

# Monthly Indicators

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



## January 2015



## Quick Facts

**+ 1.2%**      **+ 6.4%**      **- 20.8%**

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.



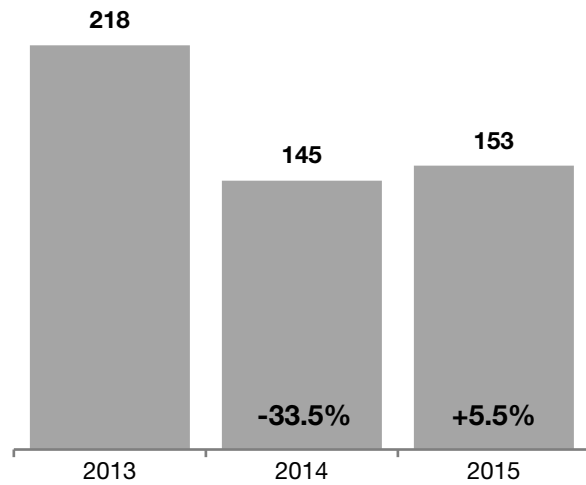
Key Metrics	Historical Sparklines	1-2014	1-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		145	<b>153</b>	+ 5.5%	145	<b>153</b>	+ 5.5%
<b>Pending Sales</b>		87	<b>140</b>	+ 60.9%	87	<b>140</b>	+ 60.9%
<b>Closed Sales</b>		82	<b>83</b>	+ 1.2%	82	<b>83</b>	+ 1.2%
<b>Days on Market Until Sale</b>		141	<b>132</b>	- 6.5%	141	<b>132</b>	- 6.5%
<b>Median Sales Price</b>		\$124,000	<b>\$131,900</b>	+ 6.4%	\$124,000	<b>\$131,900</b>	+ 6.4%
<b>Average Sales Price</b>		\$137,901	<b>\$147,378</b>	+ 6.9%	\$137,901	<b>\$147,378</b>	+ 6.9%
<b>Percent of Original List Price Received</b>		87.6%	<b>92.9%</b>	+ 6.1%	87.6%	<b>92.9%</b>	+ 6.1%
<b>Housing Affordability Index</b>		185	<b>187</b>	+ 1.3%	185	<b>187</b>	+ 1.3%
<b>Inventory of Homes for Sale</b>		717	<b>568</b>	- 20.8%	--	--	--
<b>Months Supply of Homes for Sale</b>		5.4	<b>4.2</b>	- 23.1%	--	--	--

# New Listings

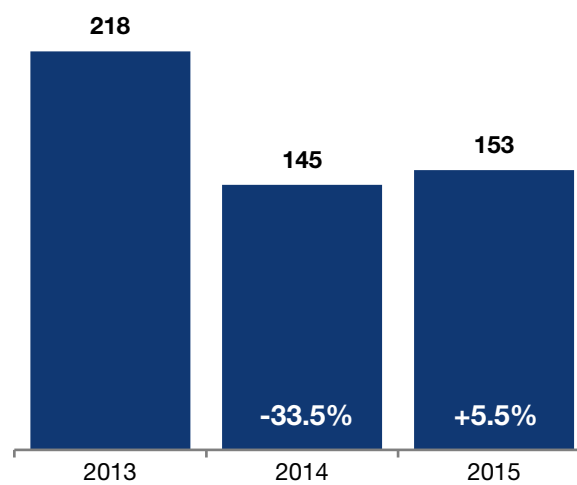
A count of the properties that have been newly listed on the market in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	235	165	-29.8%
March	228	224	-1.8%
April	259	230	-11.2%
May	245	262	+6.9%
June	246	262	+6.5%
July	210	241	+14.8%
August	227	221	-2.6%
September	215	209	-2.8%
October	161	189	+17.4%
November	149	125	-16.1%
December	96	108	+12.5%
January	145	153	+5.5%
<b>12-Month Avg</b>	<b>201</b>	<b>199</b>	<b>-1.1%</b>

