

Monthly Indicators

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



September 2013



Quick Facts

- 8.8% **+ 19.0%** **- 16.4%**

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.



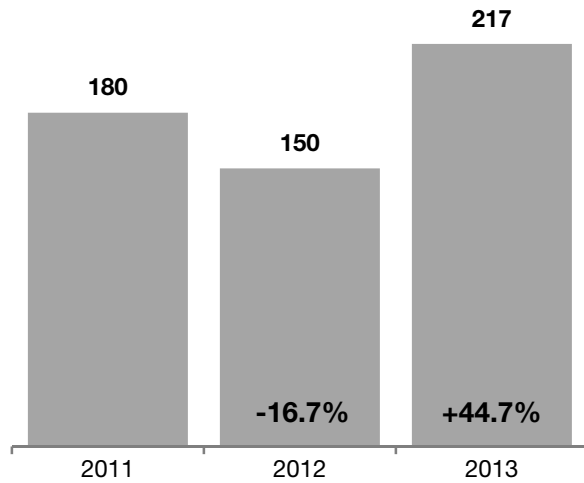
Key Metrics	Historical Sparklines	9-2012	9-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		150	217	+ 44.7%	1,918	2,088	+ 8.9%
Pending Sales		120	121	+ 0.8%	1,046	1,281	+ 22.5%
Closed Sales		137	125	- 8.8%	993	1,206	+ 21.5%
Days on Market Until Sale		121	115	- 4.6%	133	118	- 11.3%
Median Sales Price		\$124,750	\$148,450	+ 19.0%	\$127,000	\$132,000	+ 3.9%
Average Sales Price		\$141,747	\$159,780	+ 12.7%	\$148,998	\$155,902	+ 4.6%
Percent of Original List Price Received		90.7%	92.2%	+ 1.7%	90.9%	91.5%	+ 0.6%
Housing Affordability Index		233	190	- 18.6%	230	208	- 9.5%
Inventory of Homes for Sale		1,038	868	- 16.4%	--	--	--
Months Supply of Homes for Sale		9.7	6.5	- 32.5%	--	--	--

New Listings

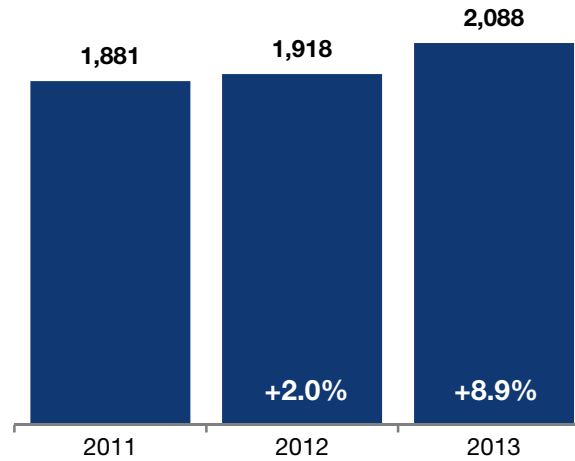
A count of the properties that have been newly listed on the market in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	227	-8.8%
April	250	258	+3.2%
May	242	244	+0.8%
June	206	245	+18.9%
July	264	215	-18.6%
August	201	228	+13.4%
September	150	217	+44.7%
12-Month Avg	194	209	+7.8%

