

Monthly Indicators

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



October 2013



Quick Facts

- 2.2% **+ 11.6%** **- 10.1%**

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.



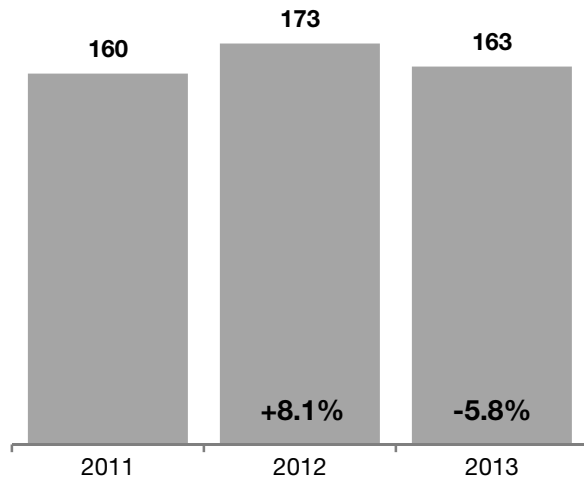
Key Metrics	Historical Sparklines	10-2012	10-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		173	163	- 5.8%	2,091	2,253	+ 7.7%
Pending Sales		119	130	+ 9.2%	1,165	1,407	+ 20.8%
Closed Sales		139	136	- 2.2%	1,132	1,351	+ 19.3%
Days on Market Until Sale		127	103	- 19.3%	132	116	- 12.4%
Median Sales Price		\$129,900	\$145,000	+ 11.6%	\$127,500	\$133,500	+ 4.7%
Average Sales Price		\$146,450	\$164,974	+ 12.6%	\$148,684	\$157,315	+ 5.8%
Percent of Original List Price Received		91.7%	92.6%	+ 1.0%	91.0%	91.6%	+ 0.6%
Housing Affordability Index		225	193	- 14.0%	228	206	- 9.6%
Inventory of Homes for Sale		970	872	- 10.1%	--	--	--
Months Supply of Homes for Sale		8.9	6.6	- 26.0%	--	--	--

New Listings

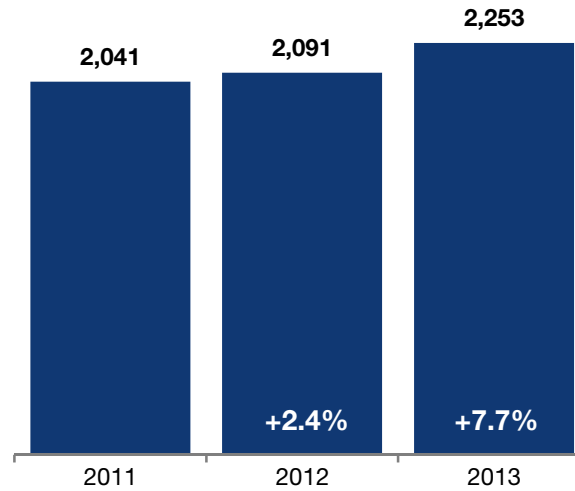
A count of the properties that have been newly listed on the market in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	137	145	+5.8%
December	111	102	-8.1%
January	171	218	+27.5%
February	185	236	+27.6%
March	249	229	-8.0%
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%
October	173	163	-5.8%
12-Month Avg	195	208	+6.9%

