

Monthly Indicators

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



June 2014



Quick Facts

+ 9.1% **+ 15.9%** **- 20.6%**

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.



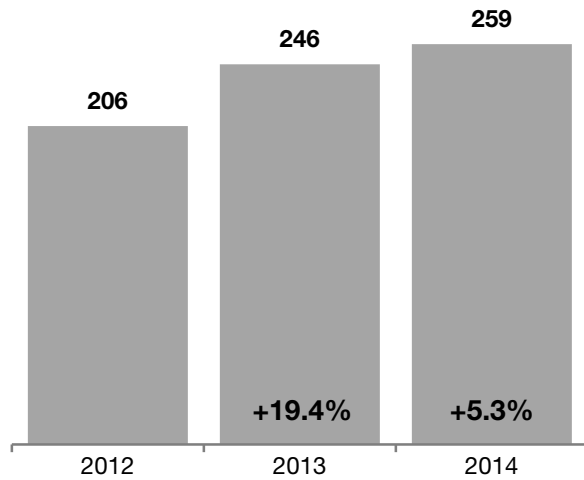
Key Metrics	Historical Sparklines	6-2013	6-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		246	259	+ 5.3%	1,431	1,282	- 10.4%
Pending Sales		175	234	+ 33.7%	824	830	+ 0.7%
Closed Sales		154	168	+ 9.1%	725	666	- 8.1%
Days on Market Until Sale		129	95	- 26.0%	121	115	- 5.3%
Median Sales Price		\$138,000	\$160,000	+ 15.9%	\$121,000	\$133,725	+ 10.5%
Average Sales Price		\$158,315	\$182,723	+ 15.4%	\$145,506	\$159,150	+ 9.4%
Percent of Original List Price Received		93.2%	92.9%	- 0.3%	91.1%	91.5%	+ 0.5%
Housing Affordability Index		167	148	- 11.1%	190	178	- 6.7%
Inventory of Homes for Sale		977	776	- 20.6%	--	--	--
Months Supply of Homes for Sale		7.6	5.8	- 23.7%	--	--	--

New Listings

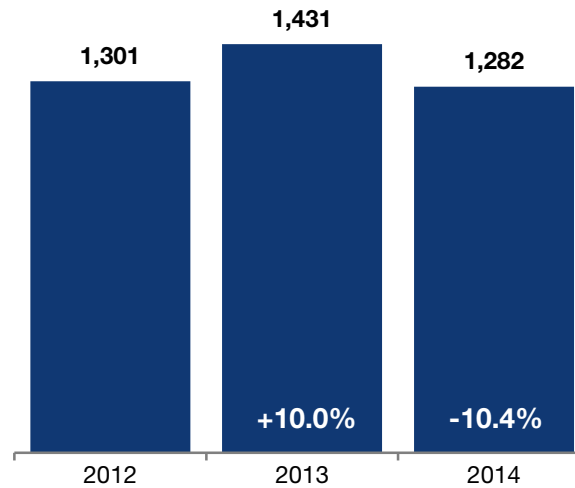
A count of the properties that have been newly listed on the market in a given month.



