

Monthly Indicators

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



August 2013



Quick Facts

+ 39.3% **- 0.1%** **- 16.8%**

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.



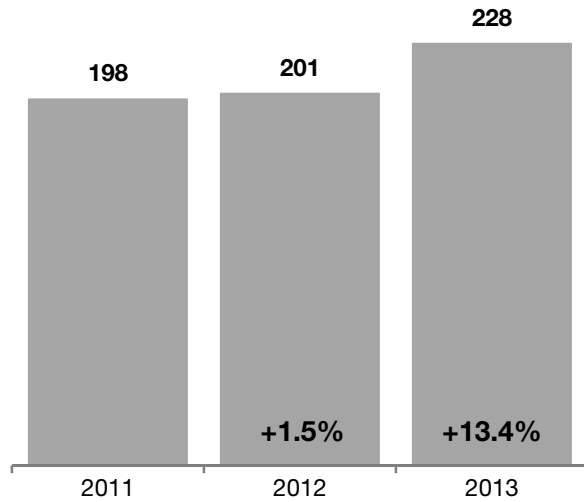
Key Metrics	Historical Sparklines	8-2012	8-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		201	228	+ 13.4%	1,768	1,869	+ 5.7%
Pending Sales		133	187	+ 40.6%	926	1,170	+ 26.3%
Closed Sales		140	195	+ 39.3%	856	1,080	+ 26.2%
Days on Market Until Sale		116	111	- 4.8%	135	118	- 12.4%
Median Sales Price		\$133,000	\$132,900	- 0.1%	\$127,500	\$130,000	+ 2.0%
Average Sales Price		\$162,975	\$165,460	+ 1.5%	\$150,134	\$155,601	+ 3.6%
Percent of Original List Price Received		91.3%	91.3%	+ 0.0%	91.0%	91.4%	+ 0.5%
Housing Affordability Index		218	204	- 6.5%	226	208	- 7.9%
Inventory of Homes for Sale		1,085	903	- 16.8%	--	--	--
Months Supply of Homes for Sale		10.1	7.0	- 31.1%	--	--	--

New Listings

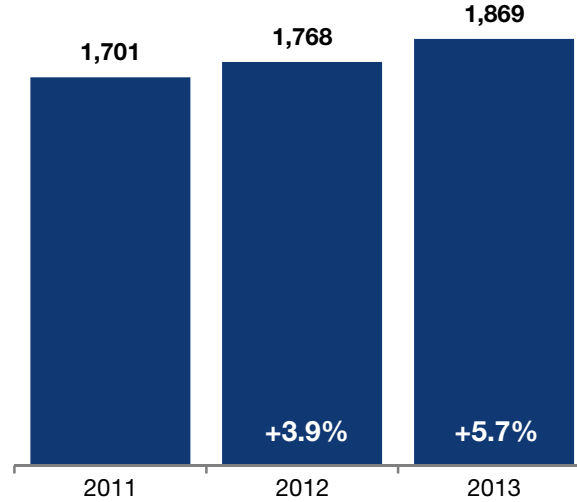
A count of the properties that have been newly listed on the market in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	236	+27.6%
March	249	226	-9.2%
April	250	258	+3.2%
May	242	243	+0.4%
June	206	245	+18.9%
July	264	215	-18.6%
August	201	228	+13.4%
12-Month Avg	196	203	+3.5%

