

Monthly Indicators

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



June 2013



Quick Facts

+ 4.1% **+ 15.7%** **- 14.4%**

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.



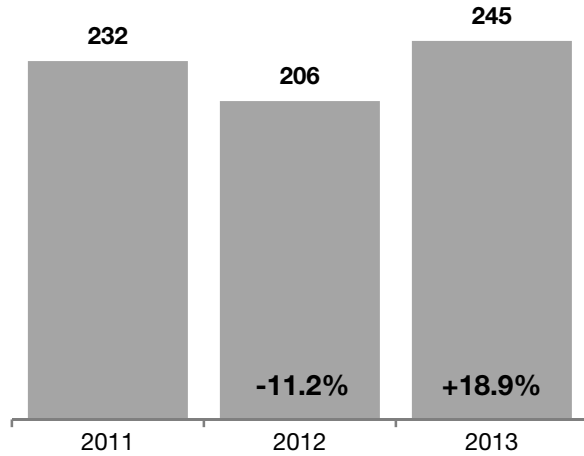
Key Metrics	Historical Sparklines	6-2012	6-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		206	245	+ 18.9%	1,303	1,421	+ 9.1%
Pending Sales		115	180	+ 56.5%	646	830	+ 28.5%
Closed Sales		147	153	+ 4.1%	597	718	+ 20.3%
Days on Market Until Sale		117	130	+ 10.8%	142	122	- 13.7%
Median Sales Price		\$119,950	\$138,750	+ 15.7%	\$123,500	\$122,500	- 0.8%
Average Sales Price		\$142,326	\$158,926	+ 11.7%	\$144,007	\$146,261	+ 1.6%
Percent of Original List Price Received		93.1%	93.1%	+ 0.0%	90.7%	91.0%	+ 0.4%
Housing Affordability Index		234	198	- 15.3%	229	218	- 4.7%
Inventory of Homes for Sale		1,038	889	- 14.4%	--	--	--
Months Supply of Homes for Sale		10.2	7.2	- 29.6%	--	--	--

New Listings

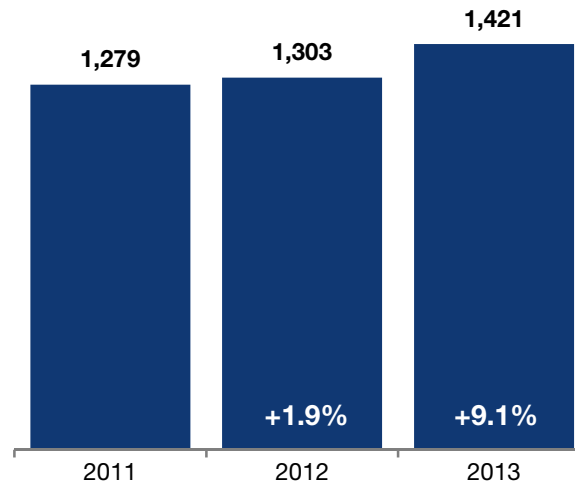
A count of the properties that have been newly listed on the market in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	258	+3.2%
May	242	241	-0.4%
June	206	245	+18.9%
12-Month Avg	193	205	+6.2%

