

Monthly Indicators

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



December 2013



Quick Facts

+ 7.3%

+ 8.0%

- 14.7%

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.



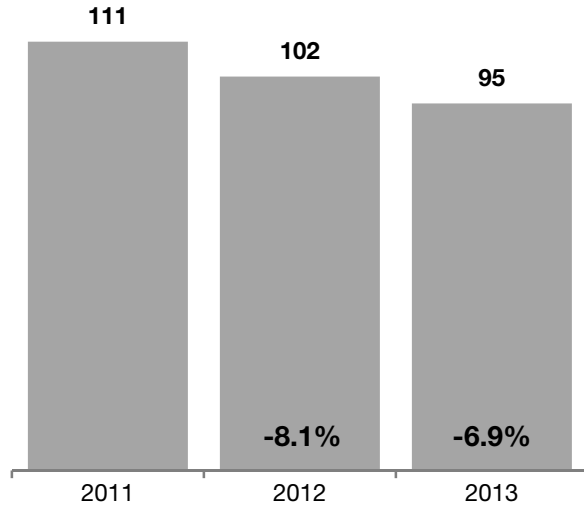
Key Metrics	Historical Sparklines	12-2012	12-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		102	95	- 6.9%	2,338	2,500	+ 6.9%
Pending Sales		99	101	+ 2.0%	1,364	1,620	+ 18.8%
Closed Sales		124	133	+ 7.3%	1,348	1,607	+ 19.2%
Days on Market Until Sale		121	120	- 1.4%	132	114	- 13.4%
Median Sales Price		\$125,000	\$135,000	+ 8.0%	\$127,593	\$133,000	+ 4.2%
Average Sales Price		\$147,809	\$158,195	+ 7.0%	\$149,309	\$158,115	+ 5.9%
Percent of Original List Price Received		89.4%	90.7%	+ 1.4%	90.9%	91.6%	+ 0.8%
Housing Affordability Index		234	206	- 11.9%	231	209	- 9.5%
Inventory of Homes for Sale		886	756	- 14.7%	--	--	--
Months Supply of Homes for Sale		7.9	5.6	- 28.8%	--	--	--

New Listings

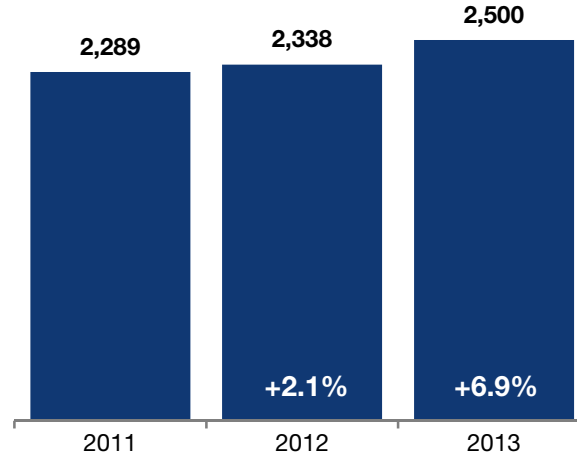
A count of the properties that have been newly listed on the market in a given month.



December

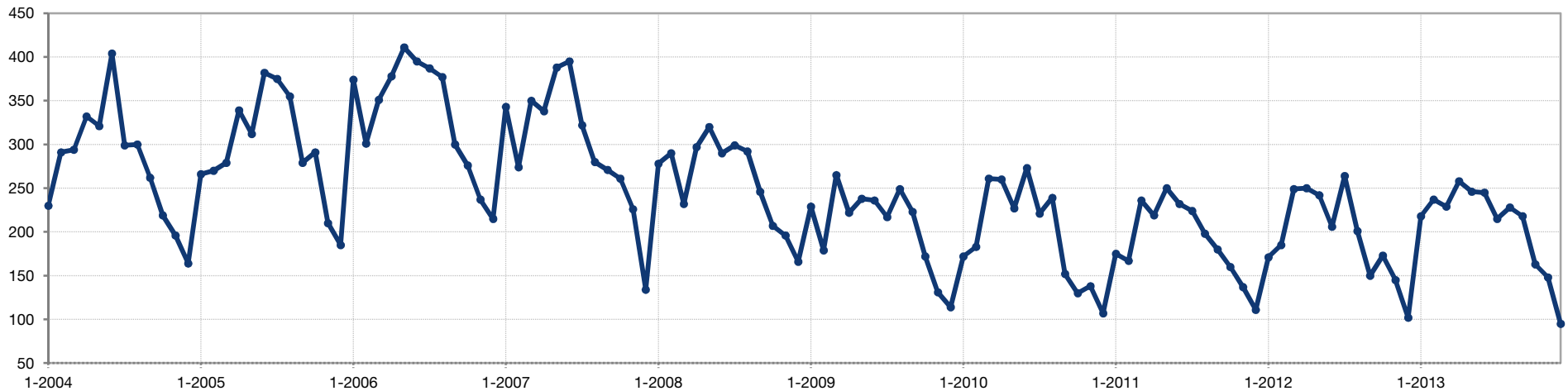


Year To Date



Month	Prior Year	Current Year	+ / -
January	171	218	+27.5%
February	185	237	+28.1%
March	249	229	-8.0%
April	250	258	+3.2%
May	242	246	+1.7%
June	206	245	+18.9%
July	264	215	-18.6%
August	201	228	+13.4%
September	150	218	+45.3%
October	173	163	-5.8%
November	145	148	+2.1%
December	102	95	-6.9%
12-Month Avg	195	208	+6.9%