Historical New Listing Activity

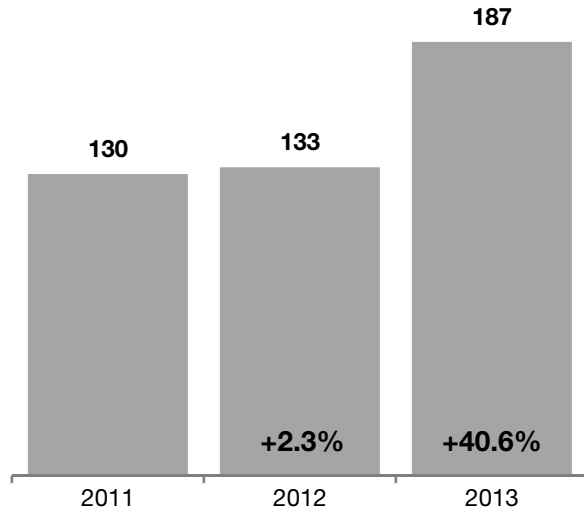


Pending Sales

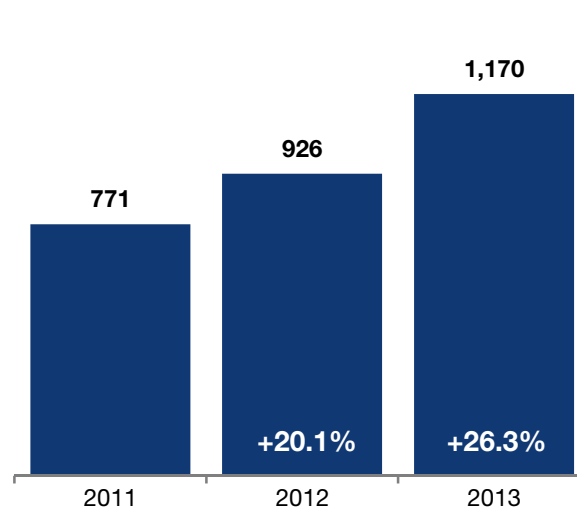
A count of the properties on which contracts have been accepted in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	152	+22.6%
May	146	156	+6.8%
June	115	178	+54.8%
July	147	158	+7.5%
August	133	187	+40.6%
12-Month Avg	108	134	+24.7%

Historical Pending Sales Activity

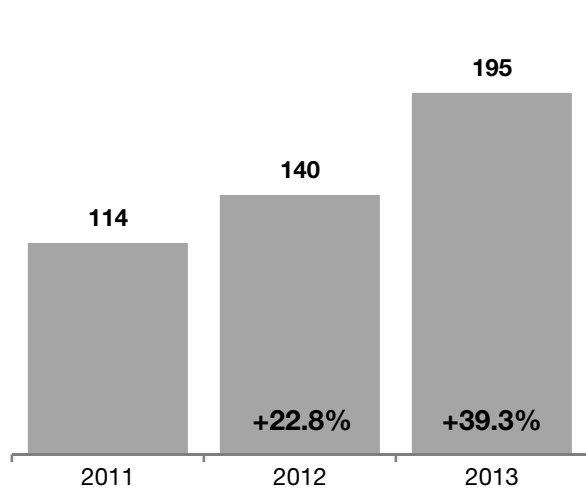


Closed Sales

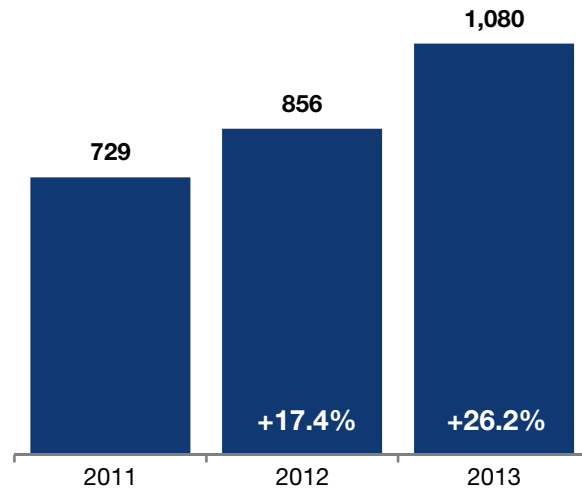
A count of the actual sales that have closed in a given month.



