

Monthly Indicators

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



March 2014



Quick Facts

- 11.9% **+ 25.0%** **- 22.0%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

[Click on desired metric to jump to that page.](#)

Market Overview

Key market metrics for the current month and year-to-date.



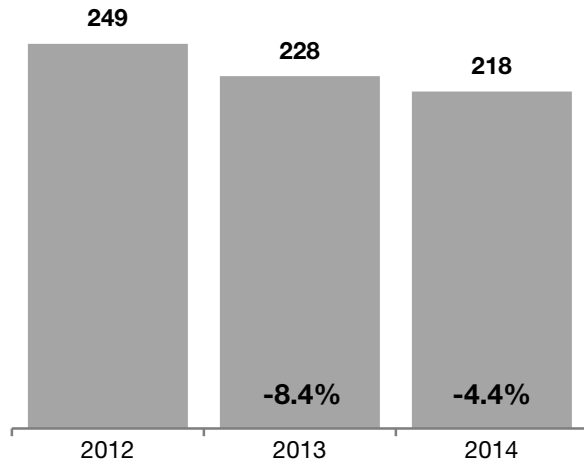
Key Metrics	Historical Sparklines	3-2013	3-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		228	218	- 4.4%	681	528	- 22.5%
Pending Sales		127	145	+ 14.2%	338	325	- 3.8%
Closed Sales		118	104	- 11.9%	280	254	- 9.3%
Days on Market Until Sale		120	107	- 10.9%	121	130	+ 7.2%
Median Sales Price		\$102,000	\$127,500	+ 25.0%	\$103,000	\$125,000	+ 21.4%
Average Sales Price		\$127,633	\$146,713	+ 14.9%	\$128,649	\$137,579	+ 6.9%
Percent of Original List Price Received		89.8%	90.5%	+ 0.8%	89.6%	89.3%	- 0.3%
Housing Affordability Index		243	183	- 24.9%	241	186	- 22.7%
Inventory of Homes for Sale		905	706	- 22.0%	--	--	--
Months Supply of Homes for Sale		7.6	5.3	- 29.6%	--	--	--

New Listings

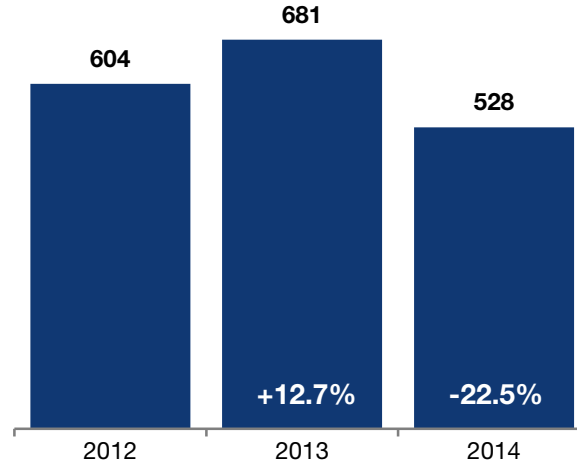
A count of the properties that have been newly listed on the market in a given month.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	250	258	+3.2%
May	241	244	+1.2%
June	206	246	+19.4%
July	264	210	-20.5%
August	199	226	+13.6%
September	150	215	+43.3%
October	173	161	-6.9%
November	144	148	+2.8%
December	102	95	-6.9%
January	218	145	-33.5%
February	235	165	-29.8%
March	228	218	-4.4%
12-Month Avg	201	194	-3.3%

