

Monthly Indicators

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



April 2014



Quick Facts

- 40.0% **+ 13.0%** **- 27.6%**

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.



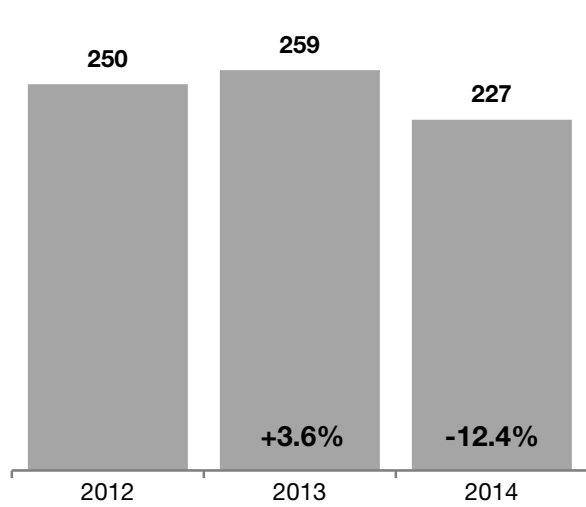
Key Metrics	Historical Sparklines	4-2013	4-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		259	227	- 12.4%	940	757	- 19.5%
Pending Sales		152	215	+ 41.4%	490	523	+ 6.7%
Closed Sales		150	90	- 40.0%	430	347	- 19.3%
Days on Market Until Sale		123	117	- 4.6%	122	127	+ 4.5%
Median Sales Price		\$120,000	\$135,550	+ 13.0%	\$110,000	\$127,500	+ 15.9%
Average Sales Price		\$150,112	\$152,805	+ 1.8%	\$136,156	\$140,891	+ 3.5%
Percent of Original List Price Received		90.8%	91.2%	+ 0.4%	90.0%	89.7%	- 0.3%
Housing Affordability Index		210	171	- 18.7%	229	182	- 20.8%
Inventory of Homes for Sale		952	689	- 27.6%	--	--	--
Months Supply of Homes for Sale		7.8	5.1	- 35.2%	--	--	--

New Listings

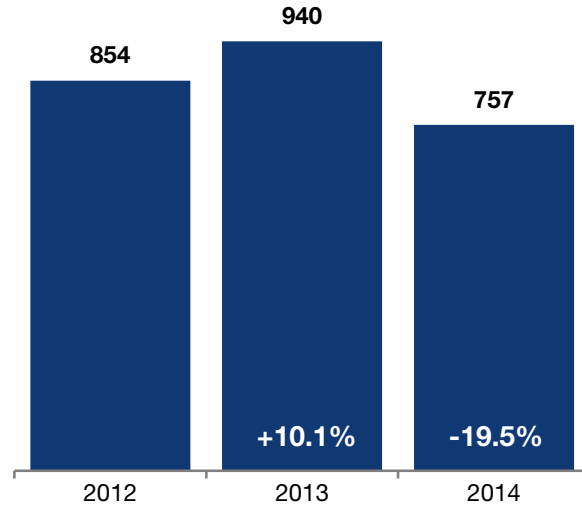
A count of the properties that have been newly listed on the market in a given month.



April

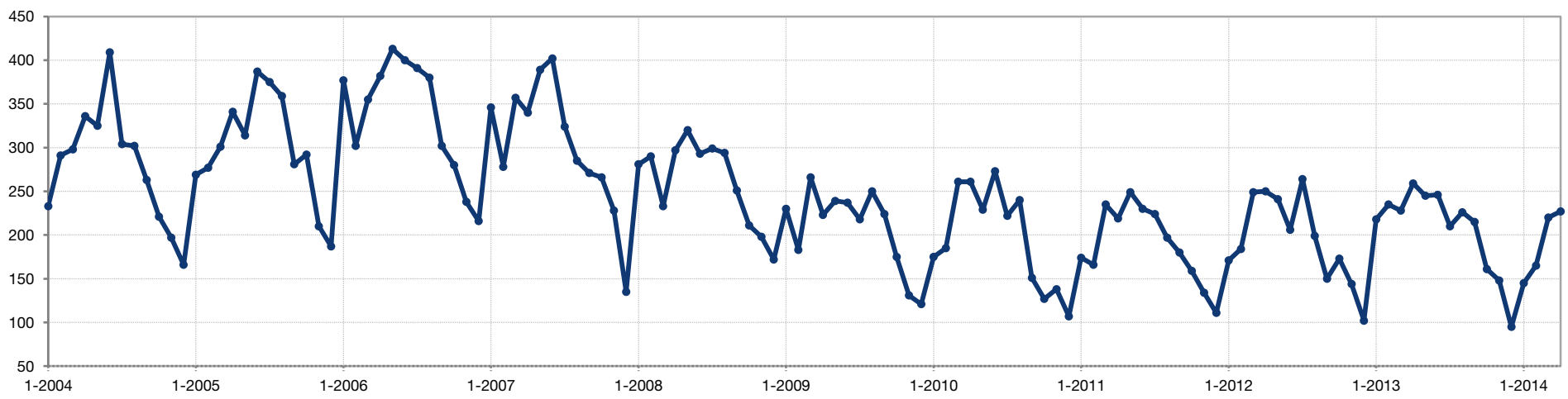


Year To Date



Month	Prior Year	Current Year	+ / -
May	241	245	+1.7%
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	220	-3.5%
April	259	227	-12.4%
12-Month Avg	202	192	-4.8%