Historical New Listing Activity

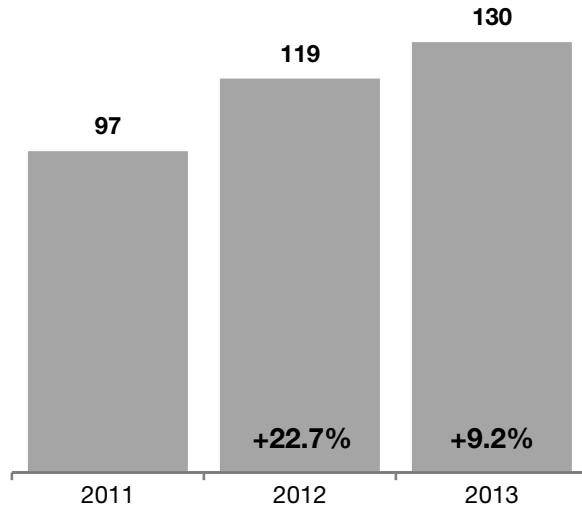


Pending Sales

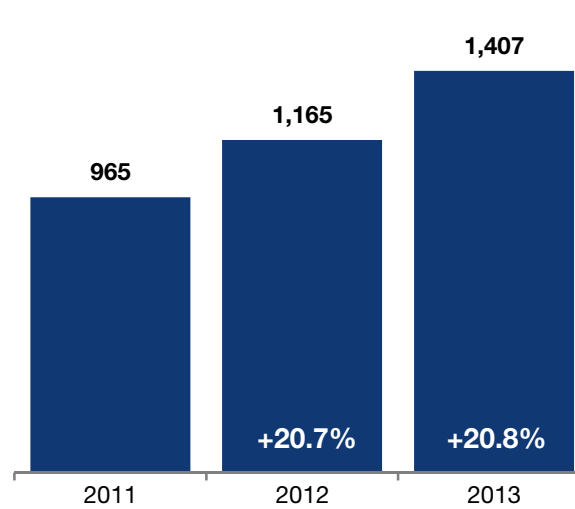
A count of the properties on which contracts have been accepted in a given month.



October

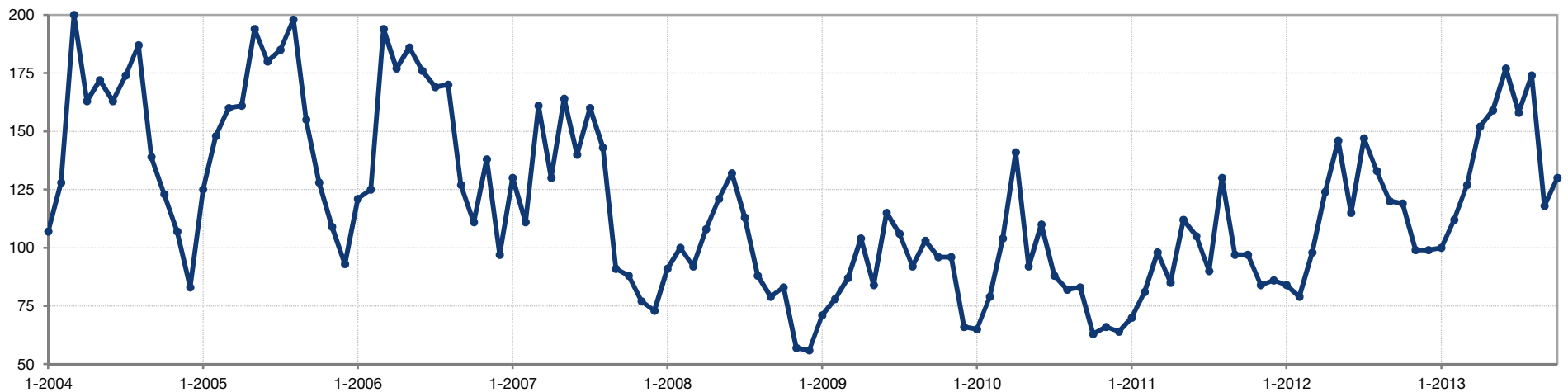


Year To Date



Month	Prior Year	Current Year	+ / -
November	84	99	+17.9%
December	86	99	+15.1%
January	84	100	+19.0%
February	79	112	+41.8%
March	98	127	+29.6%
April	124	152	+22.6%
May	146	159	+8.9%
June	115	177	+53.9%
July	147	158	+7.5%
August	133	174	+30.8%
September	120	118	-1.7%
October	119	130	+9.2%
12-Month Avg	111	134	+20.2%

Historical Pending Sales Activity

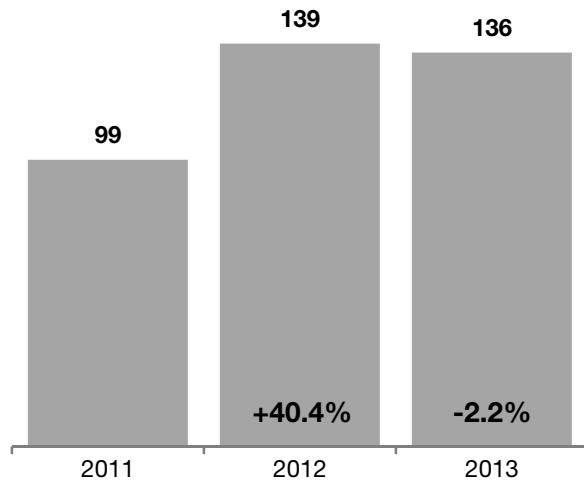


Closed Sales

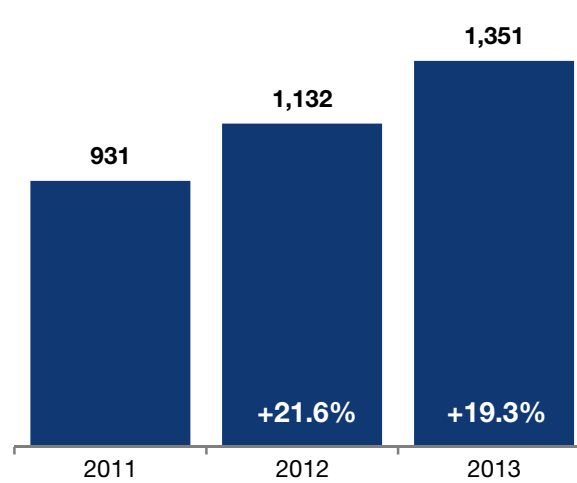
A count of the actual sales that have closed in a given month.