## Historical New Listing Activity

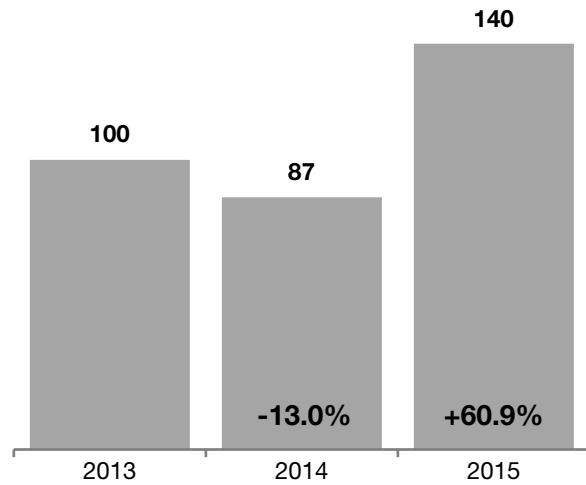


# Pending Sales

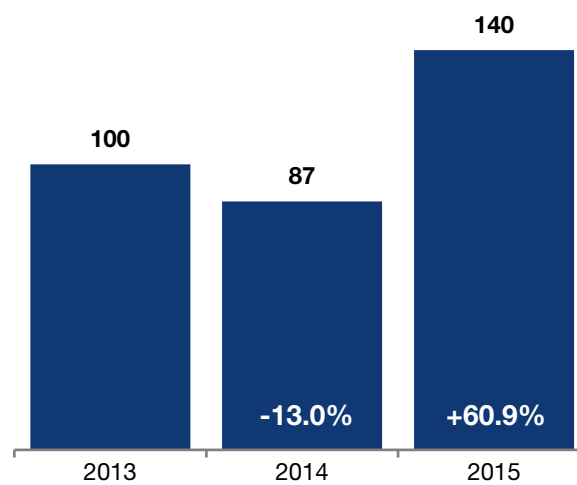
A count of the properties on which contracts have been accepted in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	111	83	-25.2%
March	127	120	-5.5%
April	152	148	-2.6%
May	159	140	-11.9%
June	175	187	+6.9%
July	155	152	-1.9%
August	173	154	-11.0%
September	118	134	+13.6%
October	125	142	+13.6%
November	103	111	+7.8%
December	94	115	+22.3%
January	87	140	+60.9%
<b>12-Month Avg</b>	<b>132</b>	<b>136</b>	<b>+3.0%</b>

## Historical Pending Sales Activity

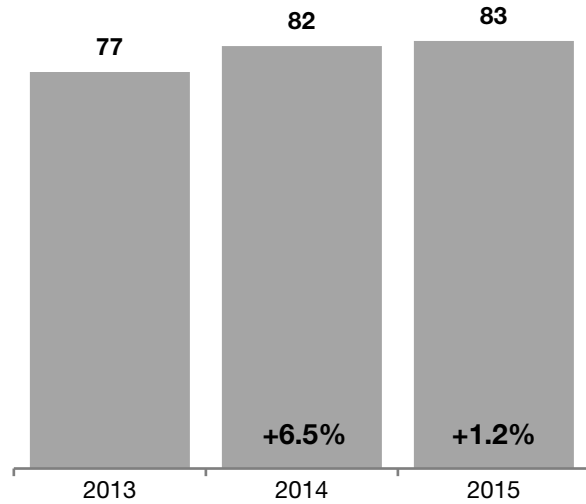


# Closed Sales

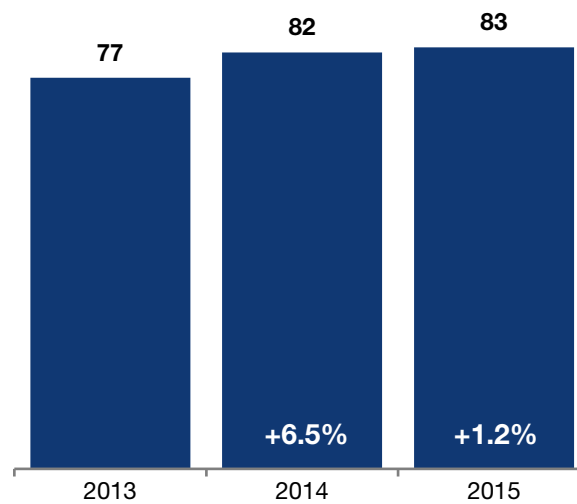
A count of the actual sales that have closed in a given month.



