

# Monthly Indicators

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



## May 2013



## Quick Facts

**+ 12.3%**      **+ 2.9%**      **- 13.8%**

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.



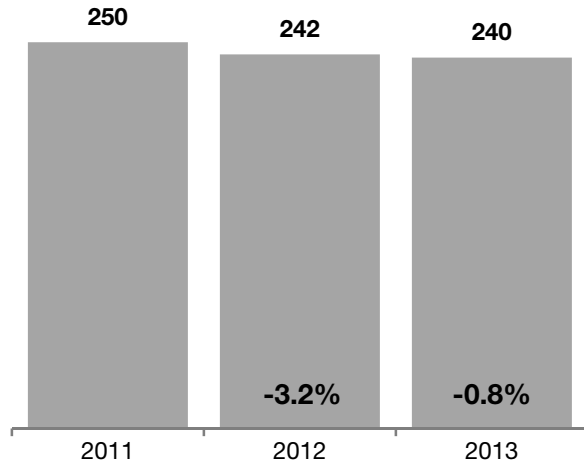
Key Metrics	Historical Sparklines	5-2012	5-2013	+ / -	YTD 2012	YTD 2013	+ / -
<b>New Listings</b>		242	<b>240</b>	- 0.8%	1,097	<b>1,172</b>	+ 6.8%
<b>Pending Sales</b>		146	<b>157</b>	+ 7.5%	531	<b>650</b>	+ 22.4%
<b>Closed Sales</b>		122	<b>137</b>	+ 12.3%	450	<b>564</b>	+ 25.3%
<b>Days on Market Until Sale</b>		155	<b>111</b>	- 28.0%	150	<b>120</b>	- 20.2%
<b>Median Sales Price</b>		\$129,250	<b>\$133,000</b>	+ 2.9%	\$124,000	<b>\$117,750</b>	- 5.0%
<b>Average Sales Price</b>		\$149,979	<b>\$159,056</b>	+ 6.1%	\$144,555	<b>\$142,792</b>	- 1.2%
<b>Percent of Original List Price Received</b>		92.2%	<b>91.9%</b>	- 0.3%	89.9%	<b>90.4%</b>	+ 0.6%
<b>Housing Affordability Index</b>		221	<b>216</b>	- 2.0%	228	<b>237</b>	+ 4.1%
<b>Inventory of Homes for Sale</b>		1,016	<b>876</b>	- 13.8%	--	--	--
<b>Months Supply of Homes for Sale</b>		10.3	<b>7.1</b>	- 30.7%	--	--	--

# New Listings

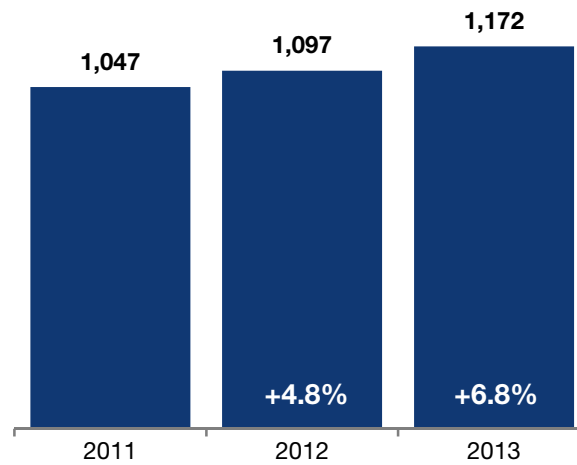
A count of the properties that have been newly listed on the market in a given month.



## May

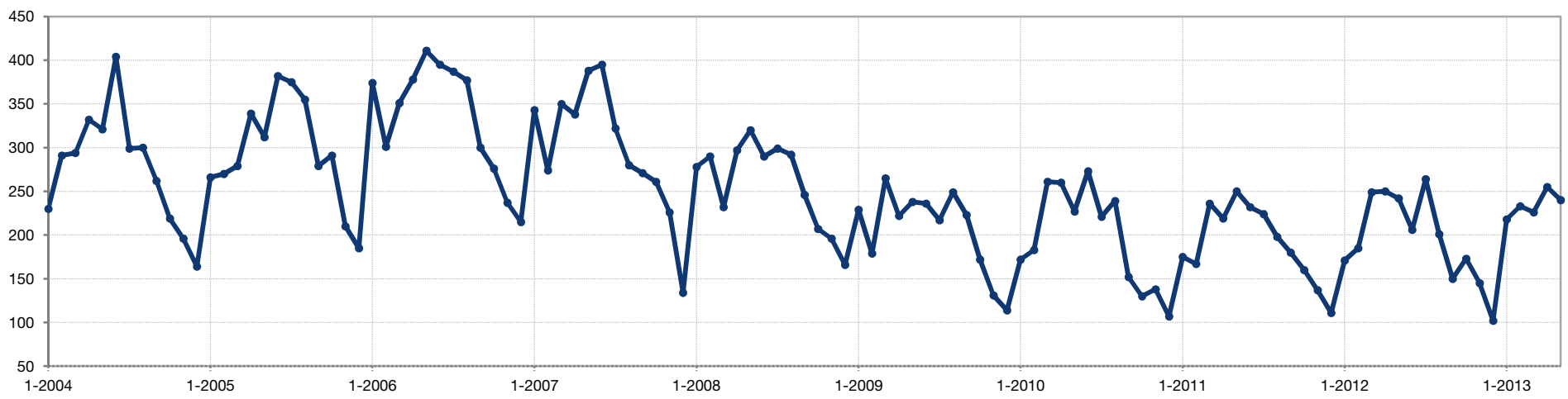


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	242	240	-0.8%
<b>12-Month Avg</b>	<b>195</b>	<b>201</b>	<b>+3.2%</b>