Historical New Listing Activity

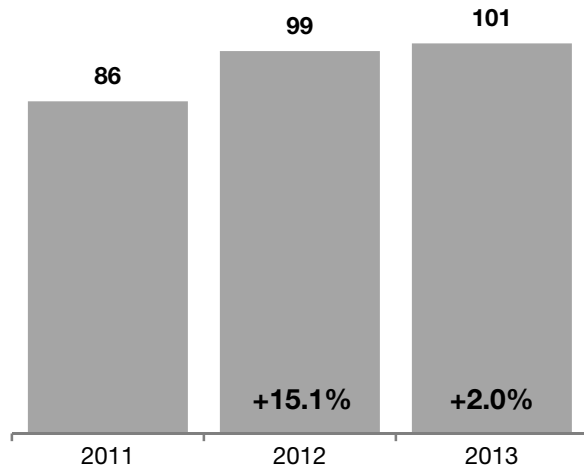


Pending Sales

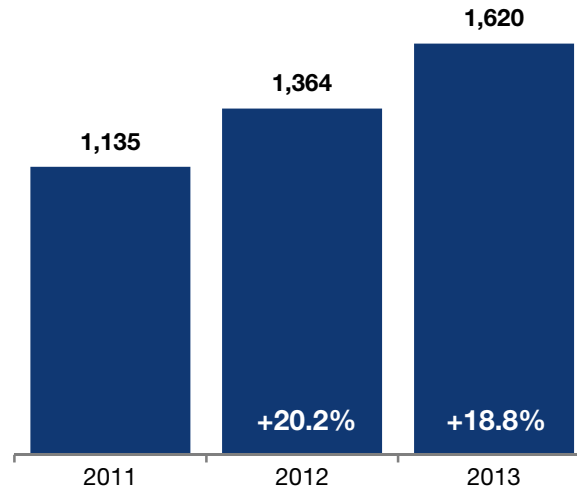
A count of the properties on which contracts have been accepted in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	84	100	+19.0%
February	79	113	+43.0%
March	98	127	+29.6%
April	124	152	+22.6%
May	146	162	+11.0%
June	115	176	+53.0%
July	147	158	+7.5%
August	133	176	+32.3%
September	120	121	+0.8%
October	119	128	+7.6%
November	100	106	+6.0%
December	99	101	+2.0%
12-Month Avg	114	135	+18.8%

Historical Pending Sales Activity

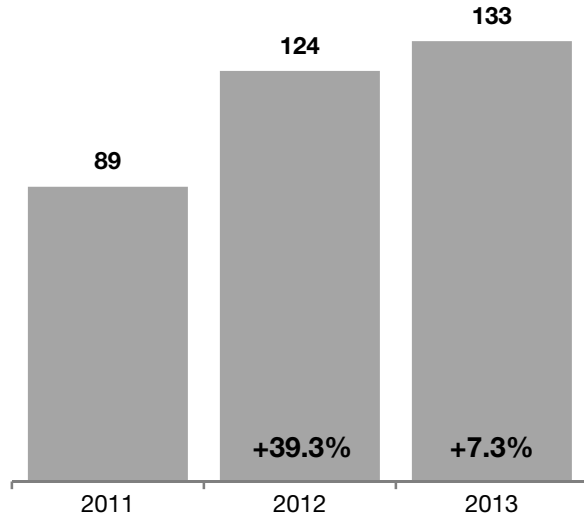


Closed Sales

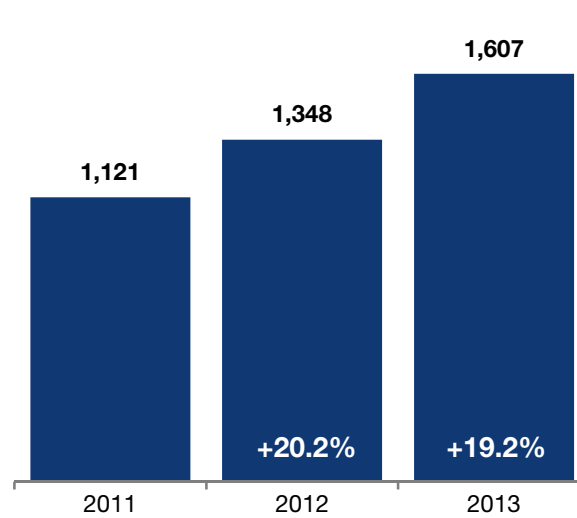
A count of the actual sales that have closed in a given month.