## January

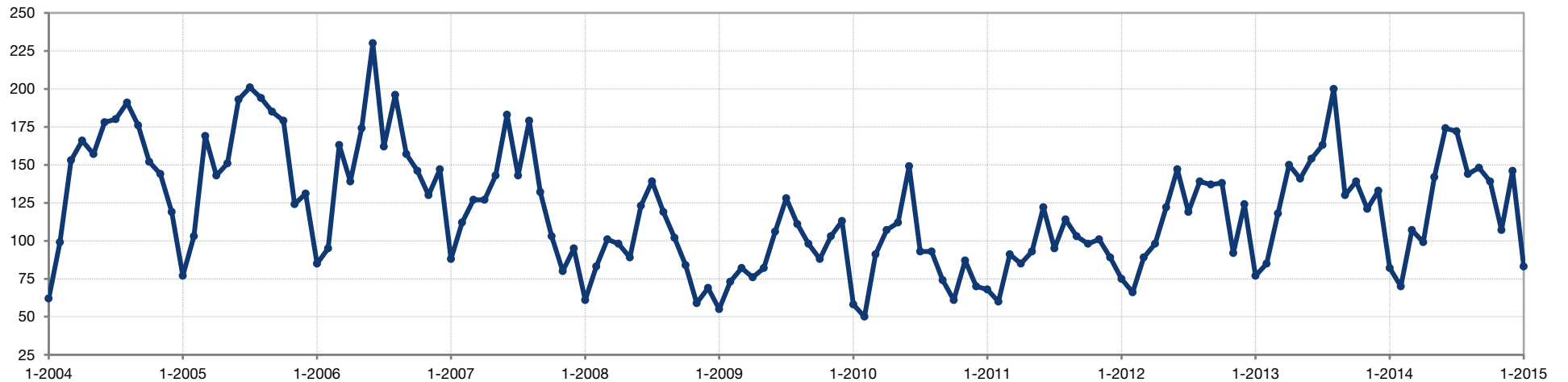


## Year To Date



Month	Prior Year	Current Year	+ / -
February	85	70	-17.6%
March	118	107	-9.3%
April	150	99	-34.0%
May	141	142	+0.7%
June	154	174	+13.0%
July	163	172	+5.5%
August	200	144	-28.0%
September	130	148	+13.8%
October	139	139	0.0%
November	121	107	-11.6%
December	133	146	+9.8%
January	82	83	+1.2%
<b>12-Month Avg</b>	<b>135</b>	<b>128</b>	<b>-4.7%</b>

## Historical Closed Sales Activity

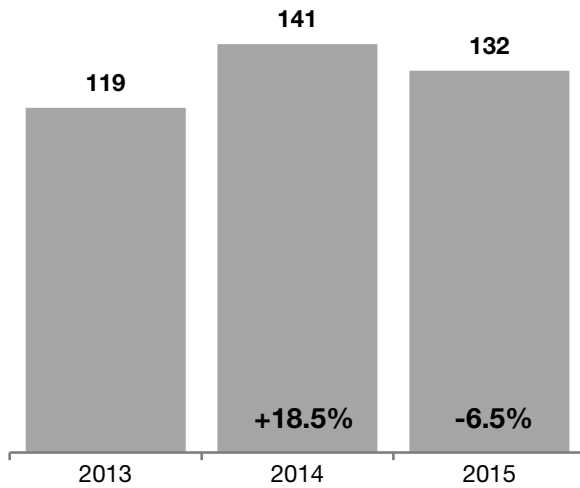


# Days on Market Until Sale

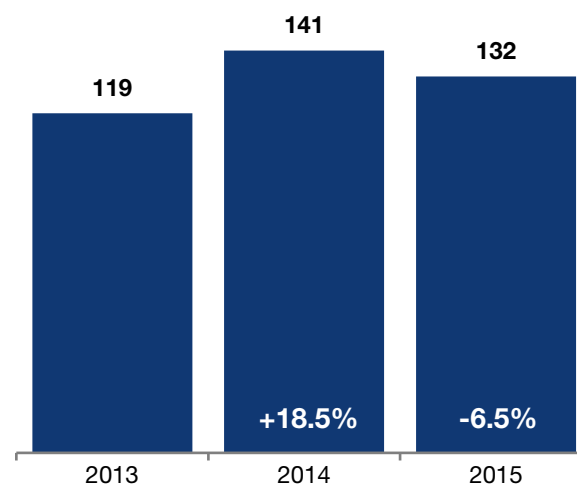
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January

