

Monthly Indicators

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



February 2015



Quick Facts

+ 4.3% **+ 21.8%** **- 24.4%**

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.



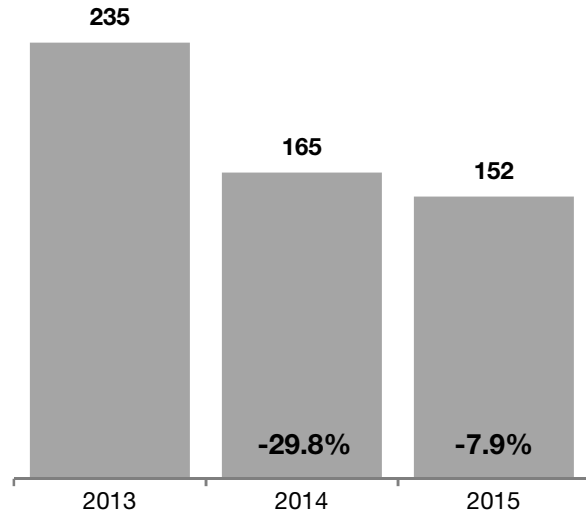
Key Metrics	Historical Sparklines	2-2014	2-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		165	152	- 7.9%	310	305	- 1.6%
Pending Sales		83	143	+ 72.3%	170	257	+ 51.2%
Closed Sales		70	73	+ 4.3%	152	156	+ 2.6%
Days on Market Until Sale		153	120	- 21.5%	147	126	- 13.8%
Median Sales Price		\$110,000	\$134,000	+ 21.8%	\$115,000	\$134,000	+ 16.5%
Average Sales Price		\$121,456	\$157,420	+ 29.6%	\$130,234	\$152,069	+ 16.8%
Percent of Original List Price Received		89.2%	91.4%	+ 2.5%	88.3%	92.2%	+ 4.4%
Housing Affordability Index		211	184	- 12.7%	202	184	- 8.7%
Inventory of Homes for Sale		741	560	- 24.4%	--	--	--
Months Supply of Homes for Sale		5.7	4.1	- 29.3%	--	--	--

New Listings

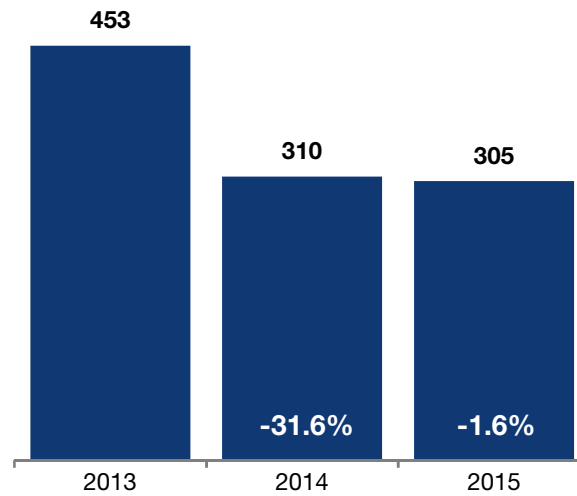
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	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	210	-2.3%
October	161	189	+17.4%
November	149	125	-16.1%
December	96	107	+11.5%
January	145	153	+5.5%
February	165	152	-7.9%
12-Month Avg	196	198	+1.3%