December

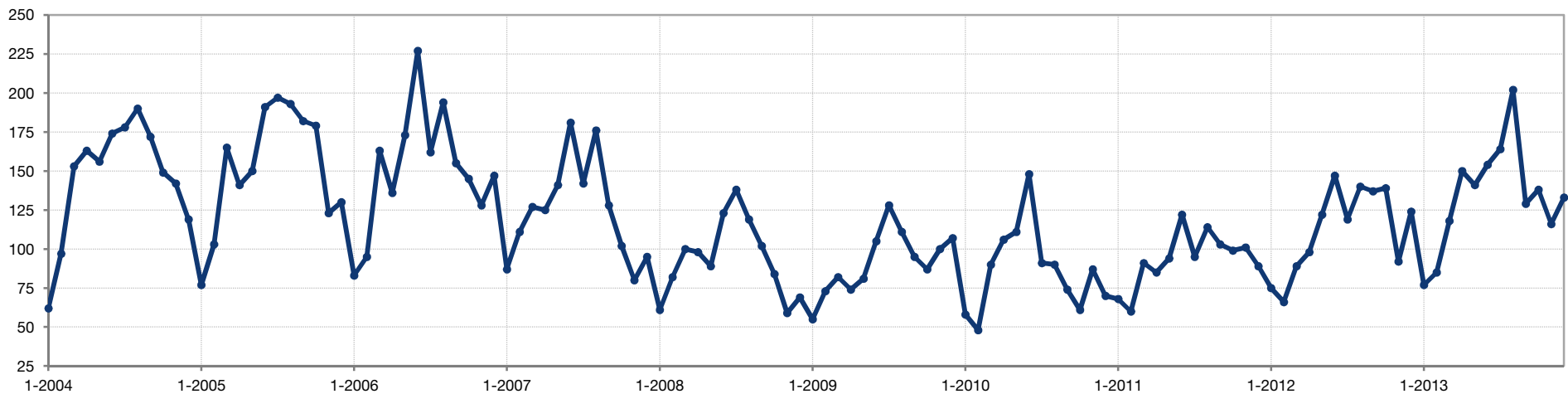


Year To Date



Month	Prior Year	Current Year	+ / -
January	75	77	+2.7%
February	66	85	+28.8%
March	89	118	+32.6%
April	98	150	+53.1%
May	122	141	+15.6%
June	147	154	+4.8%
July	119	164	+37.8%
August	140	202	+44.3%
September	137	129	-5.8%
October	139	138	-0.7%
November	92	116	+26.1%
December	124	133	+7.3%
12-Month Avg	112	134	+20.5%

Historical Closed Sales Activity

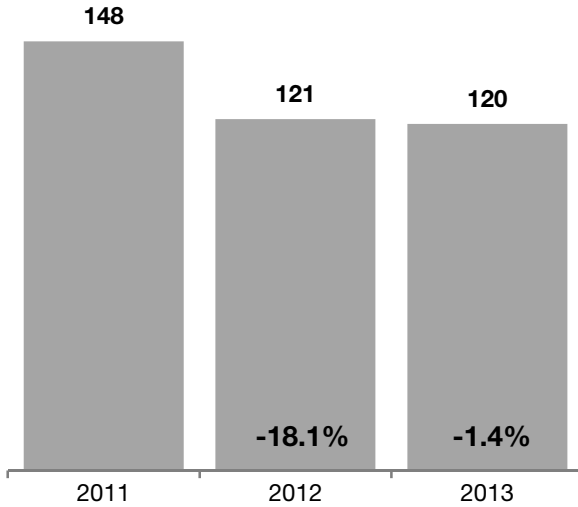


Days on Market Until Sale

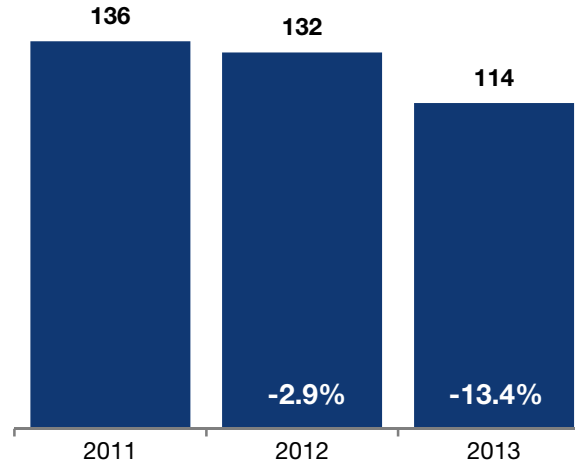
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

