

Monthly Indicators

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



February 2014



Quick Facts

- 22.4%

- 8.3%

- 18.1%

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.



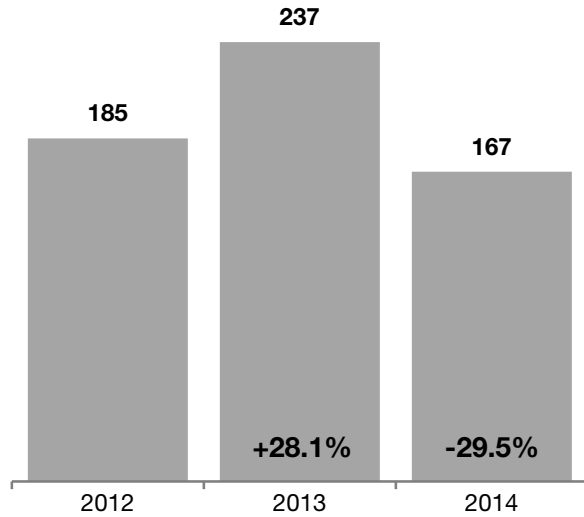
Key Metrics	Historical Sparklines	2-2013	2-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		237	167	- 29.5%	455	312	- 31.4%
Pending Sales		112	88	- 21.4%	212	176	- 17.0%
Closed Sales		85	66	- 22.4%	162	147	- 9.3%
Days on Market Until Sale		126	159	+ 26.4%	122	149	+ 21.5%
Median Sales Price		\$120,000	\$110,000	- 8.3%	\$109,000	\$124,000	+ 13.8%
Average Sales Price		\$153,731	\$122,751	- 20.2%	\$133,423	\$134,690	+ 0.9%
Percent of Original List Price Received		90.1%	88.6%	- 1.6%	89.4%	88.1%	- 1.5%
Housing Affordability Index		238	236	- 0.9%	255	215	- 15.5%
Inventory of Homes for Sale		811	664	- 18.1%	--	--	--
Months Supply of Homes for Sale		7.1	5.0	- 29.4%	--	--	--

New Listings

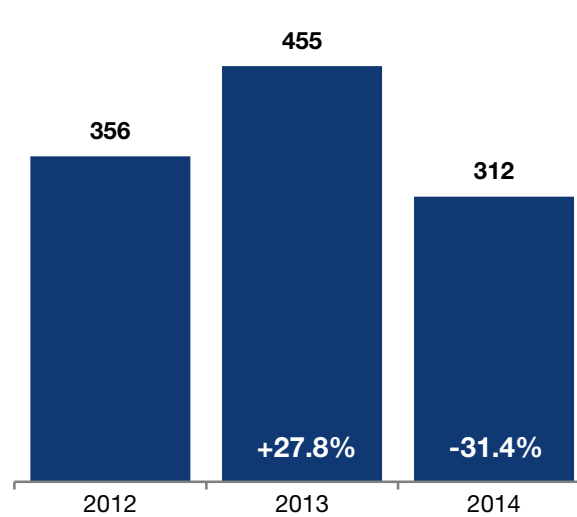
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	249	229	-8.0%
April	250	258	+3.2%
May	242	246	+1.7%
June	206	245	+18.9%
July	264	216	-18.2%
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%
February	237	167	-29.5%
12-Month Avg	203	197	-3.2%