June

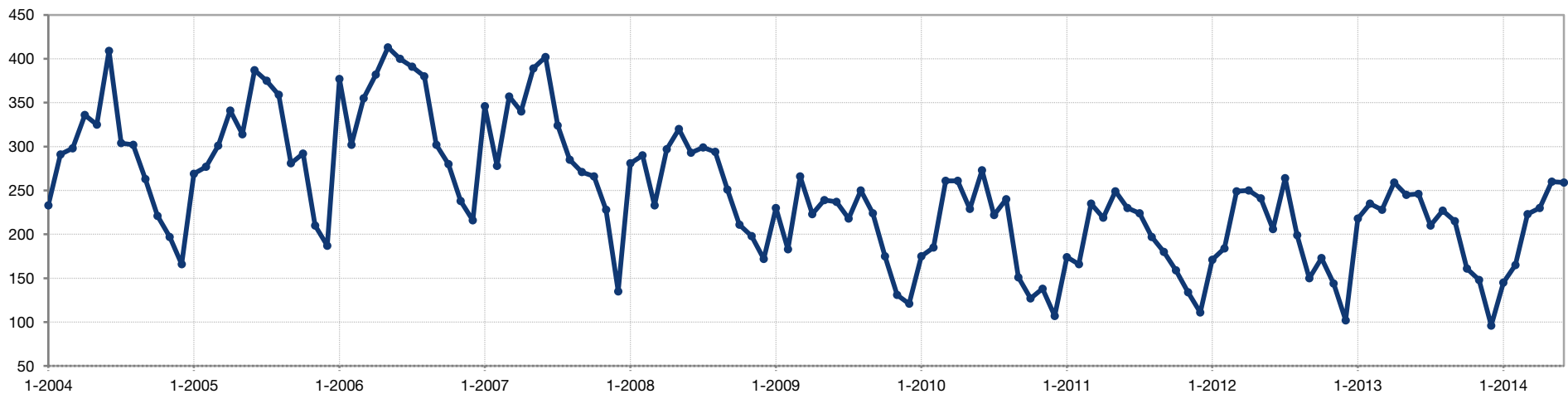


Year To Date



Month	Prior Year	Current Year	+ / -
July	264	210	-20.5%
August	199	227	+14.1%
September	150	215	+43.3%
October	173	161	-6.9%
November	144	148	+2.8%
December	102	96	-5.9%
January	218	145	-33.5%
February	235	165	-29.8%
March	228	223	-2.2%
April	259	230	-11.2%
May	245	260	+6.1%
June	246	259	+5.3%
12-Month Avg	205	195	-5.0%

Historical New Listing Activity

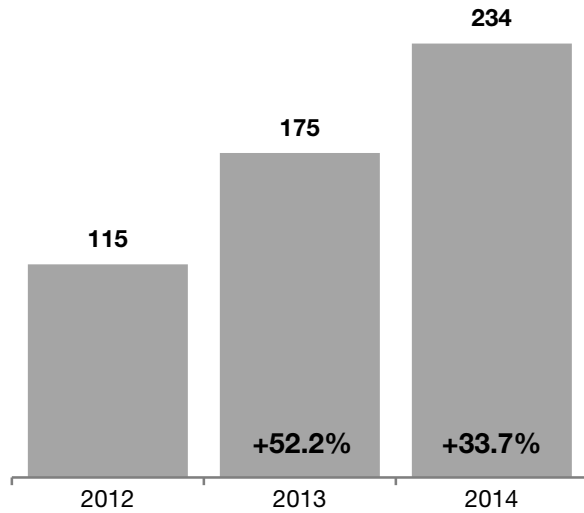


Pending Sales

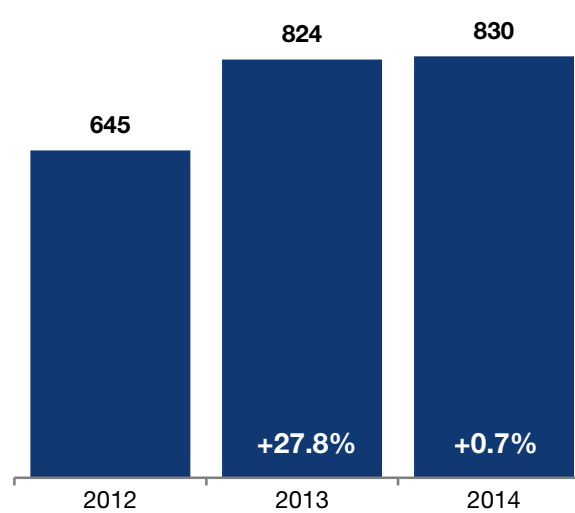
A count of the properties on which contracts have been accepted in a given month.



June

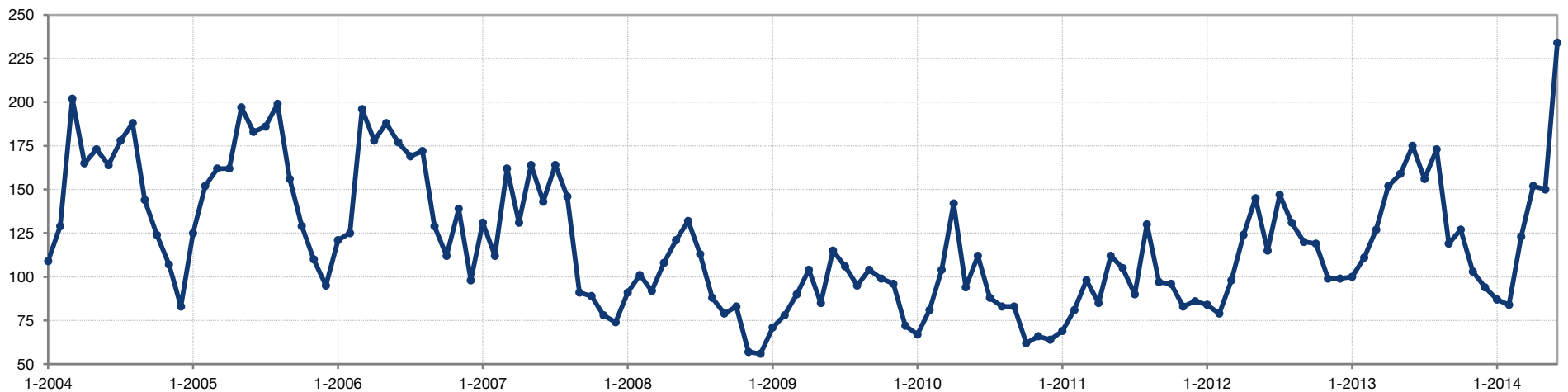


Year To Date



Month	Prior Year	Current Year	+ / -
July	147	156	+6.1%
August	131	173	+32.1%
September	120	119	-0.8%
October	119	127	+6.7%
November	99	103	+4.0%
December	99	94	-5.1%
January	100	87	-13.0%
February	111	84	-24.3%
March	127	123	-3.1%
April	152	152	0.0%
May	159	150	-5.7%
June	175	234	+33.7%
12-Month Avg	128	134	+4.1%