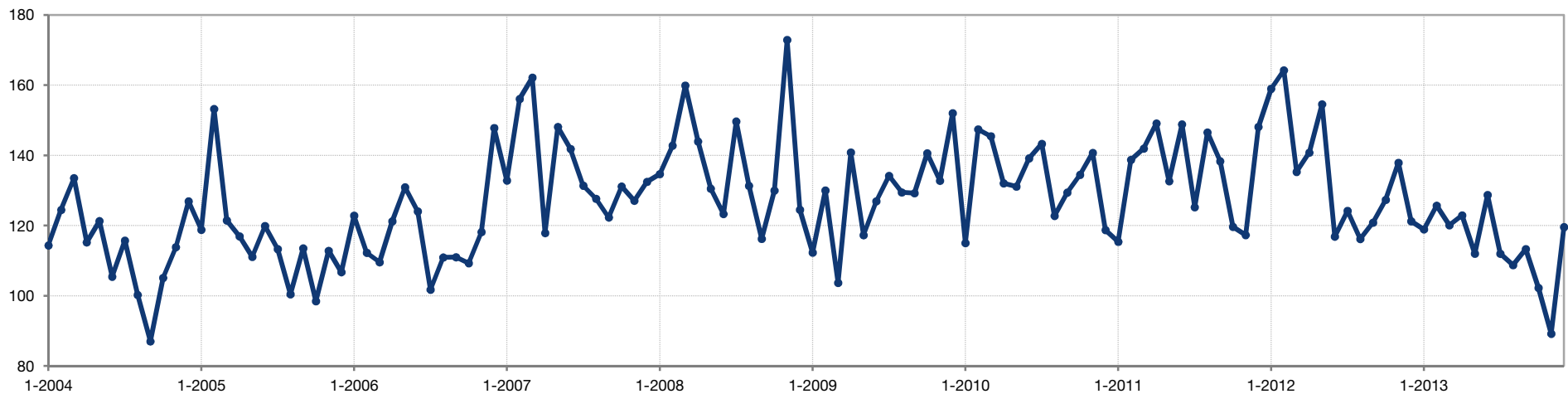


Year To Date



Month	Prior Year	Current Year	+ / -
January	159	119	-25.2%
February	164	126	-23.5%
March	135	120	-11.2%
April	141	123	-12.7%
May	155	112	-27.5%
June	117	129	+10.1%
July	124	112	-9.8%
August	116	109	-6.4%
September	121	113	-6.2%
October	127	102	-19.7%
November	138	89	-35.3%
December	121	120	-1.4%
12-Month Avg	110	96	-13.1%

Historical Days on Market Until Sale

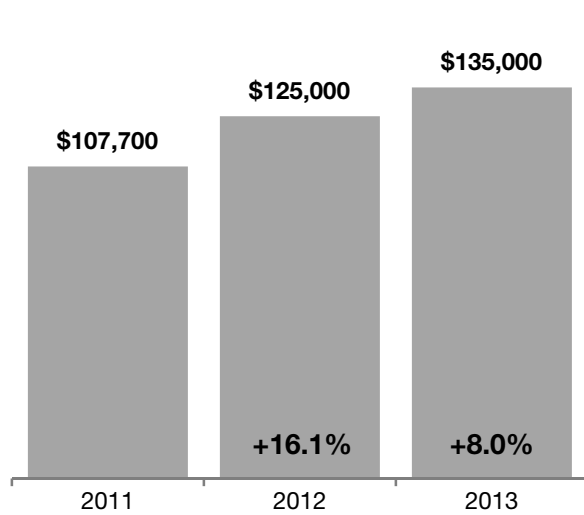


Median Sales Price

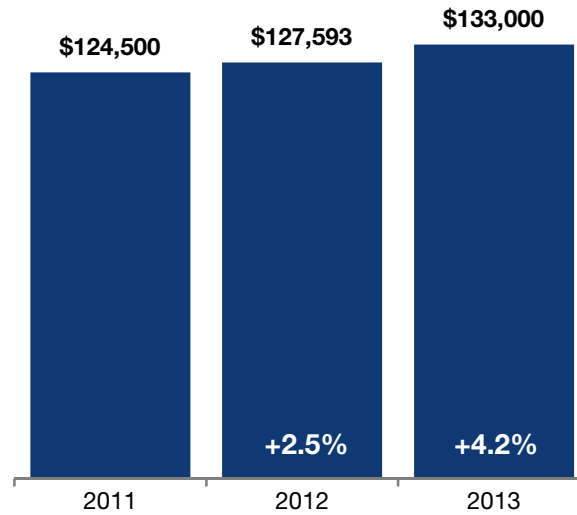
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December