Historical New Listing Activity

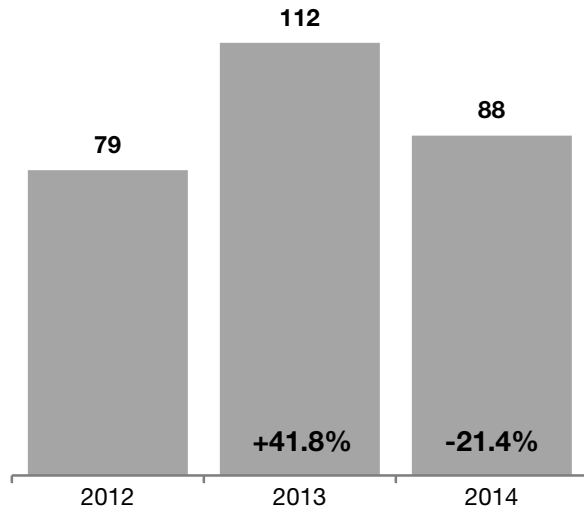


Pending Sales

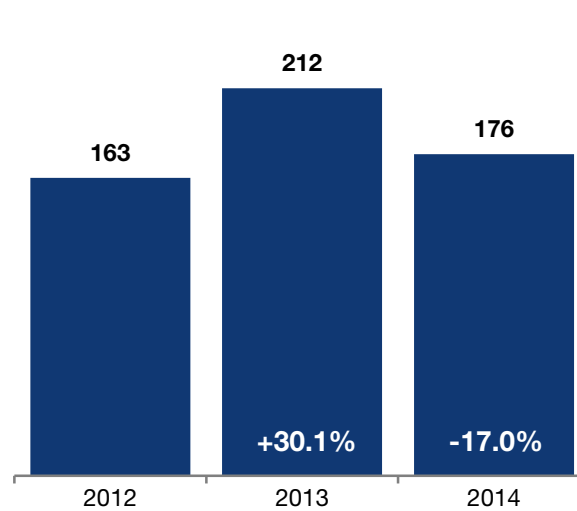
A count of the properties on which contracts have been accepted in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	98	127	+29.6%
April	124	152	+22.6%
May	146	160	+9.6%
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	94	-5.1%
January	100	88	-12.0%
February	112	88	-21.4%
12-Month Avg	118	131	+11.5%

Historical Pending Sales Activity

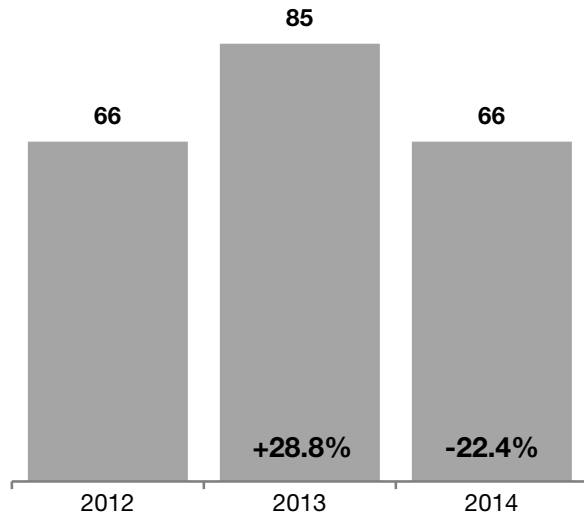


Closed Sales

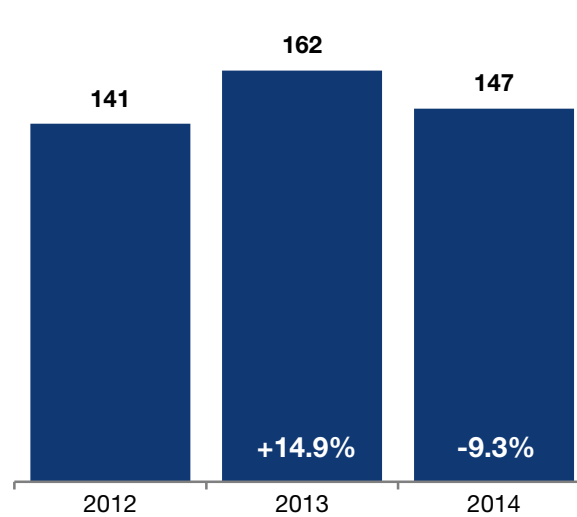
A count of the actual sales that have closed in a given month.



February

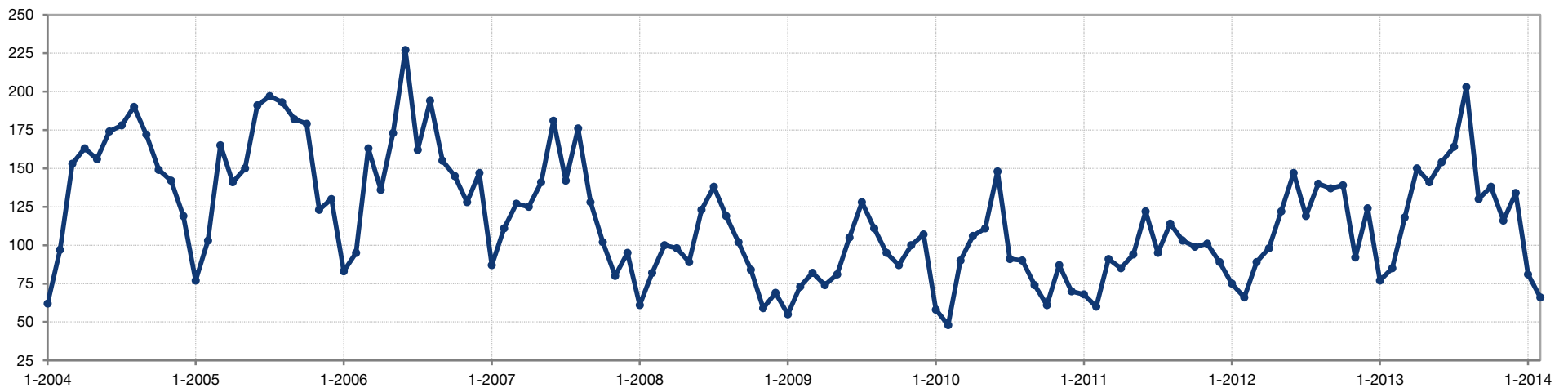


Year To Date



Month	Prior Year	Current Year	+ / -
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	81	+5.2%
February	85	66	-22.4%
12-Month Avg	114	133	+16.7%