Historical New Listing Activity

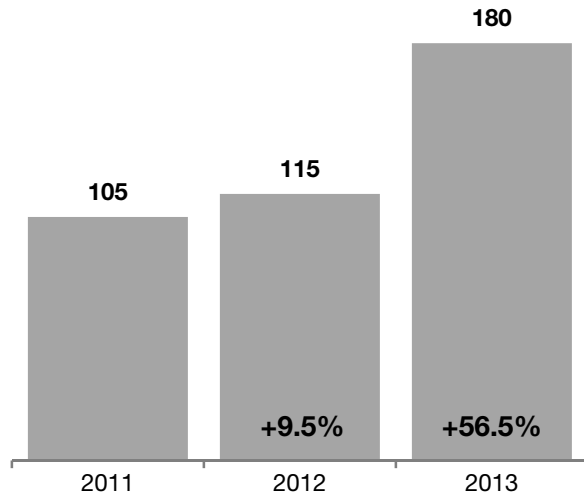


Pending Sales

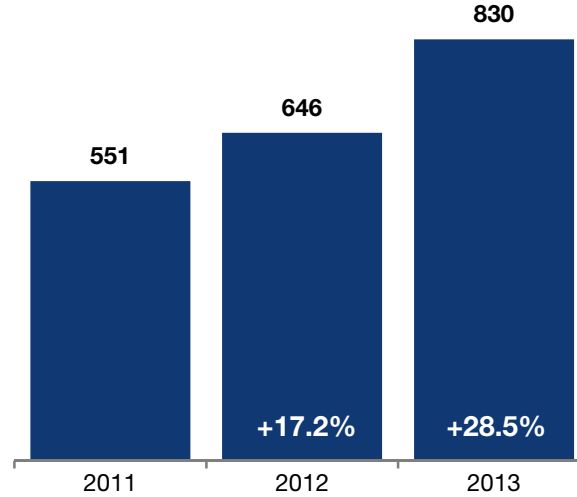
A count of the properties on which contracts have been accepted in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
July	90	147	+63.3%
August	130	134	+3.1%
September	97	120	+23.7%
October	97	119	+22.7%
November	84	100	+19.0%
December	86	99	+15.1%
January	84	100	+19.0%
February	79	113	+43.0%
March	98	126	+28.6%
April	124	153	+23.4%
May	146	158	+8.2%
June	115	180	+56.5%
12-Month Avg	103	129	+25.9%

Historical Pending Sales Activity

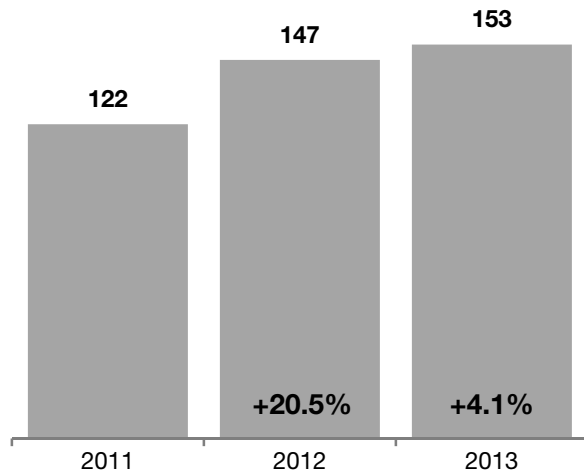


Closed Sales

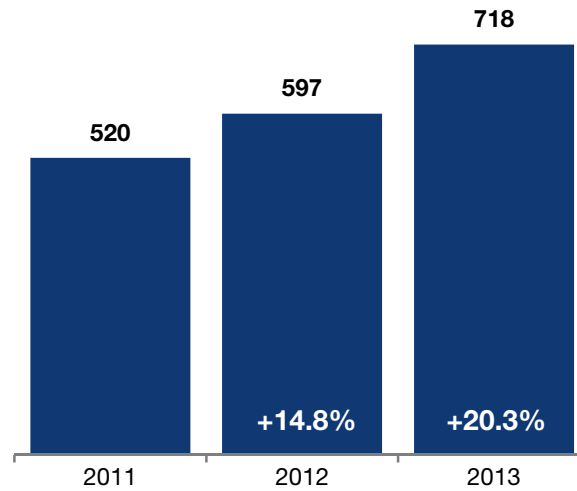
A count of the actual sales that have closed in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	138	+13.1%
June	147	153	+4.1%
12-Month Avg	100	122	+23.5%