October

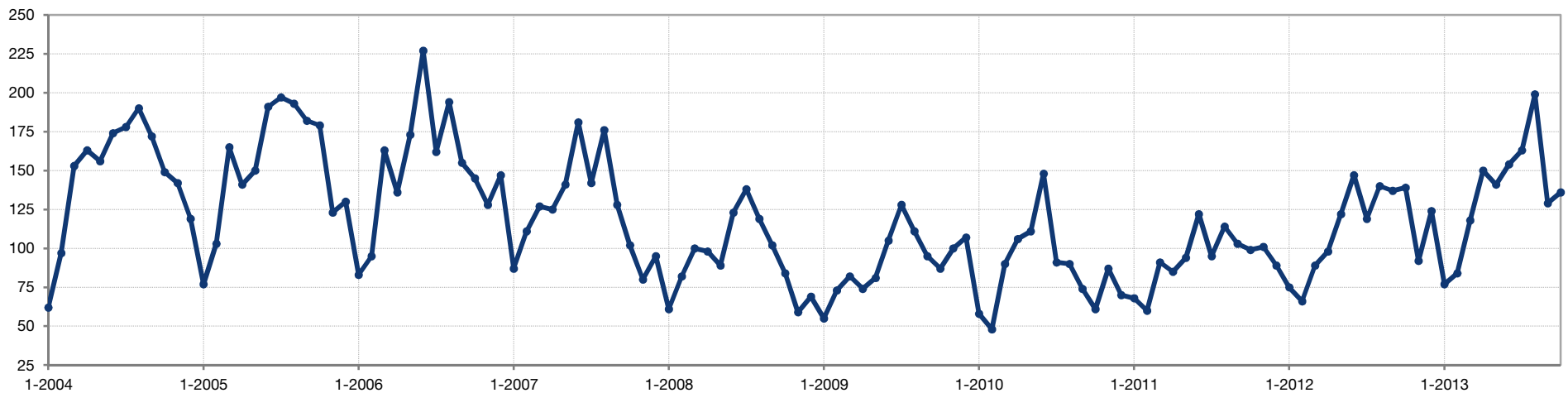


Year To Date



Month	Prior Year	Current Year	+ / -
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	141	+15.6%
June	147	154	+4.8%
July	119	163	+37.0%
August	140	199	+42.1%
September	137	129	-5.8%
October	139	136	-2.2%
12-Month Avg	110	131	+19.8%

Historical Closed Sales Activity

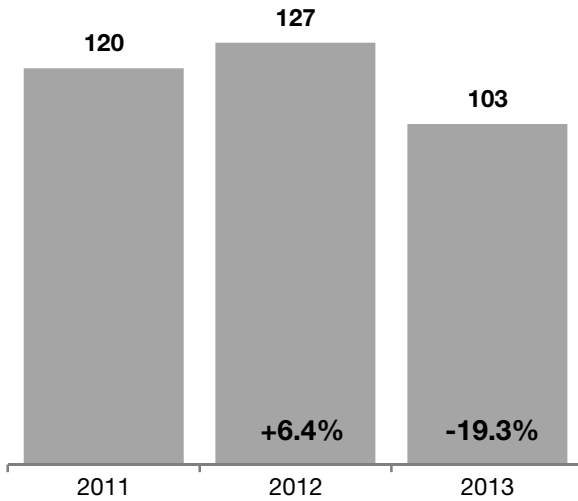


Days on Market Until Sale

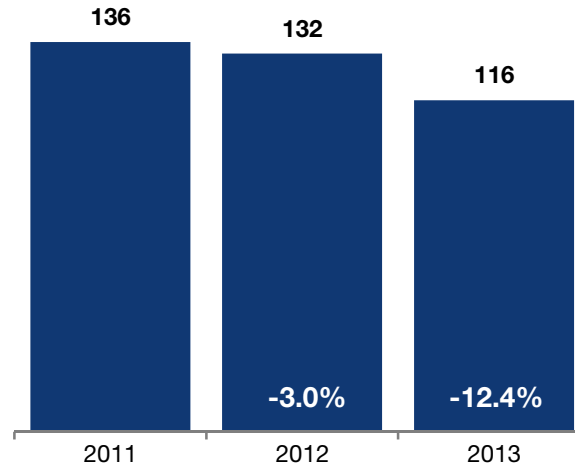
Average number of days between when a property is listed and when an offer is accepted in a given month.