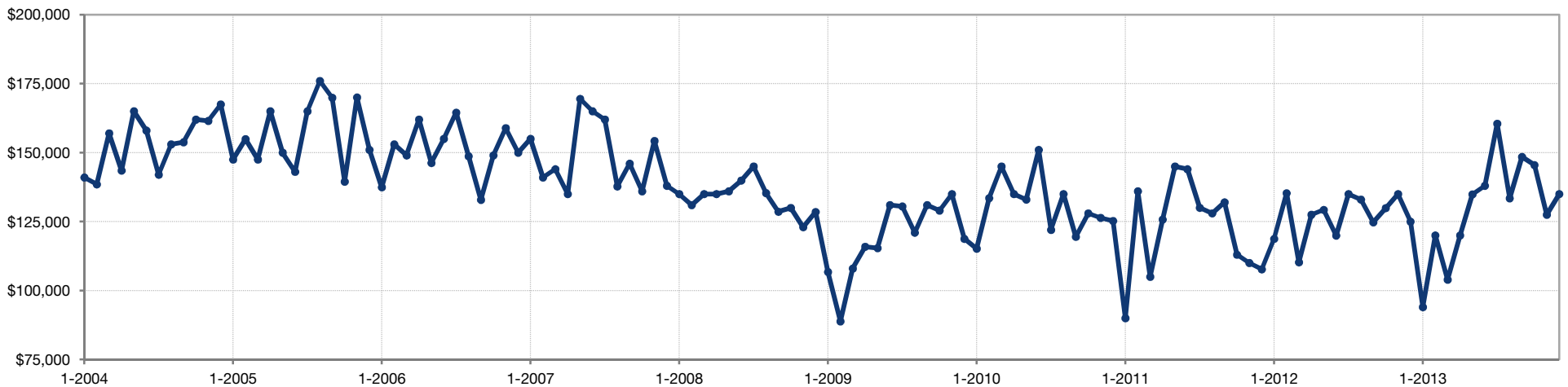


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$160,500	+18.9%
August	\$133,000	\$133,450	+0.3%
September	\$124,750	\$148,450	+19.0%
October	\$129,900	\$145,500	+12.0%
November	\$135,000	\$127,500	-5.6%
December	\$125,000	\$135,000	+8.0%
12-Month Med	\$127,593	\$133,000	+4.2%

Historical Median Sales Price

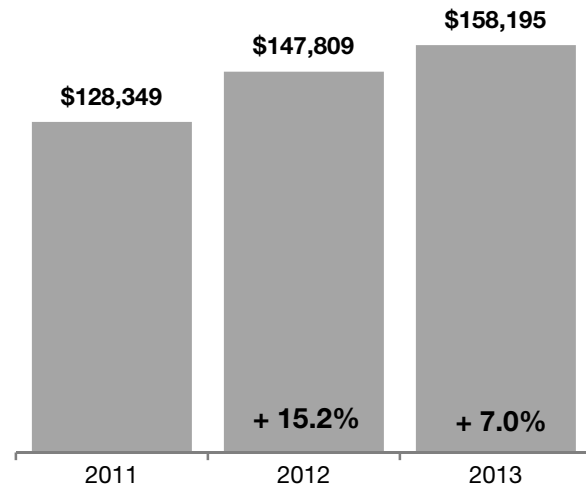


Average Sales Price

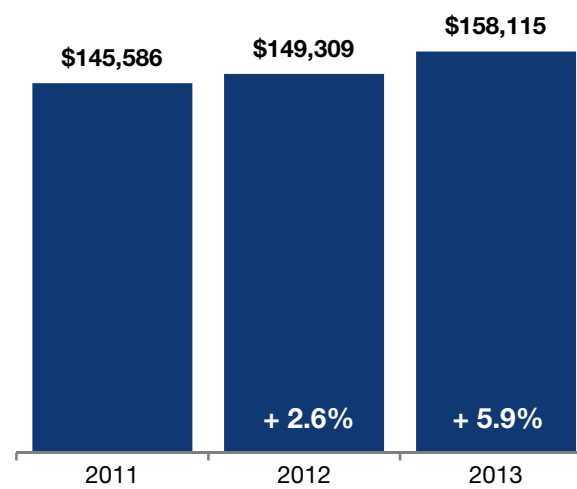
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December