Historical Closed Sales Activity

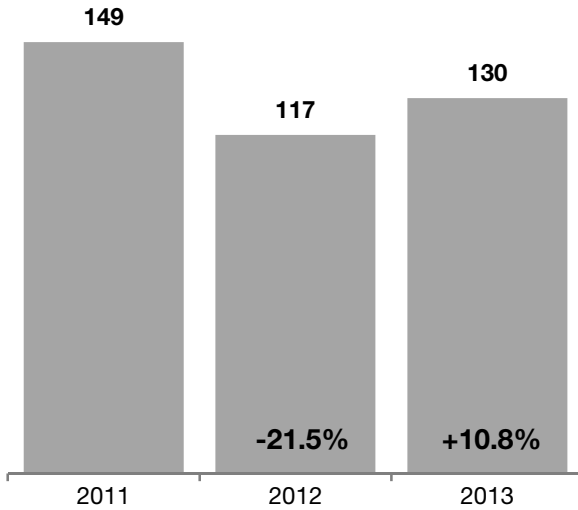


Days on Market Until Sale

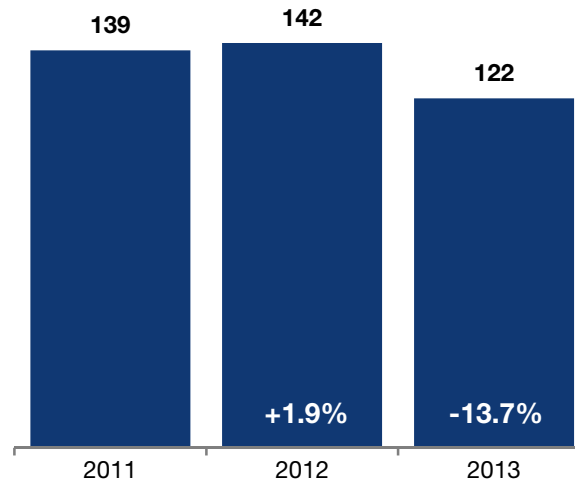
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

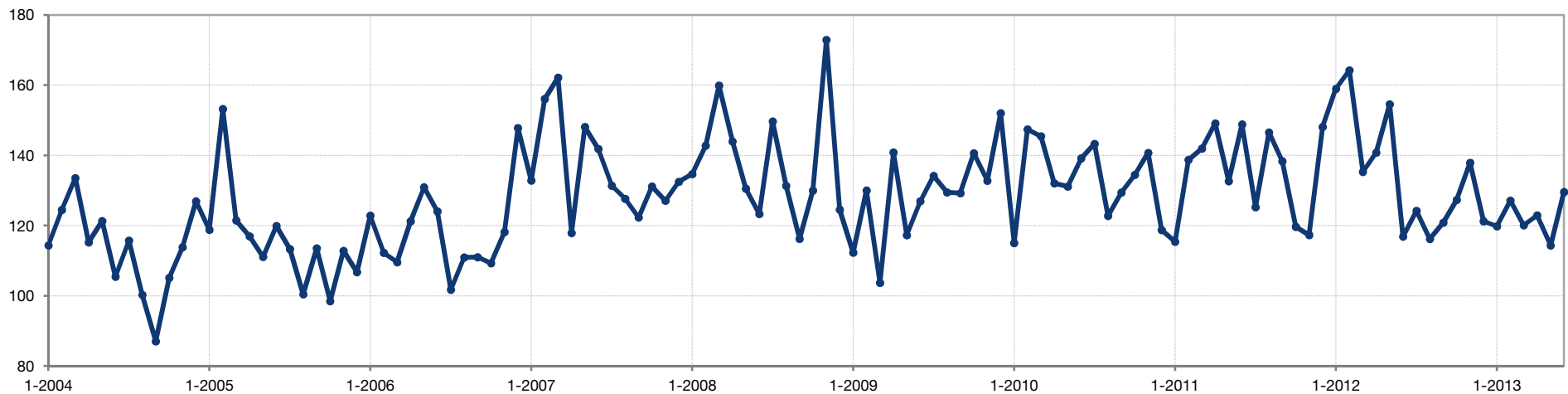


Year To Date



Month	Prior Year	Current Year	+ / -
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	114	-26.0%
June	117	130	+10.8%
12-Month Avg	114	105	-7.7%

