

# Monthly Indicators

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



## January 2014



## Quick Facts

**+ 2.6%**      **+ 38.2%**      **- 12.0%**

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.



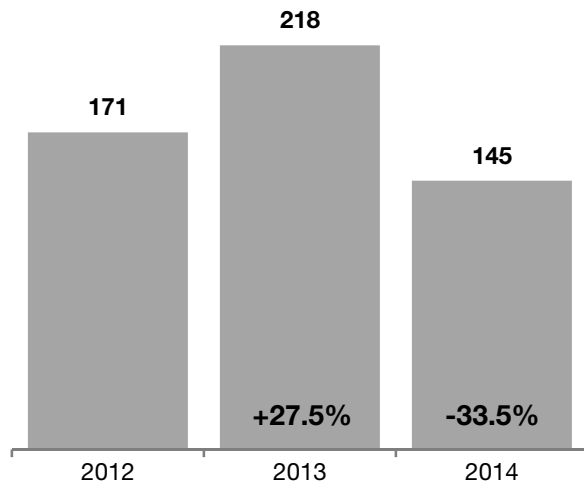
Key Metrics	Historical Sparklines	1-2013	1-2014	+ / -	YTD 2013	YTD 2014	+ / -
<b>New Listings</b>		218	<b>145</b>	- 33.5%	218	<b>145</b>	- 33.5%
<b>Pending Sales</b>		100	<b>93</b>	- 7.0%	100	<b>93</b>	- 7.0%
<b>Closed Sales</b>		77	<b>79</b>	+ 2.6%	77	<b>79</b>	+ 2.6%
<b>Days on Market Until Sale</b>		119	<b>141</b>	+ 18.4%	119	<b>141</b>	+ 18.4%
<b>Median Sales Price</b>		\$94,000	<b>\$129,950</b>	+ 38.2%	\$94,000	<b>\$129,950</b>	+ 38.2%
<b>Average Sales Price</b>		\$111,762	<b>\$145,086</b>	+ 29.8%	\$111,762	<b>\$145,086</b>	+ 29.8%
<b>Percent of Original List Price Received</b>		88.7%	<b>88.2%</b>	- 0.5%	88.7%	<b>88.2%</b>	- 0.5%
<b>Housing Affordability Index</b>		289	<b>205</b>	- 28.9%	289	<b>205</b>	- 28.9%
<b>Inventory of Homes for Sale</b>		760	<b>669</b>	- 12.0%	--	--	--
<b>Months Supply of Homes for Sale</b>		6.7	<b>5.0</b>	- 25.7%	--	--	--

# New Listings

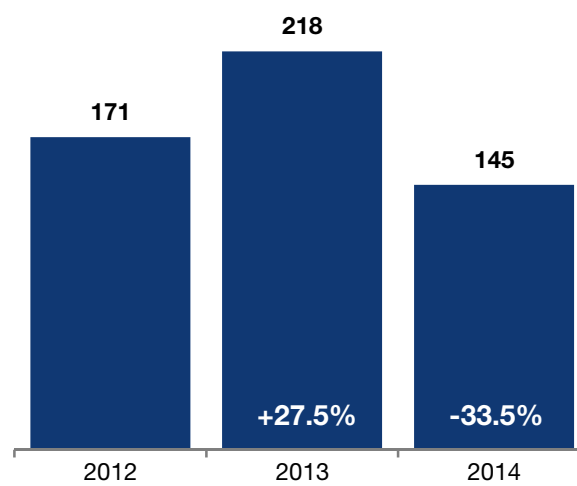
A count of the properties that have been newly listed on the market in a given month.