## Historical New Listing Activity

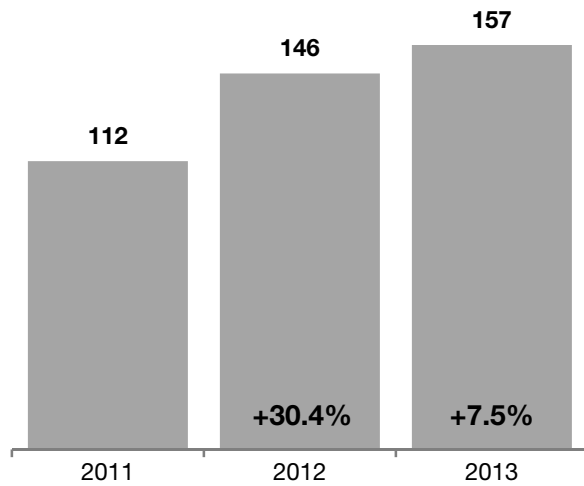


# Pending Sales

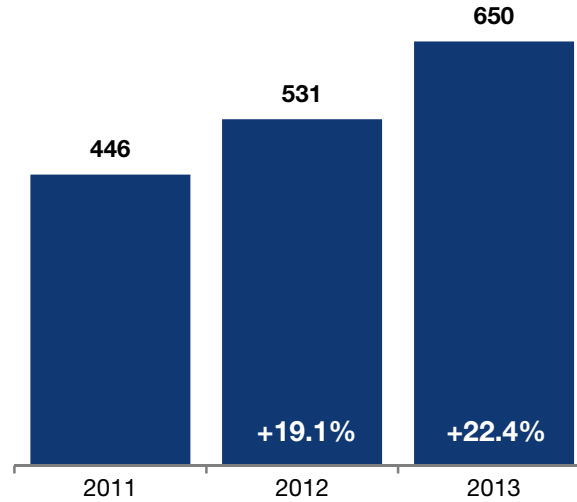
A count of the properties on which contracts have been accepted in a given month.



## May

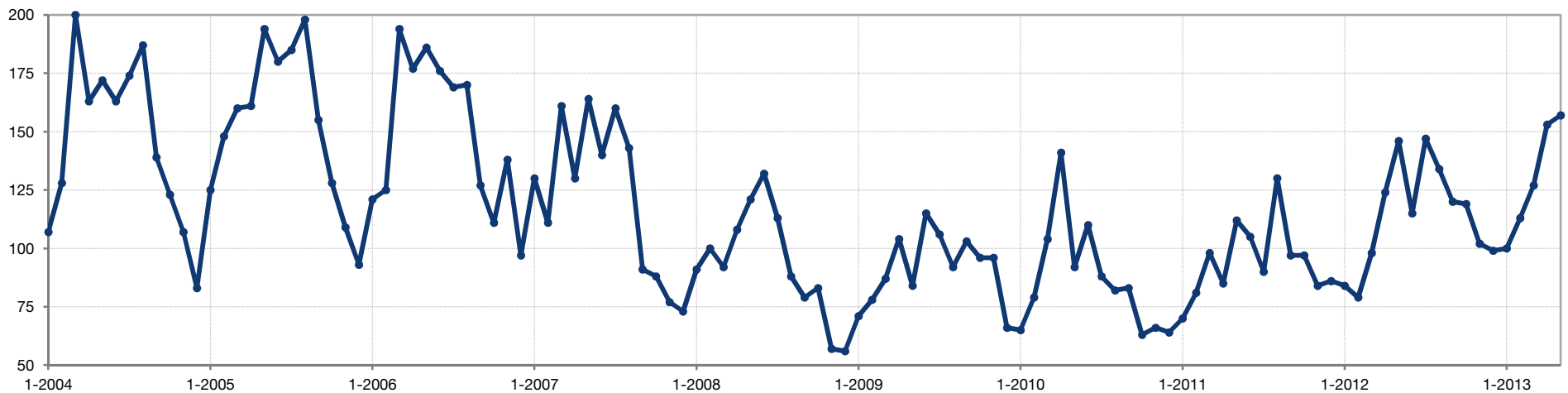


## Year To Date



Month	Prior Year	Current Year	+ / -
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	102	+21.4%
December	86	99	+15.1%
January	84	100	+19.0%
February	79	113	+43.0%
March	98	127	+29.6%
April	124	153	+23.4%
May	146	157	+7.5%
<b>12-Month Avg</b>	<b>102</b>	<b>124</b>	<b>+21.8%</b>