Historical Days on Market Until Sale

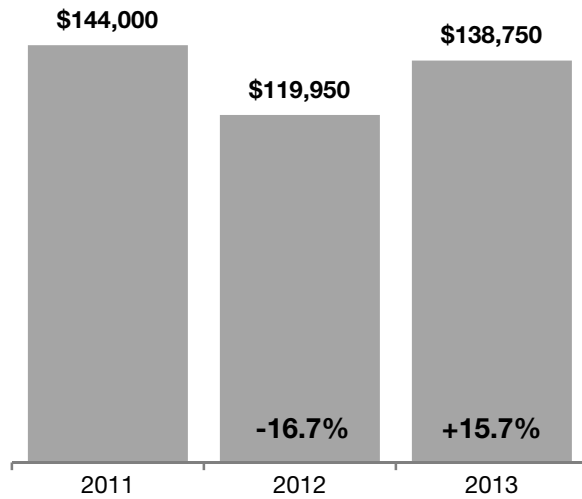


Median Sales Price

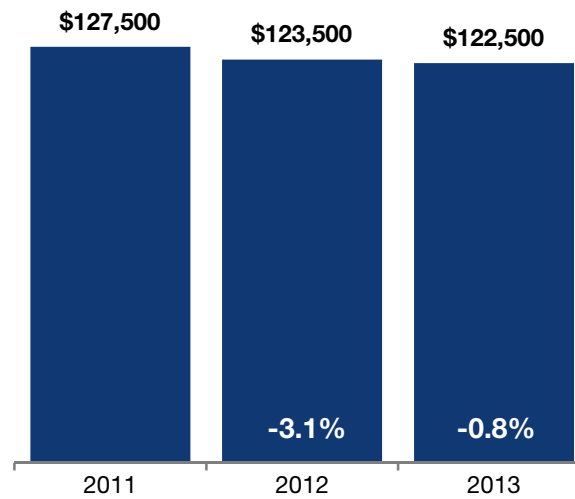
Median price point for all closed sales, not accounting for seller concessions, in a given month.



June

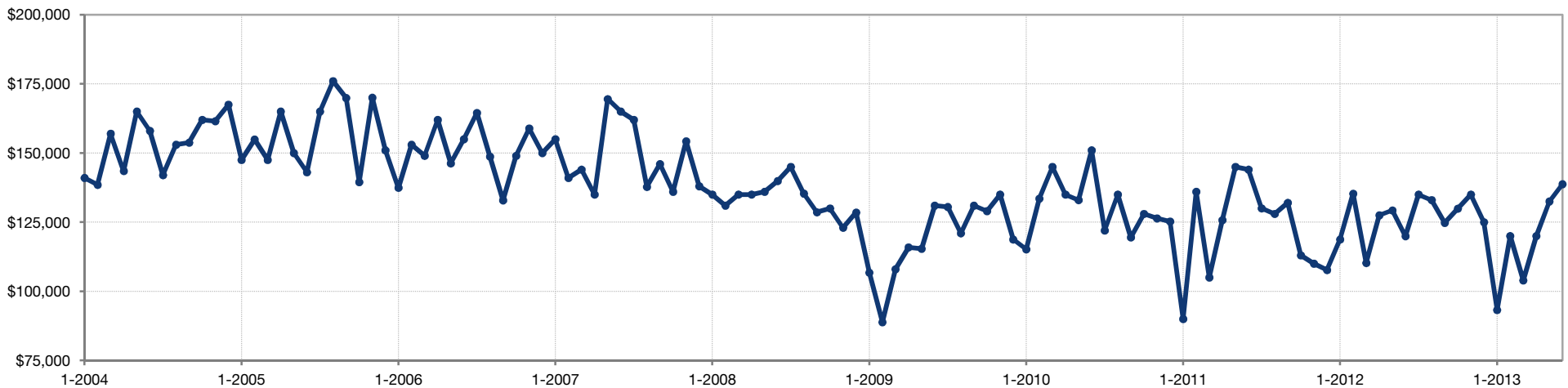


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$132,500	+2.5%
June	\$119,950	\$138,750	+15.7%
12-Month Med	\$122,000	\$125,900	+3.2%