Historical New Listing Activity

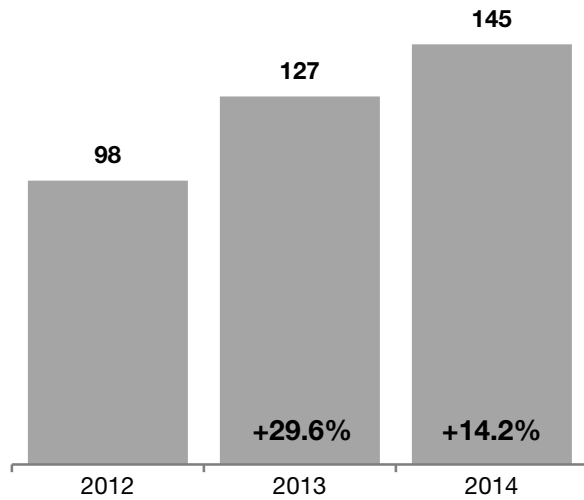


Pending Sales

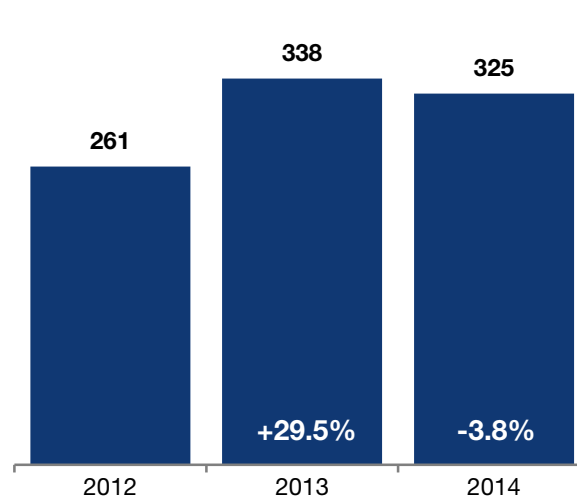
A count of the properties on which contracts have been accepted in a given month.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	124	152	+22.6%
May	145	160	+10.3%
June	115	176	+53.0%
July	147	157	+6.8%
August	131	173	+32.1%
September	120	120	0.0%
October	119	127	+6.7%
November	99	107	+8.1%
December	99	96	-3.0%
January	100	89	-11.0%
February	111	91	-18.0%
March	127	145	+14.2%
12-Month Avg	120	133	+10.9%

Historical Pending Sales Activity

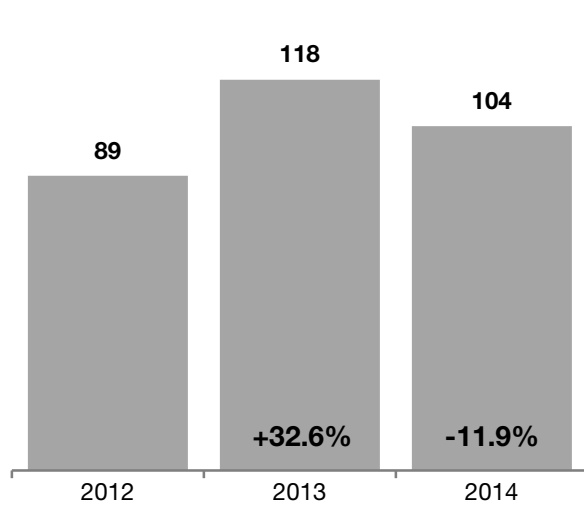


Closed Sales

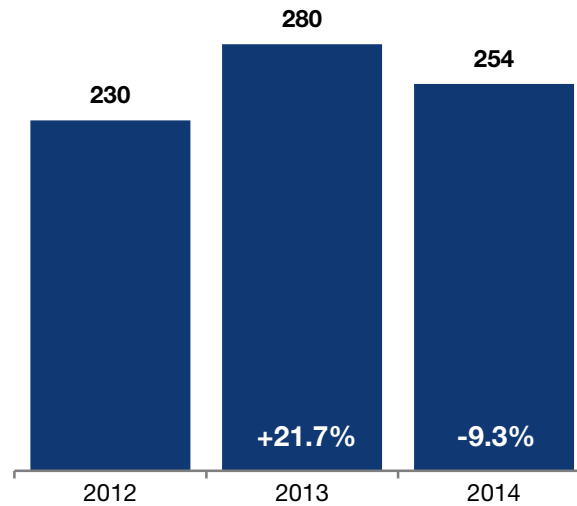
A count of the actual sales that have closed in a given month.