Historical Closed Sales Activity

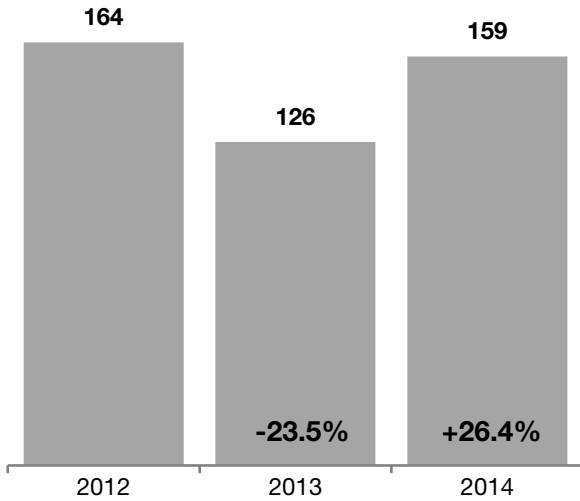


Days on Market Until Sale

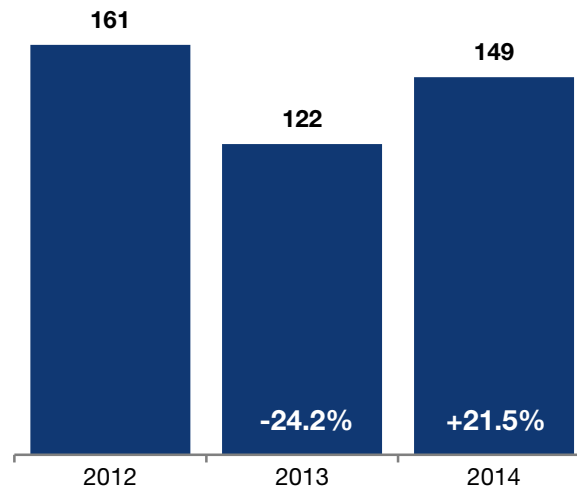
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

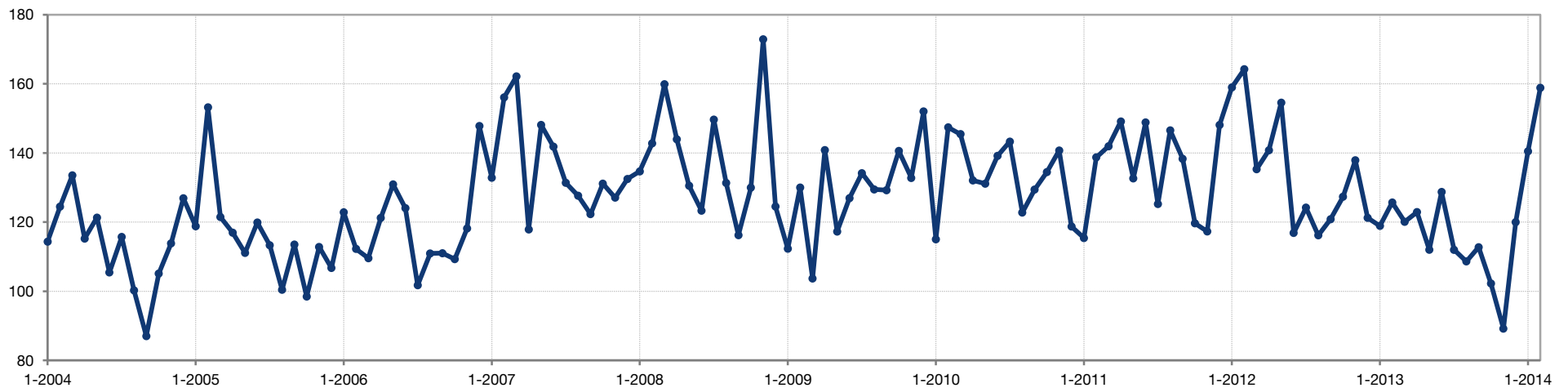


Year To Date



Month	Prior Year	Current Year	+ / -
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	140	+18.1%
February	126	159	+26.4%
12-Month Avg	108	98	-9.4%