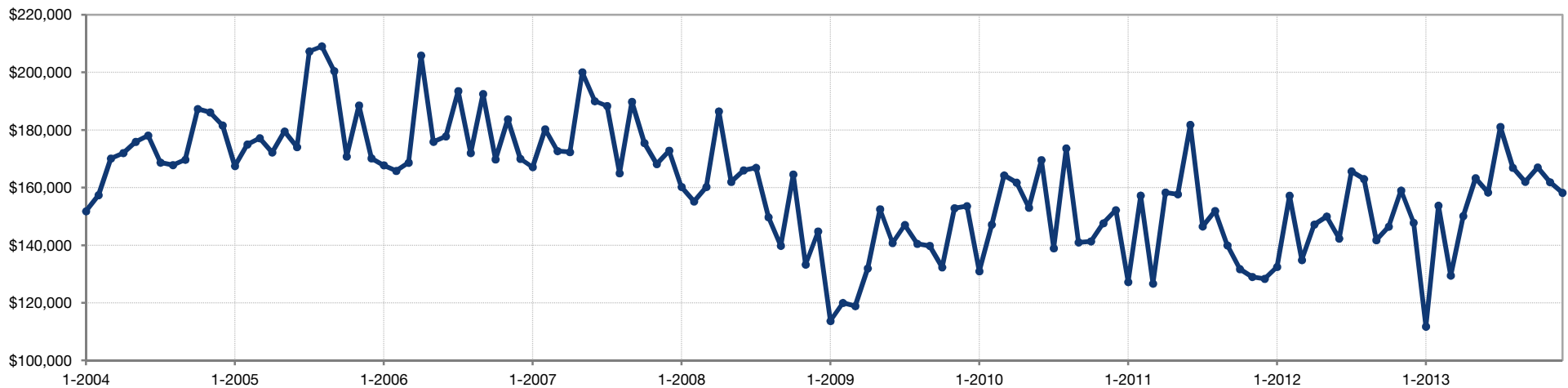


Year To Date



Month	Prior Year	Current Year	+ / -
January	\$132,468	\$111,762	-15.6%
February	\$157,188	\$153,731	-2.2%
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	\$181,085	+9.3%
August	\$162,975	\$166,868	+2.4%
September	\$141,747	\$162,028	+14.3%
October	\$146,450	\$166,992	+14.0%
November	\$158,983	\$161,872	+1.8%
December	\$147,809	\$158,195	+7.0%
12-Month Avg	\$149,309	\$158,115	+5.9%

Historical Average Sales Price

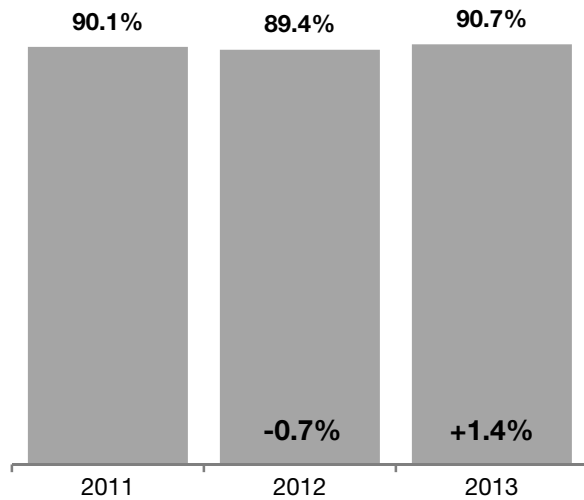


Percent of Original List Price Received

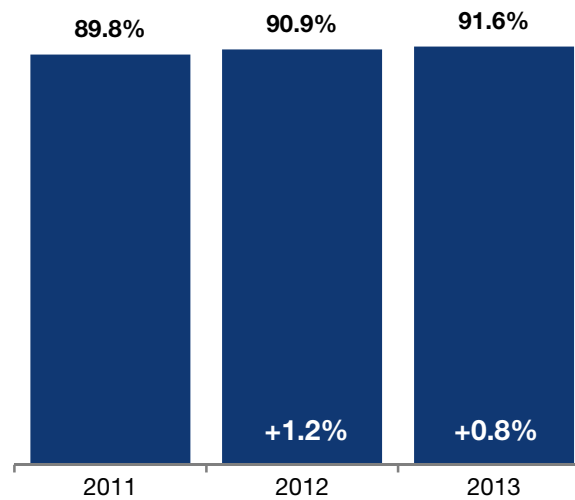


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December

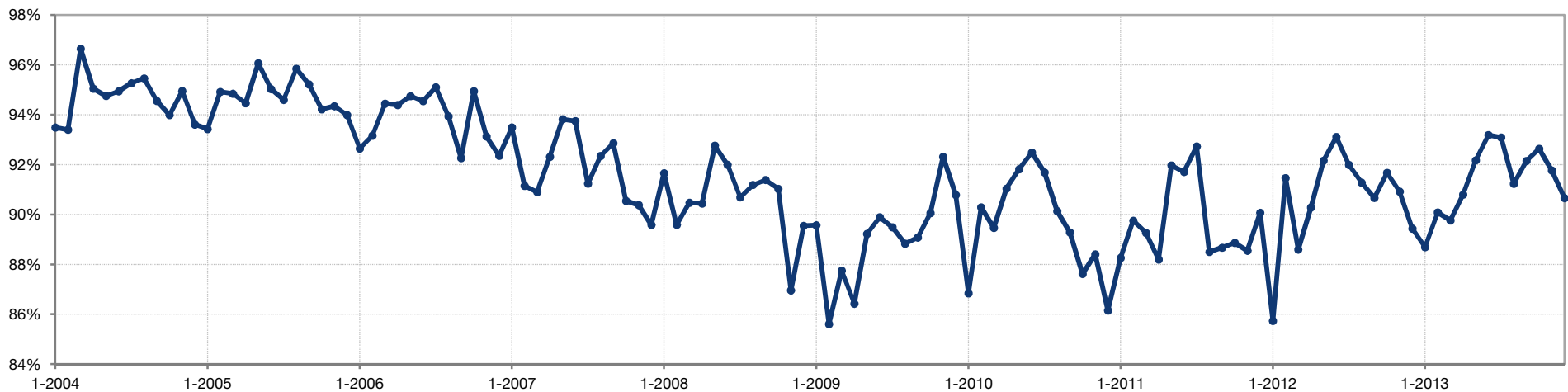


Year To Date



Month	Prior Year	Current Year	+ / -
January	85.7%	88.7%	+3.4%
February	91.5%	90.1%	-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%	93.1%	+1.2%
August	91.3%	91.2%	-0.0%
September	90.7%	92.1%	+1.6%
October	91.7%	92.6%	+1.1%
November	90.9%	91.8%	+0.9%
December	89.4%	90.7%	+1.4%
12-Month Avg	90.9%	91.6%	+0.8%