March

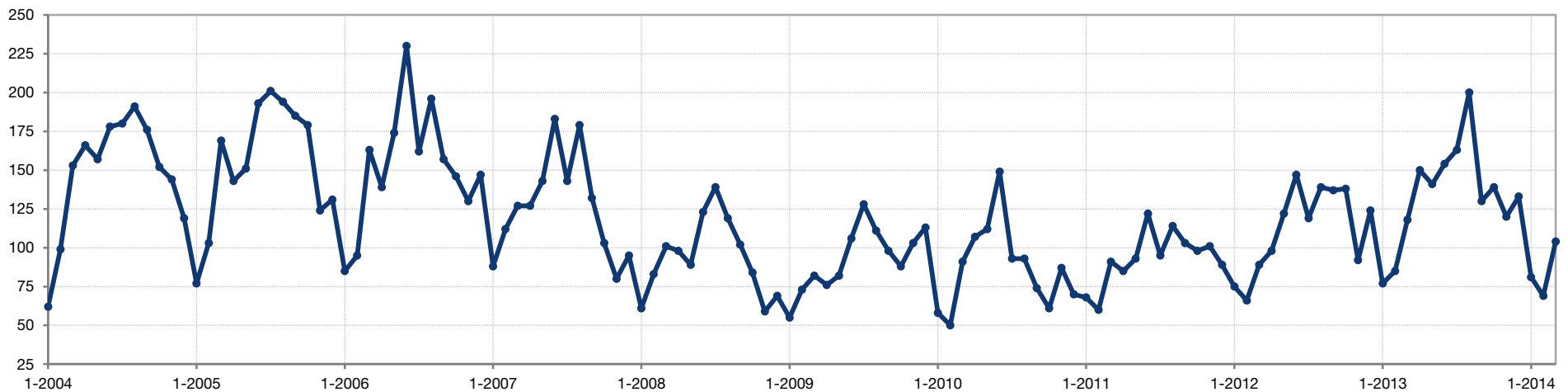


Year To Date



Month	Prior Year	Current Year	+ / -
April	98	150	+53.1%
May	122	141	+15.6%
June	147	154	+4.8%
July	119	163	+37.0%
August	139	200	+43.9%
September	137	130	-5.1%
October	138	139	+0.7%
November	92	120	+30.4%
December	124	133	+7.3%
January	77	81	+5.2%
February	85	69	-18.8%
March	118	104	-11.9%
12-Month Avg	116	132	+13.5%

Historical Closed Sales Activity

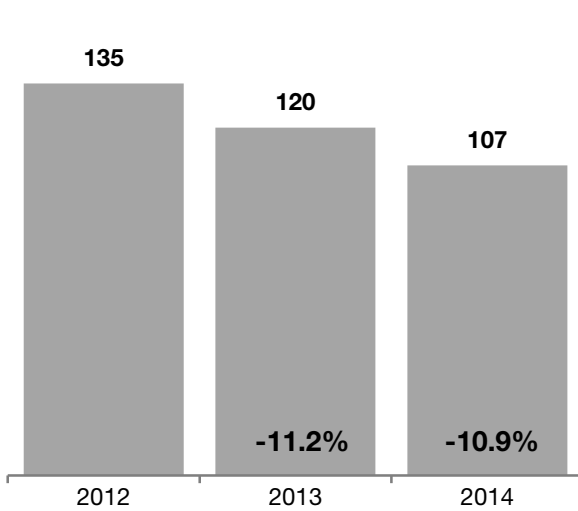


Days on Market Until Sale

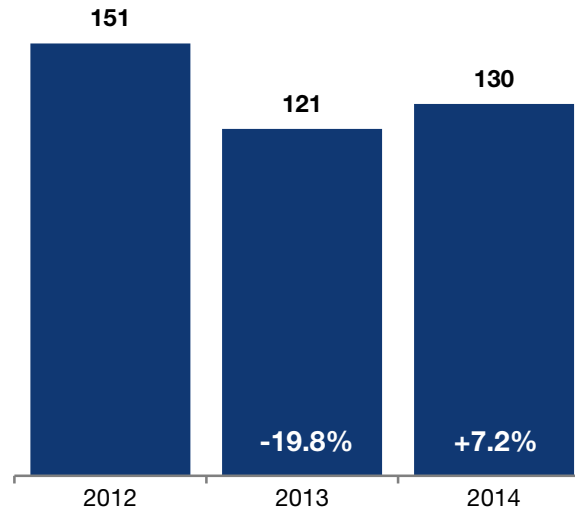
Average number of days between when a property is listed and when an offer is accepted in a given month.



March

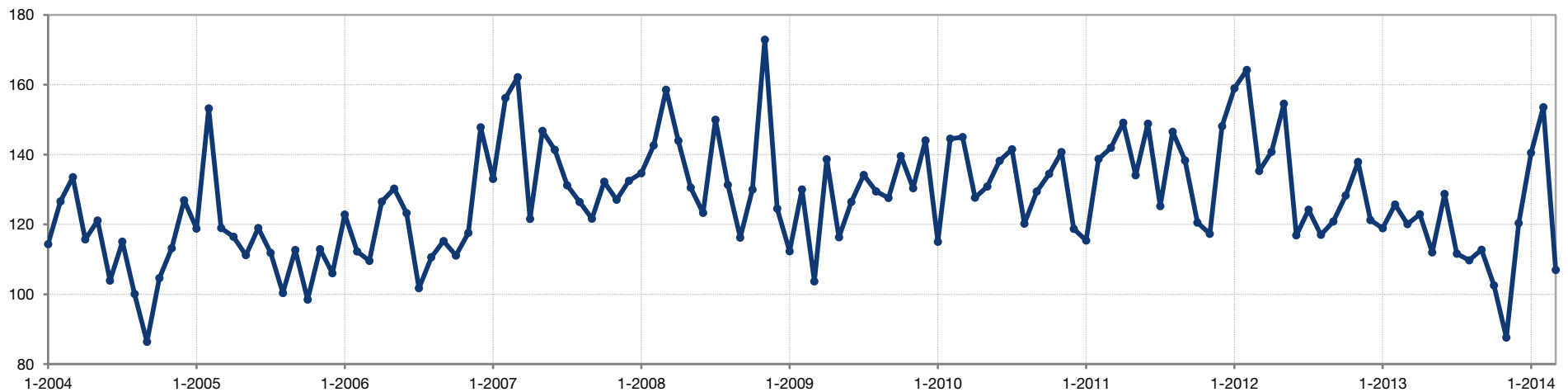


Year To Date



Month	Prior Year	Current Year	+ / -
April	141	123	-12.7%
May	155	112	-27.5%
June	117	129	+10.1%
July	124	112	-10.1%
August	117	110	-6.2%
September	121	113	-6.7%
October	128	103	-20.0%
November	138	88	-36.5%
December	121	120	-0.7%
January	119	140	+18.1%
February	126	154	+22.2%
March	120	107	-10.9%
12-Month Avg	127	115	-9.0%