Historical Days on Market Until Sale

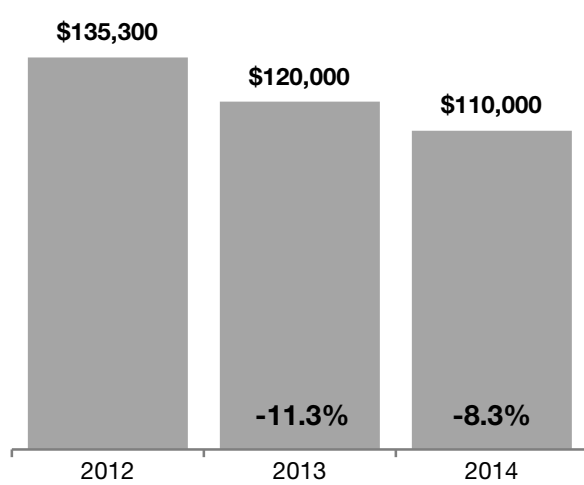


Median Sales Price

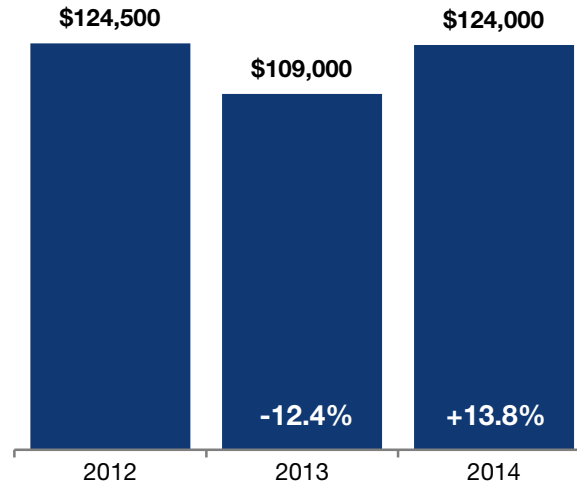
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

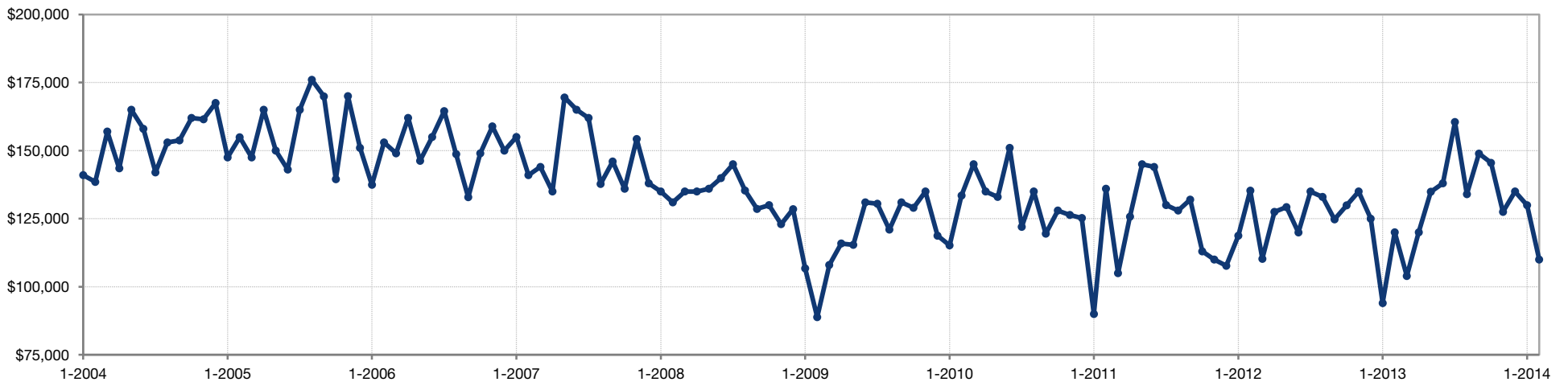


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	\$120,000	\$110,000	-8.3%
12-Month Med	\$125,000	\$135,000	+8.0%