October

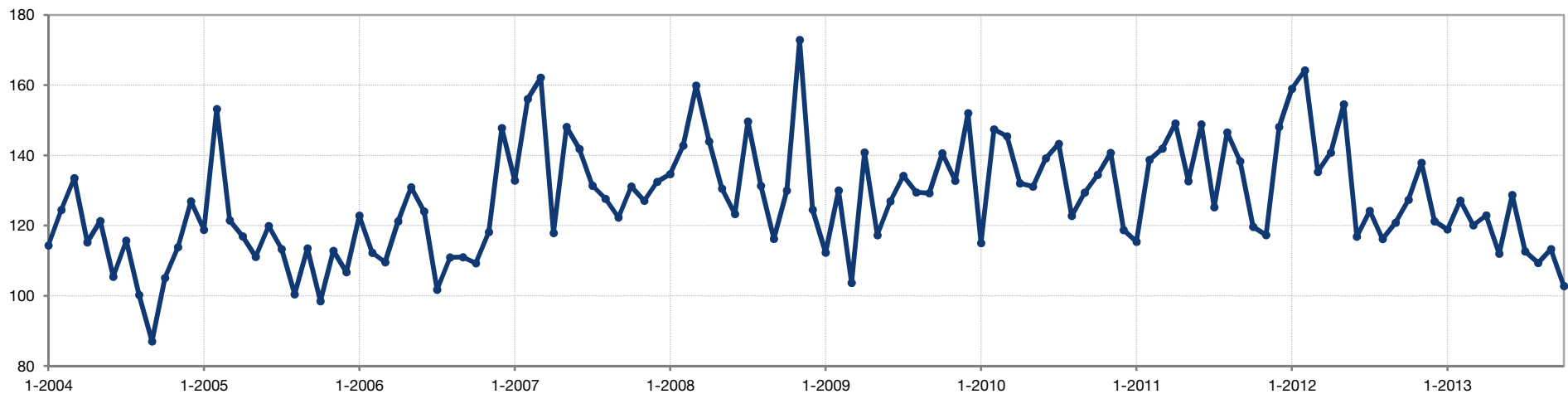


Year To Date



Month	Prior Year	Current Year	+ / -
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	112	-27.5%
June	117	129	+10.1%
July	124	113	-9.3%
August	116	109	-5.9%
September	121	113	-6.2%
October	127	103	-19.3%
12-Month Avg	109	99	-9.0%

Historical Days on Market Until Sale

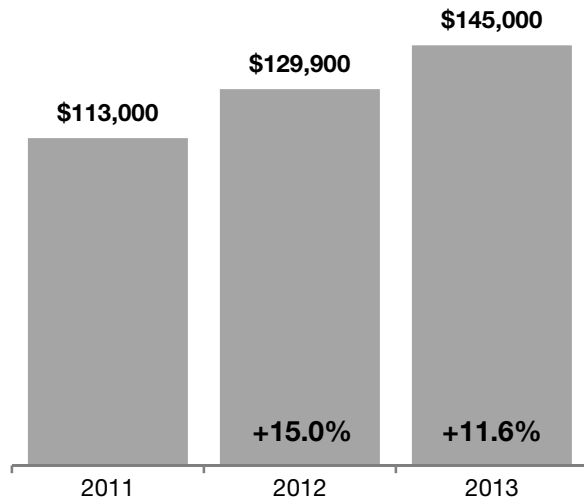


Median Sales Price

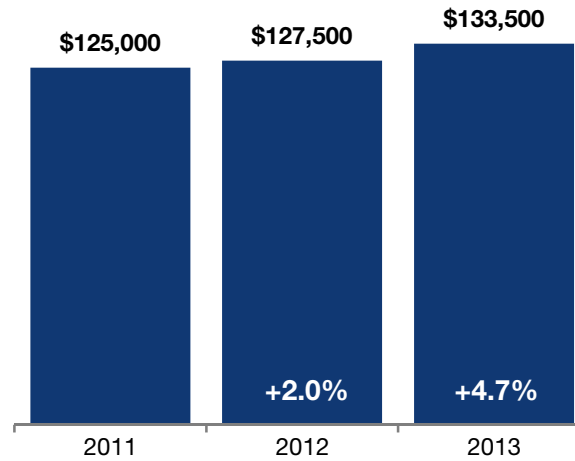
Median price point for all closed sales, not accounting for seller concessions, in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$134,900	+4.4%
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%
October	\$129,900	\$145,000	+11.6%
12-Month Med	\$125,000	\$132,950	+6.4%