## Historical Pending Sales Activity

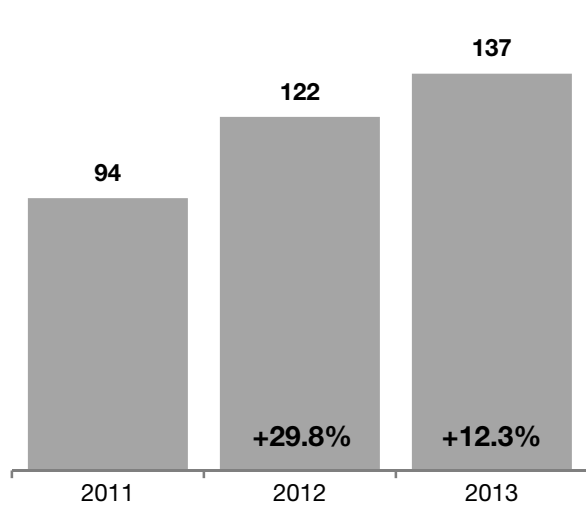


# Closed Sales

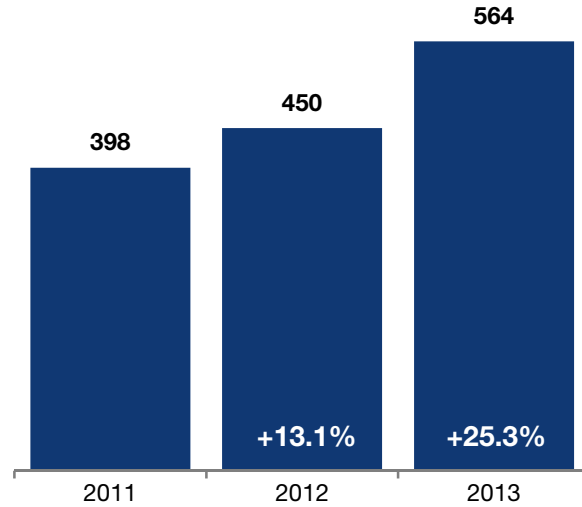
A count of the actual sales that have closed in a given month.



## May

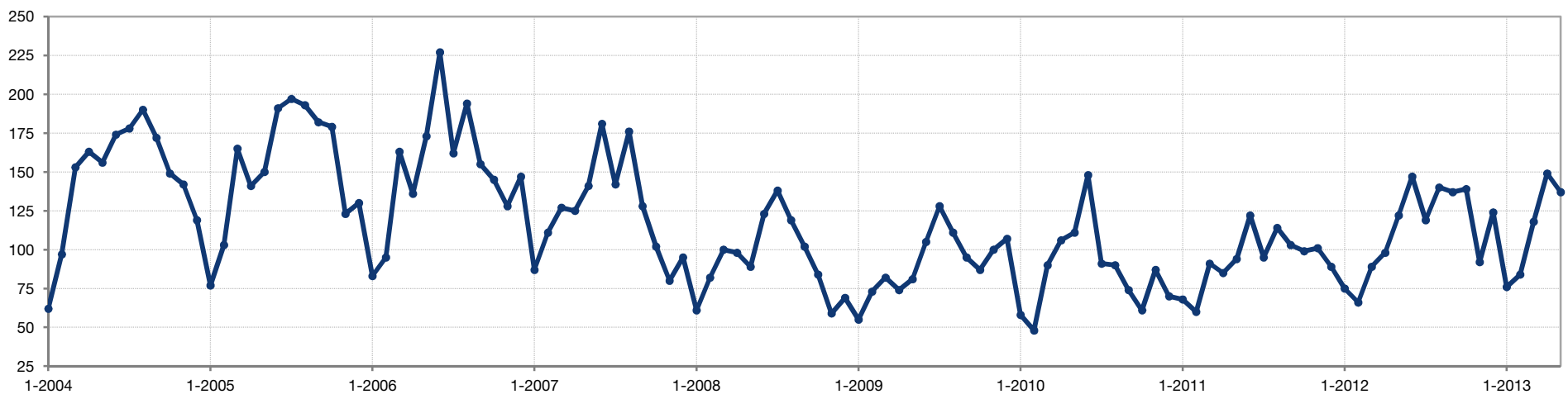


## Year To Date



Month	Prior Year	Current Year	+ / -
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	76	+1.3%
February	66	84	+27.3%
March	89	118	+32.6%
April	98	149	+52.0%
May	122	137	+12.3%
<b>12-Month Avg</b>	<b>98</b>	<b>122</b>	<b>+24.8%</b>

## Historical Closed Sales Activity

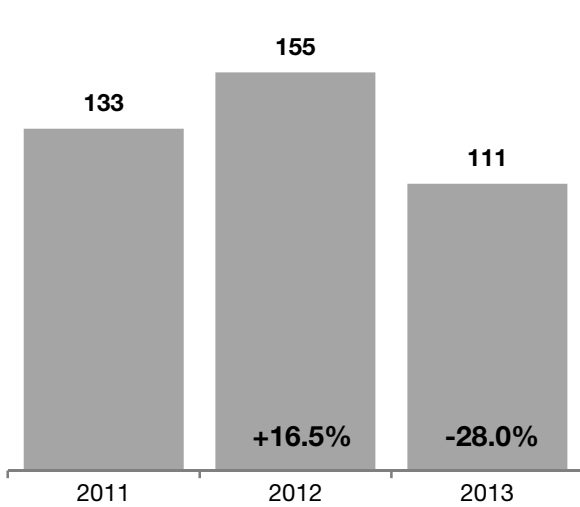


# Days on Market Until Sale

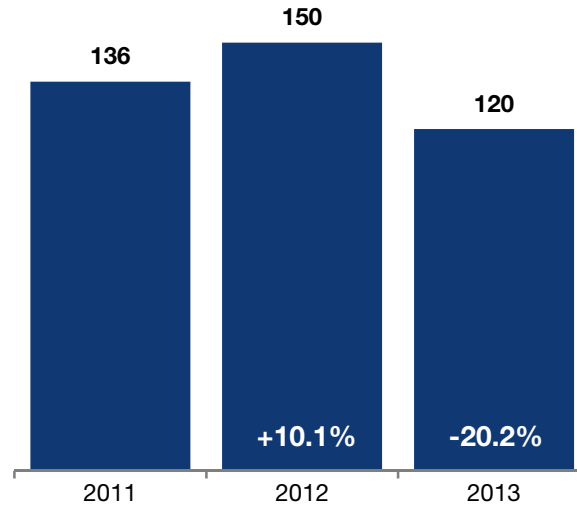
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May