Historical Median Sales Price

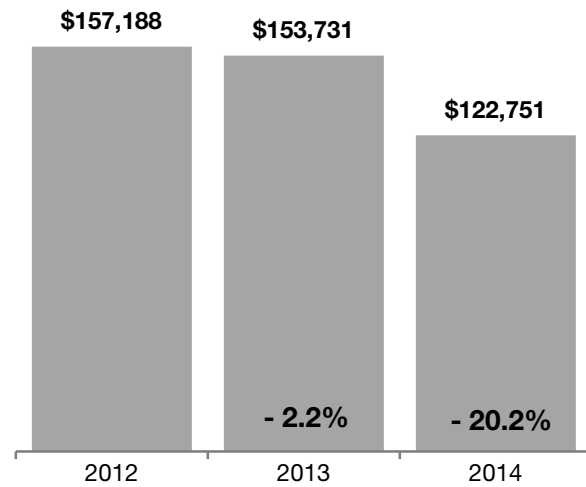


Average Sales Price

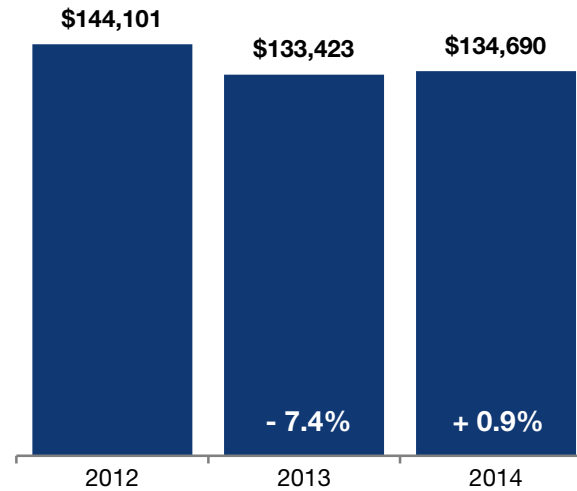
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

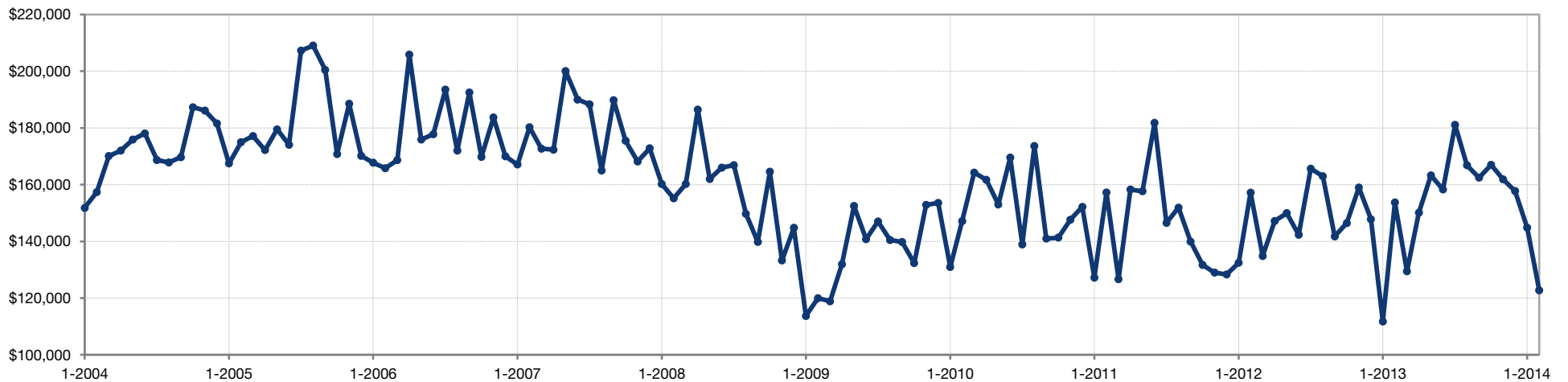


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$144,854	+29.6%
February	\$153,731	\$122,751	-20.2%
12-Month Avg	\$147,981	\$158,520	+7.1%