Historical Days on Market Until Sale

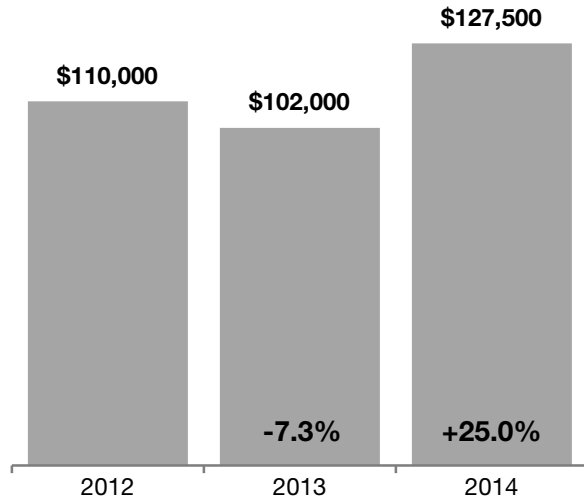


Median Sales Price

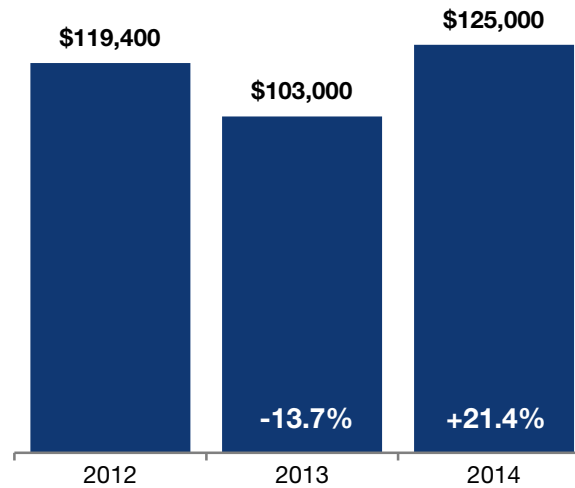
Median price point for all closed sales, not accounting for seller concessions, in a given month.



March



Year To Date



Month	Prior Year	Current Year	+ / -
April	\$125,000	\$120,000	-4.0%
May	\$129,250	\$132,500	+2.5%
June	\$118,450	\$138,000	+16.5%
July	\$131,500	\$160,000	+21.7%
August	\$132,500	\$134,500	+1.5%
September	\$123,500	\$148,000	+19.8%
October	\$127,900	\$145,000	+13.4%
November	\$135,000	\$127,000	-5.9%
December	\$123,500	\$135,000	+9.3%
January	\$92,500	\$126,250	+36.5%
February	\$117,000	\$112,500	-3.8%
March	\$102,000	\$127,500	+25.0%
12-Month Med	\$123,000	\$136,000	+10.6%

Historical Median Sales Price

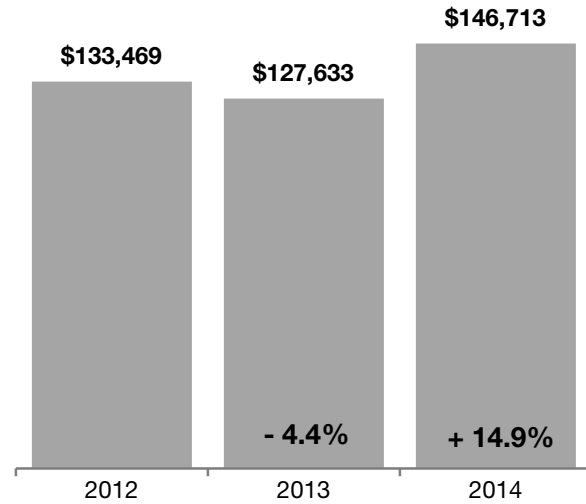


Average Sales Price

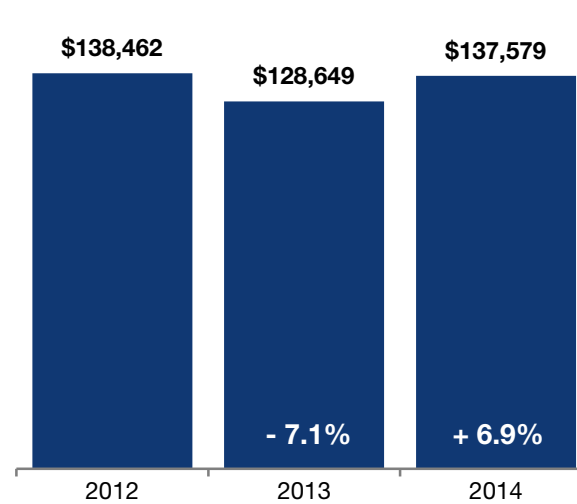
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March