August

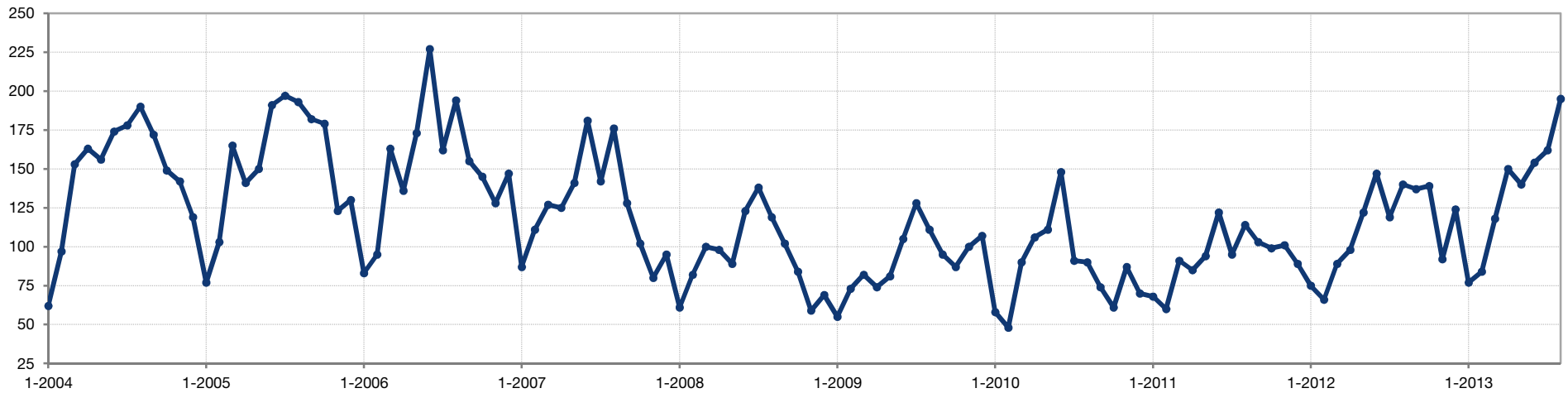


Year To Date



Month	Prior Year	Current Year	+ / -
September	103	137	+33.0%
October	99	139	+40.4%
November	101	92	-8.9%
December	89	124	+39.3%
January	75	77	+2.7%
February	66	84	+27.3%
March	89	118	+32.6%
April	98	150	+53.1%
May	122	140	+14.8%
June	147	154	+4.8%
July	119	162	+36.1%
August	140	195	+39.3%
12-Month Avg	104	131	+26.2%

Historical Closed Sales Activity

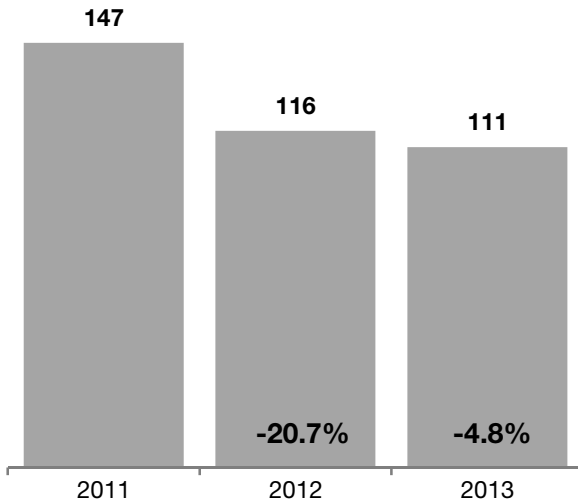


Days on Market Until Sale

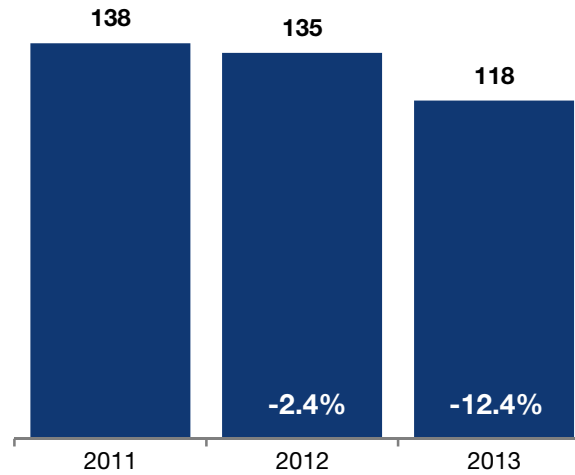
Average number of days between when a property is listed and when an offer is accepted in a given month.