## January

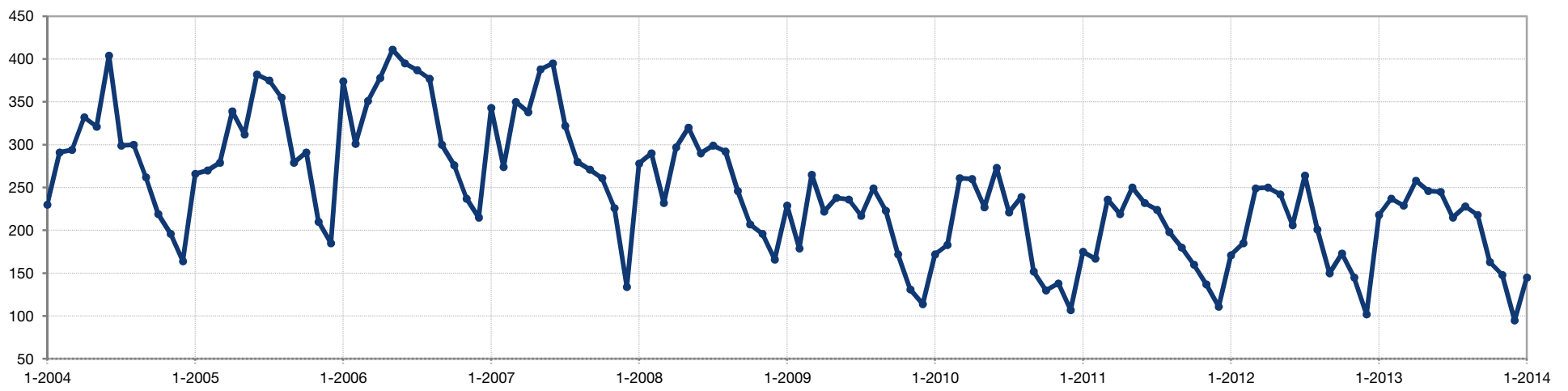


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
January	218	145	-33.5%
<b>12-Month Avg</b>	<b>199</b>	<b>202</b>	<b>+1.8%</b>

## Historical New Listing Activity

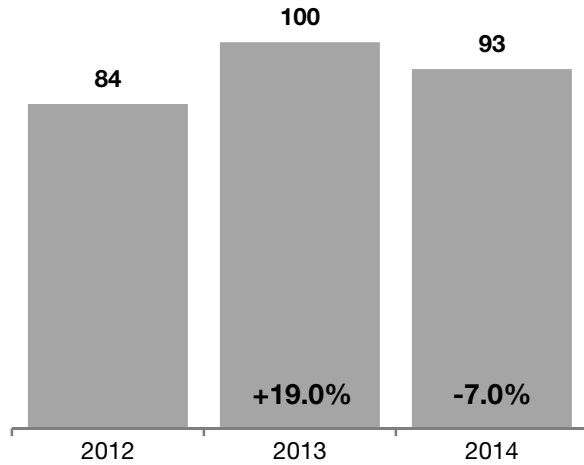


# Pending Sales

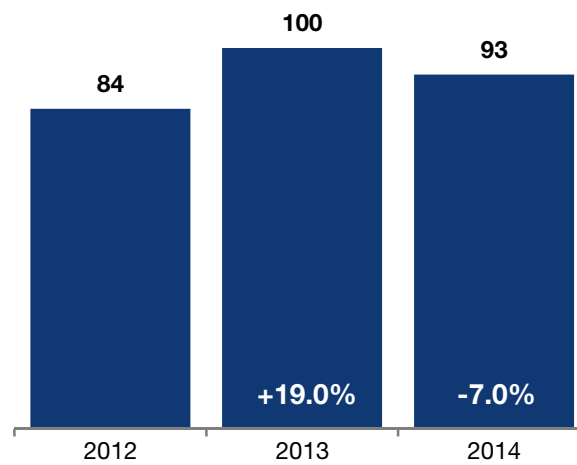
A count of the properties on which contracts have been accepted in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	79	112	+41.8%
March	98	127	+29.6%
April	124	152	+22.6%
May	146	162	+11.0%
June	115	176	+53.0%
July	147	159	+8.2%
August	133	176	+32.3%
September	120	121	+0.8%
October	119	128	+7.6%
November	100	107	+7.0%
December	99	97	-2.0%
January	100	93	-7.0%
<b>12-Month Avg</b>	<b>115</b>	<b>134</b>	<b>+16.7%</b>

## Historical Pending Sales Activity

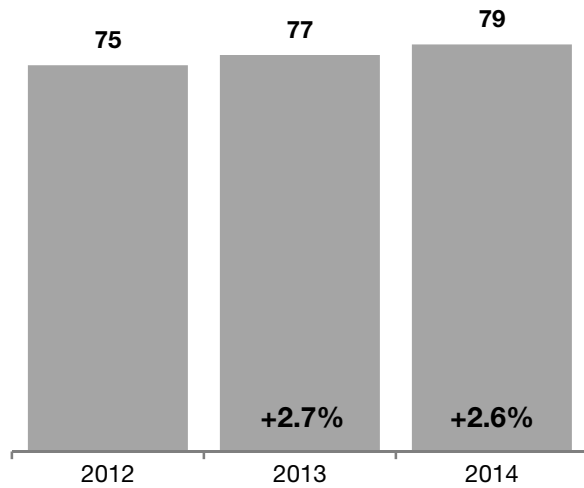


# Closed Sales

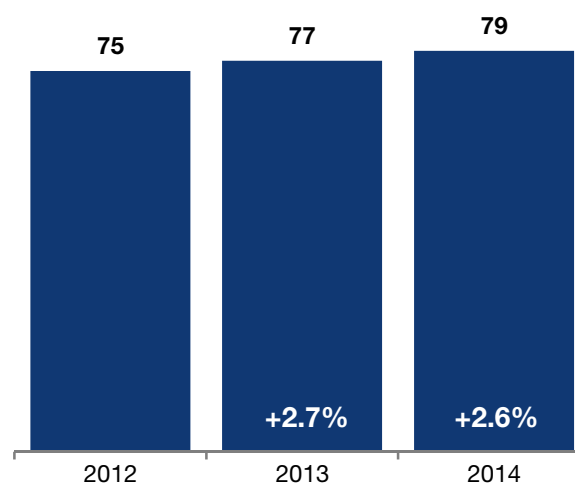
A count of the actual sales that have closed in a given month.