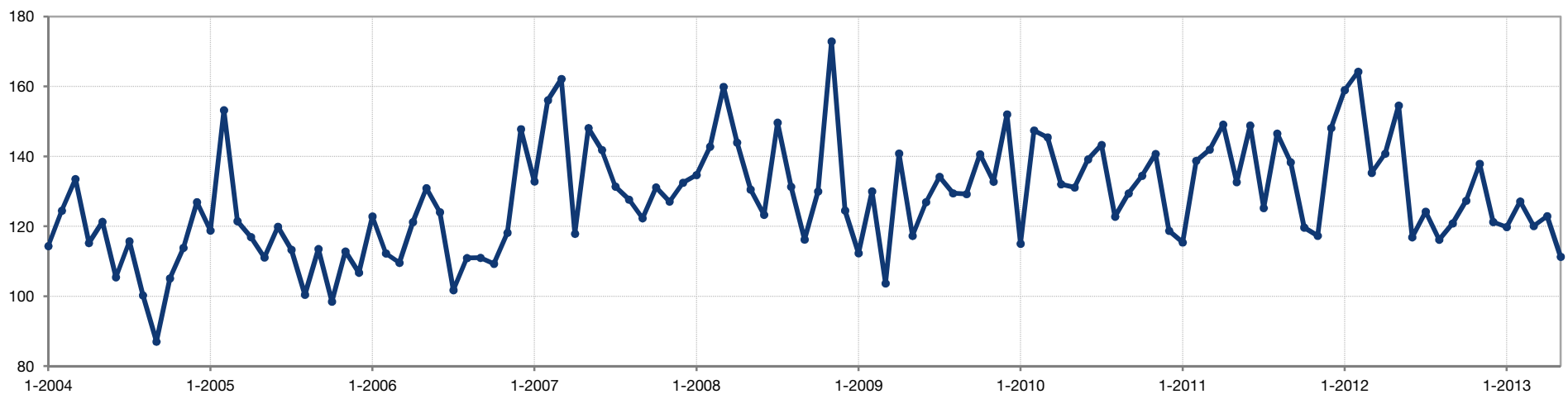


## Year To Date



Month	Prior Year	Current Year	+ / -
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	120	-24.6%
February	164	127	-22.6%
March	135	120	-11.2%
April	141	123	-12.7%
May	155	111	-28.0%
<b>12-Month Avg</b>	<b>117</b>	<b>105</b>	<b>-10.6%</b>

## Historical Days on Market Until Sale

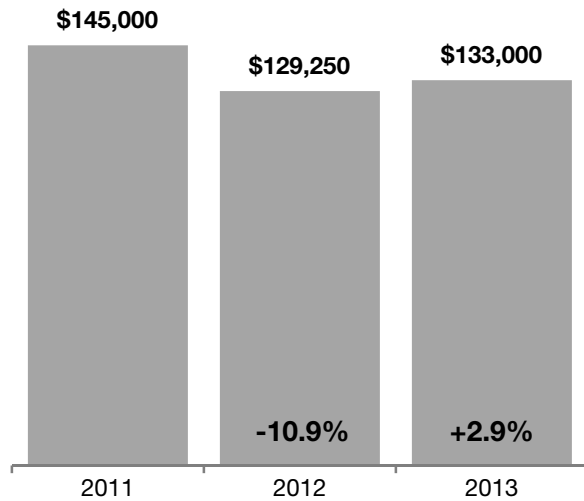


# Median Sales Price

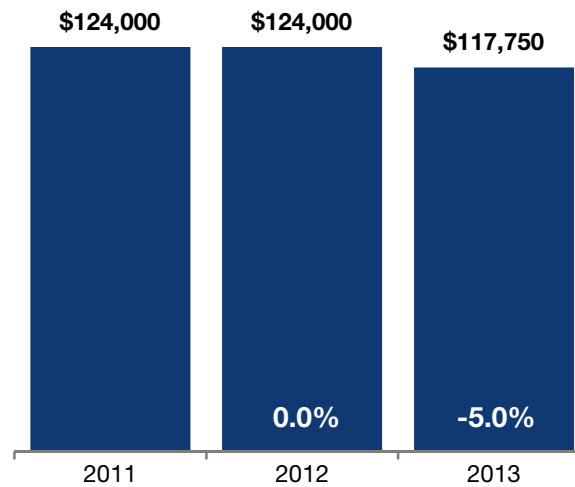
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## May