Historical Average Sales Price

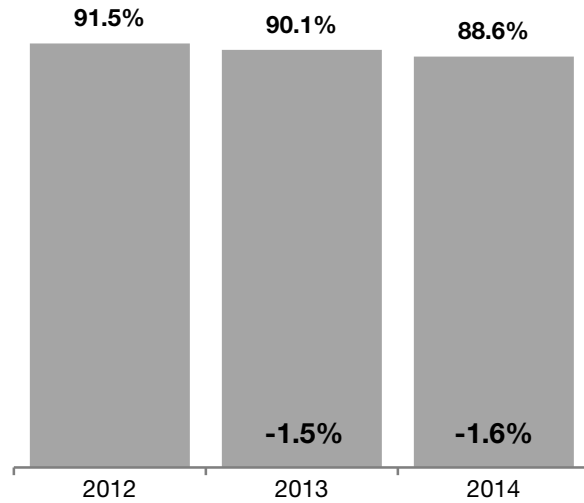


Percent of Original List Price Received

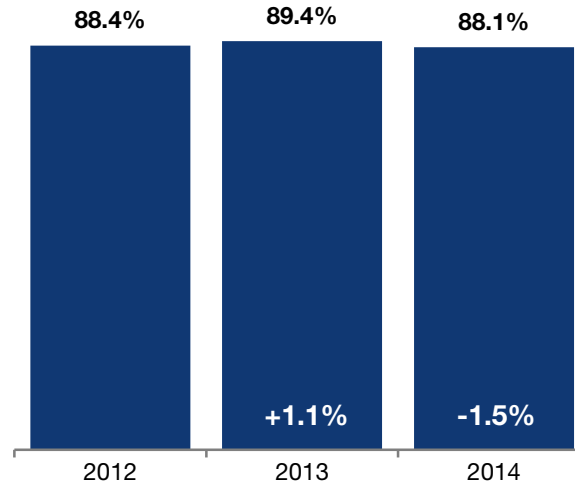


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

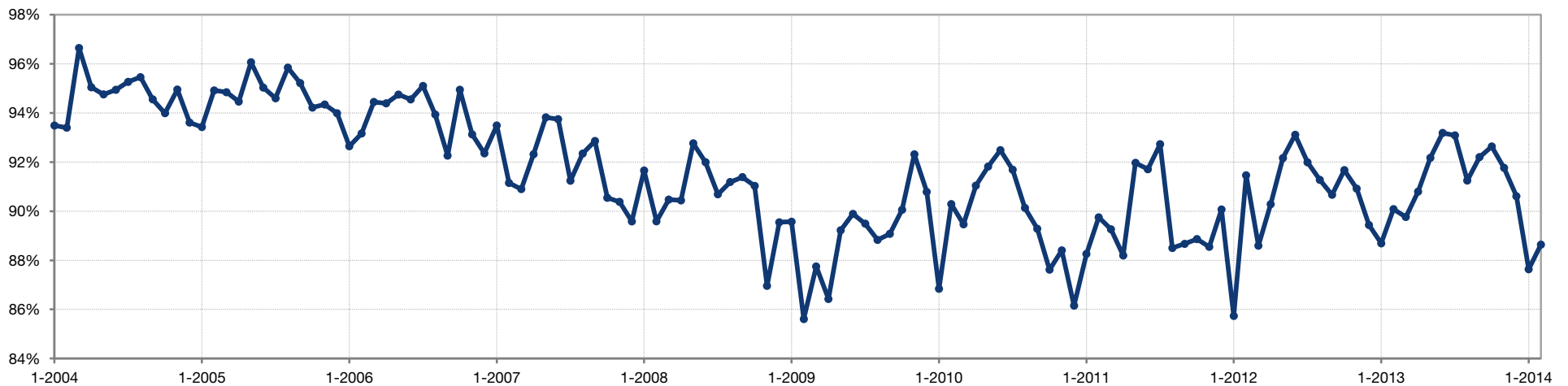


Year To Date



Month	Prior Year	Current Year	+ / -
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%	87.6%	-1.2%
February	90.1%	88.6%	-1.6%
12-Month Avg	90.9%	91.5%	+0.6%