## January

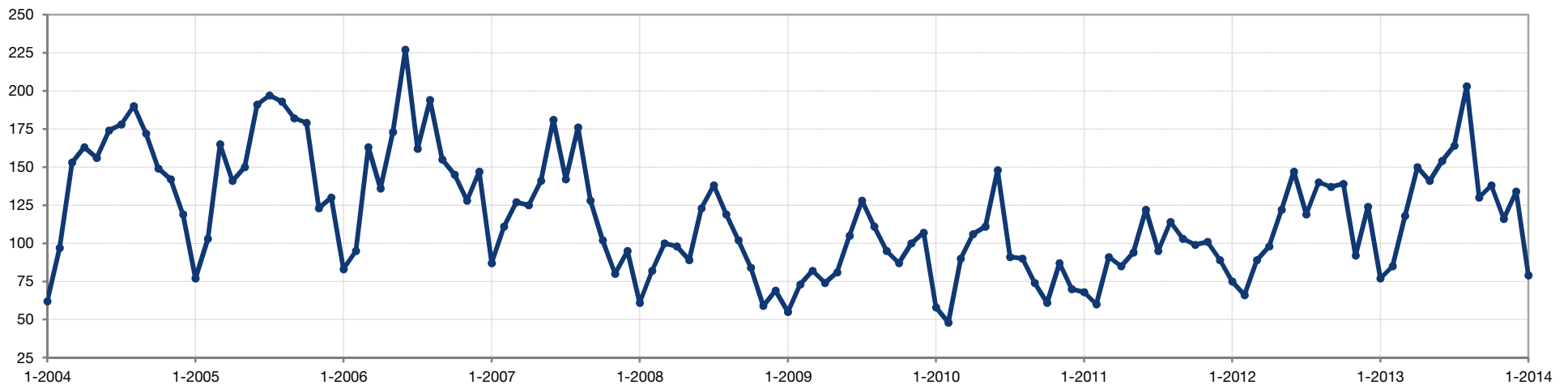


## Year To Date



Month	Prior Year	Current Year	+ / -
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	203	+45.0%
September	137	130	-5.1%
October	139	138	-0.7%
November	92	116	+26.1%
December	124	134	+8.1%
January	77	79	+2.6%
<b>12-Month Avg</b>	<b>113</b>	<b>134</b>	<b>+20.7%</b>

## Historical Closed Sales Activity

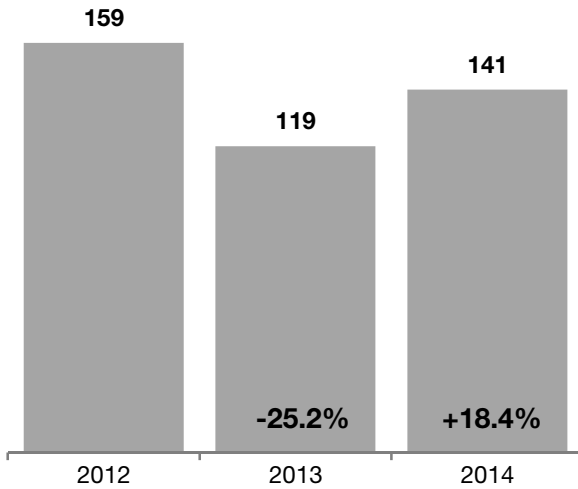


# Days on Market Until Sale

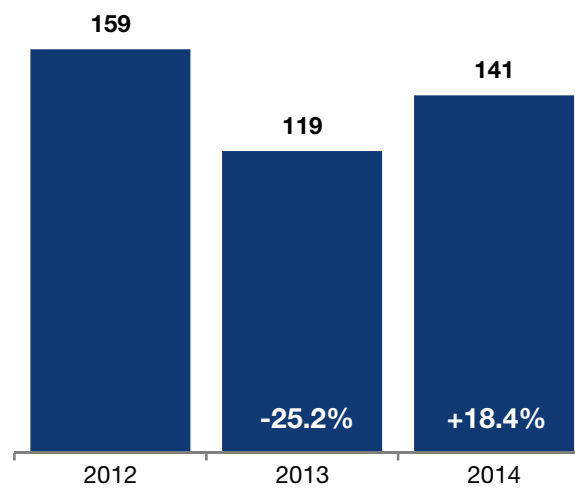
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January