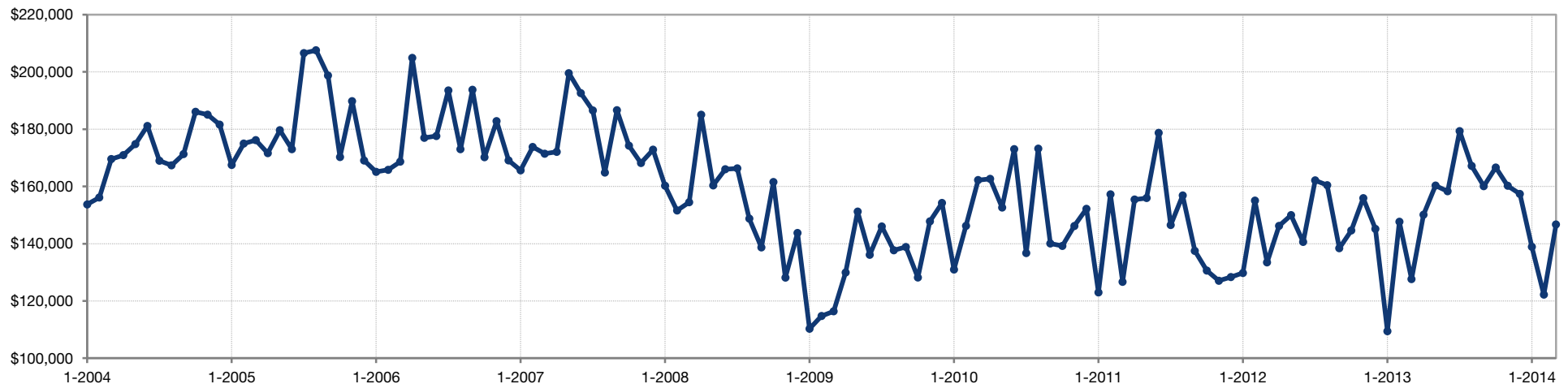


Year To Date



Month	Prior Year	Current Year	+ / -
April	\$146,212	\$150,112	+2.7%
May	\$149,979	\$160,303	+6.9%
June	\$140,617	\$158,315	+12.6%
July	\$162,118	\$179,307	+10.6%
August	\$160,424	\$167,158	+4.2%
September	\$138,415	\$160,079	+15.7%
October	\$144,622	\$166,598	+15.2%
November	\$155,901	\$160,230	+2.8%
December	\$145,165	\$157,373	+8.4%
January	\$109,437	\$138,912	+26.9%
February	\$147,663	\$122,213	-17.2%
March	\$127,633	\$146,713	+14.9%
12-Month Avg	\$144,828	\$158,607	+9.5%