Historical Percent of Original List Price Received

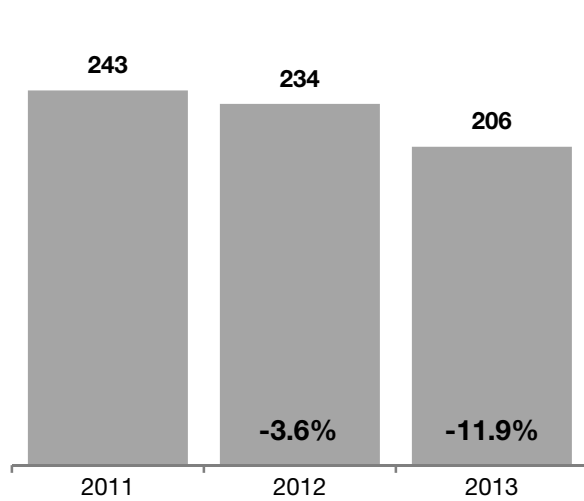


Housing Affordability Index

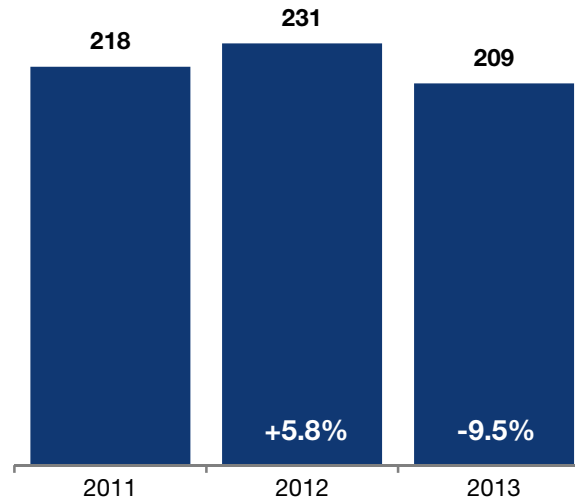


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

December



Year To Date



Month	Prior Year	Current Year	+ / -
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	-17.9%
August	218	204	-6.8%
September	233	190	-18.6%
October	225	193	-14.3%
November	219	225	+2.5%
December	234	206	-11.9%
12-Month Avg	225	220	-2.3%