Historical New Listing Activity

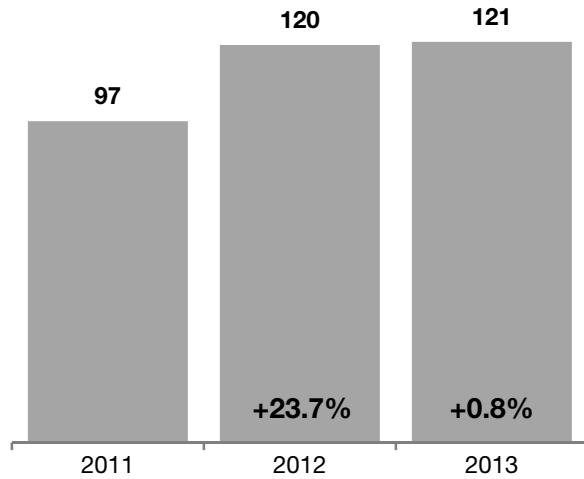


Pending Sales

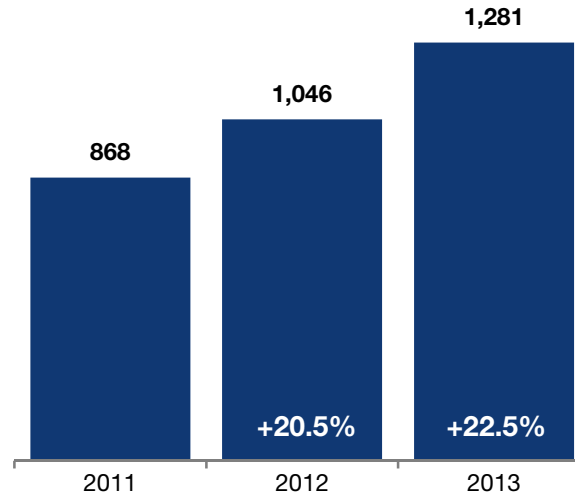
A count of the properties on which contracts have been accepted in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	158	+8.2%
June	115	177	+53.9%
July	147	157	+6.8%
August	133	177	+33.1%
September	120	121	+0.8%
12-Month Avg	109	133	+21.8%

Historical Pending Sales Activity

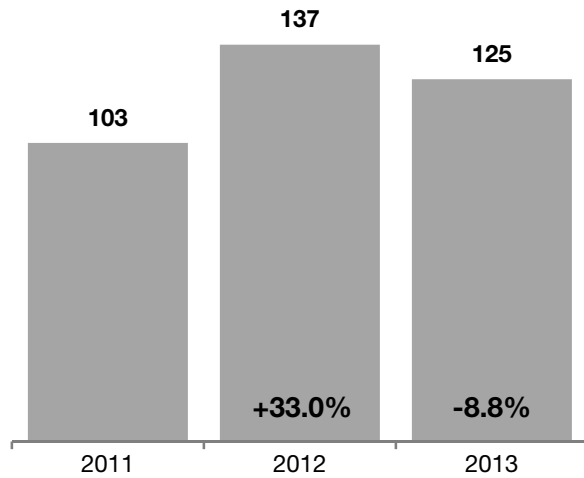


Closed Sales

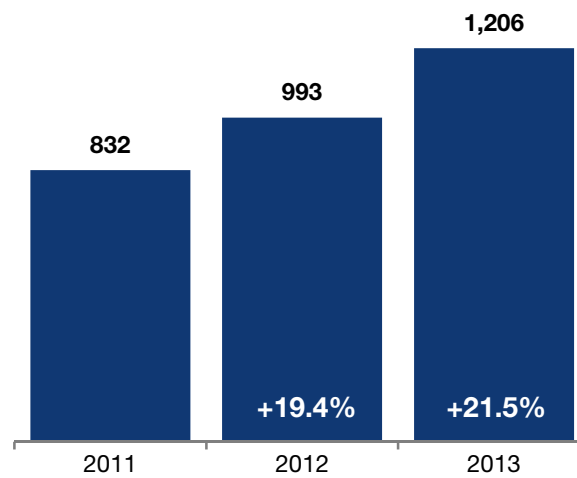
A count of the actual sales that have closed in a given month.



September

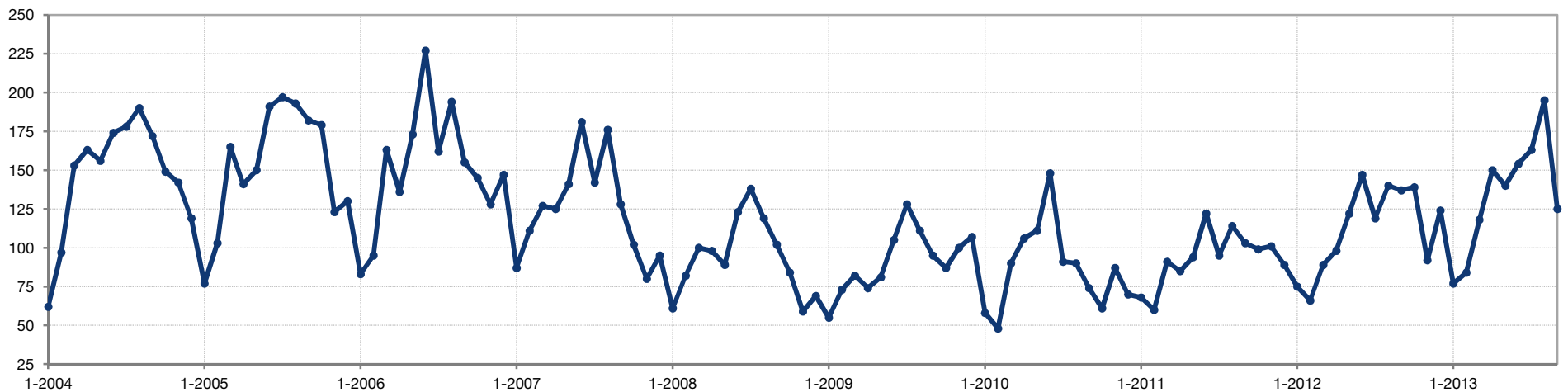


Year To Date



Month	Prior Year	Current Year	+ / -
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	163	+37.0%
August	140	195	+39.3%
September	137	125	-8.8%
12-Month Avg	107	130	+22.8%