Historical New Listing Activity

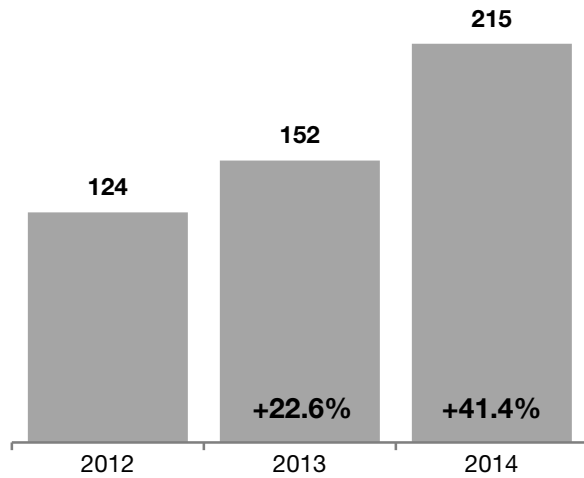


Pending Sales

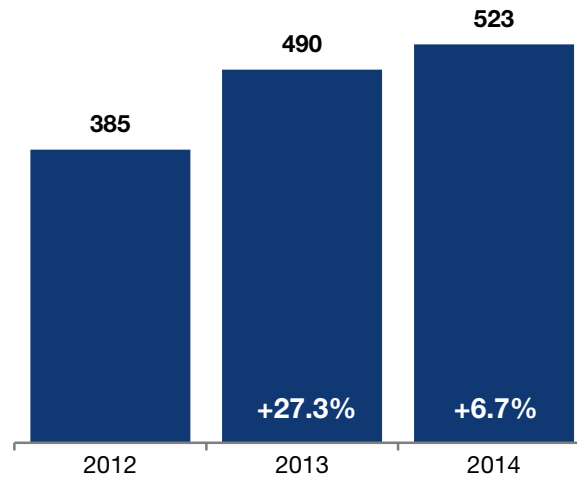
A count of the properties on which contracts have been accepted in a given month.



April

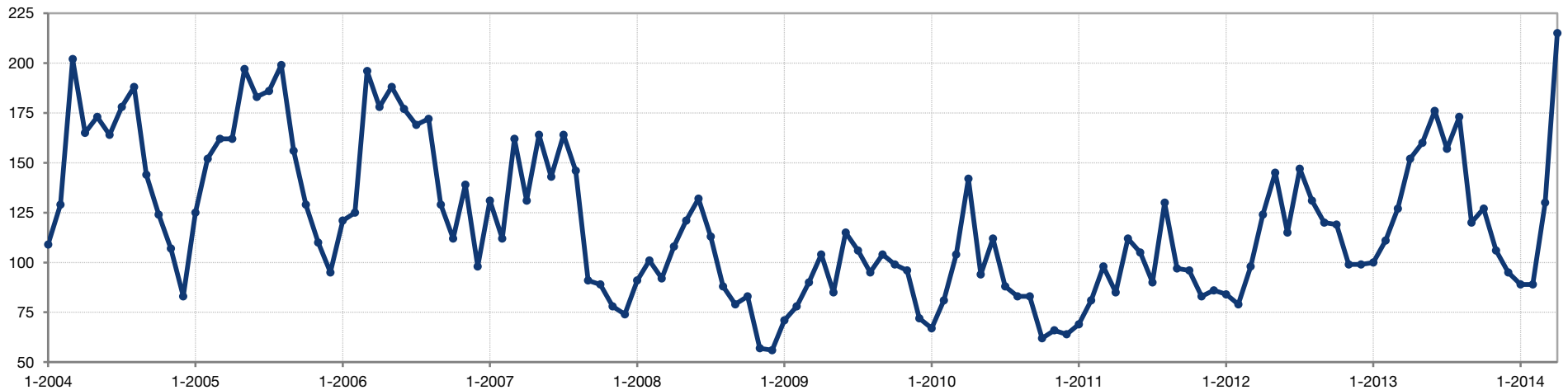


Year To Date



Month	Prior Year	Current Year	+ / -
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	106	+7.1%
December	99	95	-4.0%
January	100	89	-11.0%
February	111	89	-19.8%
March	127	130	+2.4%
April	152	215	+41.4%
12-Month Avg	122	136	+11.7%