Historical Pending Sales Activity

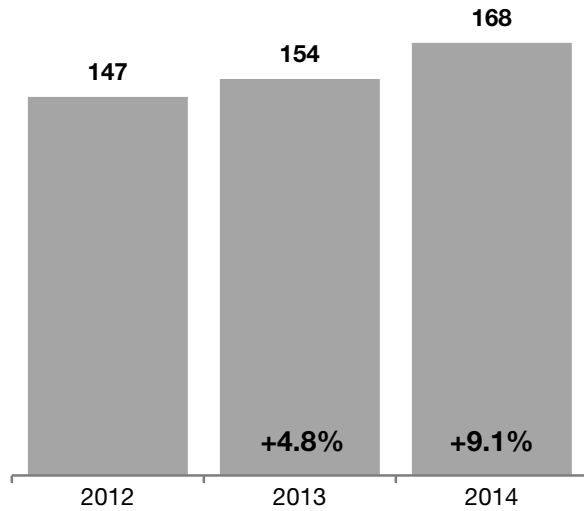


Closed Sales

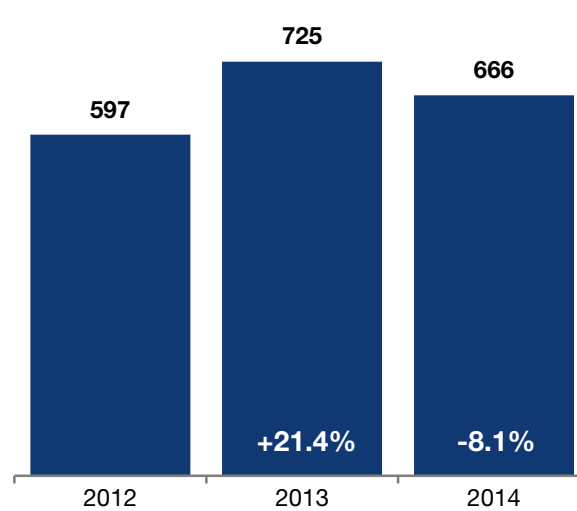
A count of the actual sales that have closed in a given month.



June

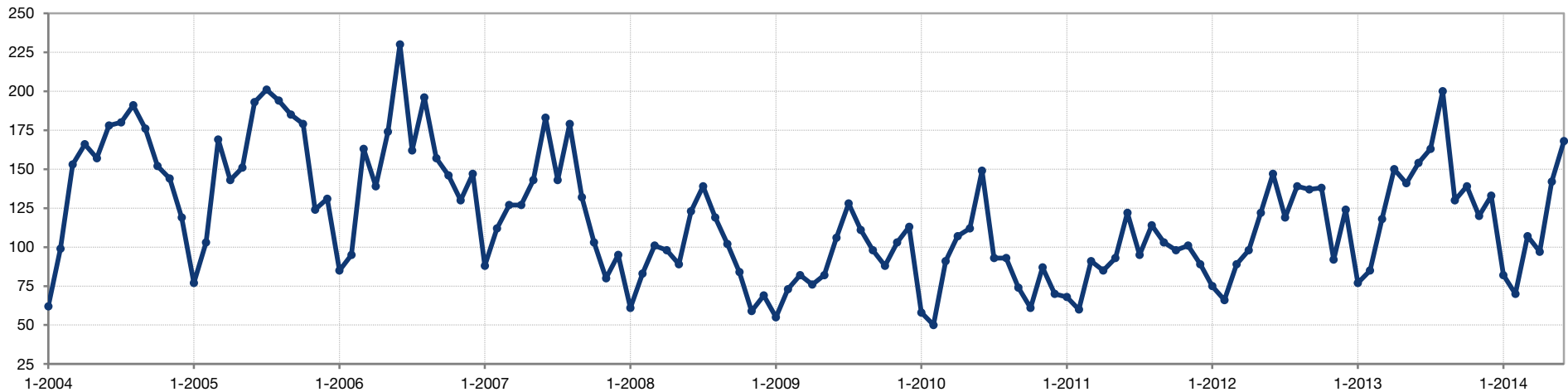


Year To Date



Month	Prior Year	Current Year	+ / -
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	107	-9.3%
April	150	97	-35.3%
May	141	142	+0.7%
June	154	168	+9.1%
12-Month Avg	123	129	+5.7%