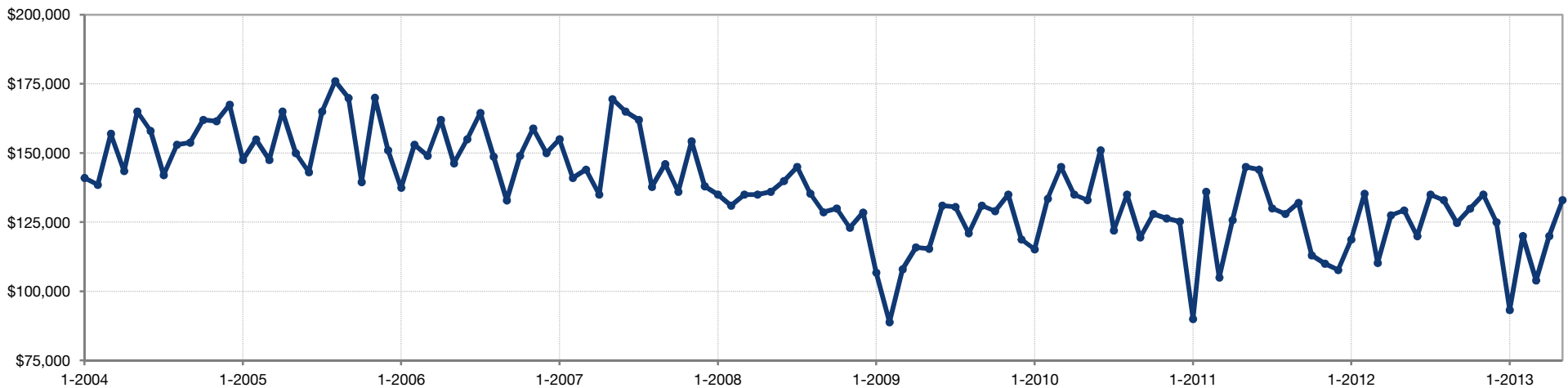


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$93,250	-21.5%
February	\$135,300	\$120,000	-11.3%
March	\$110,250	\$103,950	-5.7%
April	\$127,500	\$120,000	-5.9%
May	\$129,250	\$133,000	+2.9%
<b>12-Month Med</b>	<b>\$124,800</b>	<b>\$124,950</b>	<b>+0.1%</b>

## Historical Median Sales Price

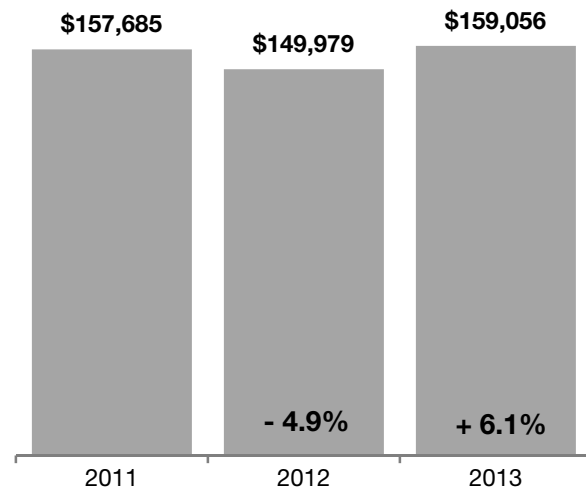


# Average Sales Price

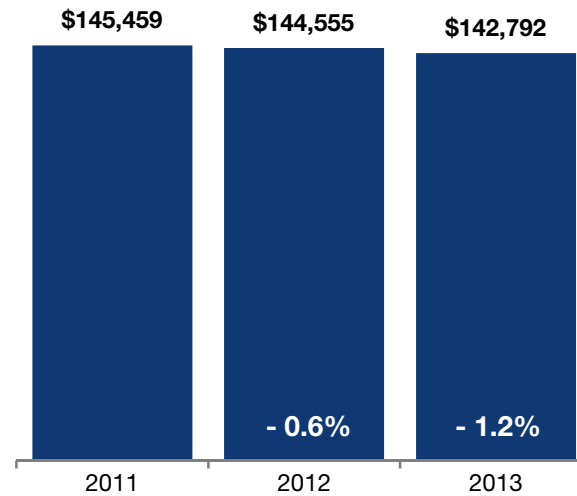
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May

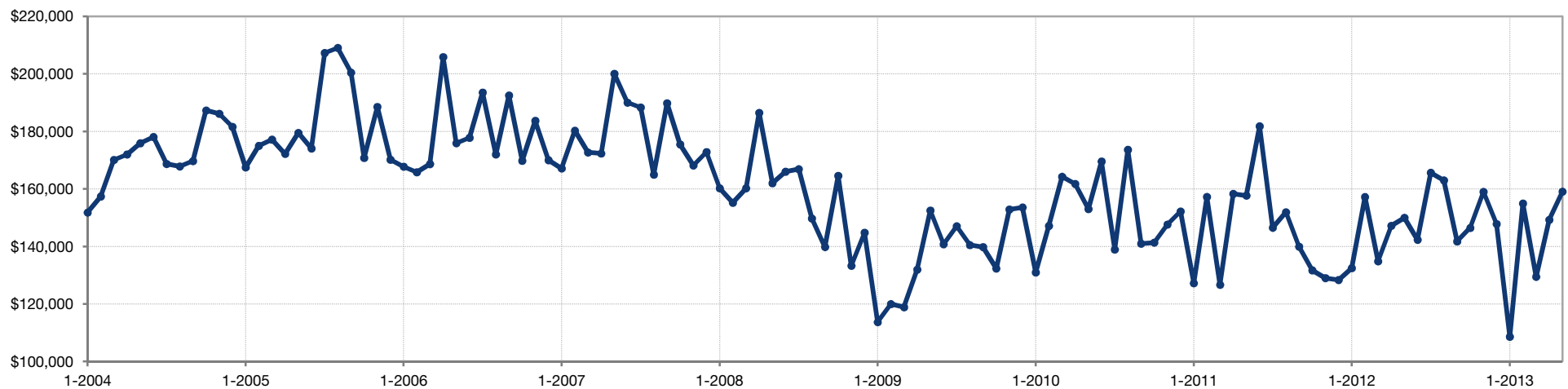


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$108,613	-18.0%
February	\$157,188	\$154,936	-1.4%
March	\$134,833	\$129,468	-4.0%
April	\$147,182	\$149,268	+1.4%
May	\$149,979	\$159,056	+6.1%
<b>12-Month Avg</b>	<b>\$145,234</b>	<b>\$148,257</b>	<b>+2.1%</b>