Historical Pending Sales Activity

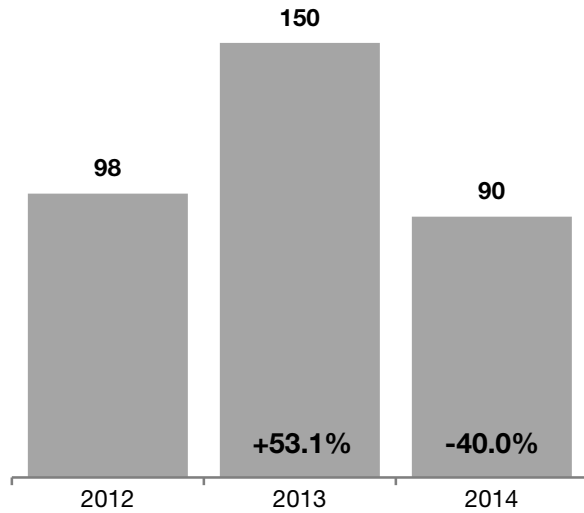


Closed Sales

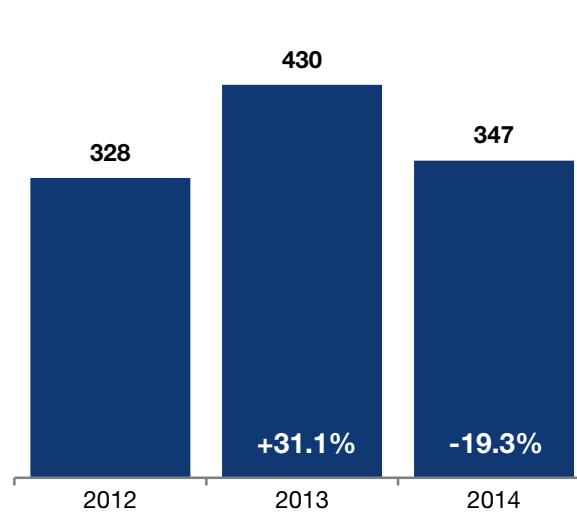
A count of the actual sales that have closed in a given month.



April

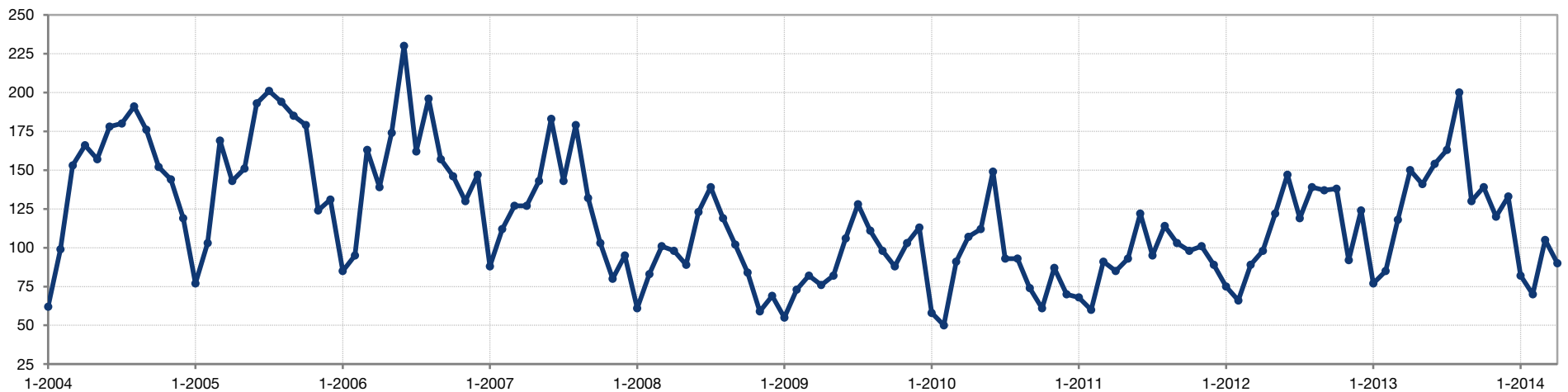


Year To Date



Month	Prior Year	Current Year	+ / -
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	82	+6.5%
February	85	70	-17.6%
March	118	105	-11.0%
April	150	90	-40.0%
12-Month Avg	121	127	+6.0%