Historical Closed Sales Activity

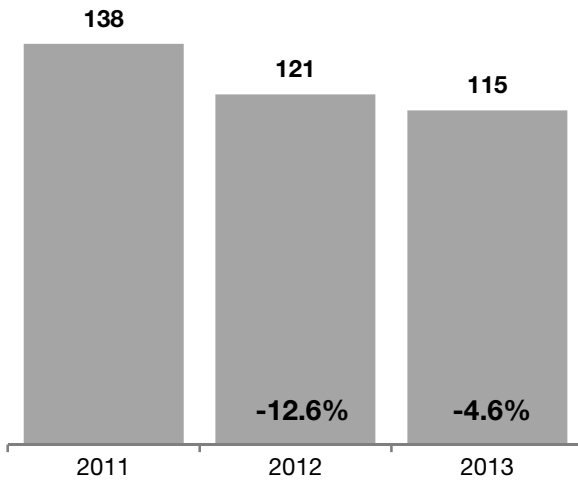


Days on Market Until Sale

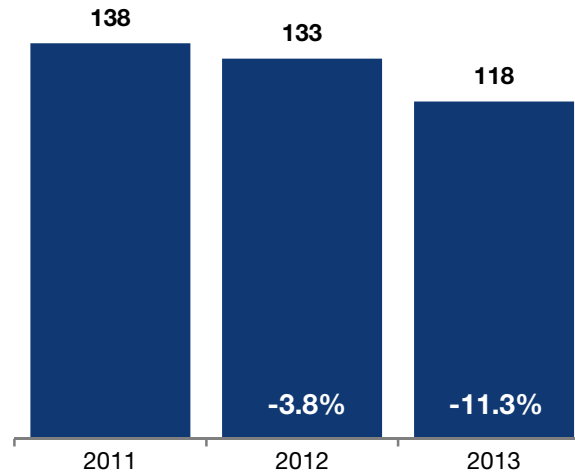
Average number of days between when a property is listed and when an offer is accepted in a given month.



September

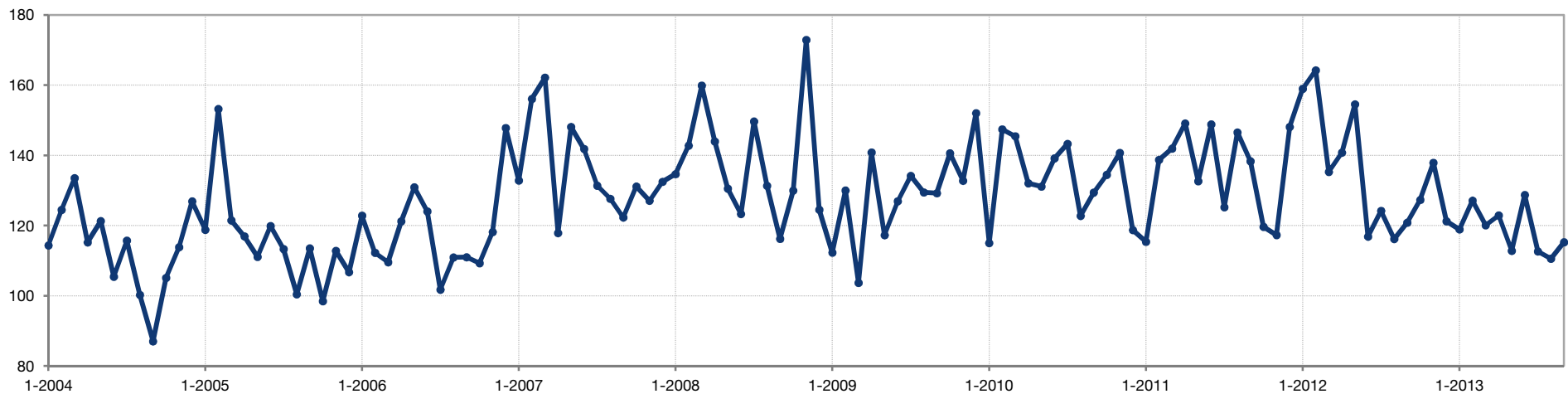


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	121	115	-4.6%
12-Month Avg	107	102	-4.8%