Historical Average Sales Price

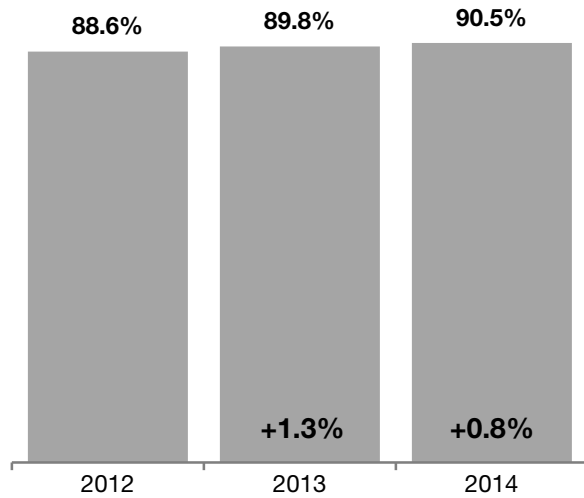


Percent of Original List Price Received

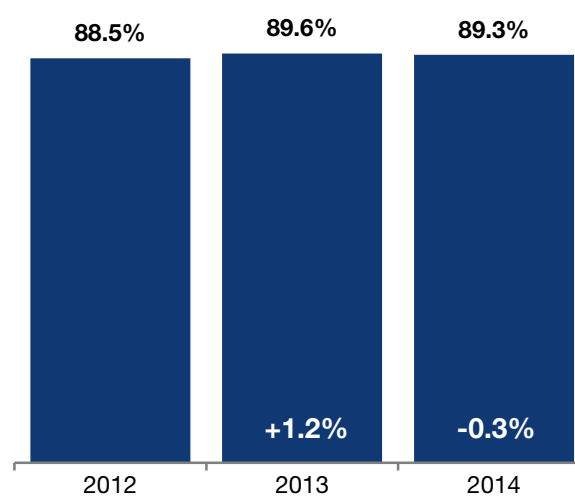


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March

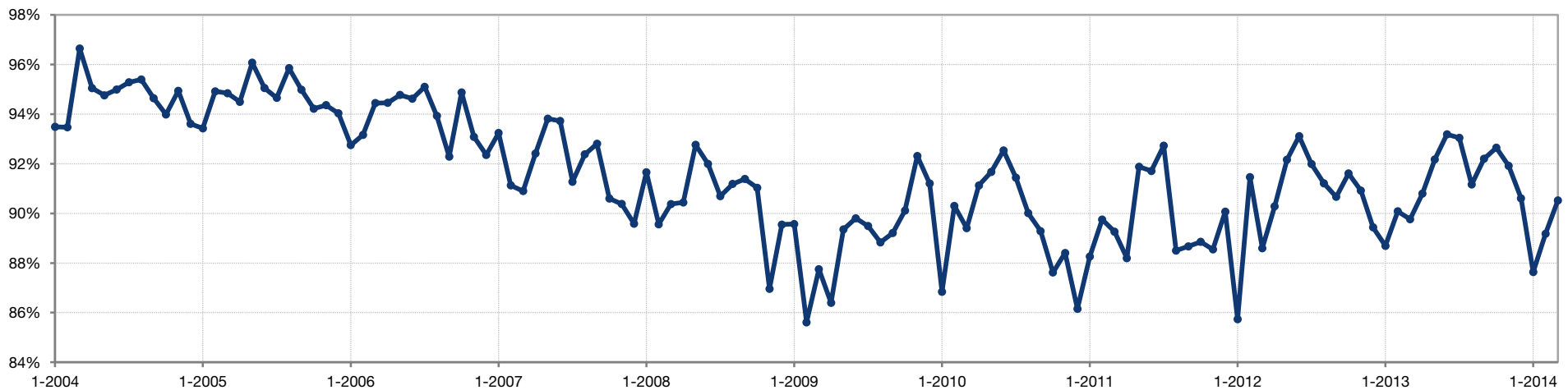


Year To Date



Month	Prior Year	Current Year	+ / -
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	91.2%	91.2%	-0.1%
September	90.7%	92.2%	+1.7%
October	91.6%	92.6%	+1.1%
November	90.9%	91.9%	+1.1%
December	89.4%	90.6%	+1.3%
January	88.7%	87.6%	-1.2%
February	90.1%	89.2%	-1.0%
March	89.8%	90.5%	+0.8%
12-Month Avg	91.0%	91.5%	+0.6%