Historical Closed Sales Activity

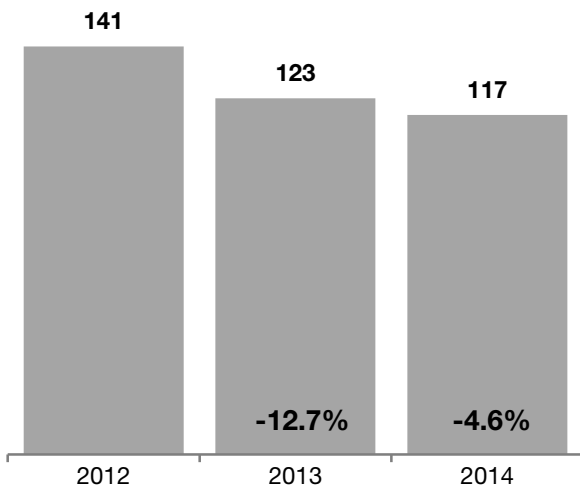


Days on Market Until Sale

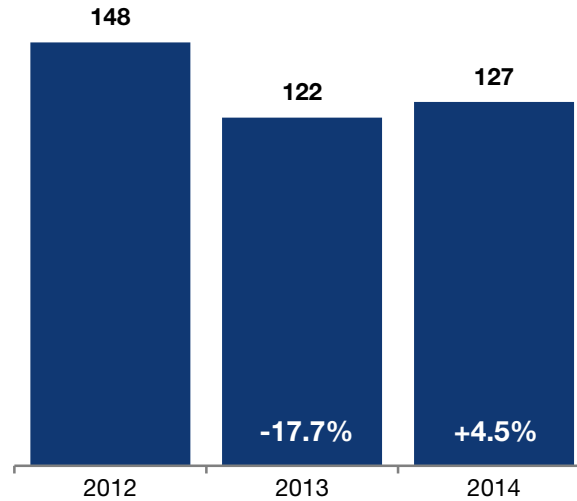
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

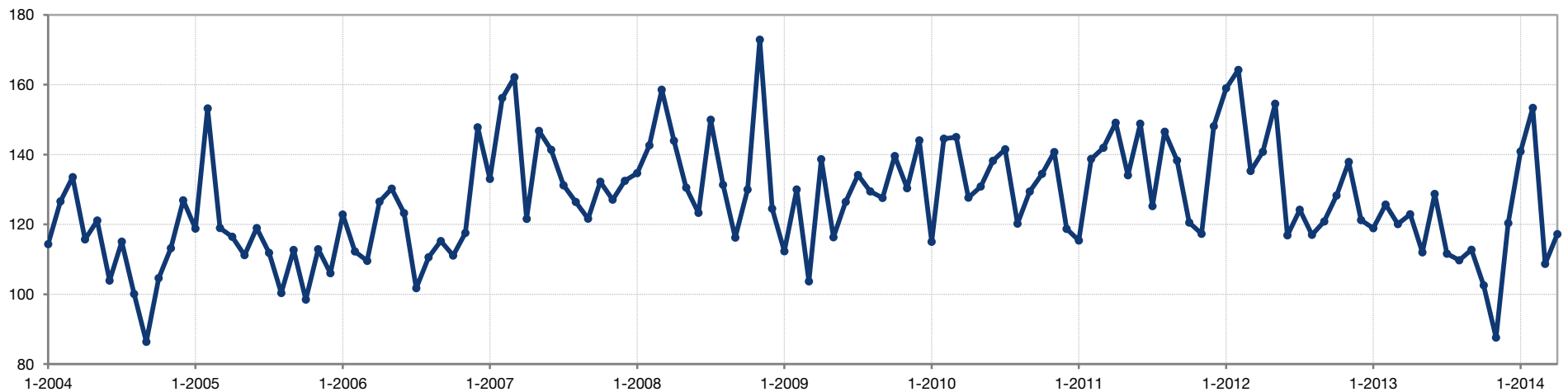


Year To Date



Month	Prior Year	Current Year	+ / -
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	141	+18.5%
February	126	153	+22.0%
March	120	109	-9.5%
April	123	117	-4.6%
12-Month Avg	125	115	-8.4%