Historical Closed Sales Activity

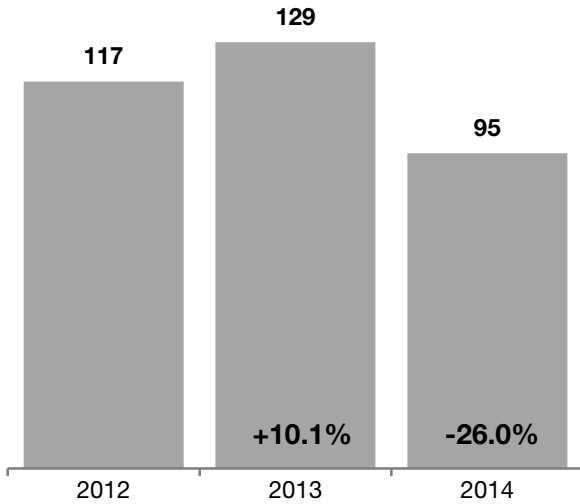


Days on Market Until Sale

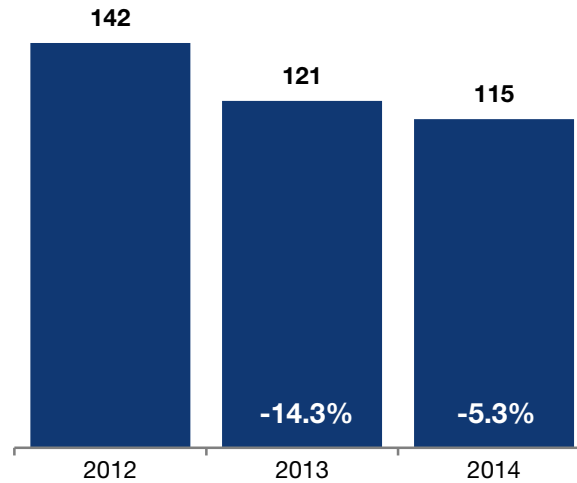
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

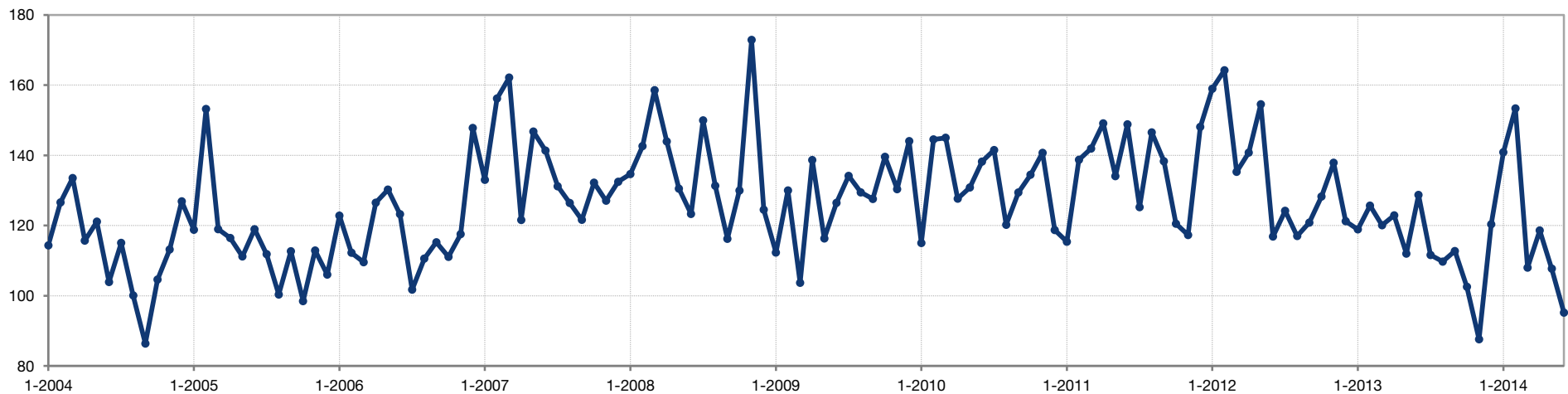


Year To Date



Month	Prior Year	Current Year	+ / -
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	108	-10.1%
April	123	119	-3.5%
May	112	108	-3.8%
June	129	95	-26.0%
12-Month Avg	123	111	-9.6%