Historical Days on Market Until Sale

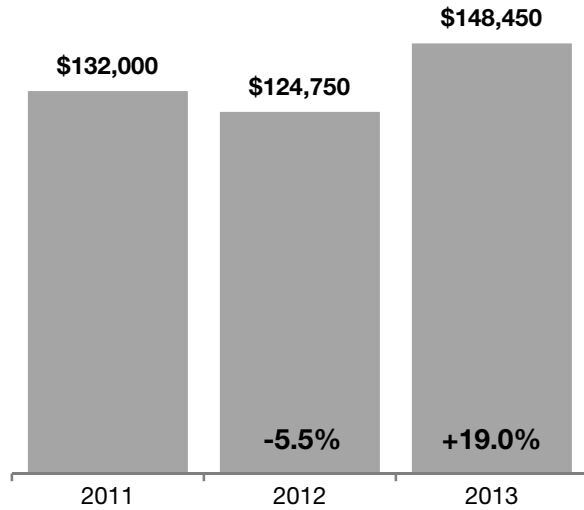


Median Sales Price

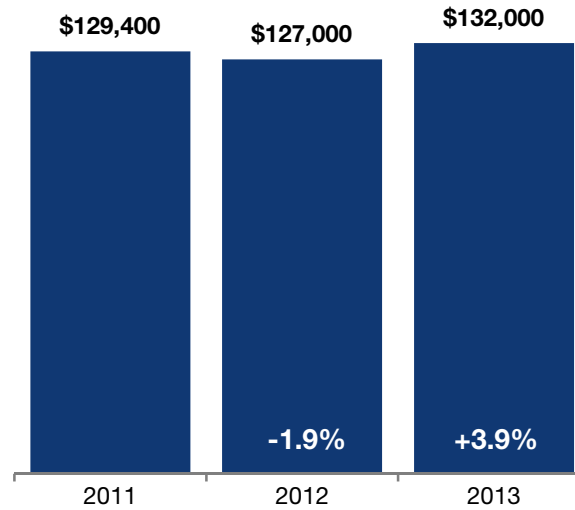
Median price point for all closed sales, not accounting for seller concessions, in a given month.



September

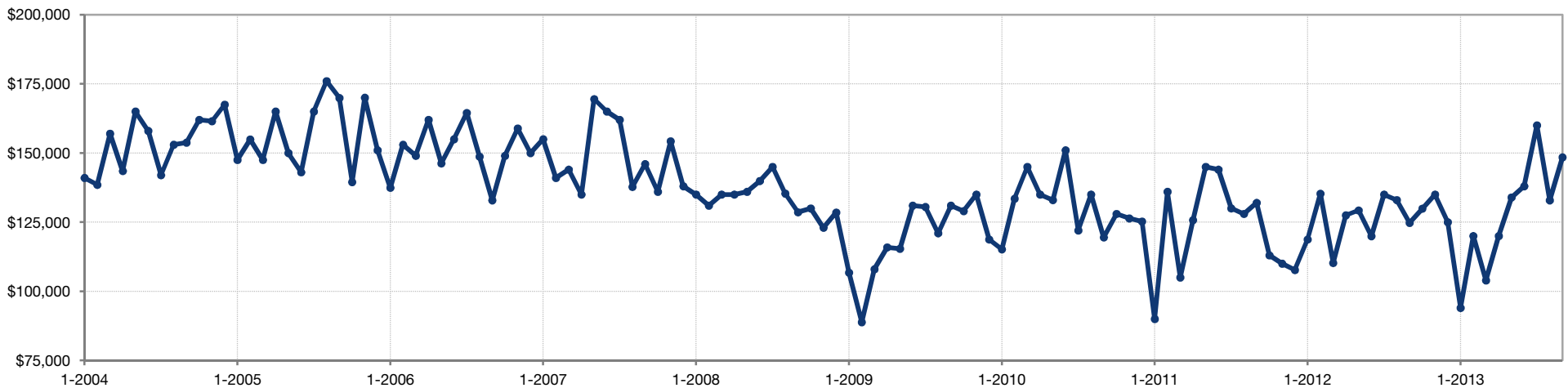


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$160,000	+18.5%
August	\$133,000	\$132,900	-0.1%
September	\$124,750	\$148,450	+19.0%
12-Month Med	\$123,500	\$131,250	+6.3%