Historical Percent of Original List Price Received

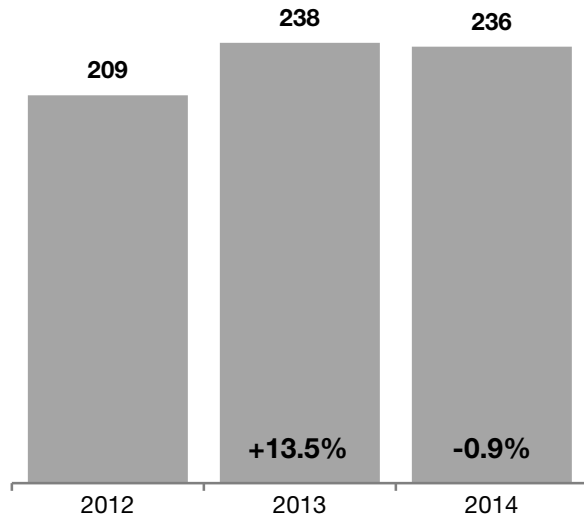


Housing Affordability Index

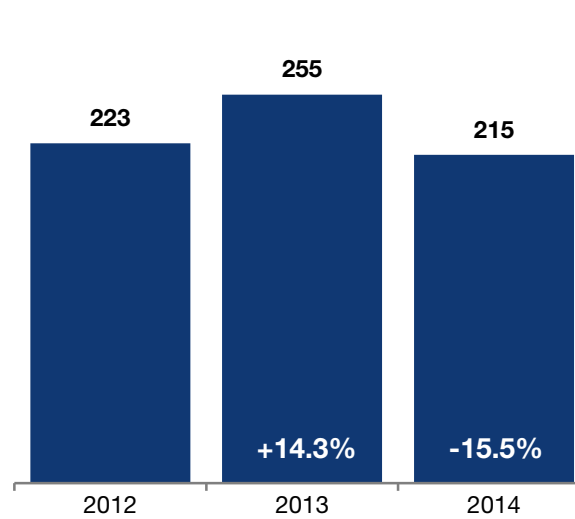


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

February

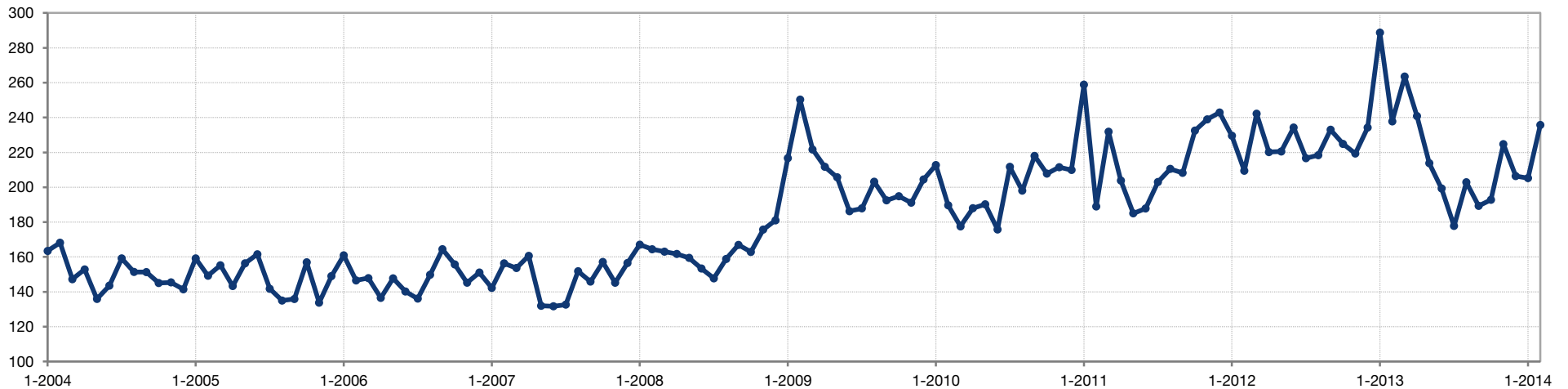


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	238	236	-0.9%
12-Month Avg	233	213	-8.1%