Historical Percent of Original List Price Received

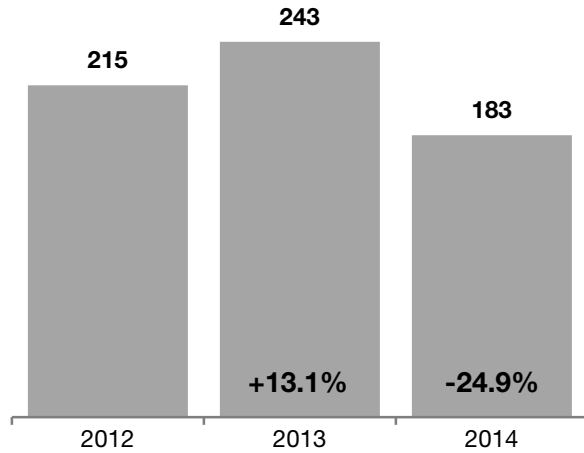


Housing Affordability Index

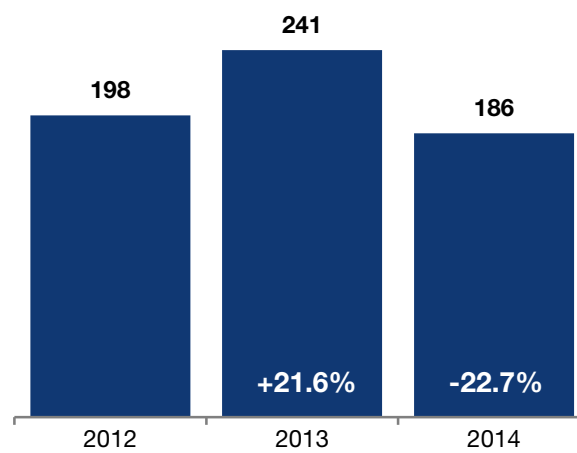


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

March

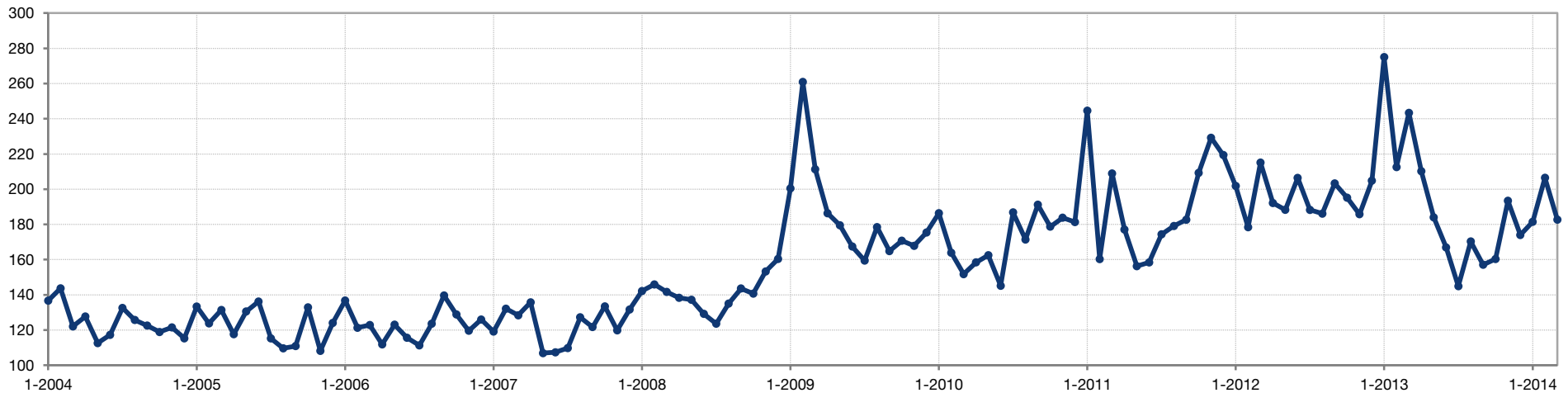


Year To Date



Month	Prior Year	Current Year	+ / -
April	192	210	+9.4%
May	188	184	-2.3%
June	206	167	-19.1%
July	188	145	-23.0%
August	186	170	-8.5%
September	203	157	-22.7%
October	195	160	-17.9%
November	186	193	+4.1%
December	205	174	-15.1%
January	275	181	-34.0%
February	213	206	-2.9%
March	243	183	-24.9%
12-Month Avg	207	178	-13.1%