Historical Median Sales Price

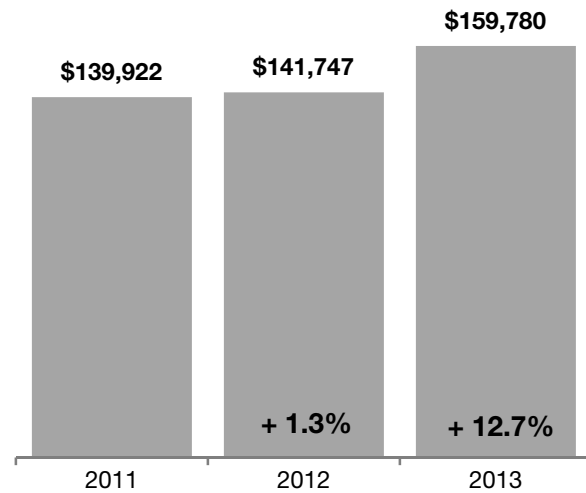


Average Sales Price

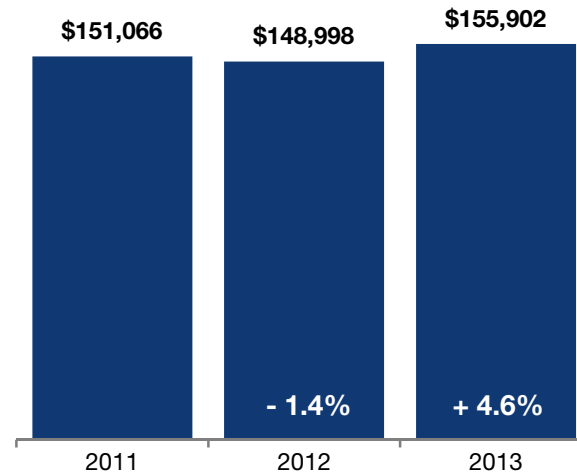
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September

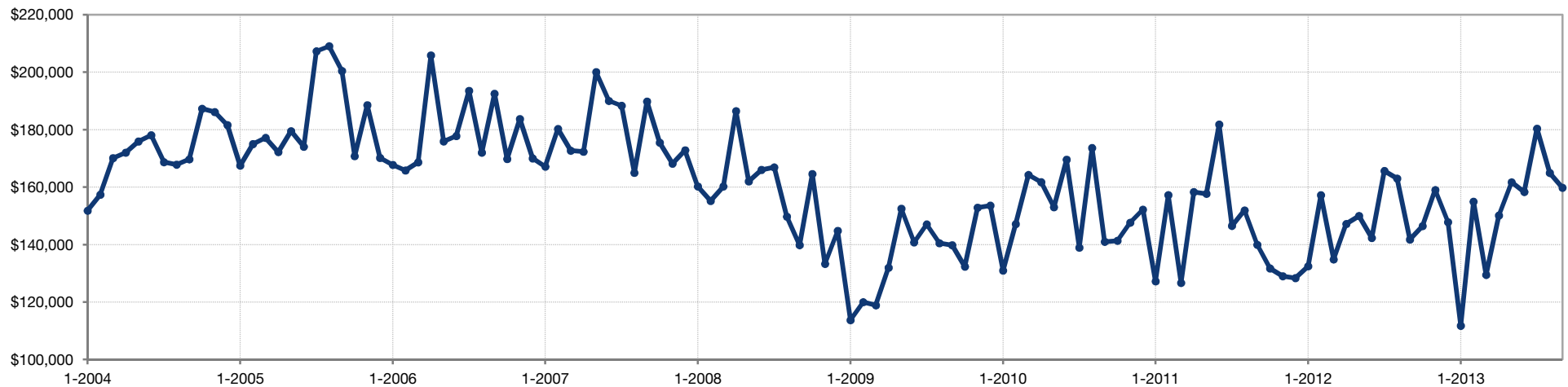


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$180,341	+8.9%
August	\$162,975	\$164,937	+1.2%
September	\$141,747	\$159,780	+12.7%
12-Month Avg	\$144,656	\$154,611	+6.9%