## Historical Average Sales Price



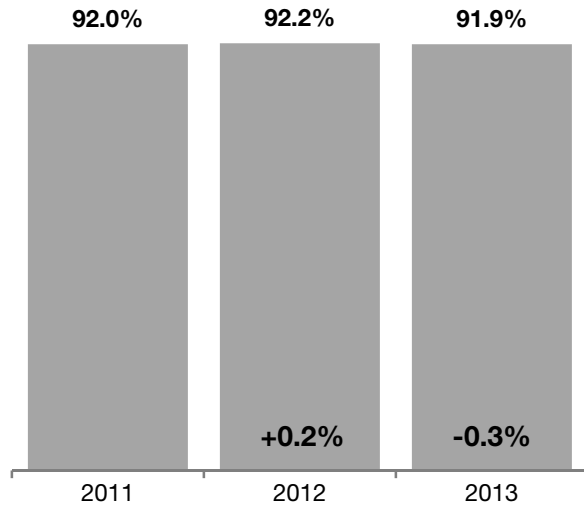


# Percent of Original List Price Received

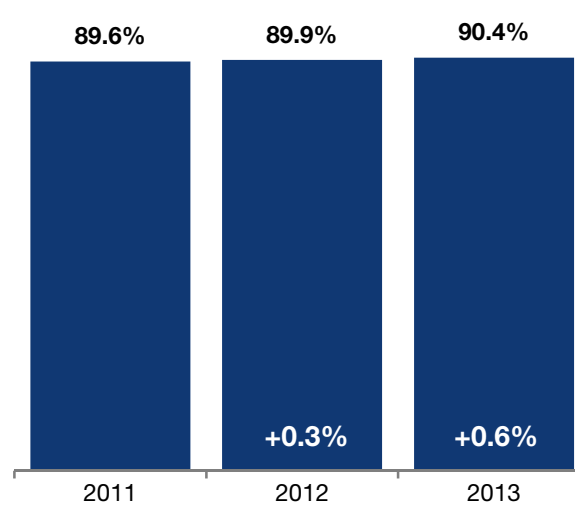


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May

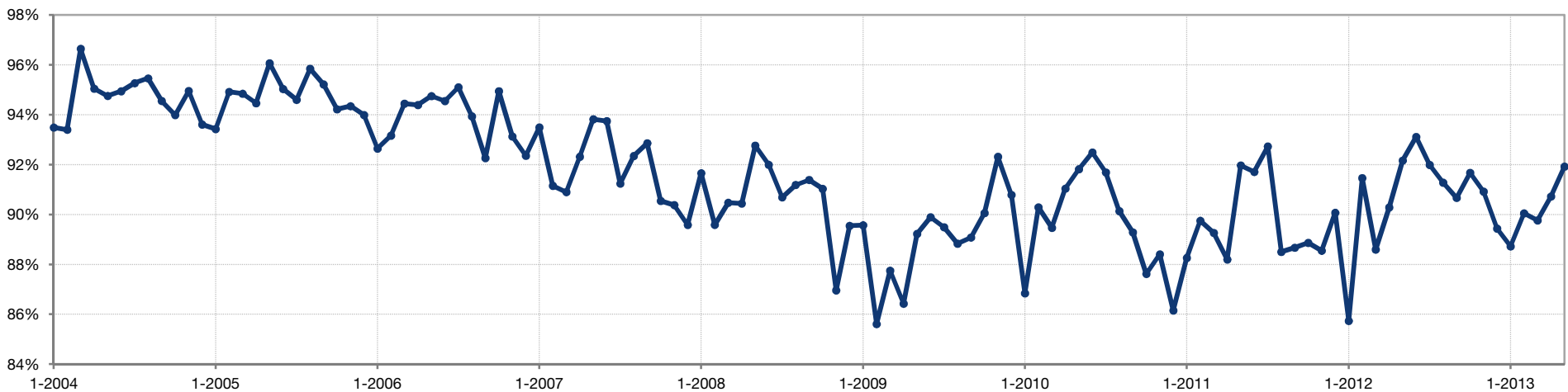


## Year To Date



Month	Prior Year	Current Year	+ / -
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%	88.7%	+3.5%
February	91.5%	90.0%	-1.5%
March	88.6%	89.8%	+1.3%
April	90.3%	90.7%	+0.5%
May	92.2%	91.9%	-0.3%
<b>12-Month Avg</b>	<b>89.9%</b>	<b>91.0%</b>	<b>+1.2%</b>