Historical Median Sales Price

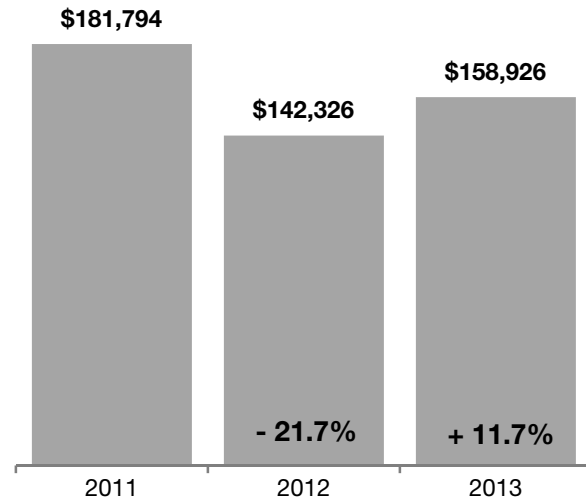


Average Sales Price

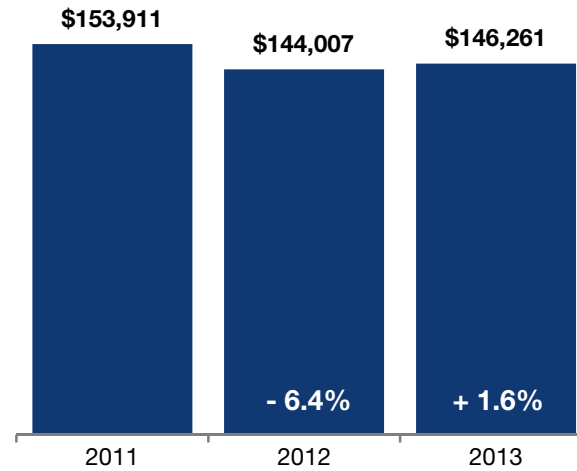
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

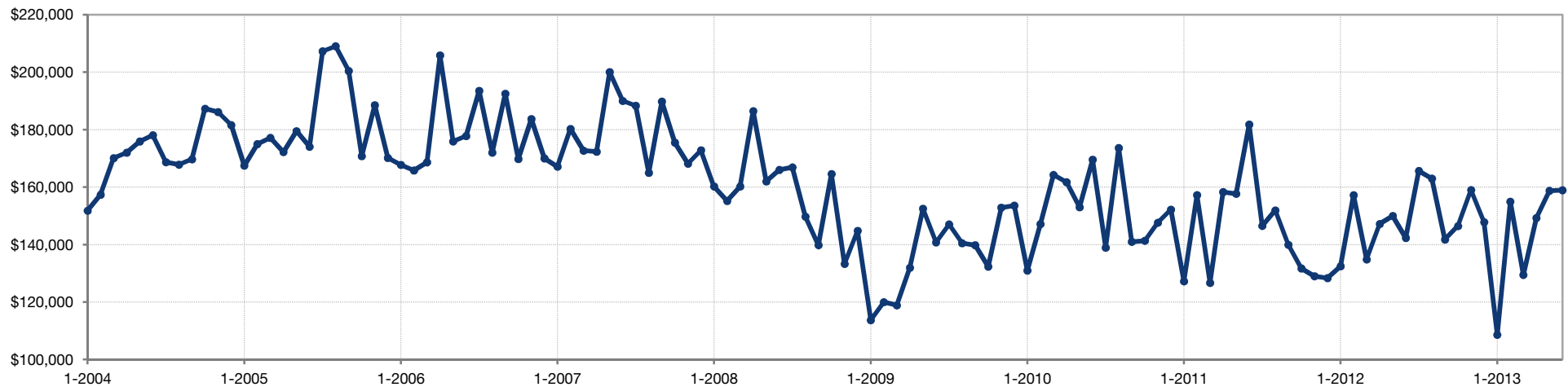


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$158,722	+5.8%
June	\$142,326	\$158,926	+11.7%
12-Month Avg	\$141,198	\$149,965	+6.2%