Historical New Listing Activity

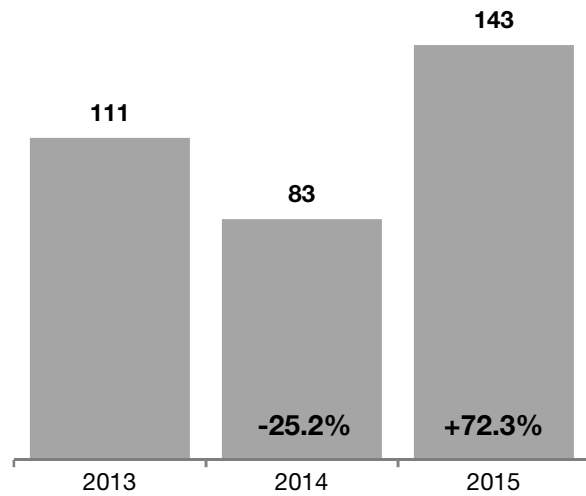


Pending Sales

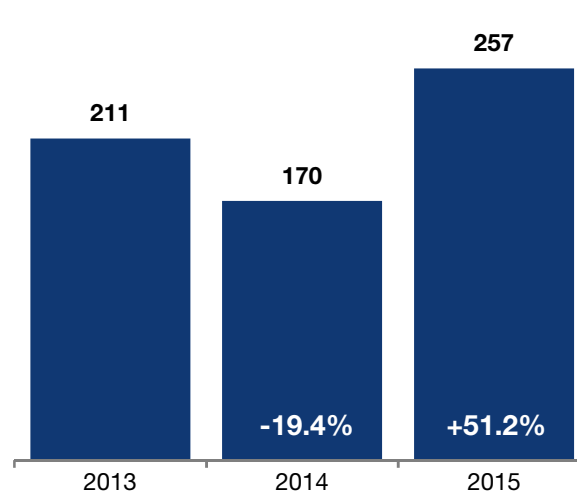
A count of the properties on which contracts have been accepted in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	127	121	-4.7%
April	152	148	-2.6%
May	159	140	-11.9%
June	175	186	+6.3%
July	155	152	-1.9%
August	173	154	-11.0%
September	118	135	+14.4%
October	125	140	+12.0%
November	102	111	+8.8%
December	94	113	+20.2%
January	87	114	+31.0%
February	83	143	+72.3%
12-Month Avg	129	138	+6.9%

Historical Pending Sales Activity

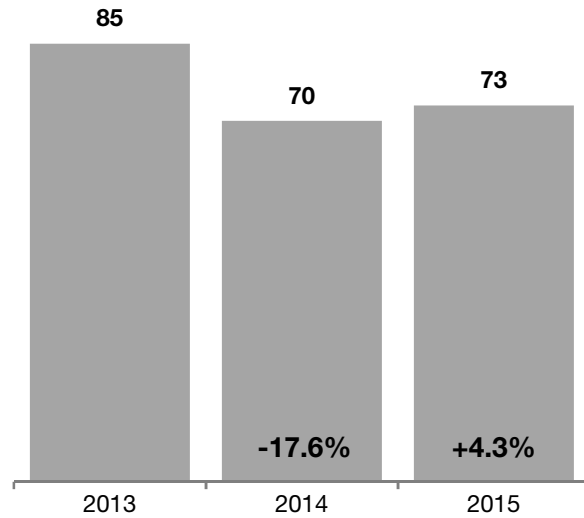


Closed Sales

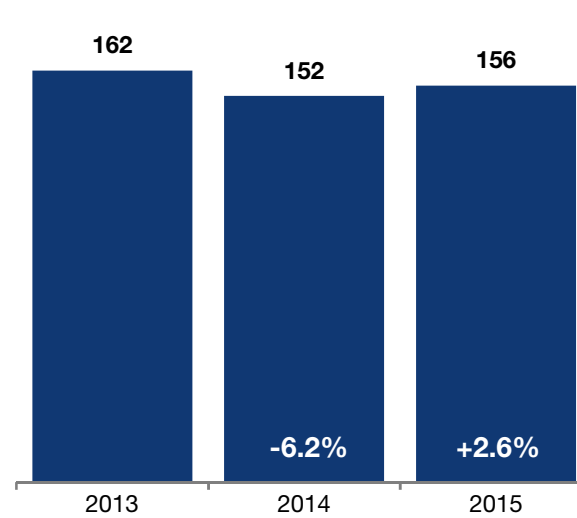
A count of the actual sales that have closed in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	118	107	-9.3%
April	150	100	-33.3%
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	109	-9.9%
December	133	146	+9.8%
January	82	83	+1.2%
February	70	73	+4.3%
12-Month Avg	133	128	-2.7%