## Historical Percent of Original List Price Received

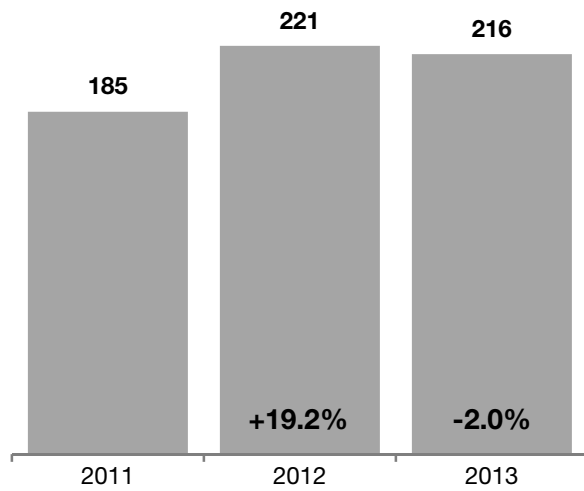


# Housing Affordability Index

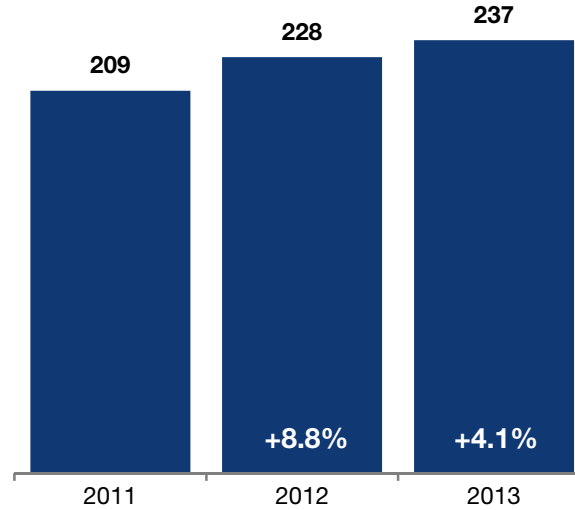


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

## May

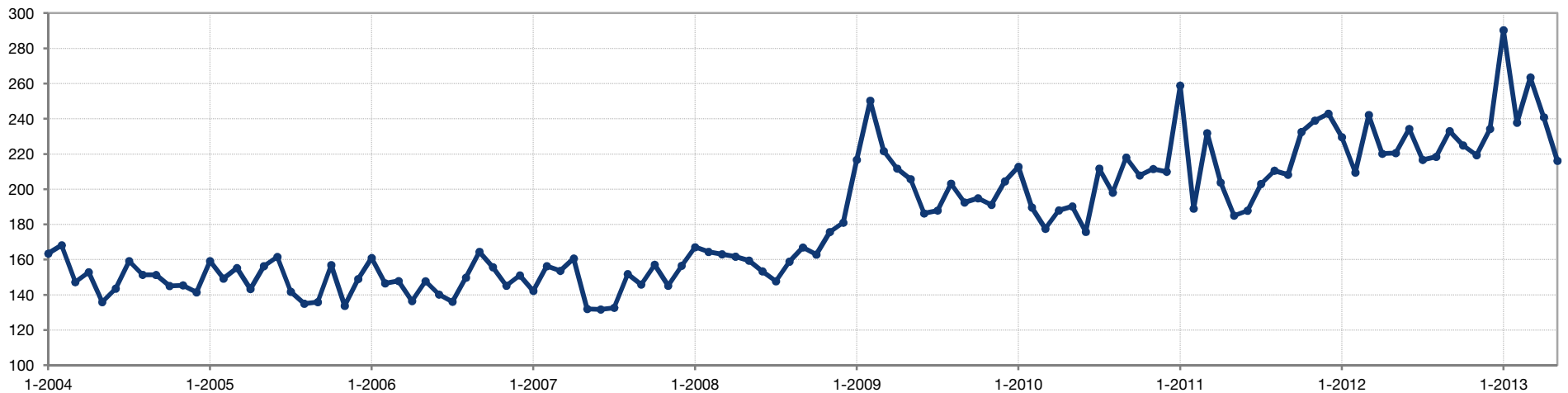


## Year To Date



Month	Prior Year	Current Year	+ / -
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	290	+26.5%
February	209	238	+13.5%
March	242	264	+8.8%
April	220	241	+9.4%
May	221	216	-2.0%
<b>12-Month Avg</b>	<b>220</b>	<b>236</b>	<b>+7.4%</b>