Historical Days on Market Until Sale

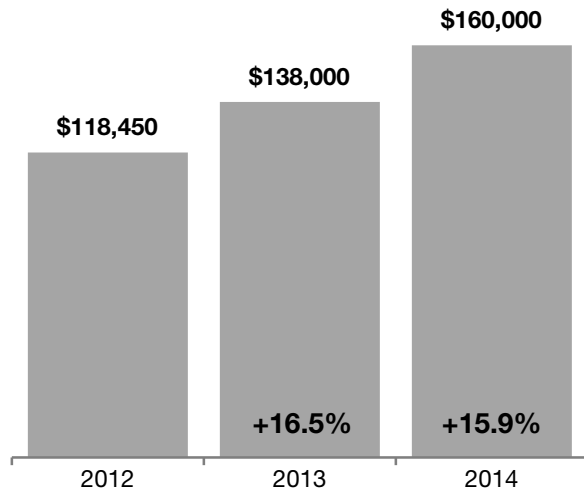


Median Sales Price

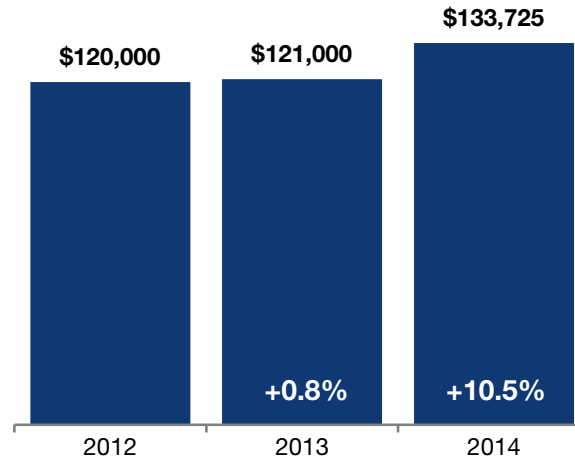
Median price point for all closed sales, not accounting for seller concessions, in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$136,000	+13.3%
May	\$132,500	\$125,000	-5.7%
June	\$138,000	\$160,000	+15.9%
12-Month Med	\$125,000	\$138,000	+10.4%

Historical Median Sales Price

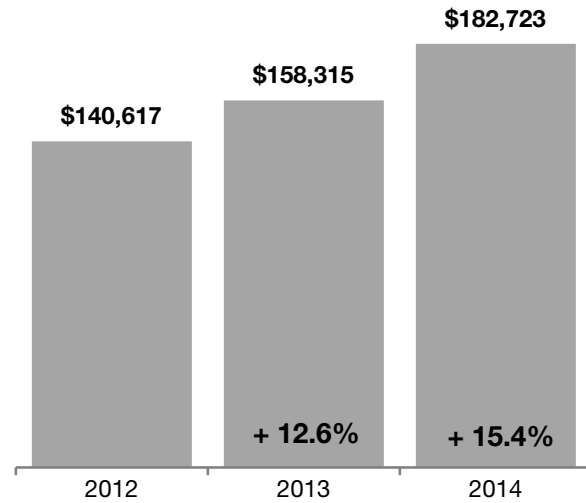


Average Sales Price

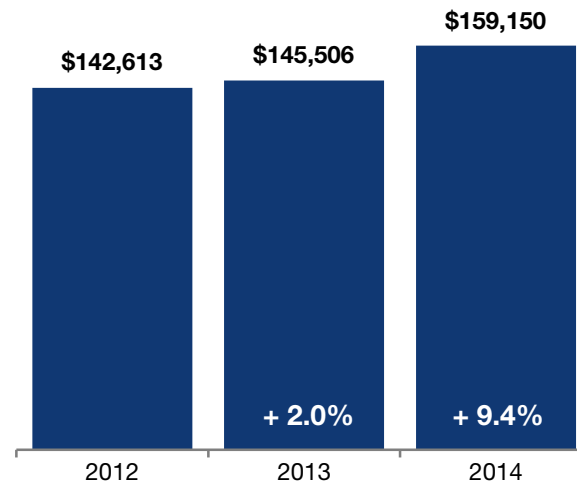
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