Historical Median Sales Price

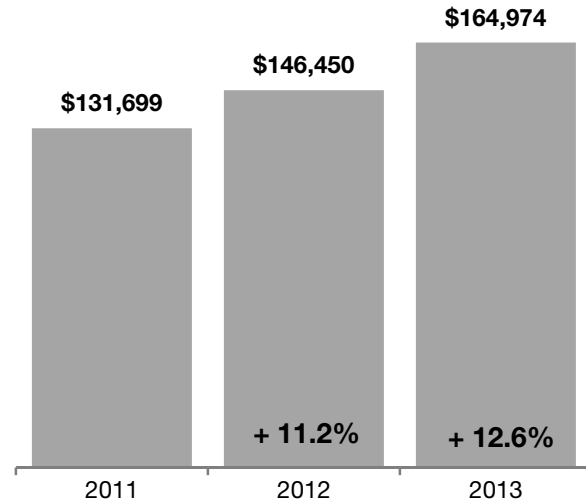


Average Sales Price

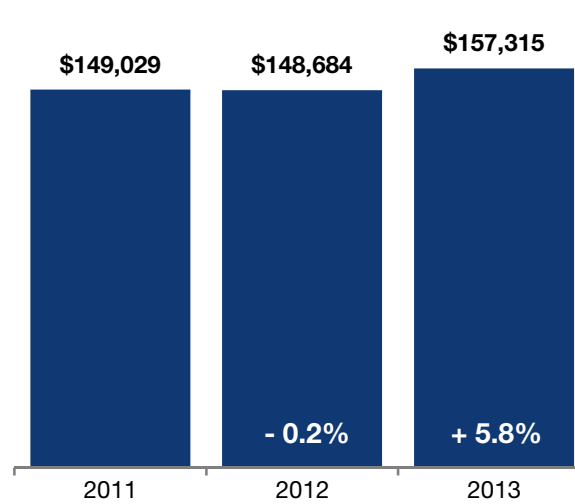
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October

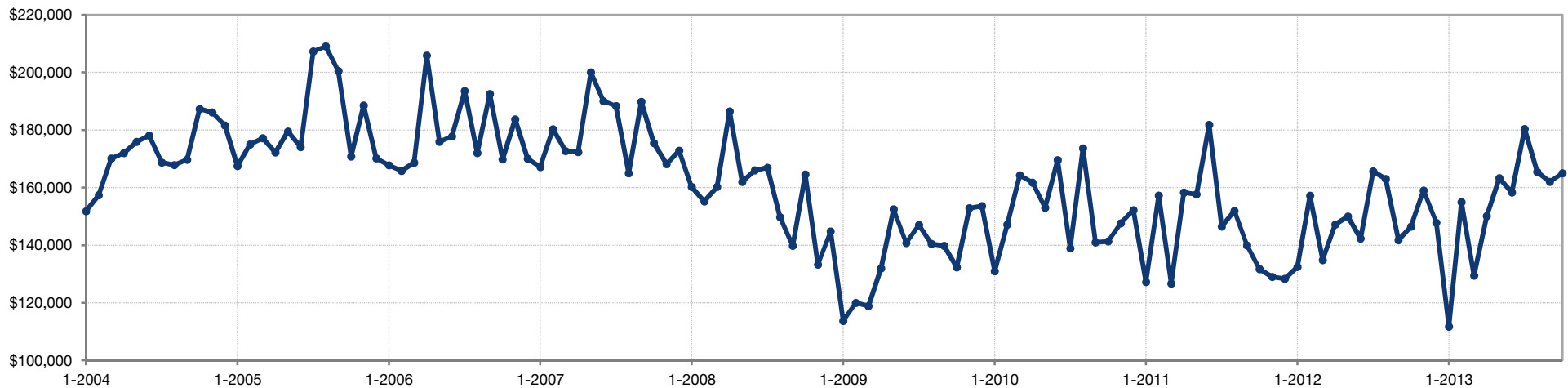


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$163,271	+8.9%
June	\$142,326	\$158,315	+11.2%
July	\$165,630	\$180,341	+8.9%
August	\$162,975	\$165,451	+1.5%
September	\$141,747	\$162,028	+14.3%
October	\$146,450	\$164,974	+12.6%
12-Month Avg	\$145,808	\$156,676	+7.5%