Historical Days on Market Until Sale

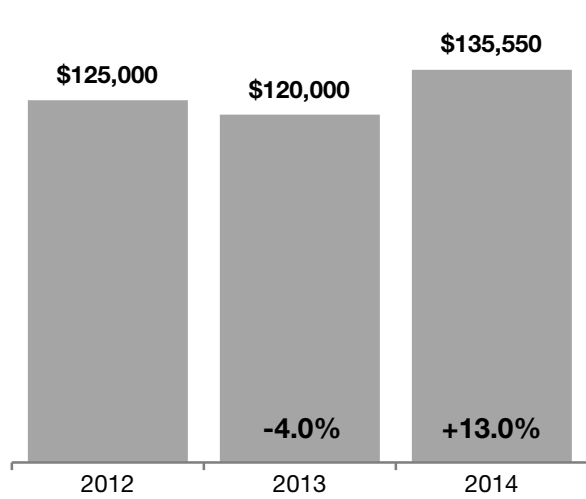


Median Sales Price

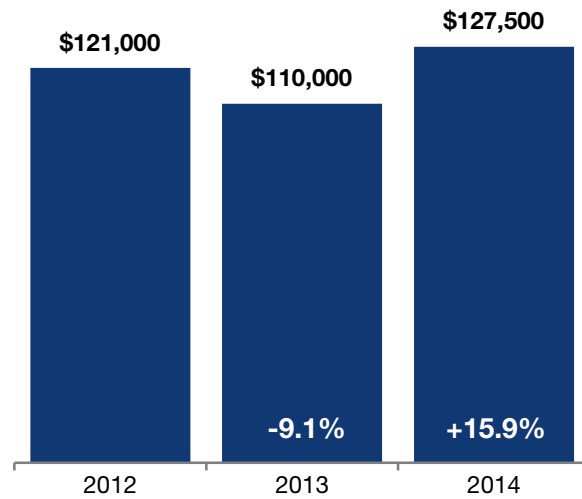
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$124,000	+34.1%
February	\$117,000	\$110,000	-6.0%
March	\$102,000	\$127,500	+25.0%
April	\$120,000	\$135,550	+13.0%
12-Month Med	\$121,600	\$136,000	+11.8%

Historical Median Sales Price

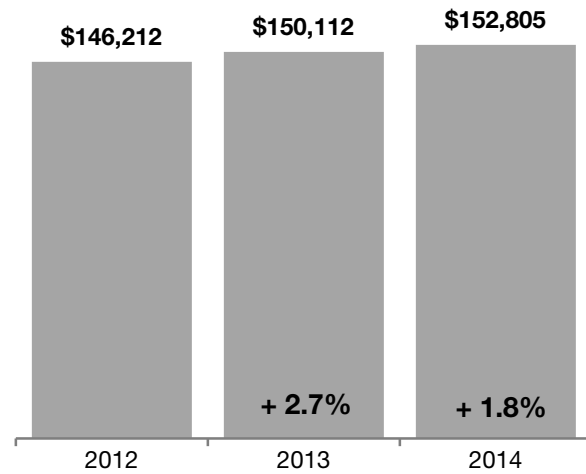


Average Sales Price

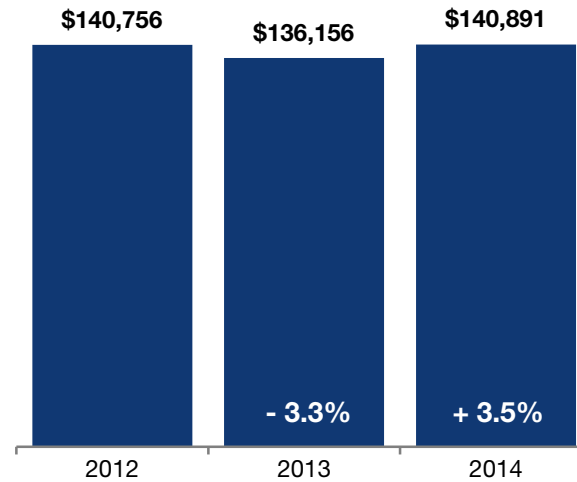
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$137,901	+26.0%
February	\$147,663	\$121,456	-17.7%
March	\$127,633	\$145,745	+14.2%
April	\$150,112	\$152,805	+1.8%
12-Month Avg	\$145,288	\$158,904	+9.4%