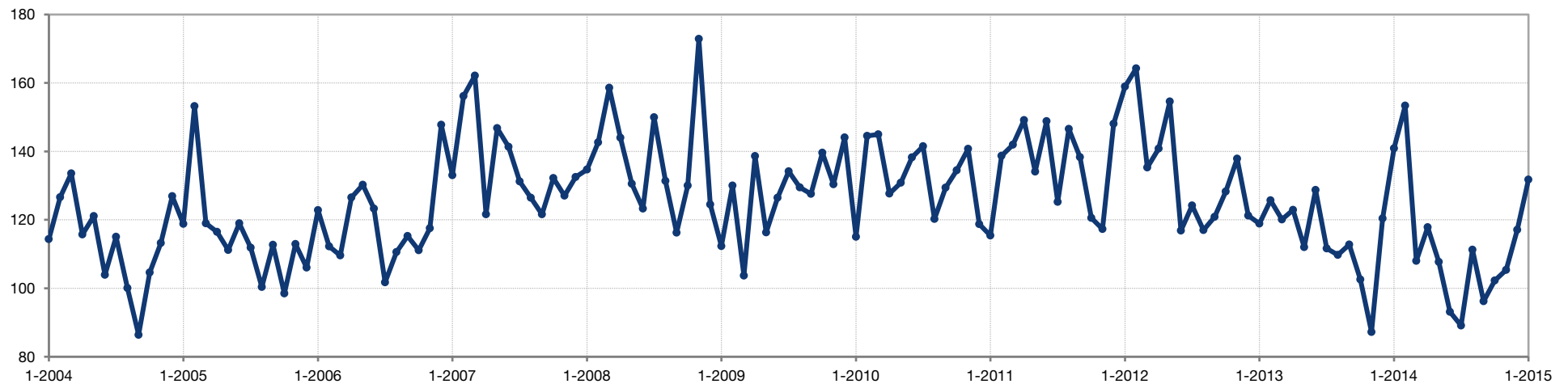


## Year To Date



Month	Prior Year	Current Year	+ / -
February	126	153	+22.0%
March	120	108	-10.1%
April	123	118	-4.1%
May	112	108	-3.8%
June	129	93	-27.7%
July	112	89	-20.2%
August	110	111	+1.4%
September	113	96	-14.7%
October	103	102	-0.3%
November	87	105	+20.8%
December	120	117	-2.8%
January	141	132	-6.5%
<b>12-Month Avg</b>	<b>115</b>	<b>107</b>	<b>-6.6%</b>

## Historical Days on Market Until Sale

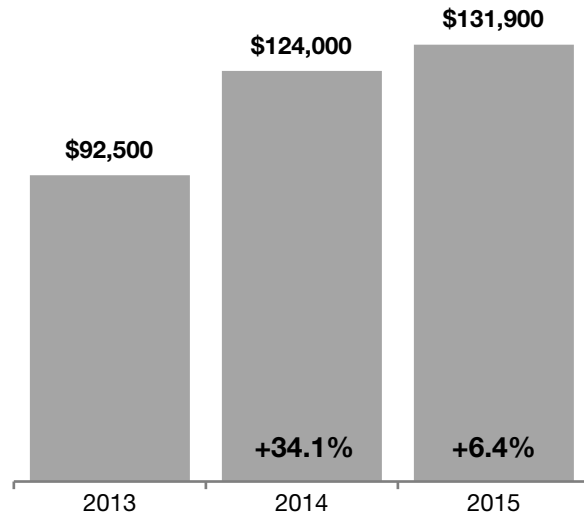


# Median Sales Price

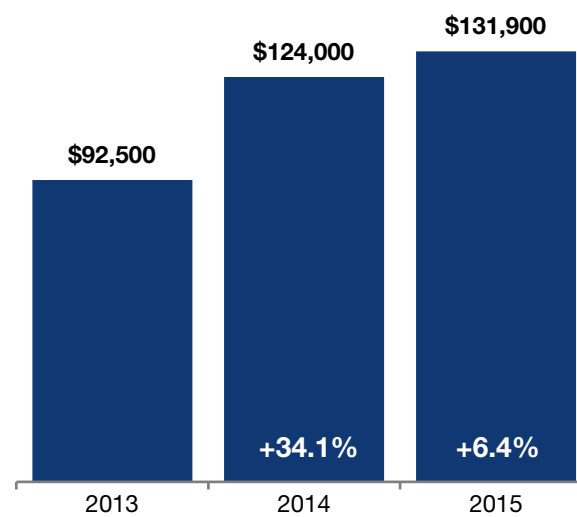
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$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	\$159,000	+15.2%
July	\$160,000	\$134,500	-15.9%
August	\$134,500	\$130,000	-3.3%
September	\$148,000	\$148,000	0.0%
October	\$145,000	\$123,200	-15.0%
November	\$127,250	\$138,000	+8.4%
December	\$135,000	\$135,000	0.0%
January	\$124,000	\$131,900	+6.4%
<b>12-Month Med</b>	<b>\$134,375</b>	<b>\$135,000</b>	<b>+0.5%</b>