Historical Average Sales Price

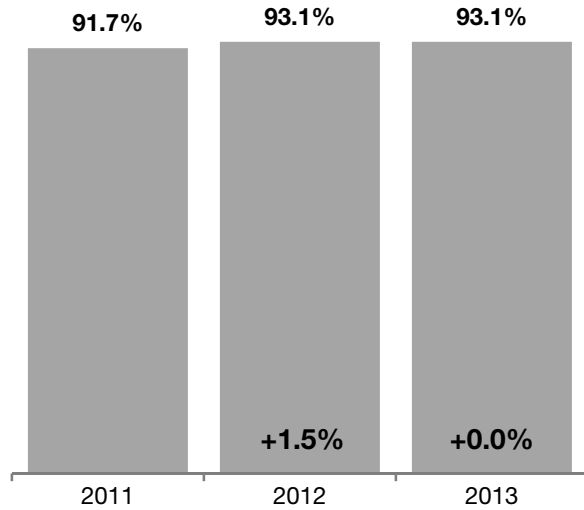


Percent of Original List Price Received

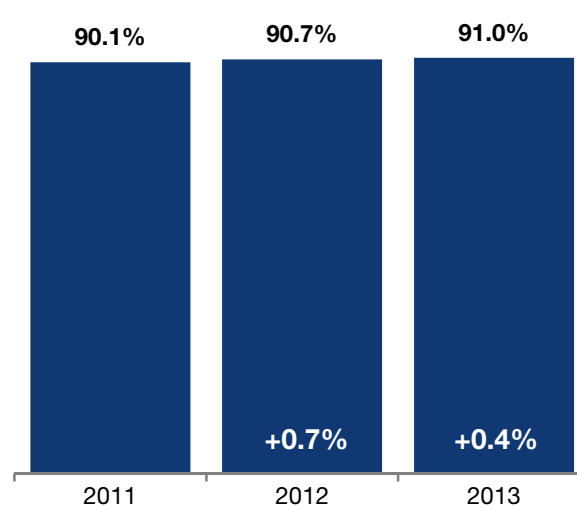


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Year To Date



Month	Prior Year	Current Year	+ / -
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%	-0.2%
June	93.1%	93.1%	+0.0%
12-Month Avg	90.1%	91.0%	+1.0%