Historical Average Sales Price

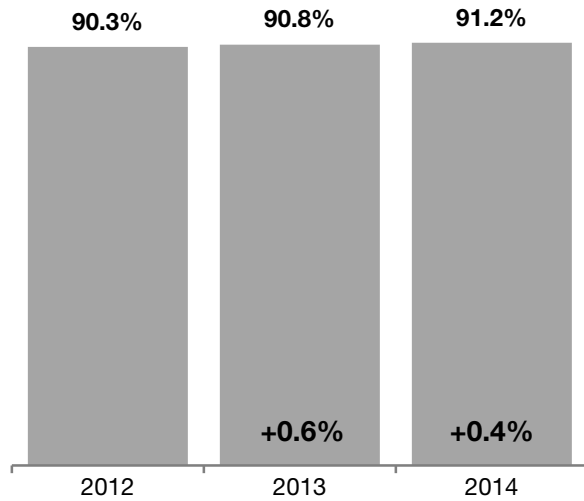


Percent of Original List Price Received

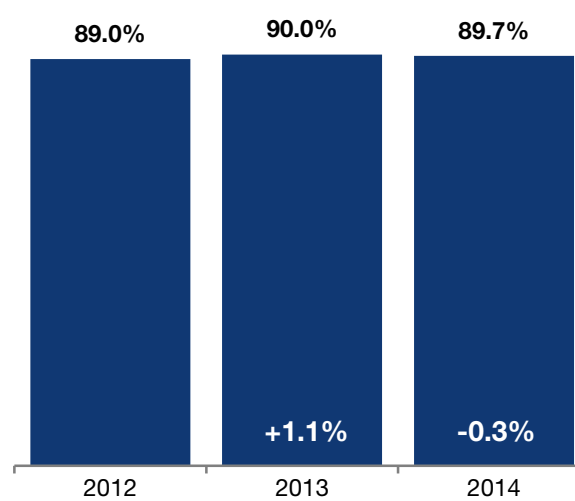


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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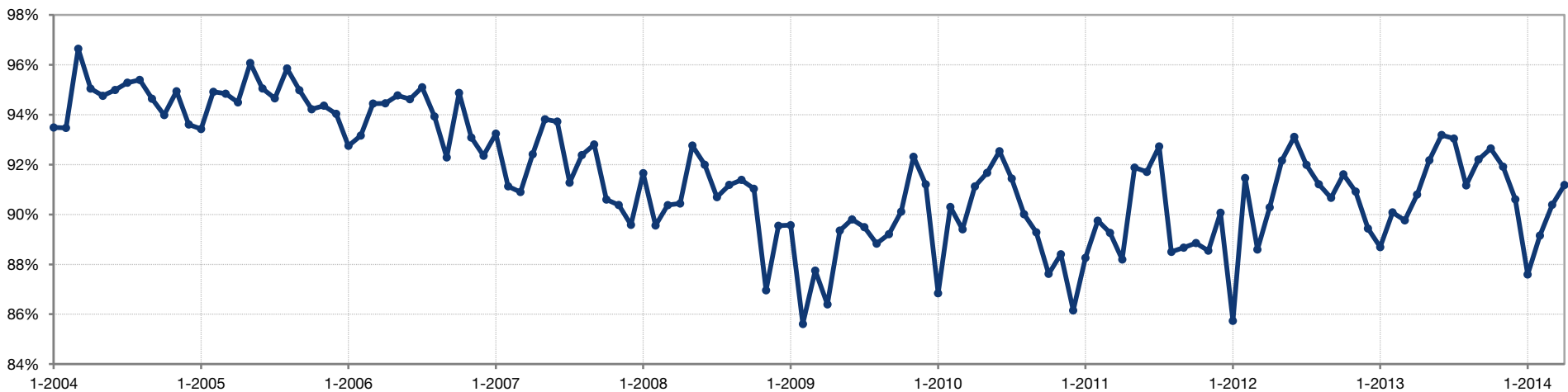


Year To Date



Month	Prior Year	Current Year	+ / -
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%	90.4%	+0.7%
April	90.8%	91.2%	+0.4%
12-Month Avg	91.0%	91.6%	+0.6%