## Historical Median Sales Price

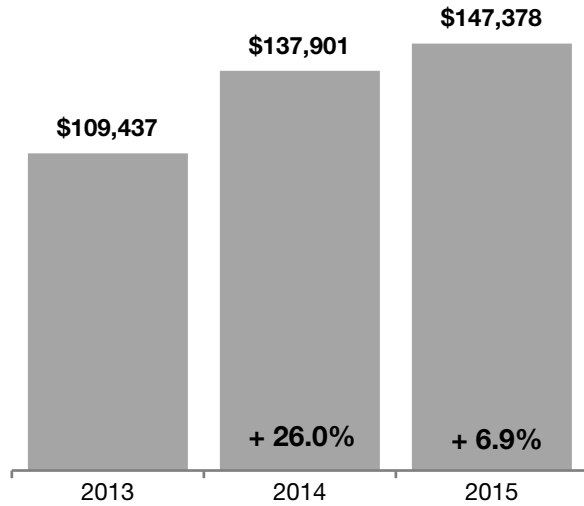


# Average Sales Price

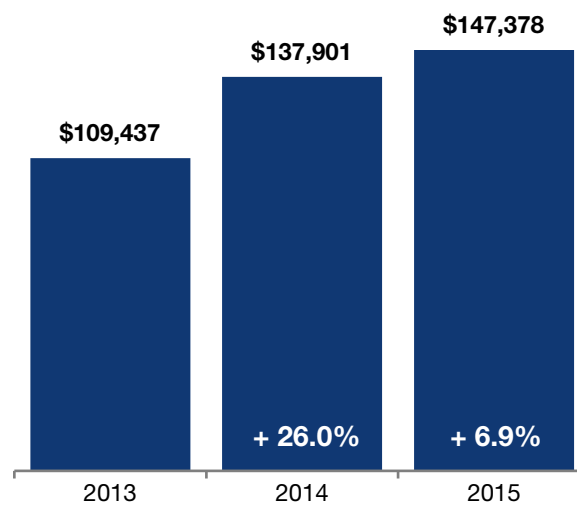
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

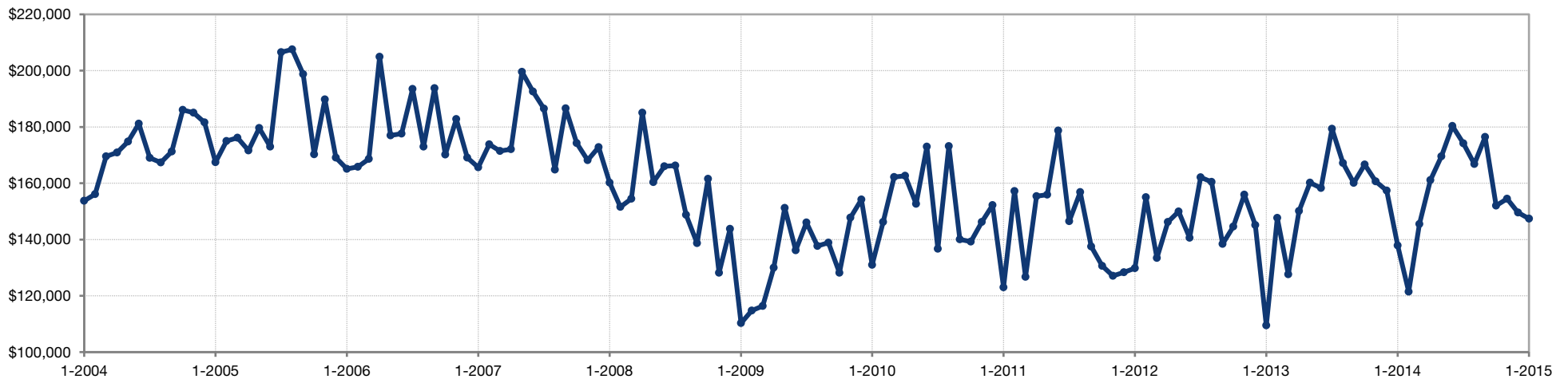


## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$147,663	\$121,456	-17.7%
March	\$127,633	\$145,452	+14.0%
April	\$150,112	\$161,065	+7.3%
May	\$160,169	\$169,561	+5.9%
June	\$158,315	\$180,320	+13.9%
July	\$179,307	\$174,158	-2.9%
August	\$167,158	\$166,786	-0.2%
September	\$160,079	\$176,400	+10.2%
October	\$166,598	\$151,993	-8.8%
November	\$160,658	\$154,513	-3.8%
December	\$157,373	\$149,579	-5.0%
January	\$137,901	\$147,378	+6.9%
<b>12-Month Avg</b>	<b>\$158,050</b>	<b>\$161,554</b>	<b>+2.2%</b>