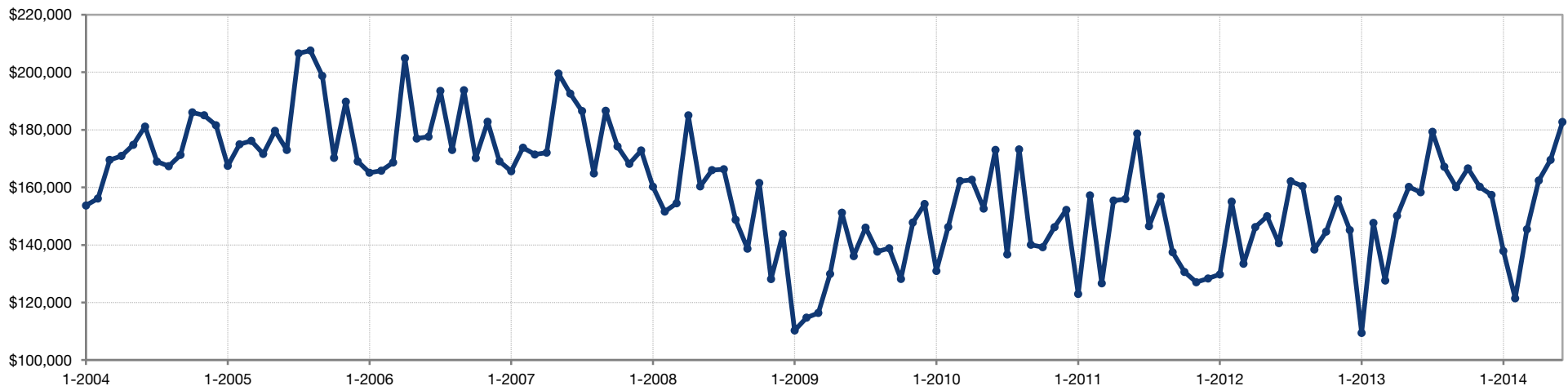


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$145,452	+14.0%
April	\$150,112	\$162,376	+8.2%
May	\$160,169	\$169,561	+5.9%
June	\$158,315	\$182,723	+15.4%
12-Month Avg	\$148,148	\$163,001	+10.0%

Historical Average Sales Price

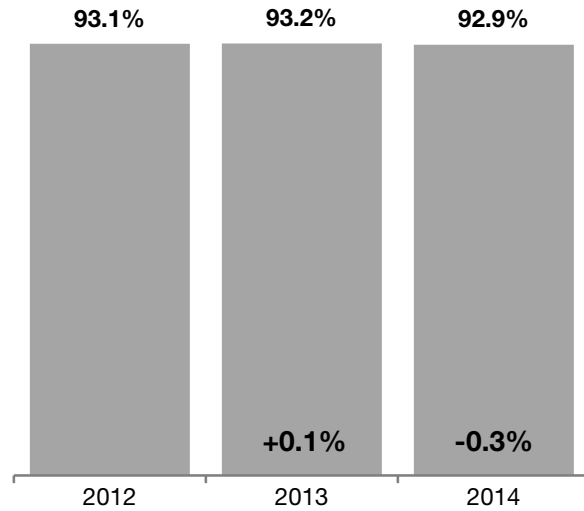


Percent of Original List Price Received

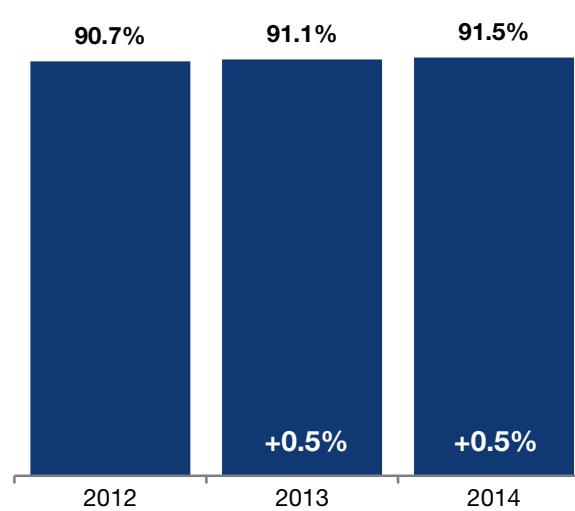


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Year To Date



Month	Prior Year	Current Year	+ / -
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%	+0.8%
April	90.8%	91.6%	+0.8%
May	92.1%	93.8%	+1.9%
June	93.2%	92.9%	-0.3%
12-Month Avg	91.0%	91.7%	+0.8%

Historical Percent of Original List Price Received



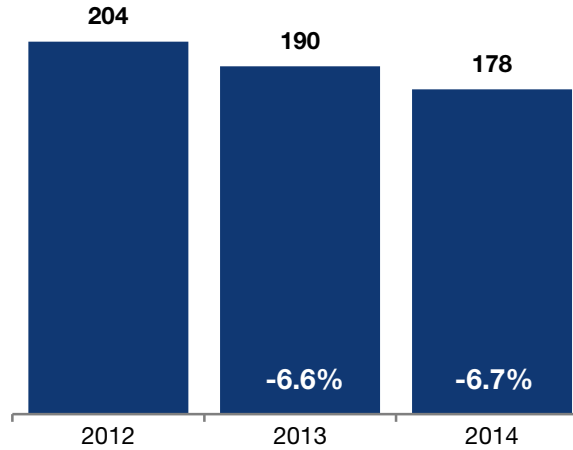
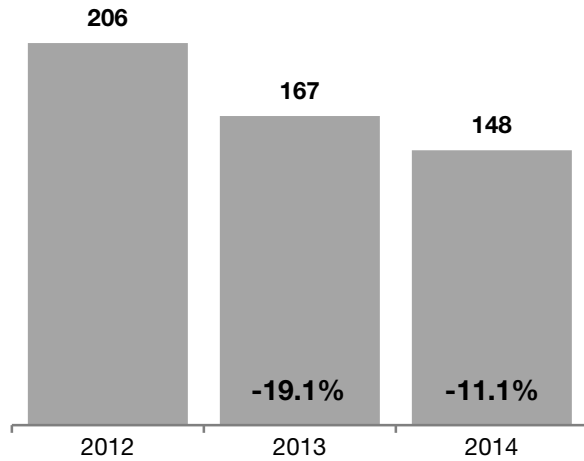
Housing Affordability Index



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.