Historical Average Sales Price

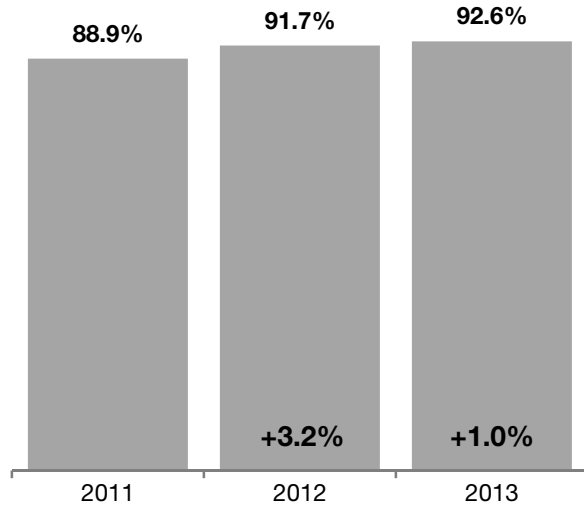


Percent of Original List Price Received

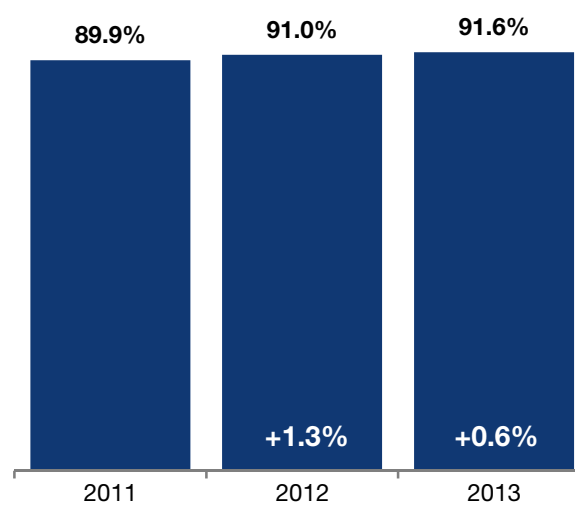


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October

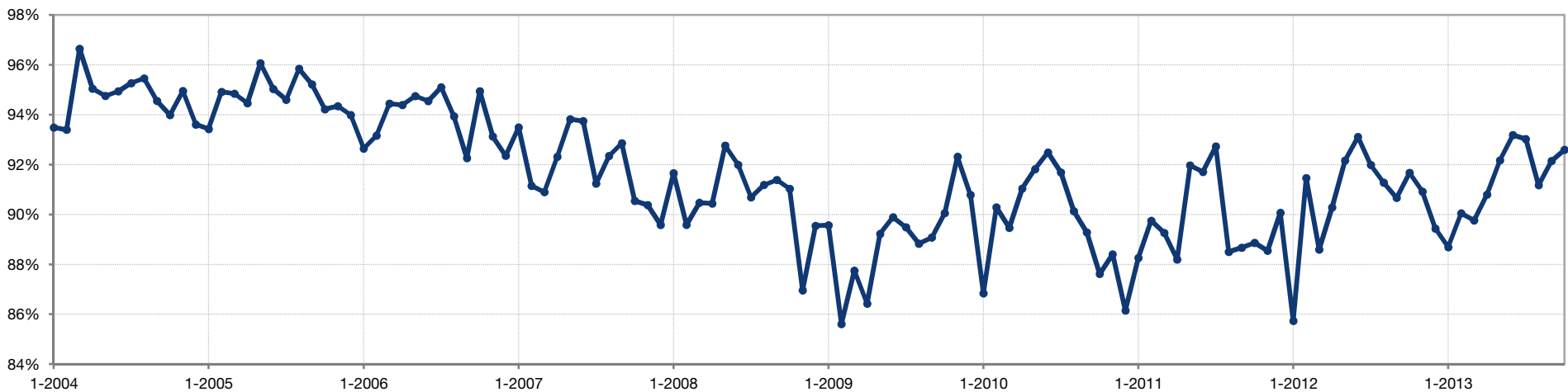


Year To Date



Month	Prior Year	Current Year	+ / -
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%	92.2%	+0.0%
June	93.1%	93.2%	+0.1%
July	92.0%	93.0%	+1.1%
August	91.3%	91.2%	-0.1%
September	90.7%	92.1%	+1.6%
October	91.7%	92.6%	+1.0%
12-Month Avg	90.8%	91.4%	+0.7%