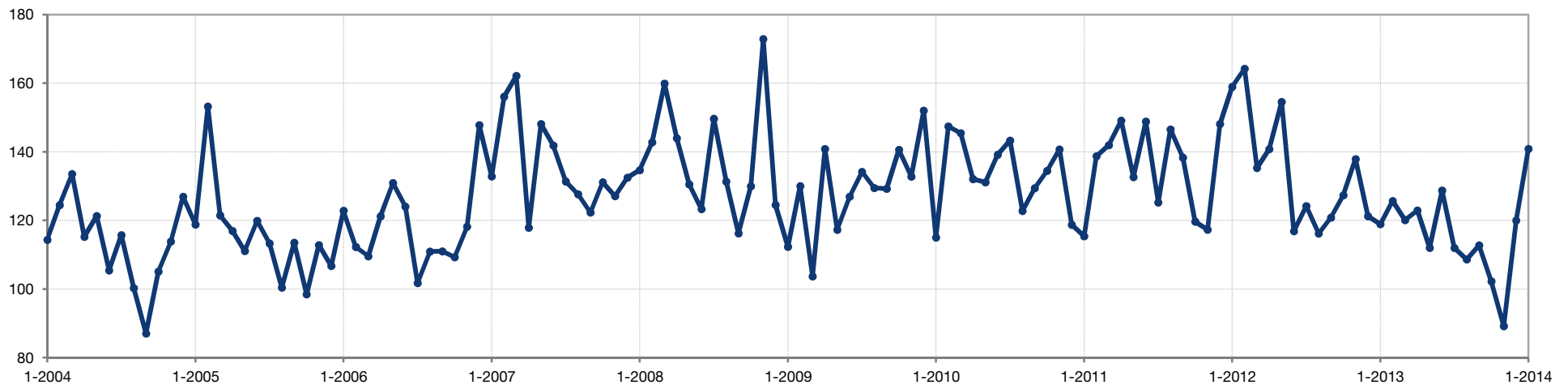


## Year To Date



Month	Prior Year	Current Year	+ / -
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	-6.5%
September	121	113	-6.7%
October	127	102	-19.7%
November	138	89	-35.3%
December	121	120	-1.0%
January	119	141	+18.4%
<b>12-Month Avg</b>	<b>109</b>	<b>97</b>	<b>-10.5%</b>

## Historical Days on Market Until Sale

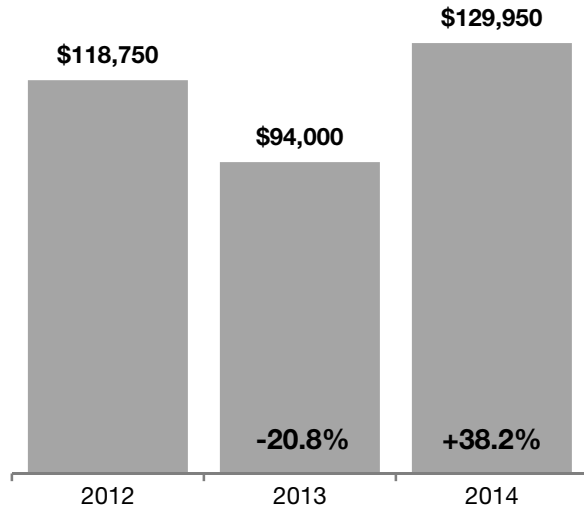


# Median Sales Price

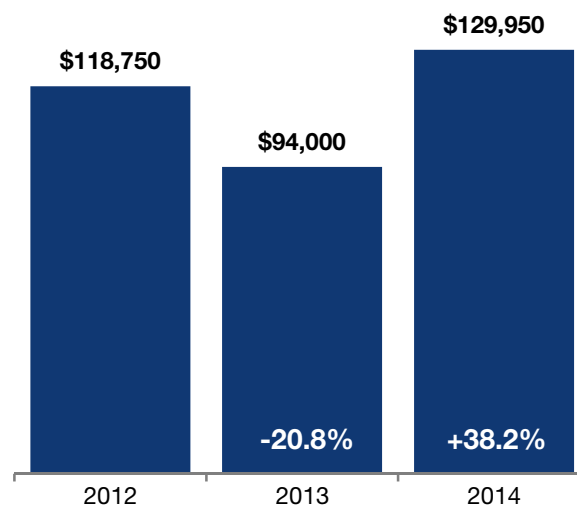
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January