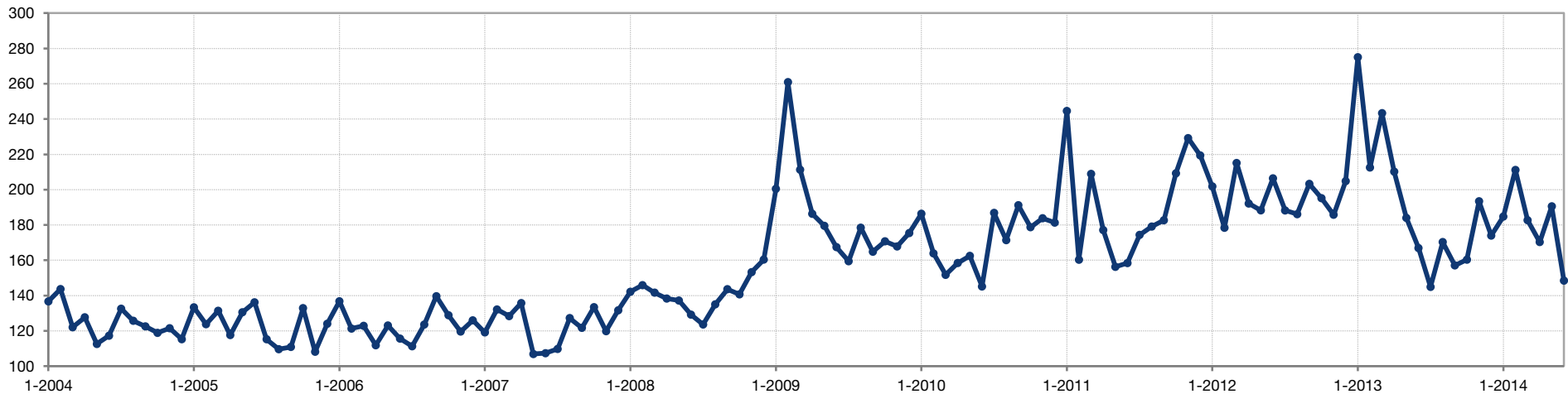
June

Year To Date



Month	Prior Year	Current Year	+ / -
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	170	-19.0%
May	184	191	+3.6%
June	167	148	-11.1%
12-Month Avg	205	174	-14.0%