August

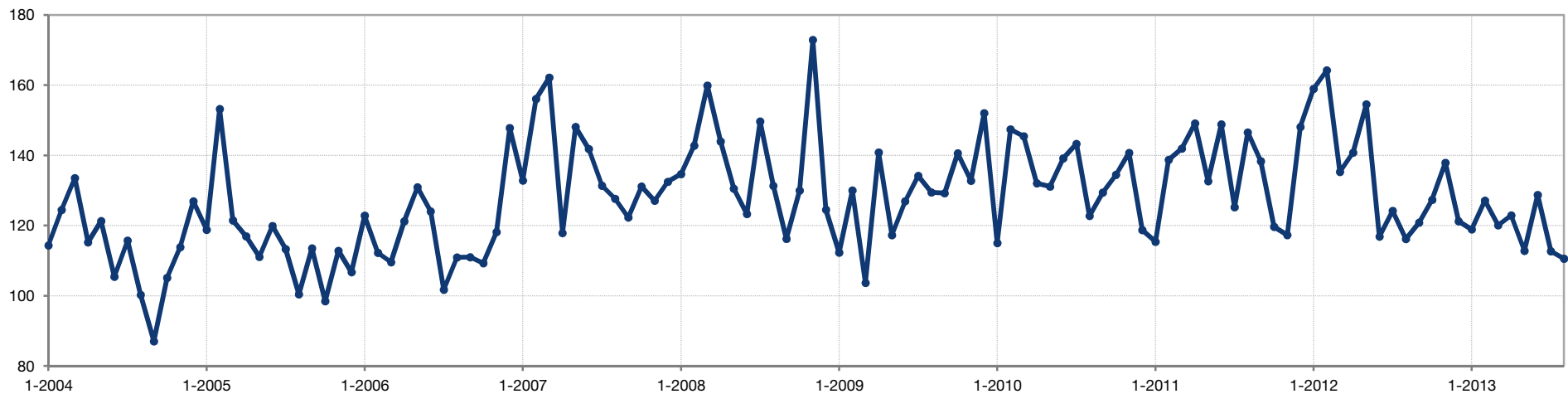


Year To Date



Month	Prior Year	Current Year	+ / -
September	138	121	-12.6%
October	120	127	+6.4%
November	117	138	+17.5%
December	148	121	-18.1%
January	159	119	-25.2%
February	164	127	-22.6%
March	135	120	-11.2%
April	141	123	-12.7%
May	155	113	-27.0%
June	117	129	+10.1%
July	124	113	-9.3%
August	116	111	-4.8%
12-Month Avg	109	104	-5.1%

Historical Days on Market Until Sale

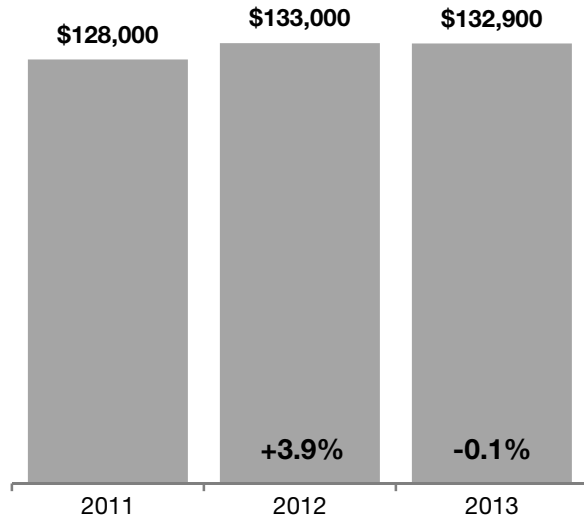


Median Sales Price

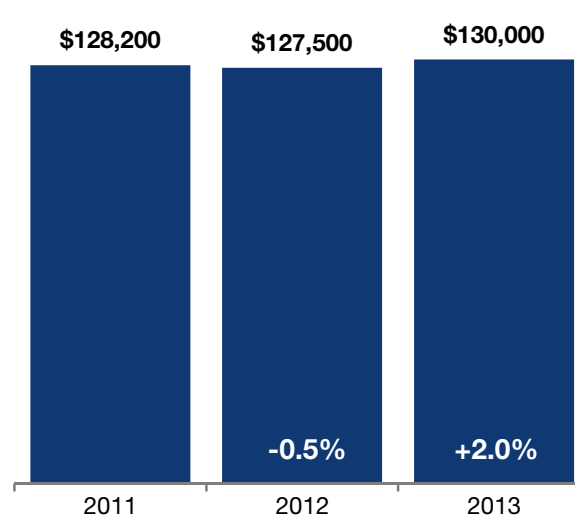
Median price point for all closed sales, not accounting for seller concessions, in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$94,000	-20.8%
February	\$135,300	\$120,000	-11.3%
March	\$110,250	\$103,950	-5.7%
April	\$127,500	\$120,000	-5.9%
May	\$129,250	\$133,950	+3.6%
June	\$119,950	\$138,000	+15.0%
July	\$135,000	\$160,500	+18.9%
August	\$133,000	\$132,900	-0.1%
12-Month Med	\$124,000	\$130,000	+4.8%