Historical Housing Affordability Index

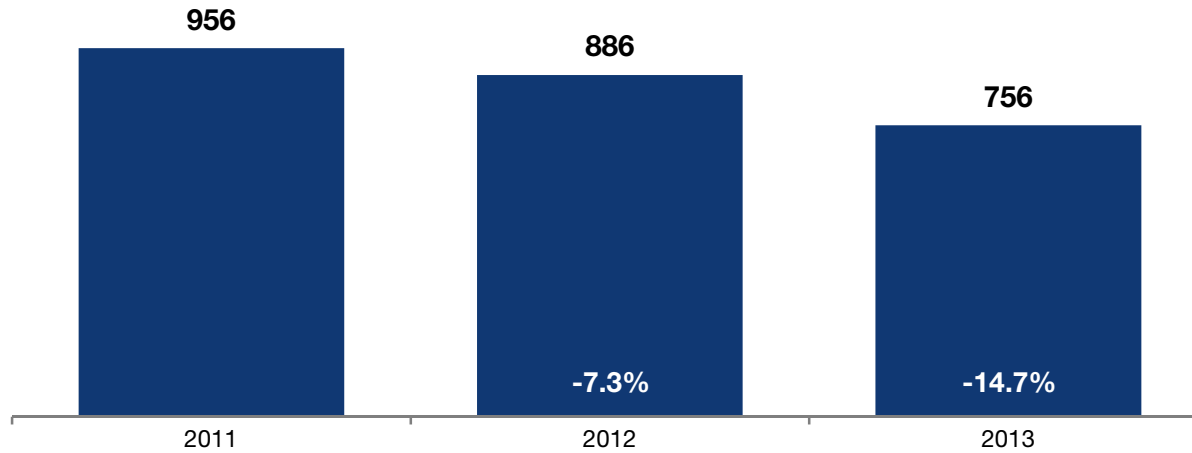


Inventory of Homes for Sale

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

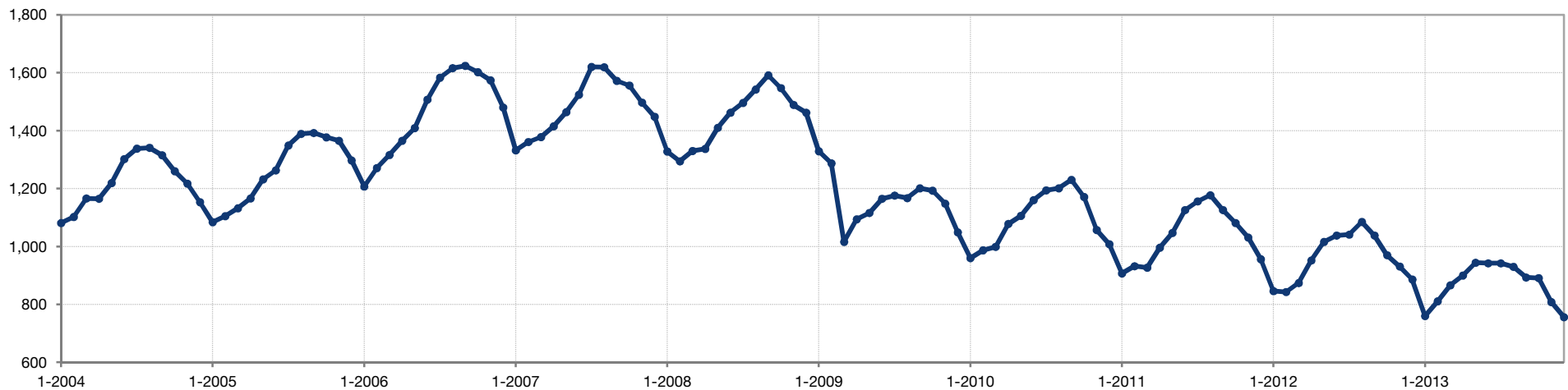


December



Month	Prior Year	Current Year	+ / -
January	846	760	-10.2%
February	843	811	-3.8%
March	874	866	-0.9%
April	952	900	-5.5%
May	1,016	944	-7.1%
June	1,038	942	-9.2%
July	1,041	942	-9.5%
August	1,085	930	-14.3%
September	1,038	893	-14.0%
October	970	891	-8.1%
November	931	808	-13.2%
December	886	756	-14.7%
12-Month Avg	960	870	-9.2%

Historical Inventory of Homes for Sale

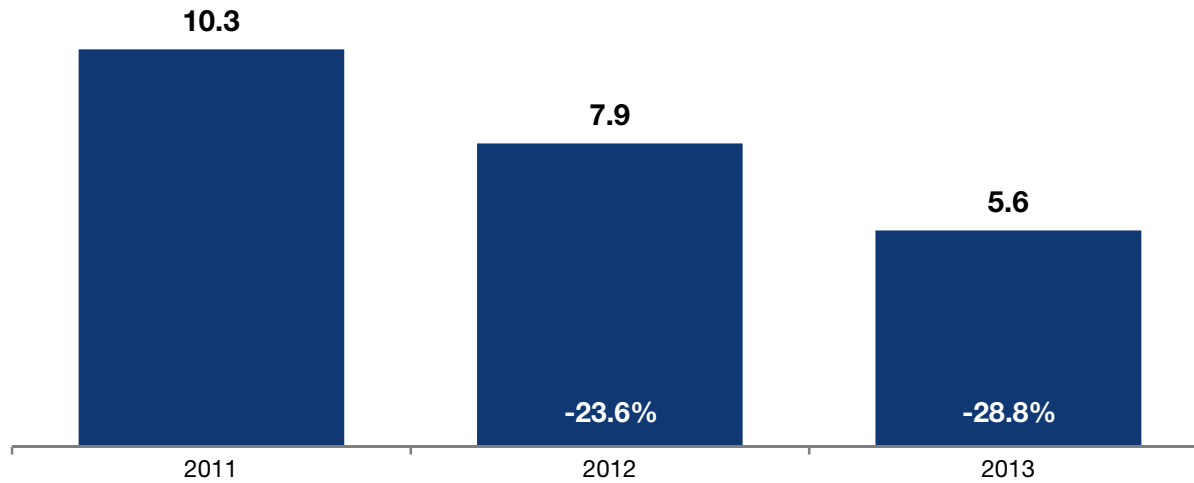


Months Supply of Inventory

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..



December



Month	Prior Year	Current Year	+ / -
January	8.9	6.7	-25.2%
February	8.8	7.1	-19.9%
March	9.1	7.3	-19.6%
April	10.0	7.5	-24.9%
May	10.3	7.7	-25.1%
June	10.2	7.6	-25.5%
July	10.2	7.3	-28.1%
August	10.1	7.2	-29.2%
September	9.7	6.7	-30.7%
October	8.9	6.7	-24.8%
November	8.4	6.0	-28.1%
December	7.9	5.6	-28.8%
12-Month Avg	9.4	6.9	-25.9%

Historical Months Supply of Inventory