## Historical Housing Affordability Index

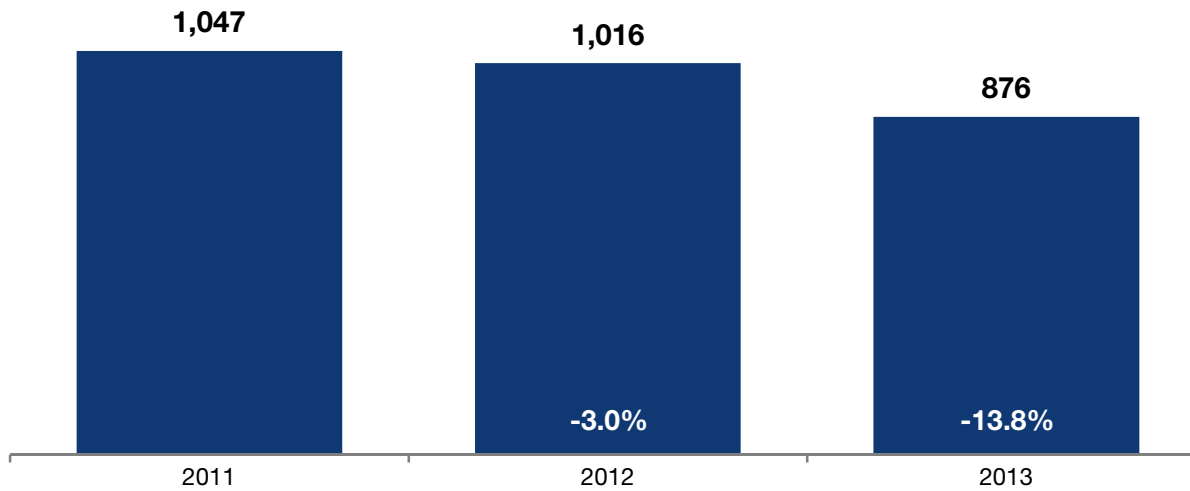


# Inventory of Homes for Sale

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

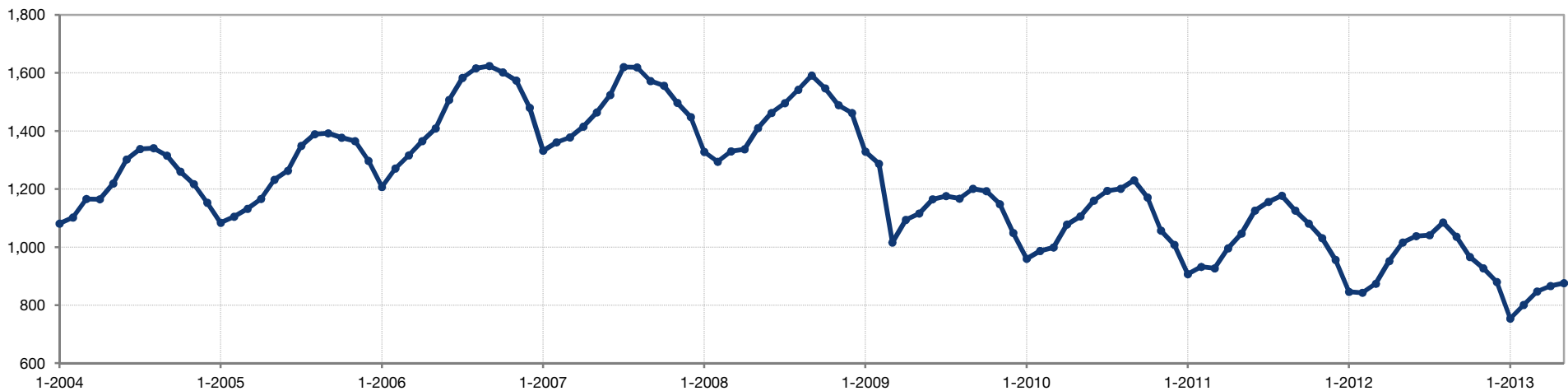


## May



Month	Prior Year	Current Year	+ / -
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	880	-7.9%
January	846	754	-10.9%
February	843	801	-5.0%
March	874	847	-3.1%
April	952	866	-9.0%
May	1,016	876	-13.8%
12-Month Avg	1,015	926	-8.7%

## Historical Inventory of Homes for Sale

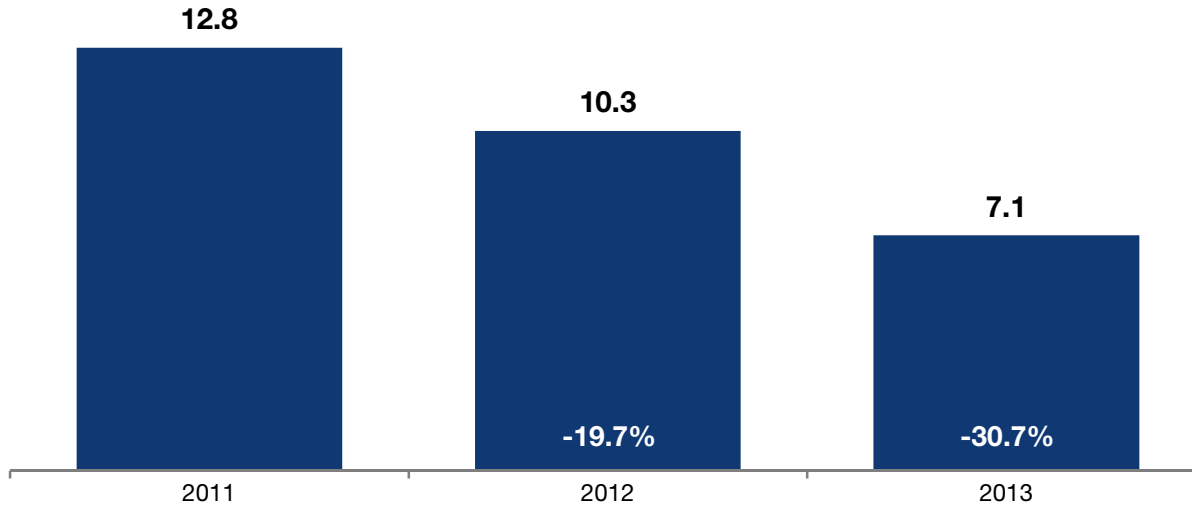


# Months Supply of Inventory

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..



## May



Month	Prior Year	Current Year	+ / -
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	-24.3%
January	8.9	6.6	-26.0%
February	8.8	7.0	-21.1%
March	9.1	7.2	-21.6%
April	10.0	7.2	-27.8%
May	10.3	7.1	-30.7%
<b>12-Month Avg</b>	<b>11.3</b>	<b>8.3</b>	<b>-26.1%</b>

## Historical Months Supply of Inventory