Historical Percent of Original List Price Received

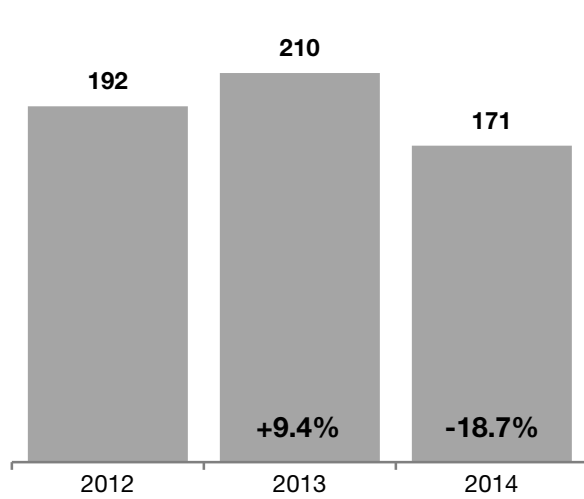


Housing Affordability Index

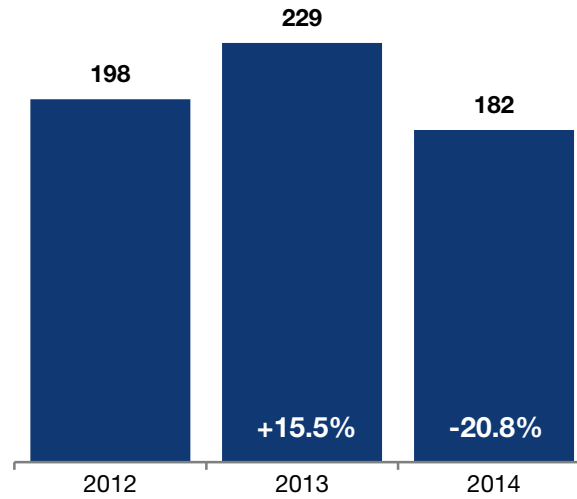


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

April

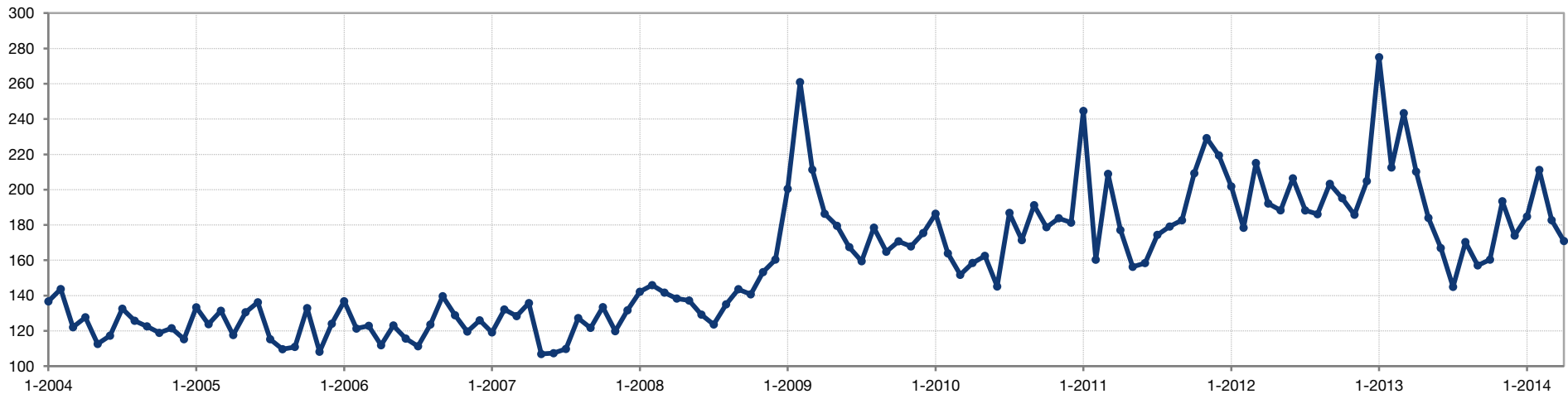


Year To Date



Month	Prior Year	Current Year	+ / -
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	185	-32.8%
February	213	211	-0.7%
March	243	183	-24.9%
April	210	171	-18.7%
12-Month Avg	208	175	-15.1%