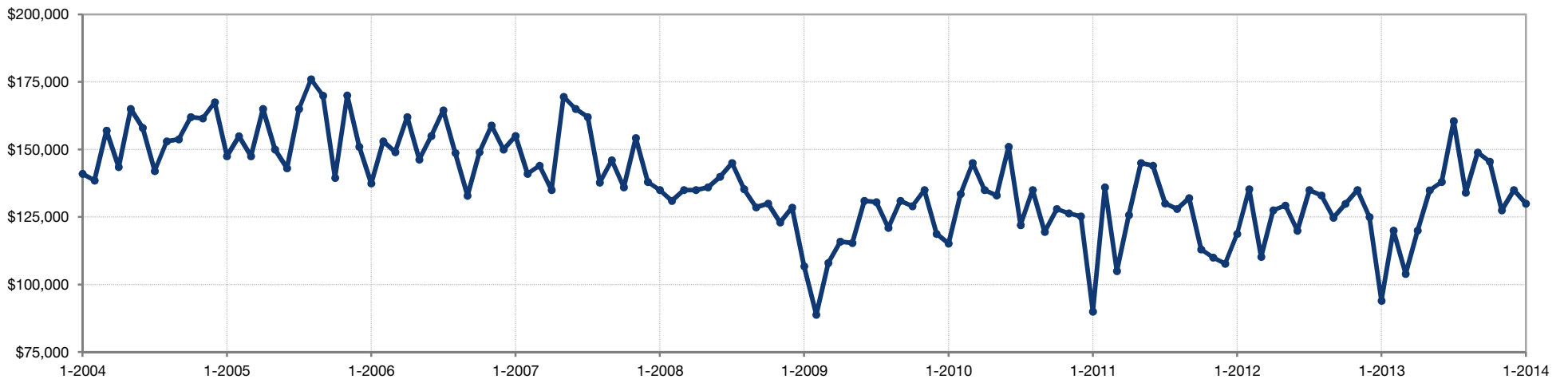


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$134,000	+0.8%
September	\$124,750	\$148,900	+19.4%
October	\$129,900	\$145,500	+12.0%
November	\$135,000	\$127,500	-5.6%
December	\$125,000	\$135,000	+8.0%
January	\$94,000	\$129,950	+38.2%
<b>12-Month Med</b>	<b>\$126,000</b>	<b>\$135,000</b>	<b>+7.1%</b>

## Historical Median Sales Price

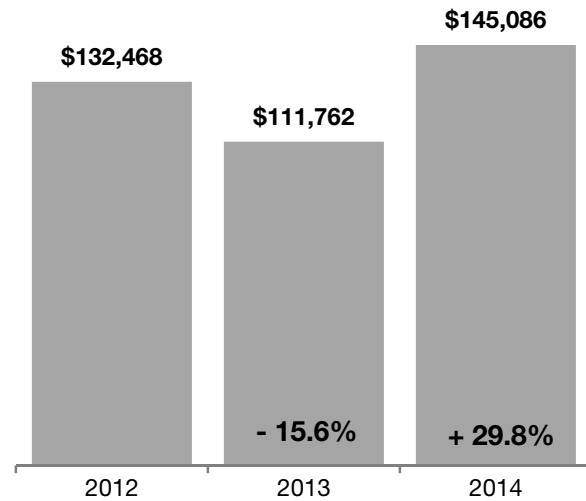


# Average Sales Price

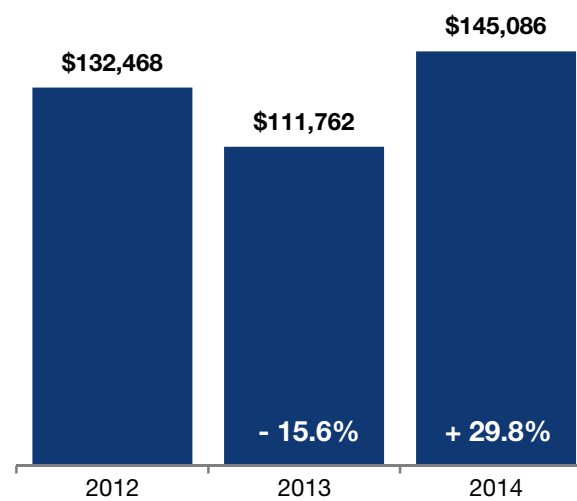
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$166,856	+2.4%
September	\$141,747	\$162,475	+14.6%
October	\$146,450	\$166,992	+14.0%
November	\$158,983	\$161,872	+1.8%
December	\$147,809	\$157,748	+6.7%
January	\$111,762	\$145,086	+29.8%
<b>12-Month Avg</b>	<b>\$148,080</b>	<b>\$159,747</b>	<b>+7.9%</b>