Historical Closed Sales Activity

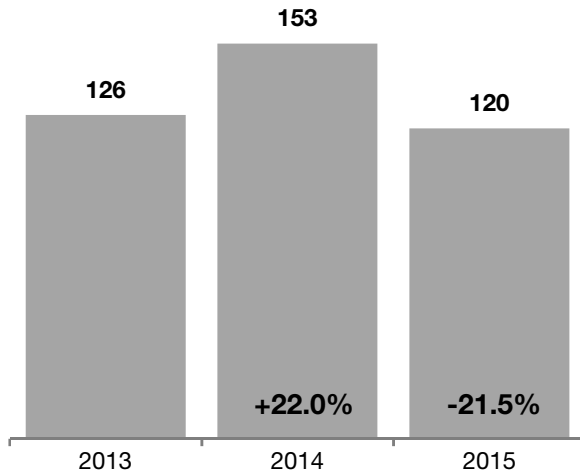


Days on Market Until Sale

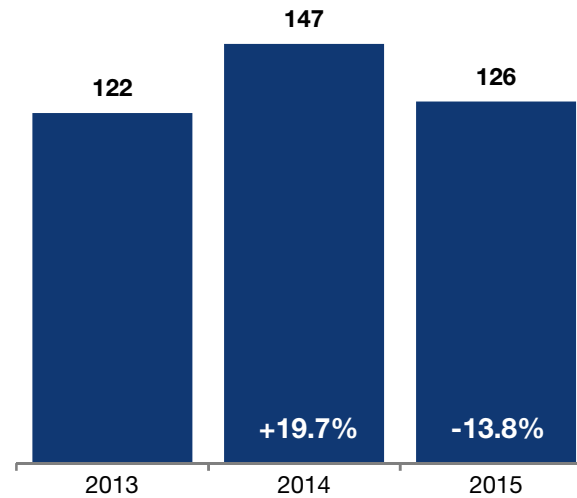
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

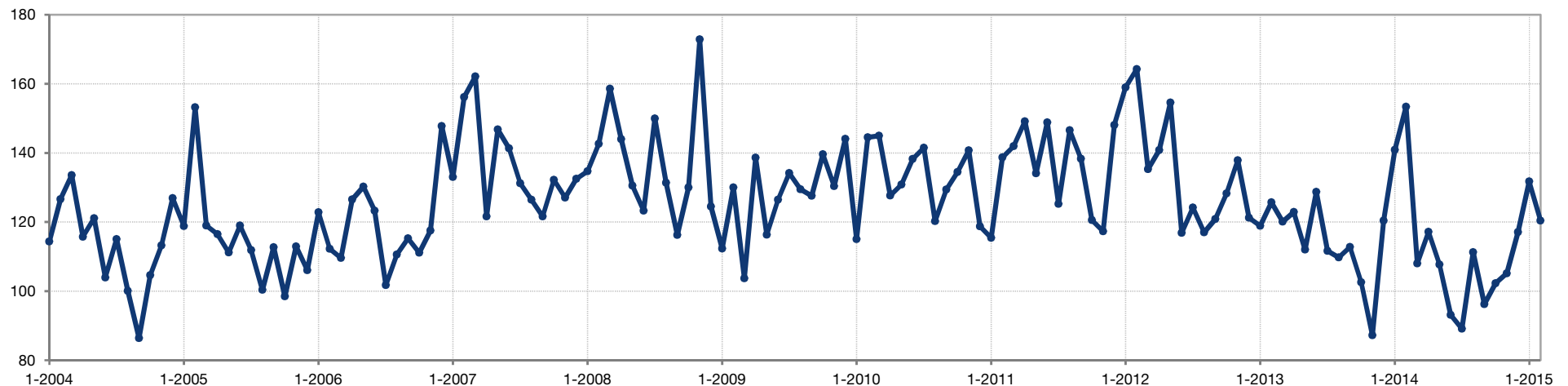


Year To Date



Month	Prior Year	Current Year	+ / -
March	120	108	-10.1%
April	123	117	-4.7%
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	+20.5%
December	120	117	-2.8%
January	141	132	-6.5%
February	153	120	-21.5%
12-Month Avg	116	106	-8.8%