Historical Housing Affordability Index

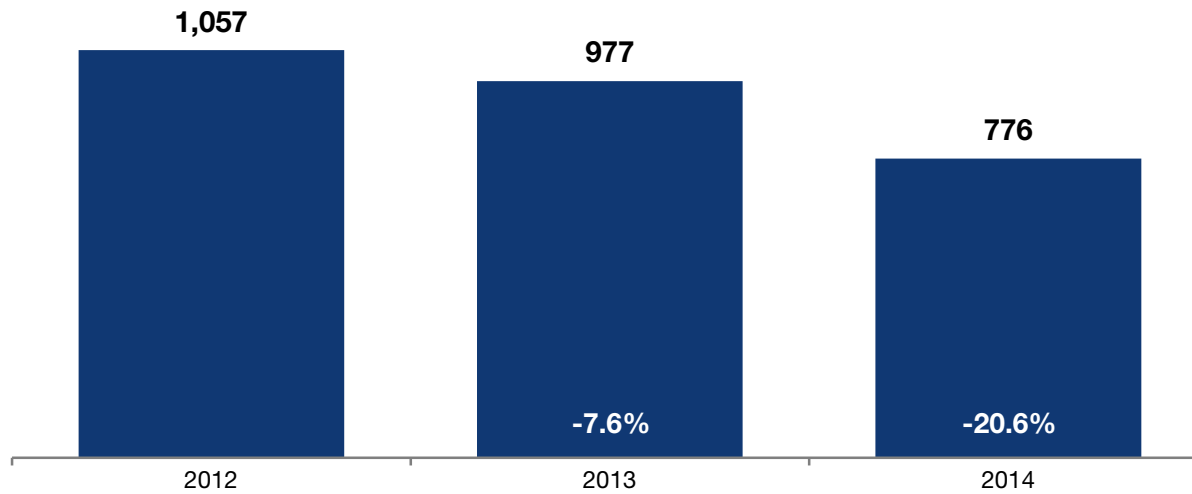


Inventory of Homes for Sale

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

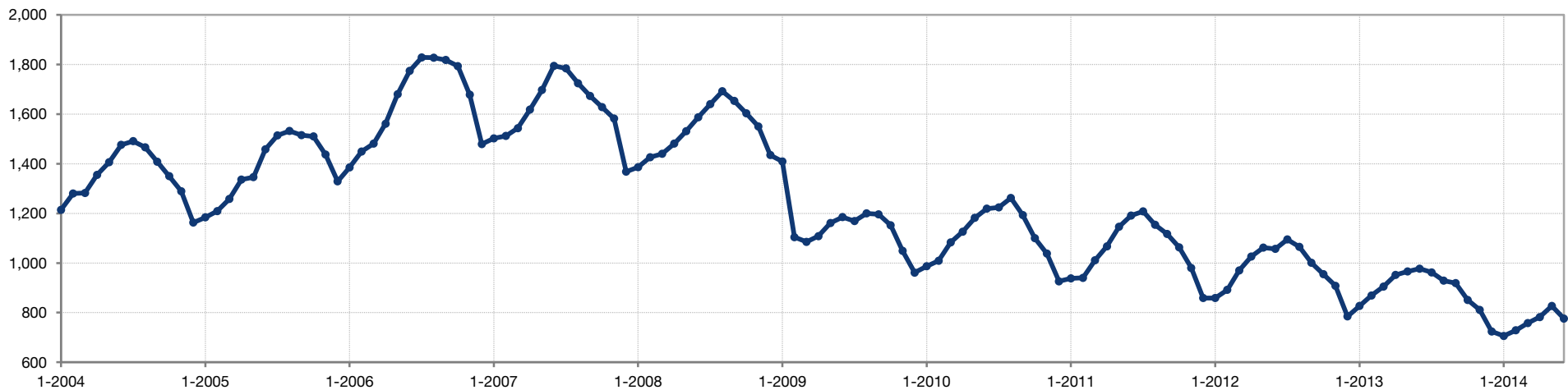


June



Month	Prior Year	Current Year	+ / -
July	1,095	962	-12.1%
August	1,065	929	-12.8%
September	1,001	919	-8.2%
October	955	851	-10.9%
November	908	811	-10.7%
December	785	724	-7.8%
January	827	706	-14.6%
February	869	729	-16.1%
March	905	758	-16.2%
April	952	782	-17.9%
May	966	827	-14.4%
June	977	776	-20.6%
12-Month Avg	942	815	-13.5%

Historical Inventory of Homes for Sale

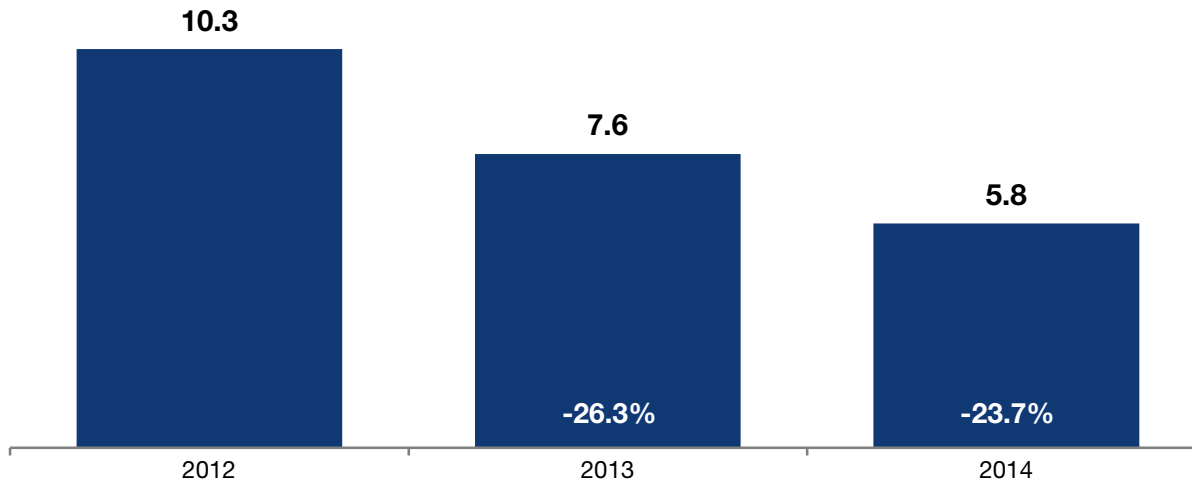


Months Supply of Inventory

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..



June



Month	Prior Year	Current Year	+ / -
July	10.2	7.5	-27.1%
August	9.9	7.0	-29.5%
September	9.2	6.9	-24.4%
October	8.6	6.4	-25.7%
November	8.1	6.1	-24.9%
December	6.9	5.4	-21.4%
January	7.2	5.4	-25.8%
February	7.4	5.6	-24.1%
March	7.6	5.9	-22.4%
April	7.8	6.0	-22.5%
May	7.8	6.4	-17.9%
June	7.6	5.8	-23.7%
12-Month Avg	8.2	6.2	-24.4%

Historical Months Supply of Inventory