Historical Housing Affordability Index

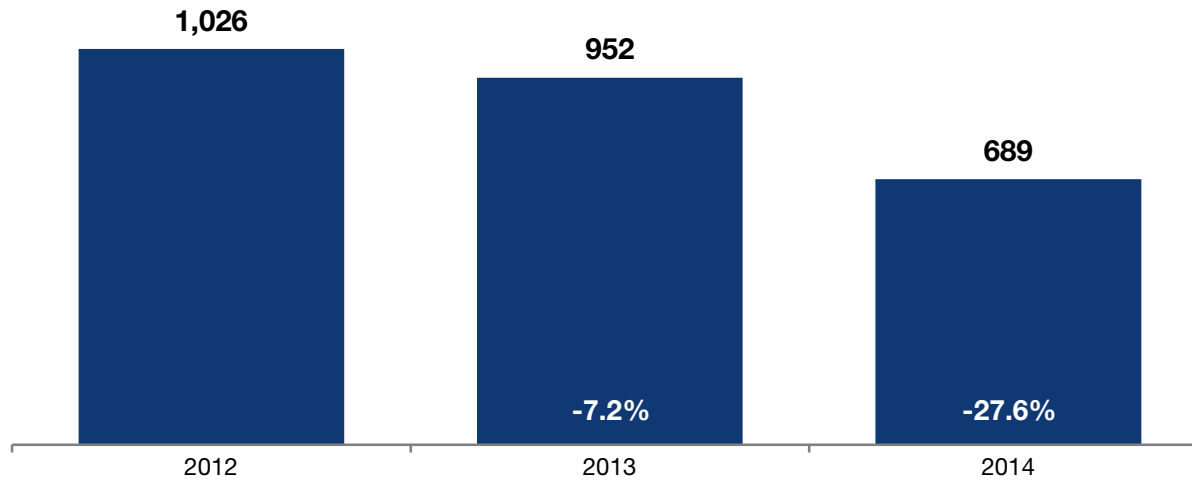


Inventory of Homes for Sale

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

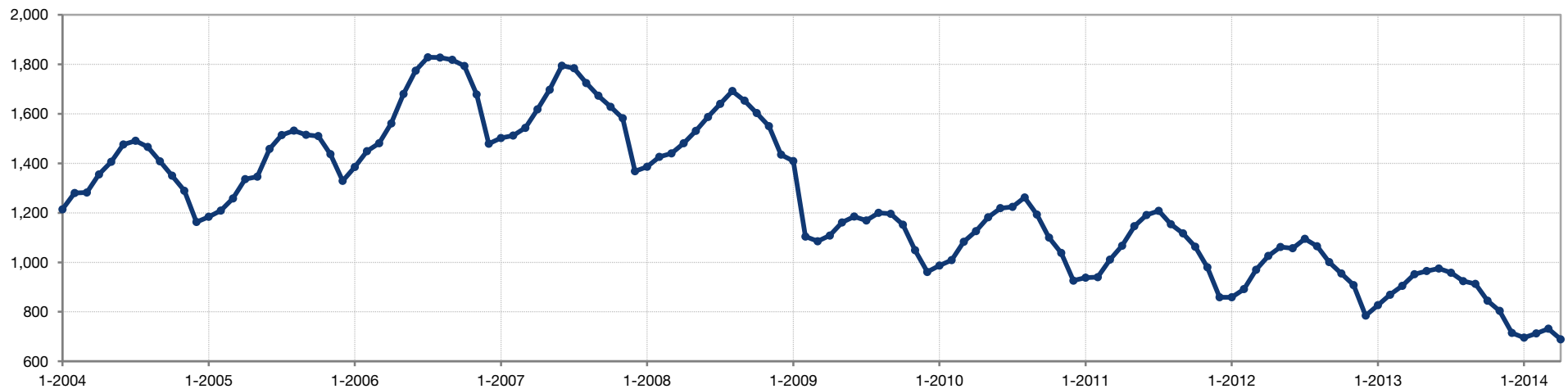


April



Month	Prior Year	Current Year	+ / -
May	1,062	965	-9.1%
June	1,057	975	-7.8%
July	1,095	958	-12.5%
August	1,065	924	-13.2%
September	1,001	913	-8.8%
October	955	845	-11.5%
November	908	804	-11.5%
December	785	715	-8.9%
January	827	696	-15.8%
February	869	713	-18.0%
March	905	732	-19.1%
April	952	689	-27.6%
12-Month Avg	957	827	-13.7%

Historical Inventory of Homes for Sale

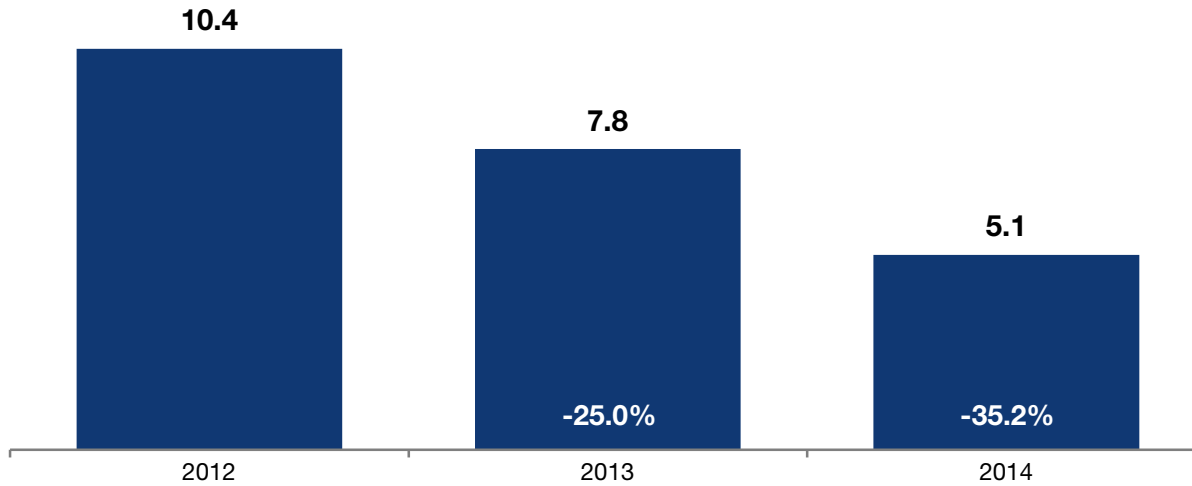


Months Supply of Inventory

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..



April



Month	Prior Year	Current Year	+ / -
May	10.5	7.8	-25.3%
June	10.3	7.6	-26.6%
July	10.2	7.4	-27.6%
August	9.9	7.0	-30.0%
September	9.2	6.9	-25.1%
October	8.6	6.3	-26.4%
November	8.1	6.0	-25.8%
December	6.9	5.3	-22.8%
January	7.2	5.2	-27.3%
February	7.4	5.4	-26.5%
March	7.6	5.6	-26.2%
April	7.8	5.1	-35.2%
12-Month Avg	8.6	6.3	-27.1%

Historical Months Supply of Inventory