## Historical Average Sales Price



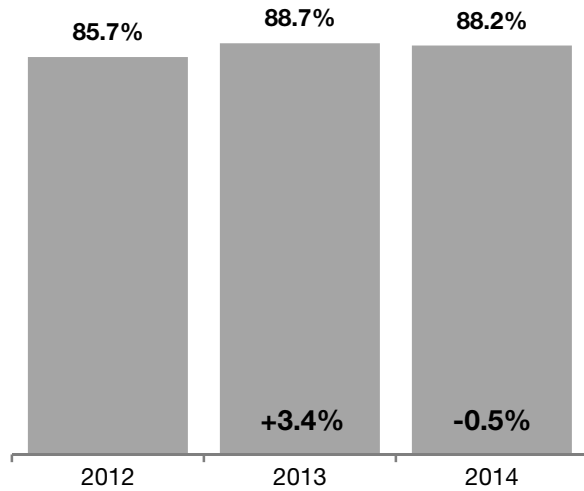


# Percent of Original List Price Received

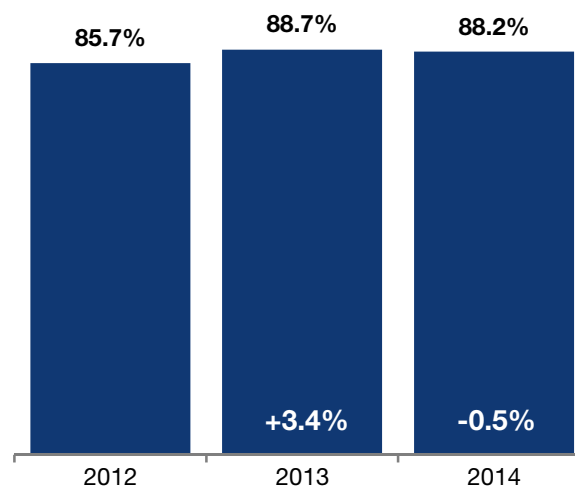


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## January

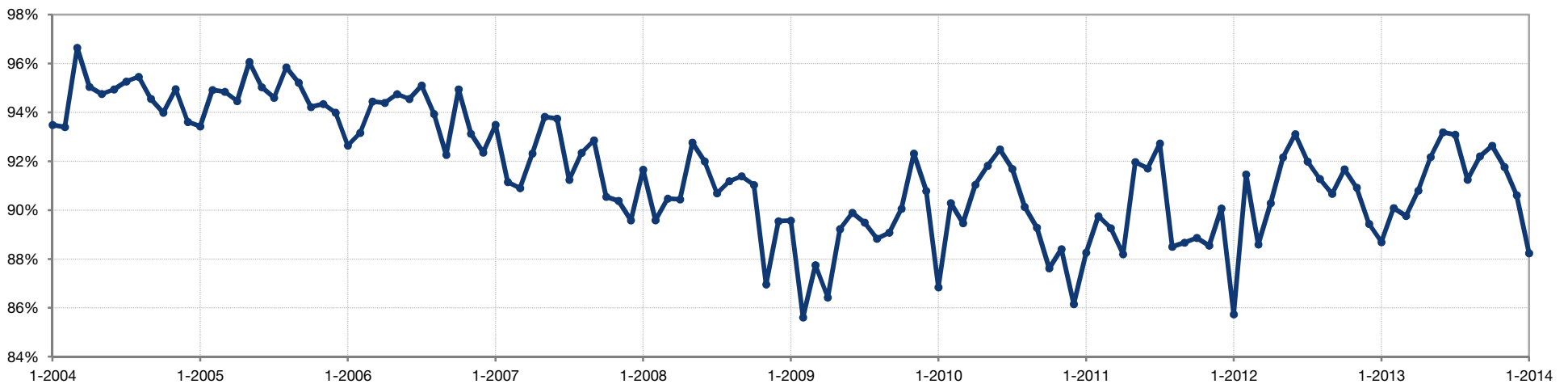


## Year To Date



Month	Prior Year	Current Year	+ / -
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%	92.2%	+1.7%
October	91.7%	92.6%	+1.1%
November	90.9%	91.8%	+0.9%
December	89.4%	90.6%	+1.3%
January	88.7%	88.2%	-0.5%
<b>12-Month Avg</b>	<b>91.0%</b>	<b>91.5%</b>	<b>+0.6%</b>