Historical Percent of Original List Price Received

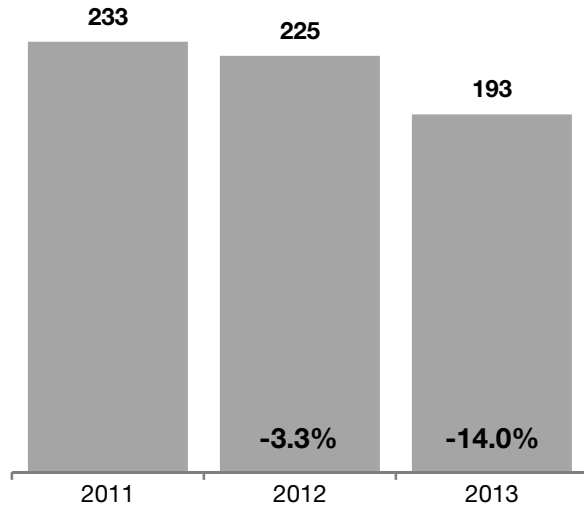


Housing Affordability Index

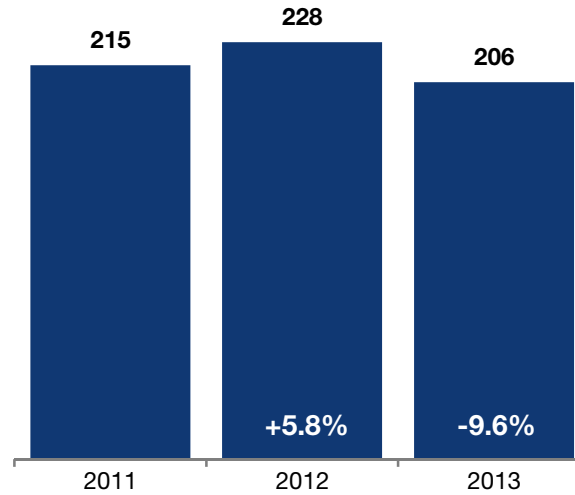


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

October



Year To Date



Month	Prior Year	Current Year	+ / -
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	214	-3.0%
June	234	199	-14.9%
July	217	178	-17.7%
August	218	204	-6.5%
September	233	190	-18.6%
October	225	193	-14.0%
12-Month Avg	228	222	-2.4%