Historical Housing Affordability Index

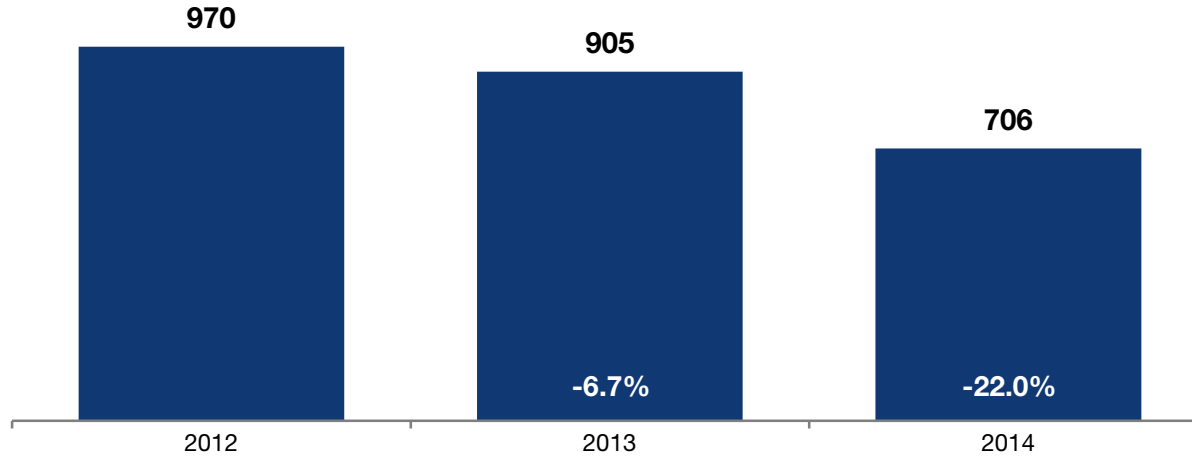


Inventory of Homes for Sale

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

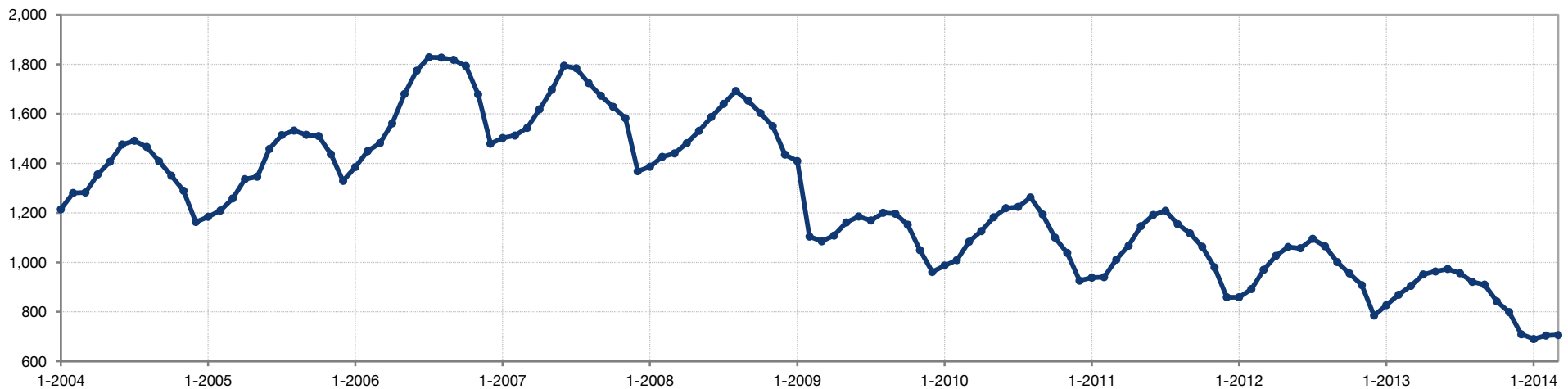


March



Month	Prior Year	Current Year	+ / -
April	1,026	951	-7.3%
May	1,062	963	-9.3%
June	1,057	973	-7.9%
July	1,095	956	-12.7%
August	1,065	921	-13.5%
September	1,001	910	-9.1%
October	955	842	-11.8%
November	908	799	-12.0%
December	785	709	-9.7%
January	827	690	-16.6%
February	869	704	-19.0%
March	905	706	-22.0%
12-Month Avg	963	844	-12.6%

Historical Inventory of Homes for Sale

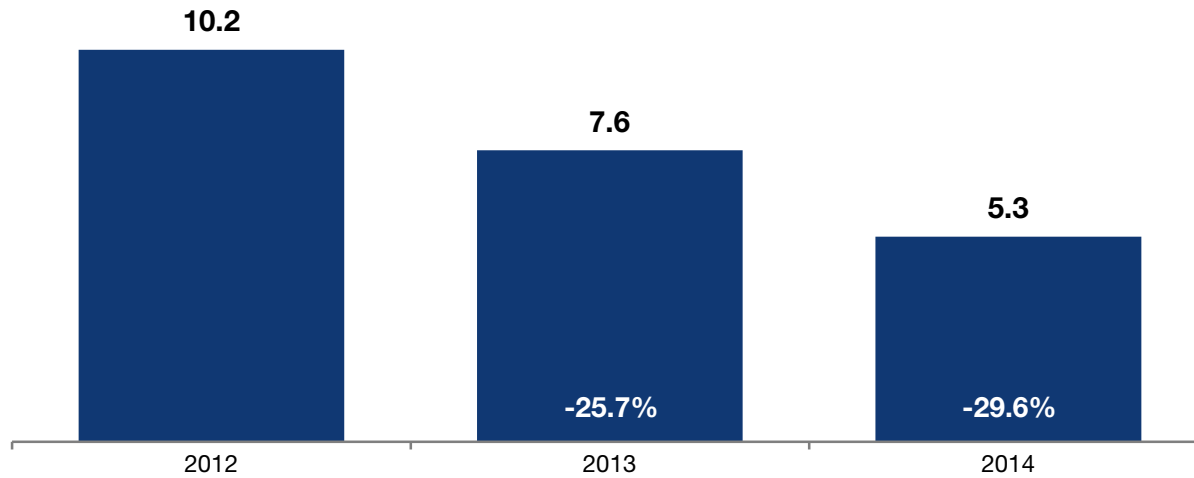


Months Supply of Inventory

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..



March



Month	Prior Year	Current Year	+ / -
April	10.4	7.8	-25.1%
May	10.5	7.8	-25.4%
June	10.3	7.6	-26.7%
July	10.2	7.4	-27.7%
August	9.9	6.9	-30.2%
September	9.2	6.9	-25.4%
October	8.6	6.3	-26.7%
November	8.1	6.0	-26.3%
December	6.9	5.3	-23.5%
January	7.2	5.2	-28.0%
February	7.4	5.4	-27.6%
March	7.6	5.3	-29.6%
12-Month Avg	8.9	6.5	-26.9%

Historical Months Supply of Inventory