## Historical Percent of Original List Price Received

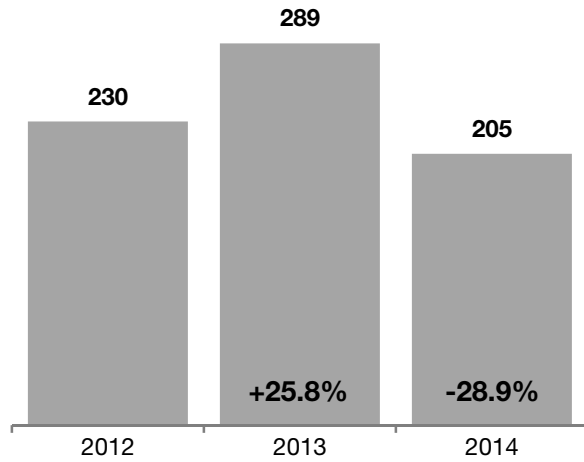


# Housing Affordability Index

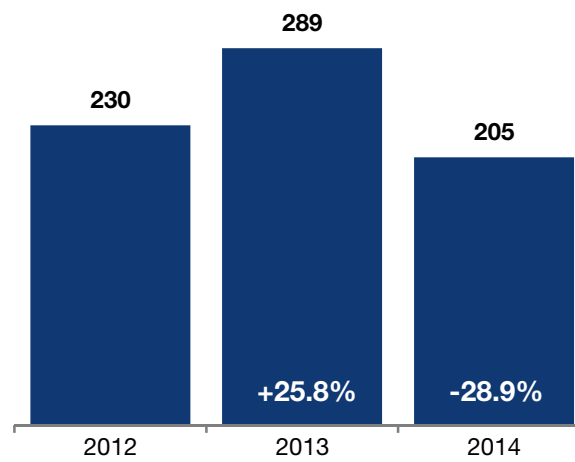


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

## January

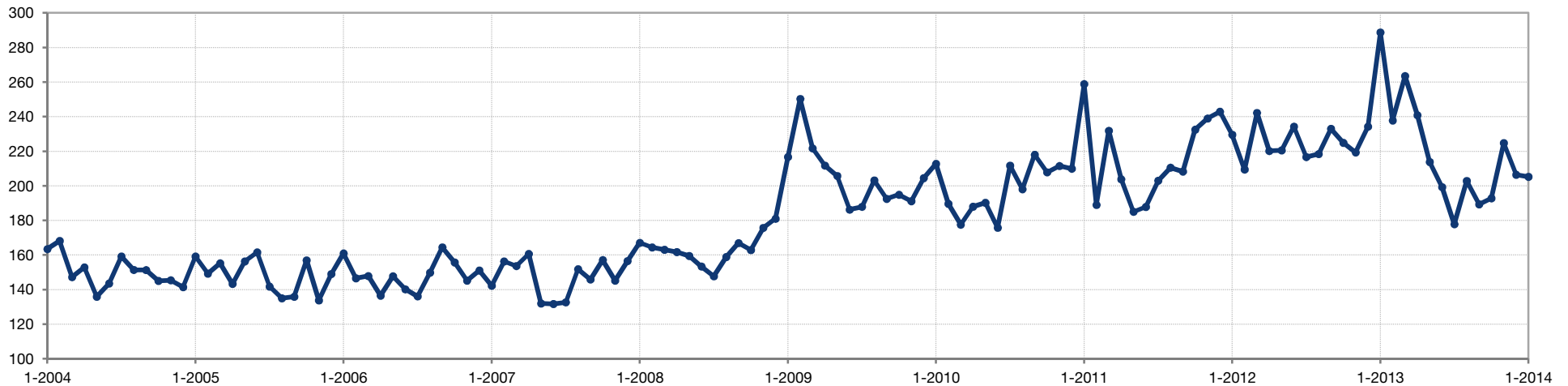


## Year To Date



Month	Prior Year	Current Year	+ / -
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	203	-7.1%
September	233	189	-18.7%
October	225	193	-14.3%
November	219	225	+2.5%
December	234	206	-11.9%
January	289	205	-28.9%
<b>12-Month Avg</b>	<b>230</b>	<b>213</b>	<b>-6.9%</b>