Historical Average Sales Price

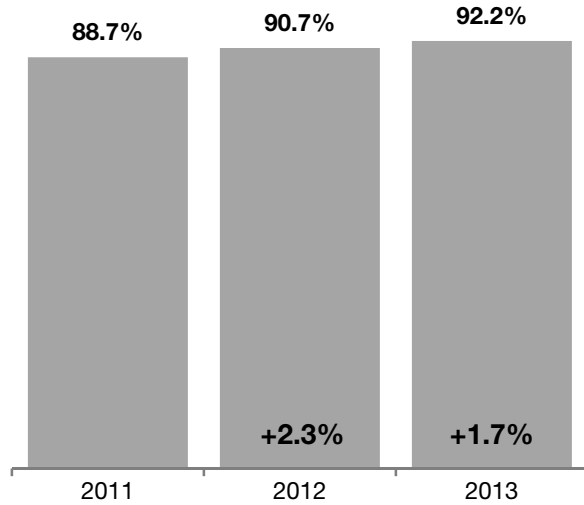


Percent of Original List Price Received

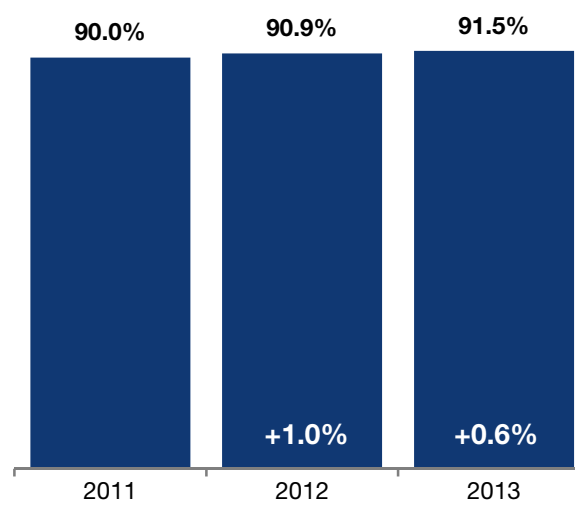


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September

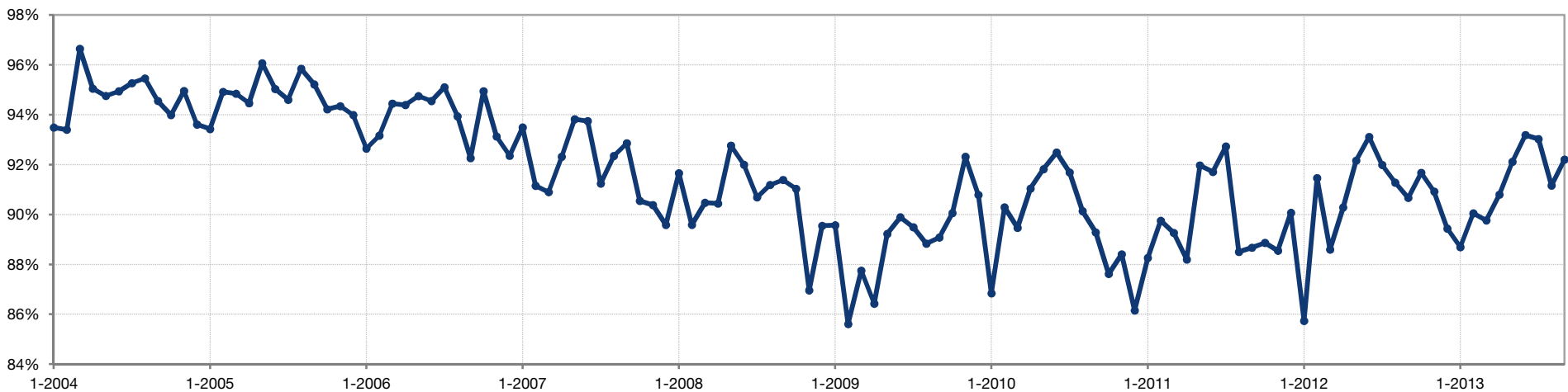


Year To Date



Month	Prior Year	Current Year	+ / -
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%	91.2%	-0.1%
September	90.7%	92.2%	+1.7%
12-Month Avg	90.5%	91.3%	+0.9%