## Historical Average Sales Price



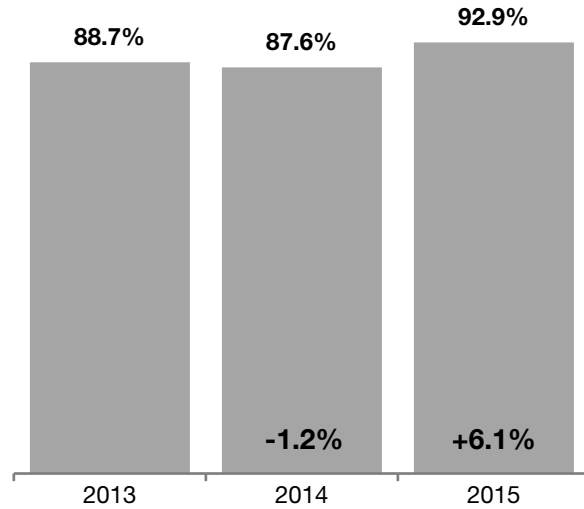


# Percent of Original List Price Received

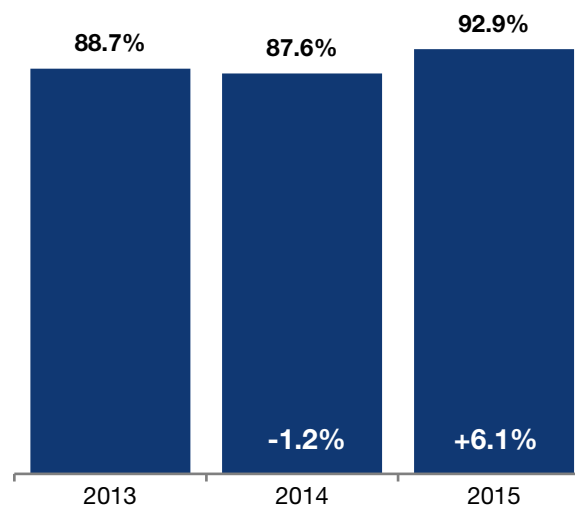
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January

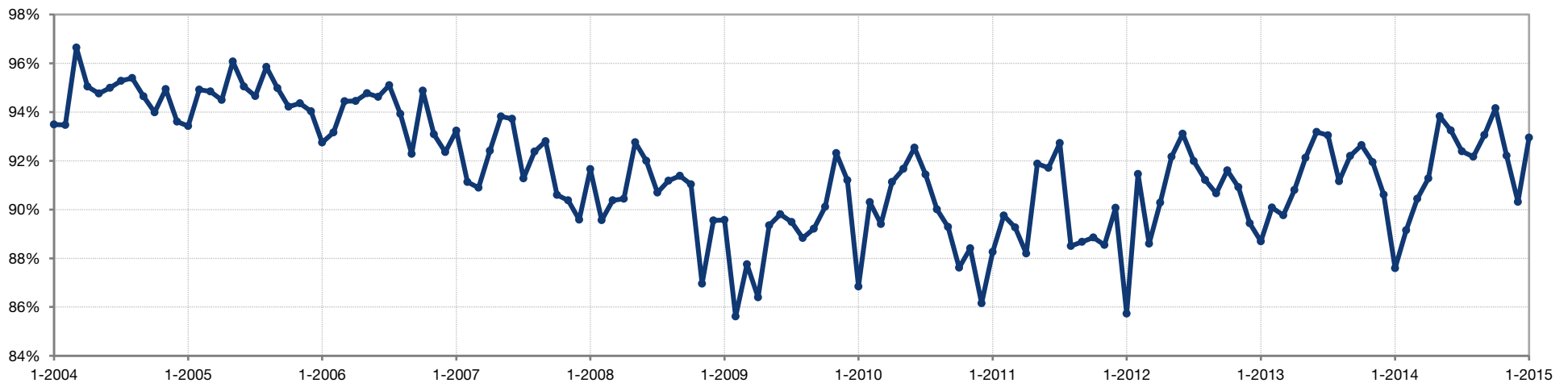


## Year To Date



Month	Prior Year	Current Year	+ / -
February	90.1%	89.2%	-1.0%
March	89.8%	90.4%	+0.8%
April	90.8%	91.3%	+0.5%
May	92.1%	93.8%	+1.9%
June	93.2%	93.2%	+0.1%
July	93.0%	92.4%	-0.7%
August	91.2%	92.2%	+1.1%
September	92.2%	93.1%	+0.9%
October	92.6%	94.2%	+1.6%
November	91.9%	92.2%	+0.3%
December	90.6%	90.3%	-0.3%
January	87.6%	92.9%	+6.1%
<b>12-Month Avg</b>	<b>91.5%</b>	<b>92.3%</b>	<b>+0.9%</b>