## Historical Housing Affordability Index

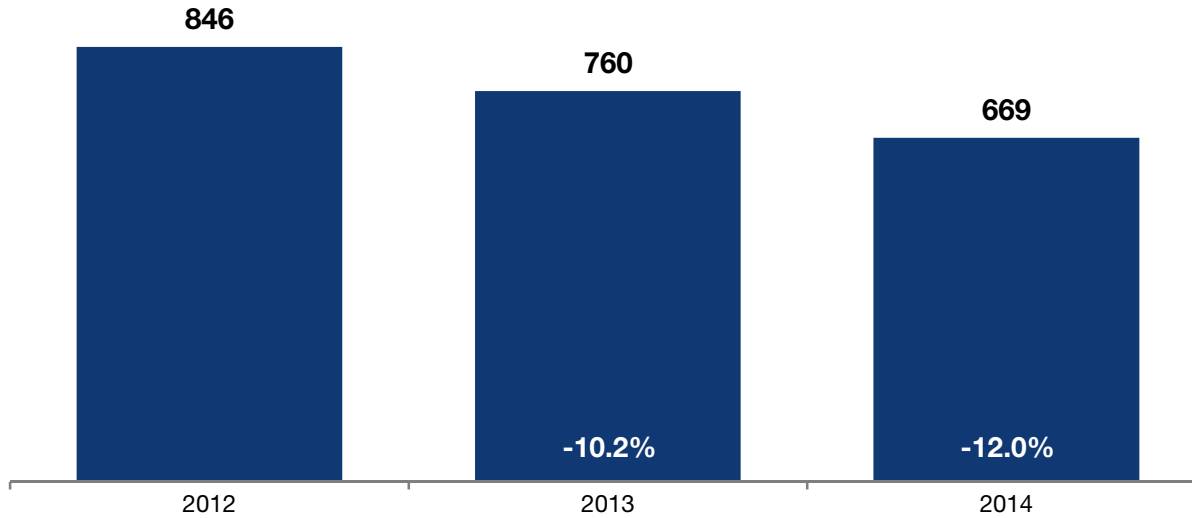


# Inventory of Homes for Sale

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

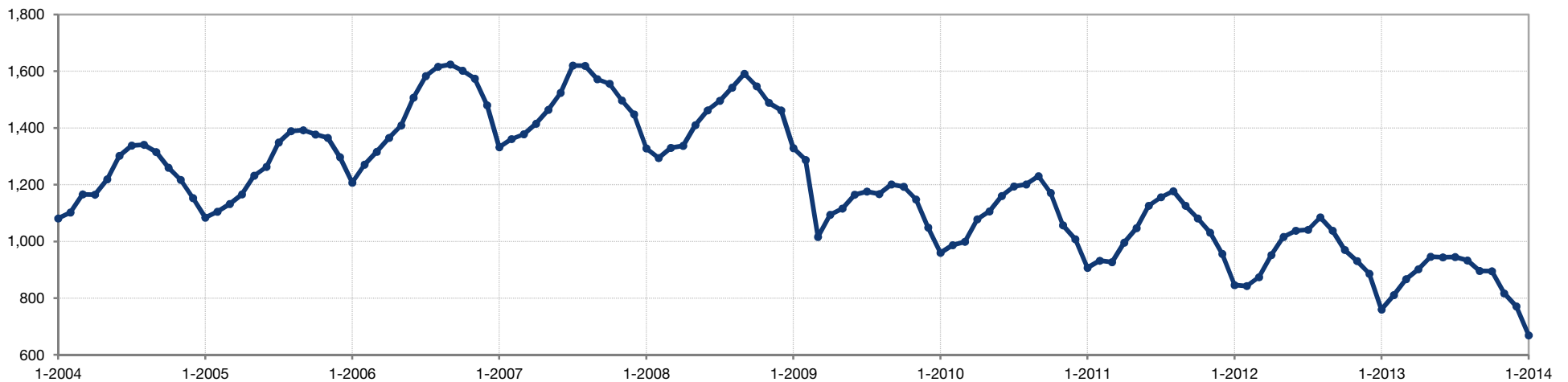


## January



Month	Prior Year	Current Year	+ / -
February	843	811	-3.8%
March	874	867	-0.8%
April	952	902	-5.3%
May	1,016	946	-6.9%
June	1,038	944	-9.1%
July	1,041	945	-9.2%
August	1,085	933	-14.0%
September	1,038	896	-13.7%
October	970	895	-7.7%
November	931	817	-12.2%
December	886	771	-13.0%
January	760	669	-12.0%
12-Month Avg	953	866	-9.0%

## Historical Inventory of Homes for Sale

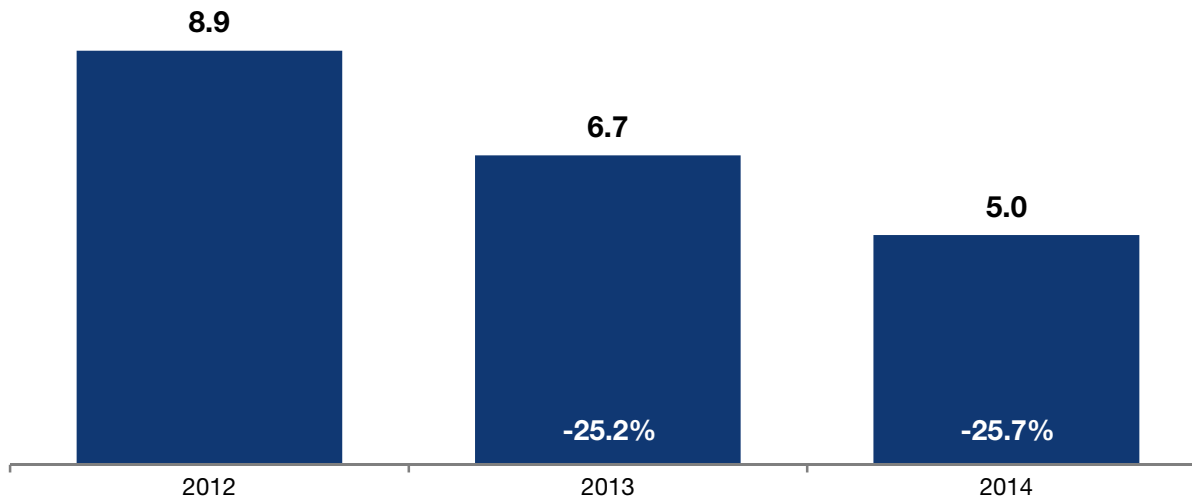


# Months Supply of Inventory

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..



## January



Month	Prior Year	Current Year	+ / -
February	8.8	7.1	-19.9%
March	9.1	7.4	-19.5%
April	10.0	7.5	-24.6%
May	10.3	7.7	-24.9%
June	10.2	7.6	-25.3%
July	10.2	7.3	-27.8%
August	10.1	7.2	-29.0%
September	9.7	6.7	-30.5%
October	8.9	6.7	-24.4%
November	8.4	6.1	-27.3%
December	7.9	5.7	-27.4%
January	6.7	5.0	-25.7%
<b>12-Month Avg</b>	<b>9.2</b>	<b>6.8</b>	<b>-25.6%</b>

## Historical Months Supply of Inventory