Historical Housing Affordability Index

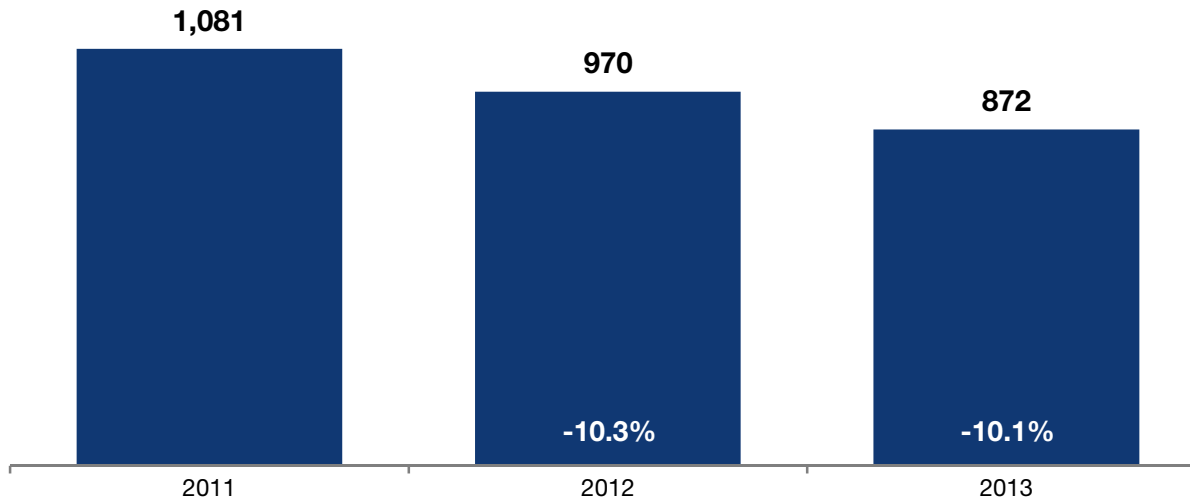


Inventory of Homes for Sale

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

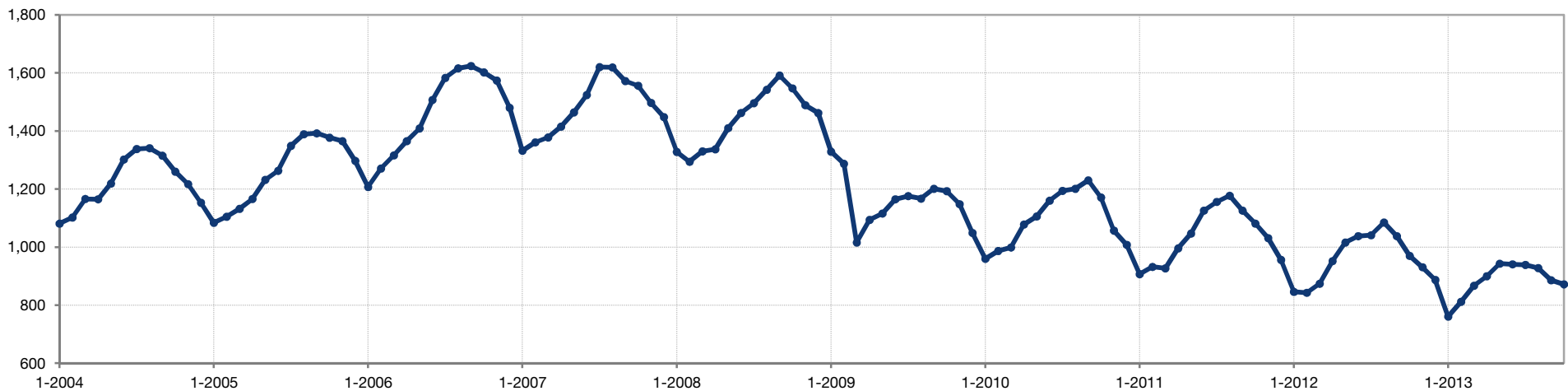


October



Month	Prior Year	Current Year	+ / -
November	1,031	931	-9.7%
December	956	887	-7.2%
January	846	761	-10.0%
February	843	812	-3.7%
March	874	867	-0.8%
April	952	900	-5.5%
May	1,016	943	-7.2%
June	1,038	941	-9.3%
July	1,041	939	-9.8%
August	1,085	928	-14.5%
September	1,038	886	-14.6%
October	970	872	-10.1%
12-Month Avg	974	889	-8.5%

Historical Inventory of Homes for Sale

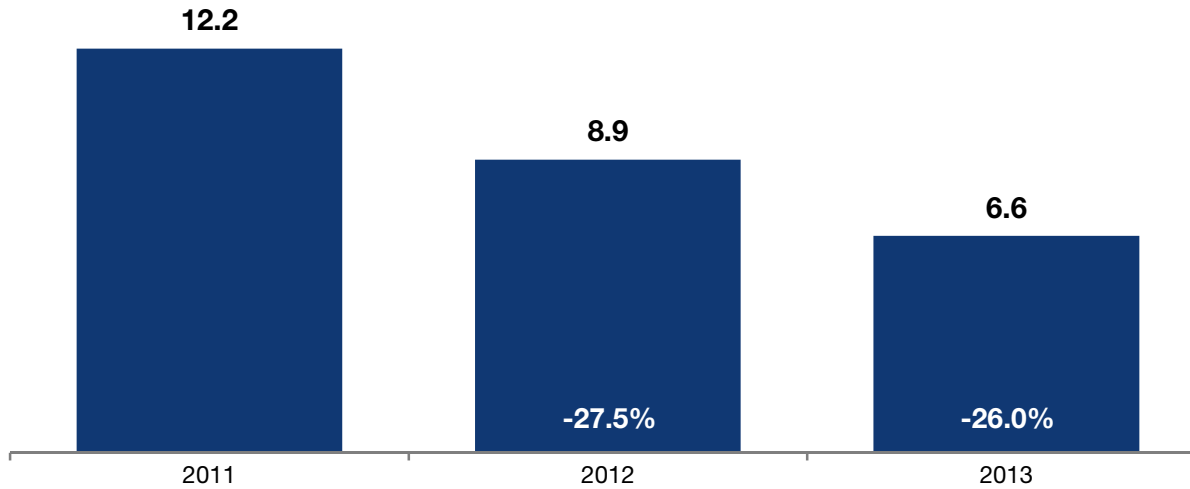


Months Supply of Inventory

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..



October



Month	Prior Year	Current Year	+ / -
November	11.3	8.4	-25.9%
December	10.3	7.9	-23.5%
January	8.9	6.7	-25.1%
February	8.8	7.1	-19.7%
March	9.1	7.4	-19.4%
April	10.0	7.5	-24.8%
May	10.3	7.7	-25.1%
June	10.2	7.6	-25.4%
July	10.2	7.3	-28.1%
August	10.1	7.2	-29.2%
September	9.7	6.7	-31.0%
October	8.9	6.6	-26.0%
12-Month Avg	9.8	7.3	-25.4%

Historical Months Supply of Inventory