## Historical Percent of Original List Price Received

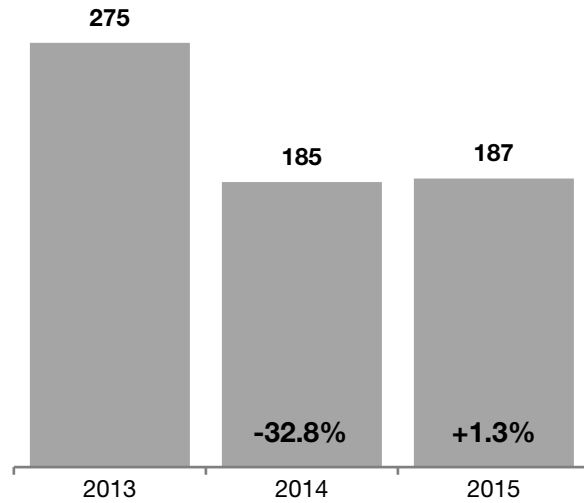


# Housing Affordability Index

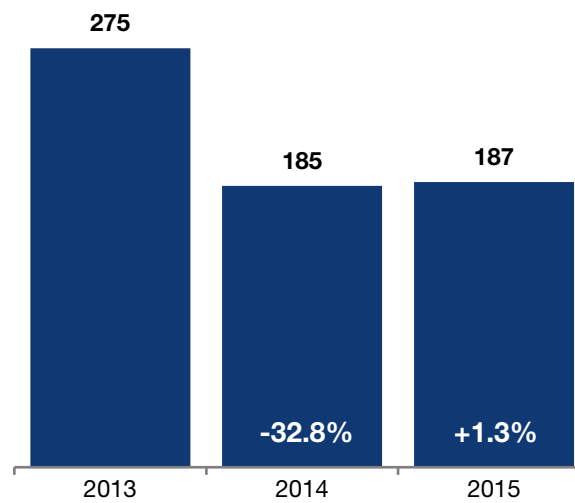
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	213	211	-0.7%
March	243	183	-24.9%
April	210	170	-19.0%
May	184	191	+3.6%
June	167	150	-10.3%
July	145	176	+21.8%
August	170	183	+7.7%
September	157	160	+1.6%
October	160	195	+21.6%
November	193	174	-9.7%
December	174	180	+3.3%
January	185	187	+1.3%
<b>12-Month Avg</b>	<b>183</b>	<b>180</b>	<b>-0.3%</b>