Historical Median Sales Price

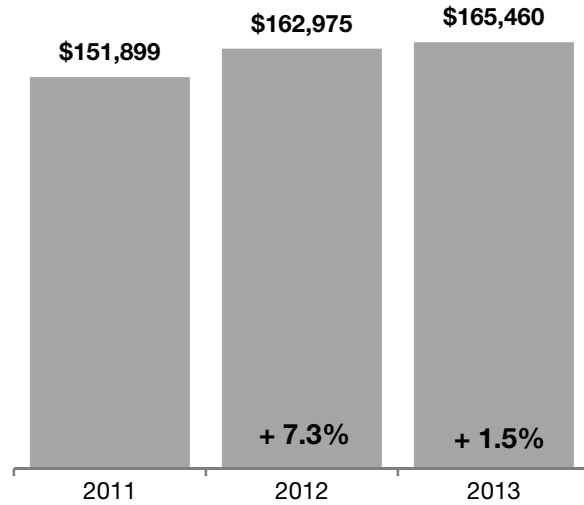


Average Sales Price

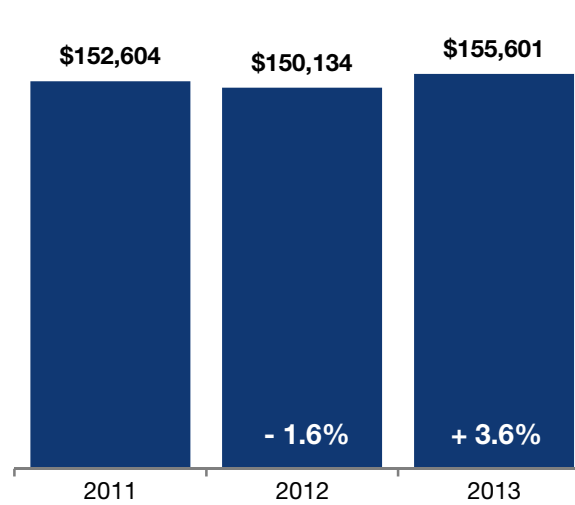
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$111,762	-15.6%
February	\$157,188	\$154,936	-1.4%
March	\$134,833	\$129,468	-4.0%
April	\$147,182	\$150,112	+2.0%
May	\$149,979	\$161,691	+7.8%
June	\$142,326	\$158,315	+11.2%
July	\$165,630	\$180,743	+9.1%
August	\$162,975	\$165,460	+1.5%
12-Month Avg	\$144,585	\$153,207	+6.0%