Historical Percent of Original List Price Received

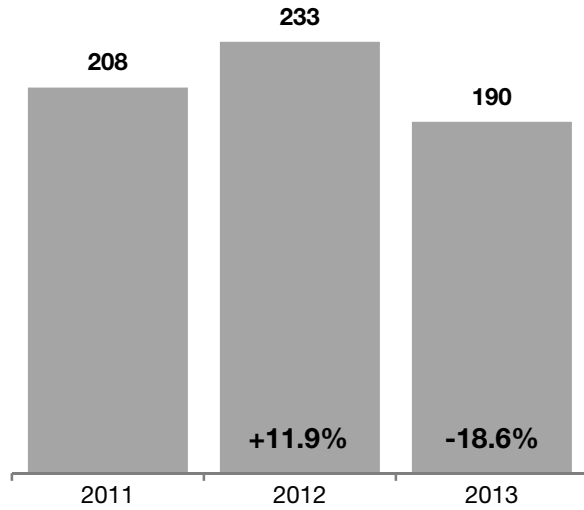


Housing Affordability Index

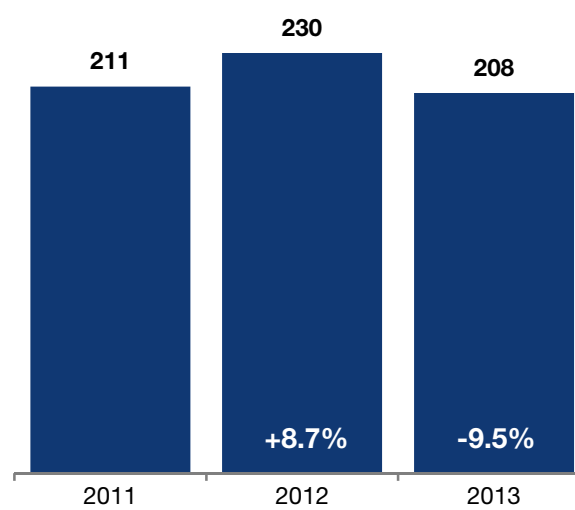


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

September

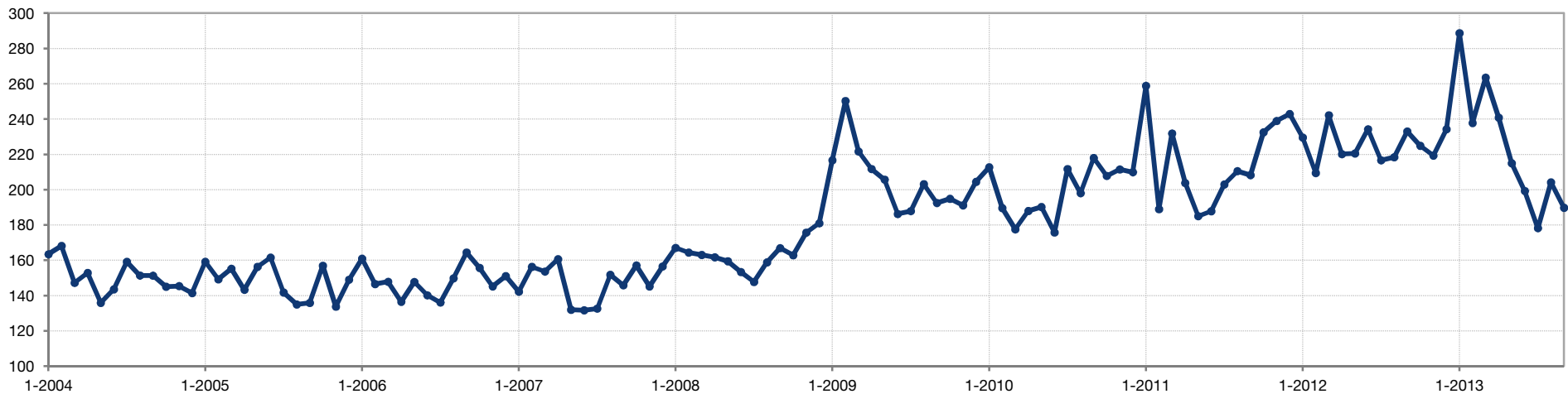


Year To Date



Month	Prior Year	Current Year	+ / -
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	-17.7%
August	218	204	-6.5%
September	233	190	-18.6%
12-Month Avg	228	225	-1.5%