## Historical Housing Affordability Index

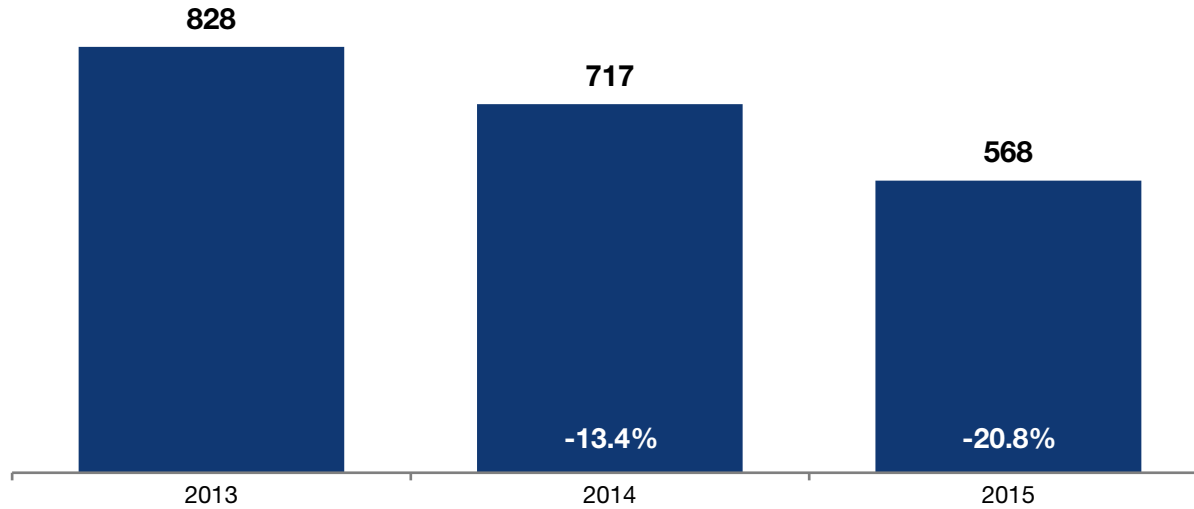


# Inventory of Homes for Sale

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

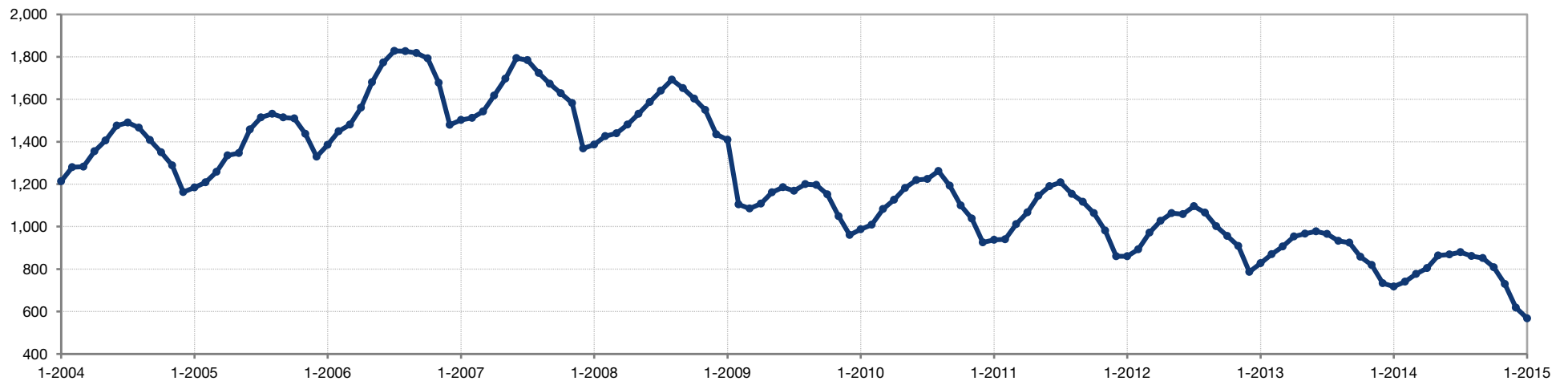


## January



Month	Prior Year	Current Year	+ / -
February	870	740	-14.9%
March	906	777	-14.2%
April	953	804	-15.6%
May	967	864	-10.7%
June	978	869	-11.1%
July	965	880	-8.8%
August	933	862	-7.6%
September	924	852	-7.8%
October	858	808	-5.8%
November	819	730	-10.9%
December	733	618	-15.7%
January	717	568	-20.8%
12-Month Avg	885	781	-12.0%

## Historical Inventory of Homes for Sale

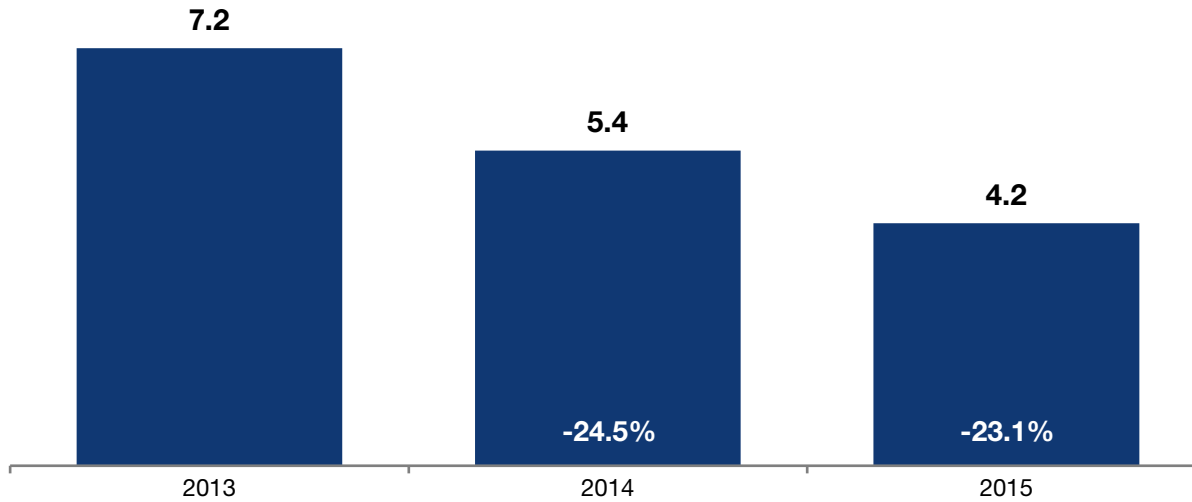


# Months Supply of Inventory

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	7.4	5.7	-22.8%
March	7.6	6.0	-20.2%
April	7.8	6.3	-19.7%
May	7.8	6.8	-13.1%
June	7.6	6.8	-10.8%
July	7.5	6.9	-7.8%
August	7.0	6.8	-2.8%
September	7.0	6.7	-4.2%
October	6.5	6.3	-2.8%
November	6.2	5.6	-8.3%
December	5.5	4.7	-14.7%
January	5.4	4.2	-23.1%
12-Month Avg	6.9	6.1	-12.5%

## Historical Months Supply of Inventory