Historical Average Sales Price

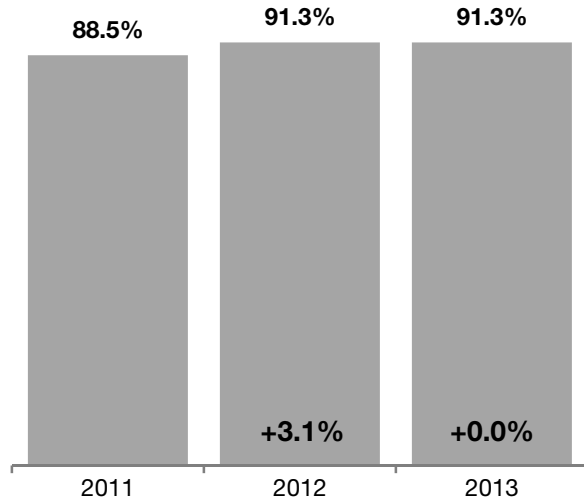


Percent of Original List Price Received

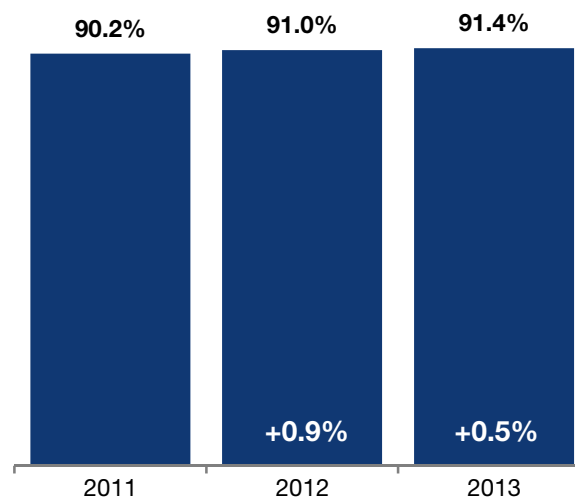


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August

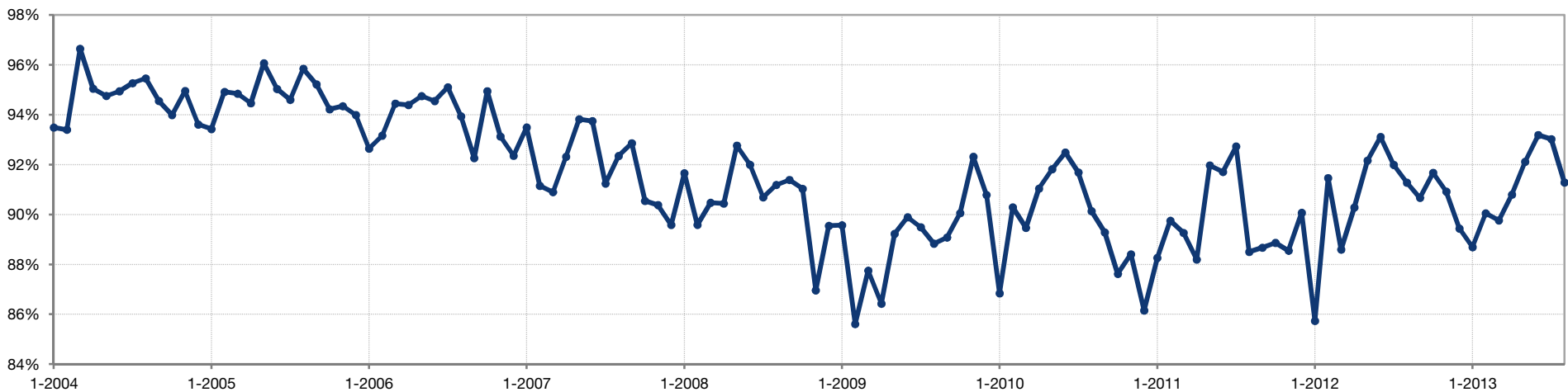


Year To Date



Month	Prior Year	Current Year	+ / -
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%	+3.4%
February	91.5%	90.0%	-1.5%
March	88.6%	89.8%	+1.3%
April	90.3%	90.8%	+0.6%
May	92.2%	92.1%	-0.1%
June	93.1%	93.2%	+0.1%
July	92.0%	93.0%	+1.1%
August	91.3%	91.3%	+0.0%
12-Month Avg	90.4%	91.2%	+0.9%

