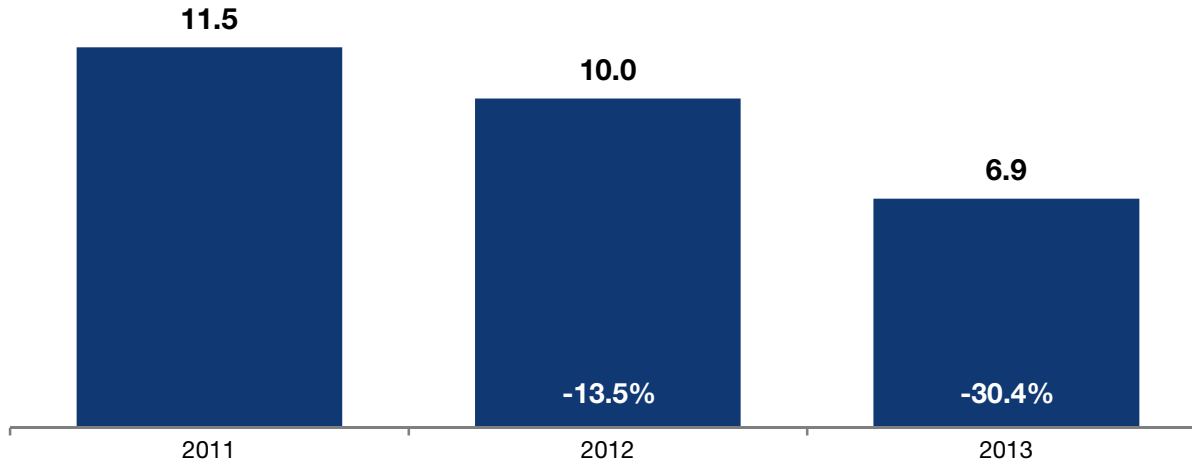


Months Supply of Inventory

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..



April



Month	Prior Year	Current Year	+ / -
May	12.8	10.3	-19.7%
June	13.5	10.2	-24.3%
July	13.9	10.2	-27.0%
August	14.1	10.1	-28.4%
September	12.9	9.6	-25.4%
October	12.2	8.8	-27.8%
November	11.3	8.3	-26.3%
December	10.3	7.8	-24.6%
January	8.9	6.6	-26.3%
February	8.8	6.9	-21.8%
March	9.1	7.1	-22.8%
April	10.0	6.9	-30.4%
12-Month Avg	11.5	8.6	-25.5%

Historical Months Supply of Inventory