Historical Housing Affordability Index

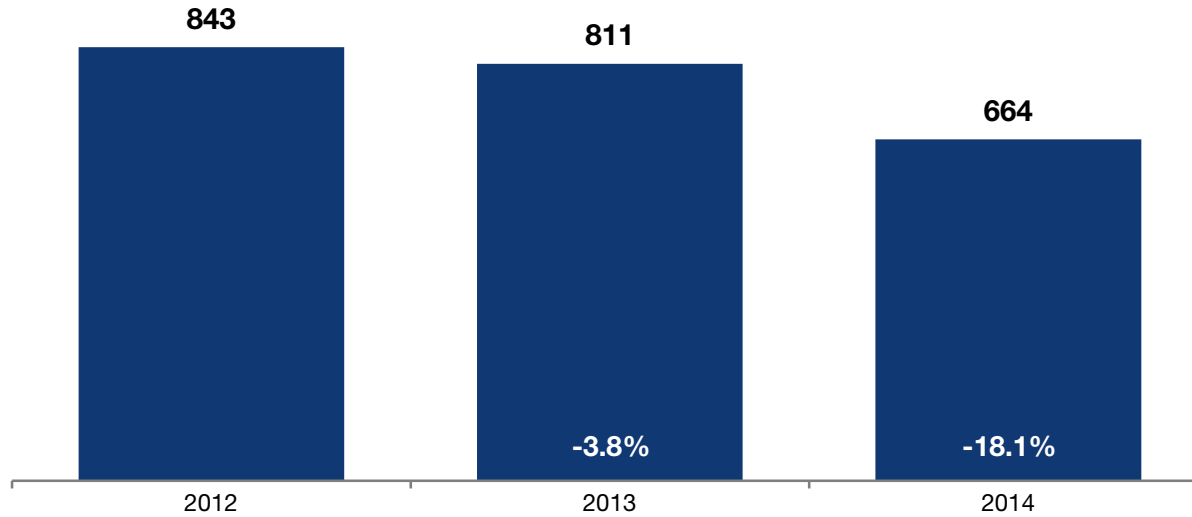


Inventory of Homes for Sale

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

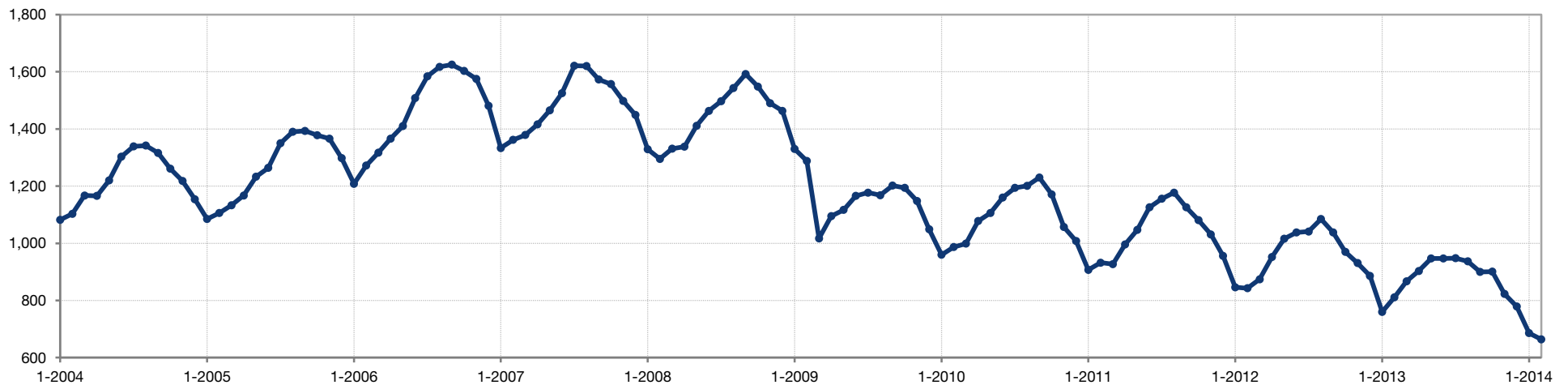


February



Month	Prior Year	Current Year	+ / -
March	874	867	-0.8%
April	952	903	-5.1%
May	1,016	947	-6.8%
June	1,038	947	-8.8%
July	1,041	948	-8.9%
August	1,085	937	-13.6%
September	1,038	900	-13.3%
October	970	901	-7.1%
November	931	823	-11.6%
December	886	779	-12.1%
January	760	686	-9.7%
February	811	664	-18.1%
12-Month Avg	950	859	-9.7%

Historical Inventory of Homes for Sale

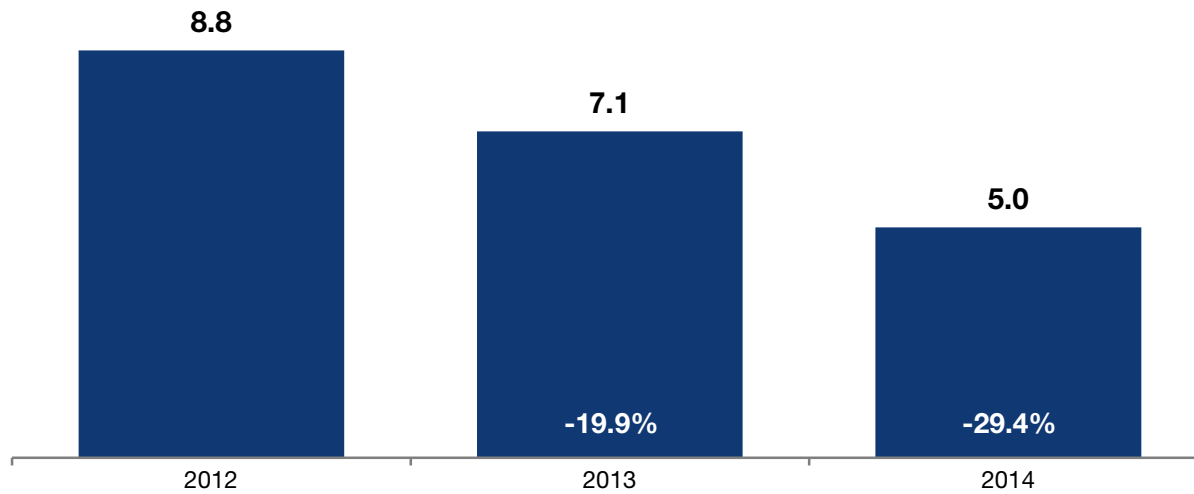


Months Supply of Inventory

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..



February



Month	Prior Year	Current Year	+ / -
March	9.1	7.4	-19.5%
April	10.0	7.5	-24.6%
May	10.3	7.7	-24.8%
June	10.2	7.7	-25.0%
July	10.2	7.4	-27.5%
August	10.1	7.2	-28.6%
September	9.7	6.8	-30.1%
October	8.9	6.8	-23.8%
November	8.4	6.1	-26.7%
December	7.9	5.8	-26.5%
January	6.7	5.1	-23.6%
February	7.1	5.0	-29.4%
12-Month Avg	9.0	6.7	-25.8%

Historical Months Supply of Inventory