Historical Percent of Original List Price Received

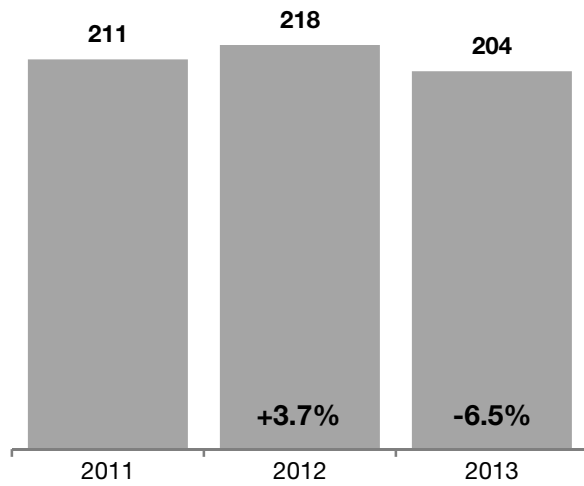


Housing Affordability Index

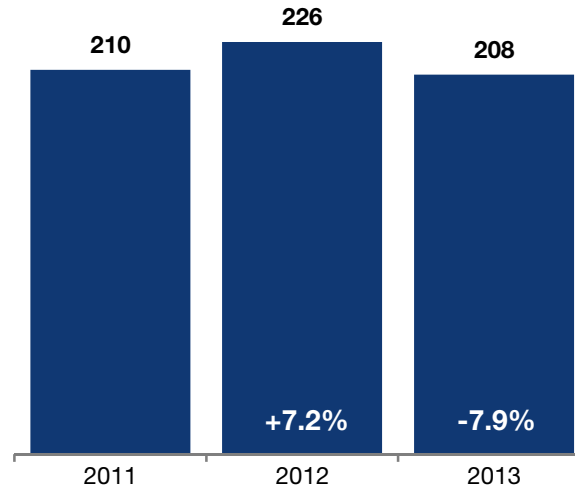


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

August

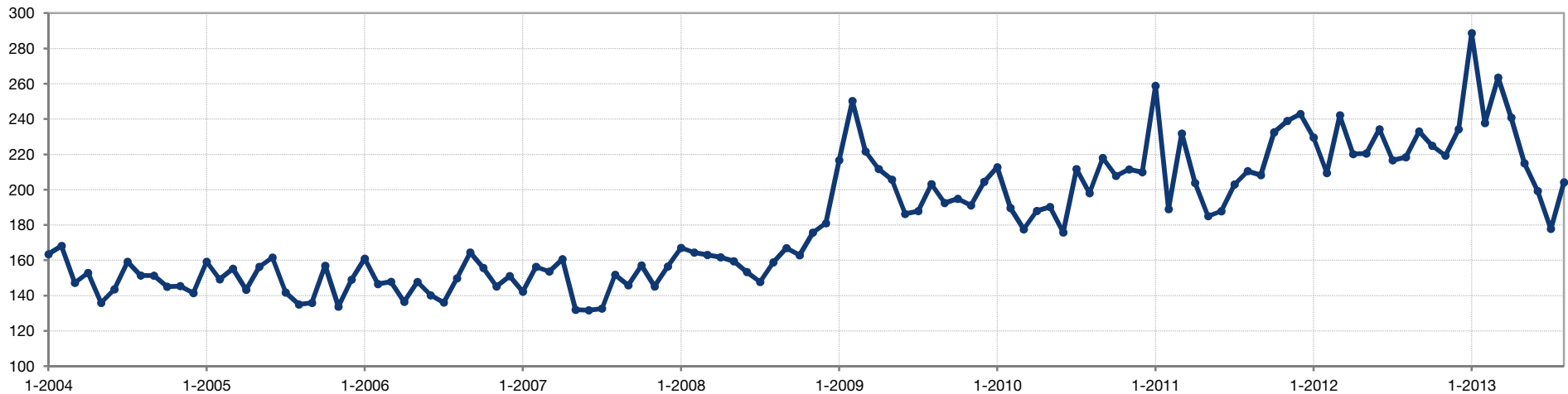


Year To Date



Month	Prior Year	Current Year	+ / -
September	208	233	+11.9%
October	233	225	-3.3%
November	239	219	-8.2%
December	243	234	-3.6%
January	230	289	+25.8%
February	209	238	+13.5%
March	242	264	+8.8%
April	220	241	+9.4%
May	221	215	-2.5%
June	234	199	-14.9%
July	217	178	-17.9%
August	218	204	-6.5%
12-Month Avg	226	228	+1.0%