Historical Percent of Original List Price Received

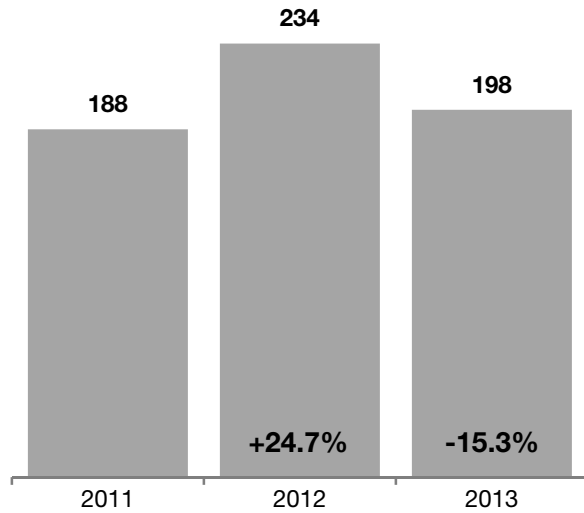


Housing Affordability Index

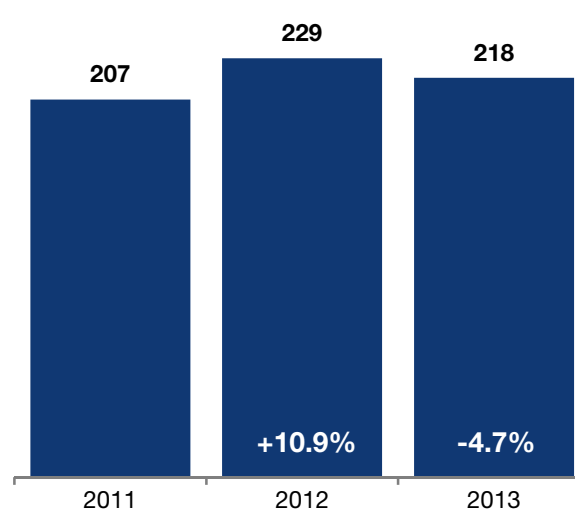


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

June

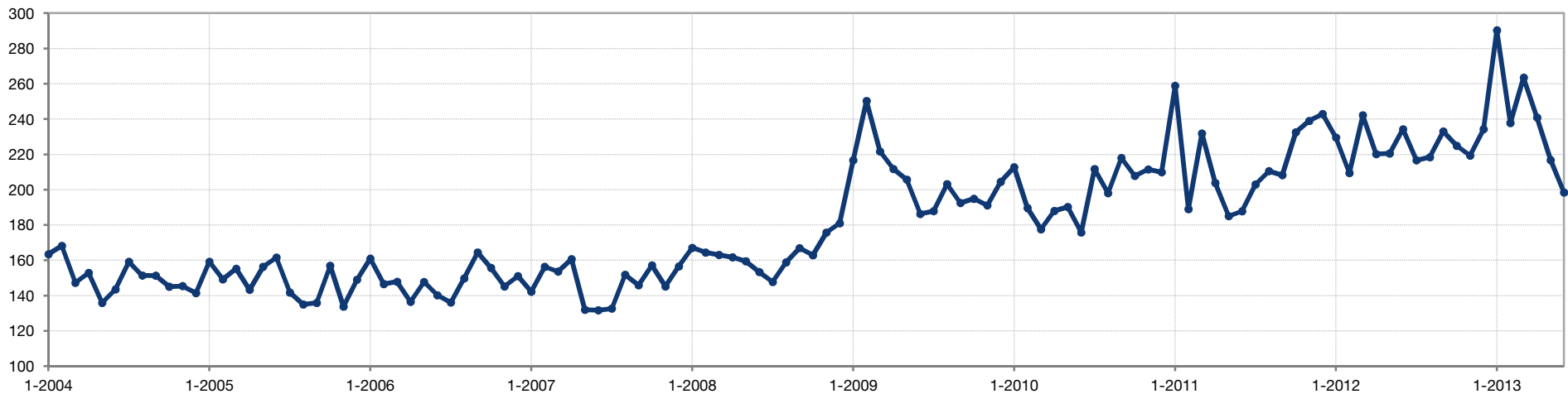


Year To Date



Month	Prior Year	Current Year	+ / -
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	217	-1.7%
June	234	198	-15.3%
12-Month Avg	224	233	+4.0%