Historical Housing Affordability Index

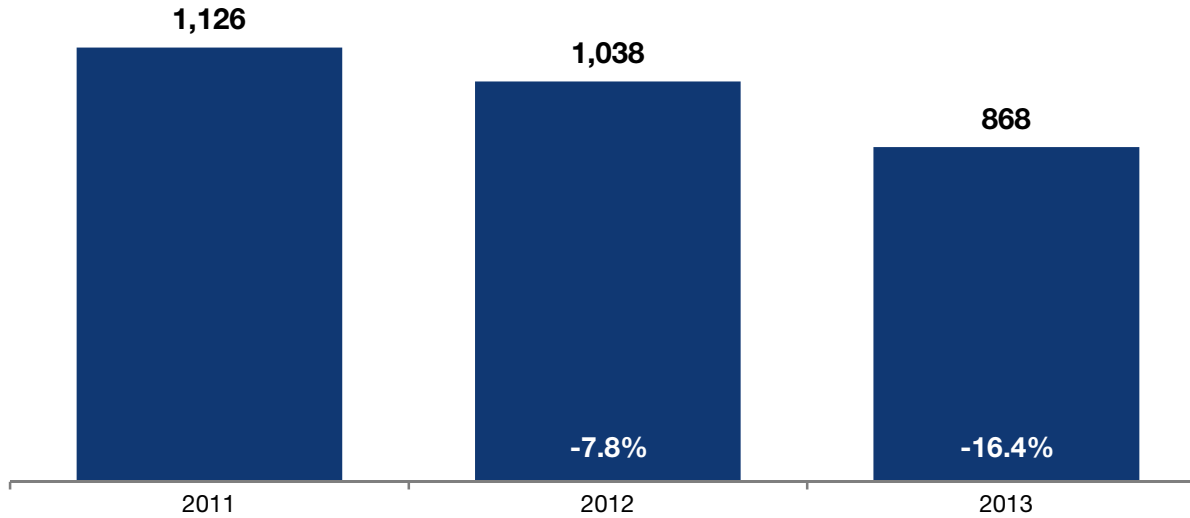


Inventory of Homes for Sale

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

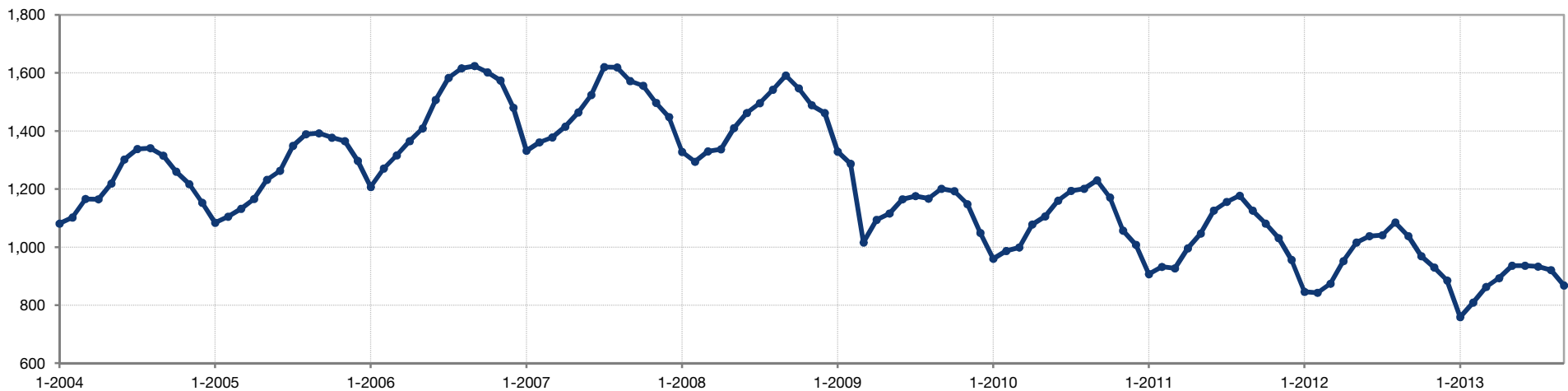


September



Month	Prior Year	Current Year	+ / -
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	893	-6.2%
May	1,016	936	-7.9%
June	1,038	936	-9.8%
July	1,041	933	-10.4%
August	1,085	921	-15.1%
September	1,038	868	-16.4%
12-Month Avg	983	892	-9.1%

Historical Inventory of Homes for Sale

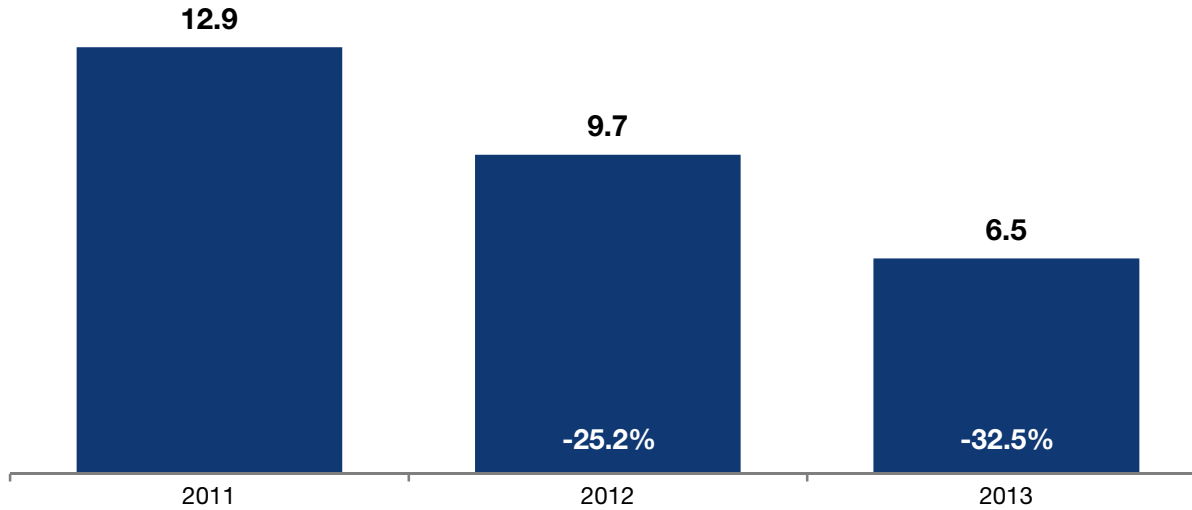


Months Supply of Inventory

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..



September



Month	Prior Year	Current Year	+ / -
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	-25.4%
May	10.3	7.6	-25.7%
June	10.2	7.6	-25.8%
July	10.2	7.3	-28.6%
August	10.1	7.1	-29.7%
September	9.7	6.5	-32.5%
12-Month Avg	10.1	7.5	-26.0%

Historical Months Supply of Inventory