Historical Housing Affordability Index

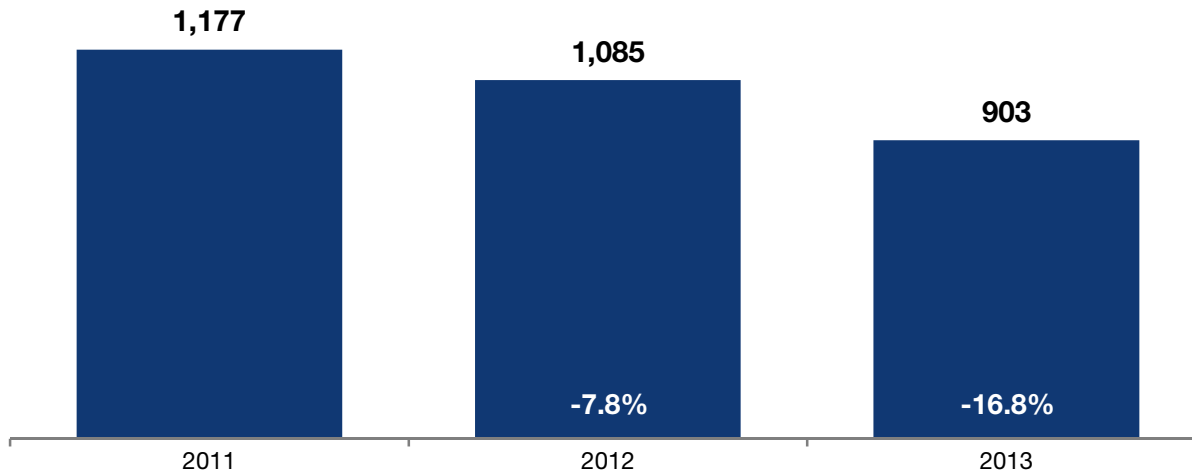


Inventory of Homes for Sale

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

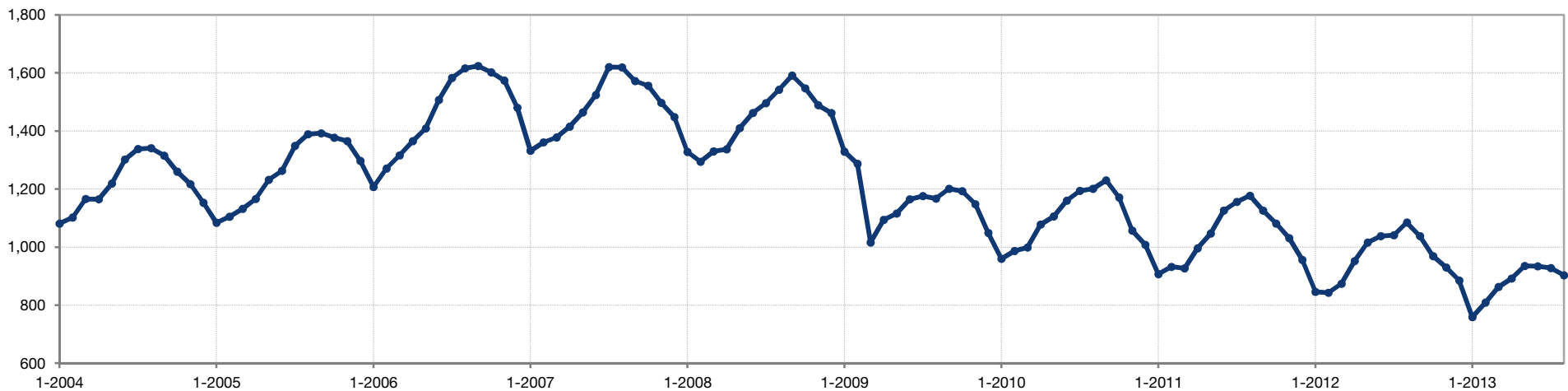


August



Month	Prior Year	Current Year	+ / -
September	1,126	1,038	-7.8%
October	1,081	969	-10.4%
November	1,031	930	-9.8%
December	956	885	-7.4%
January	846	759	-10.3%
February	843	809	-4.0%
March	874	863	-1.3%
April	952	892	-6.3%
May	1,016	935	-8.0%
June	1,038	934	-10.0%
July	1,041	928	-10.9%
August	1,085	903	-16.8%
12-Month Avg	991	904	-8.6%

Historical Inventory of Homes for Sale

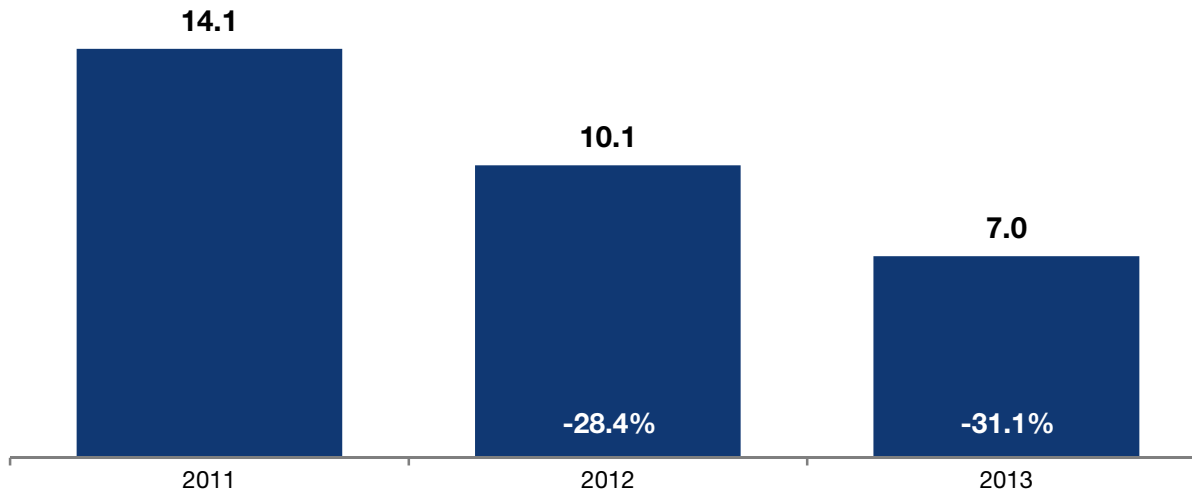


Months Supply of Inventory

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..



August



Month	Prior Year	Current Year	+ / -
September	12.9	9.7	-25.2%
October	12.2	8.9	-27.6%
November	11.3	8.4	-26.0%
December	10.3	7.9	-23.7%
January	8.9	6.7	-25.3%
February	8.8	7.0	-20.1%
March	9.1	7.3	-19.9%
April	10.0	7.4	-25.5%
May	10.3	7.6	-25.8%
June	10.2	7.6	-25.8%
July	10.2	7.2	-28.9%
August	10.1	7.0	-31.1%
12-Month Avg	10.4	7.7	-25.5%

Historical Months Supply of Inventory