Historical Housing Affordability Index

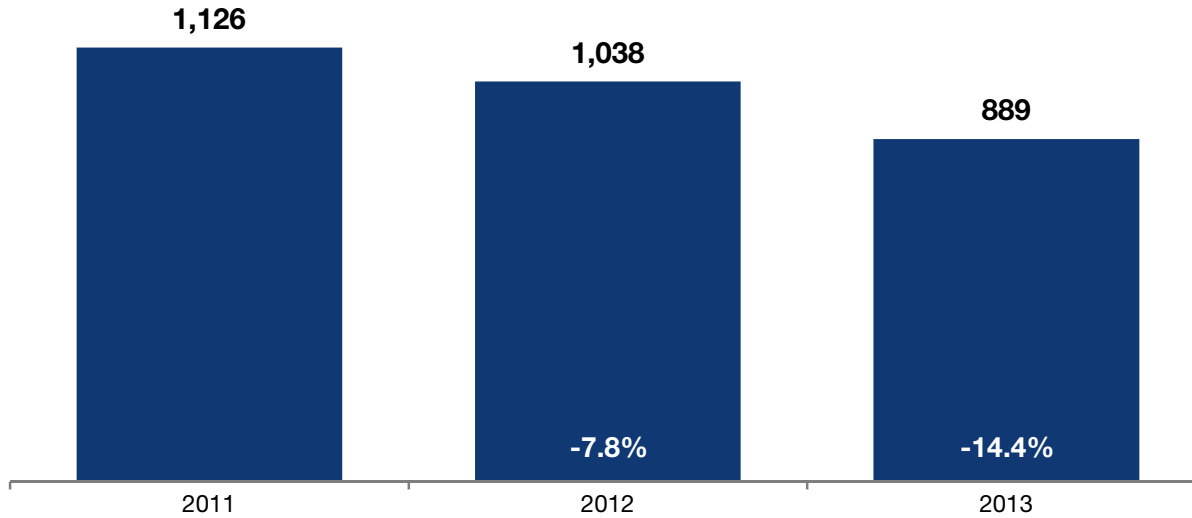


Inventory of Homes for Sale

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

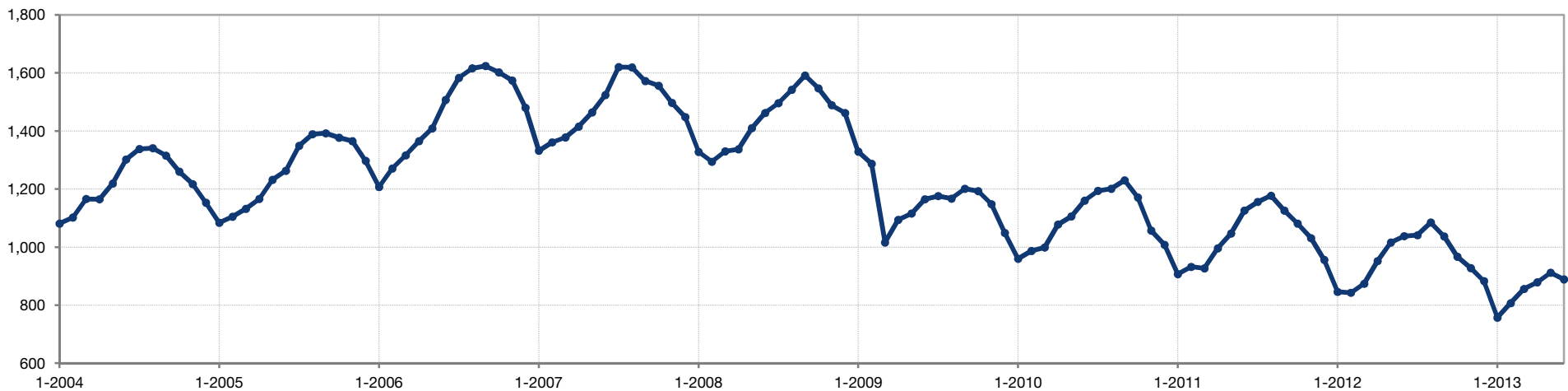


June



Month	Prior Year	Current Year	+ / -
July	1,156	1,041	-9.9%
August	1,177	1,085	-7.8%
September	1,126	1,037	-7.9%
October	1,081	967	-10.5%
November	1,031	928	-10.0%
December	956	883	-7.6%
January	846	757	-10.5%
February	843	807	-4.3%
March	874	856	-2.1%
April	952	879	-7.7%
May	1,016	912	-10.2%
June	1,038	889	-14.4%
12-Month Avg	1,008	920	-8.6%

Historical Inventory of Homes for Sale

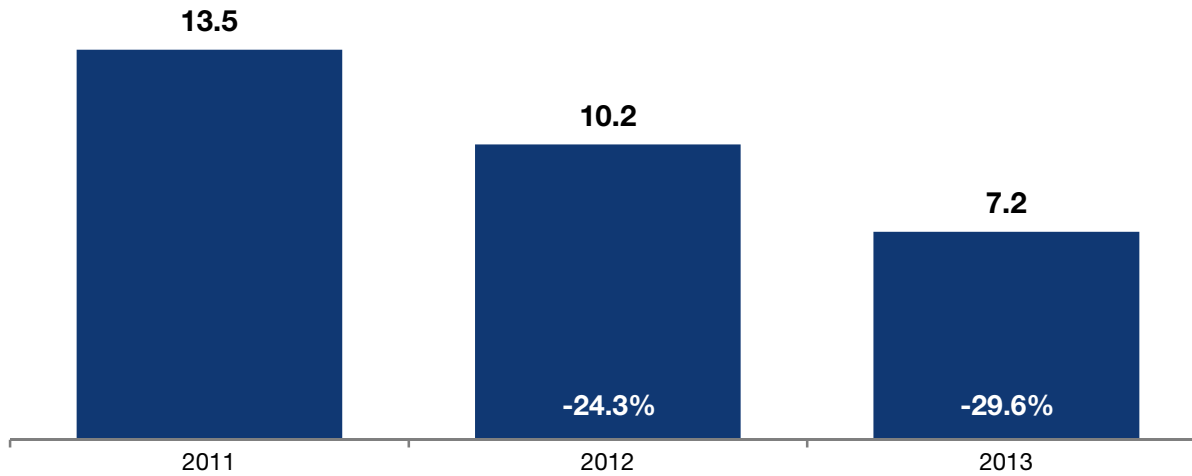


Months Supply of Inventory

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..



June



Month	Prior Year	Current Year	+ / -
July	13.9	10.2	-27.0%
August	14.1	10.1	-28.4%
September	12.9	9.6	-25.3%
October	12.2	8.8	-27.8%
November	11.3	8.3	-26.2%
December	10.3	7.8	-24.0%
January	8.9	6.7	-25.6%
February	8.8	7.0	-20.4%
March	9.1	7.3	-20.6%
April	10.0	7.3	-26.6%
May	10.3	7.4	-27.7%
June	10.2	7.2	-29.6%
12-Month Avg	11.0	8.1	-26.0%

Historical Months Supply of Inventory