Historical Days on Market Until Sale

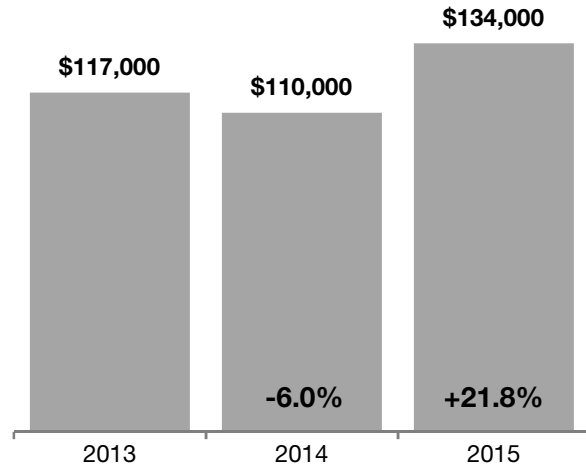


Median Sales Price

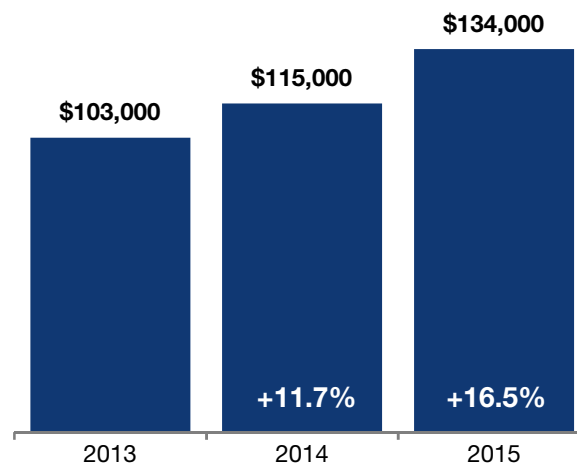
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	\$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	\$141,500	+11.2%
December	\$135,000	\$135,000	0.0%
January	\$124,000	\$131,900	+6.4%
February	\$110,000	\$134,000	+21.8%
12-Month Med	\$134,900	\$136,000	+0.8%

Historical Median Sales Price

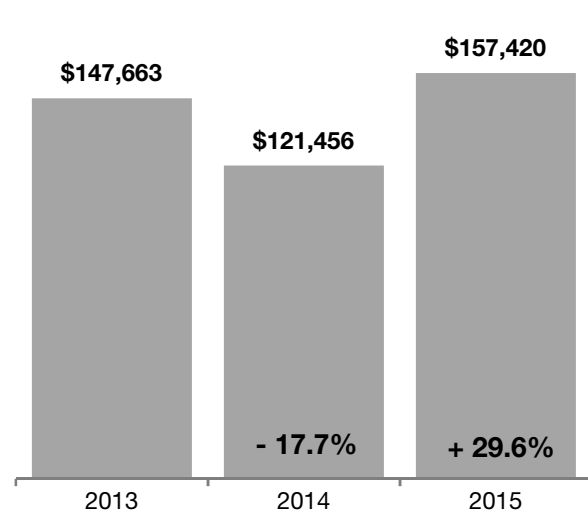


Average Sales Price

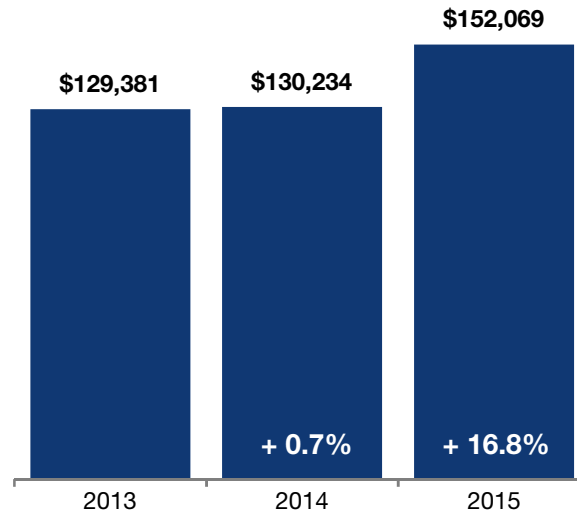
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	\$127,633	\$145,452	+14.0%
April	\$150,112	\$161,245	+7.4%
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	\$156,391	-2.7%
December	\$157,373	\$149,579	-5.0%
January	\$137,901	\$147,378	+6.9%
February	\$121,456	\$157,420	+29.6%
12-Month Avg	\$156,994	\$163,326	+4.0%

Historical Average Sales Price

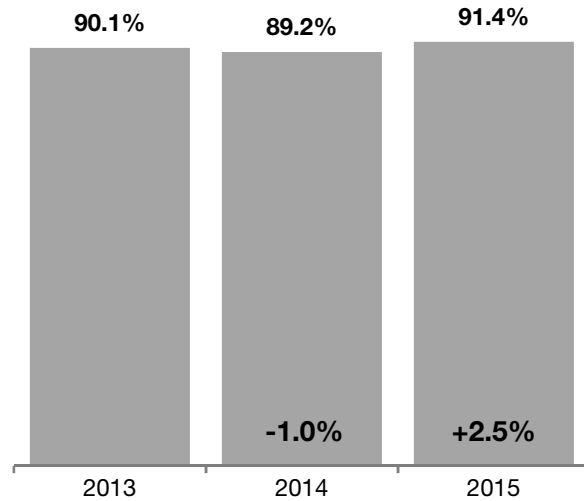


Percent of Original List Price Received

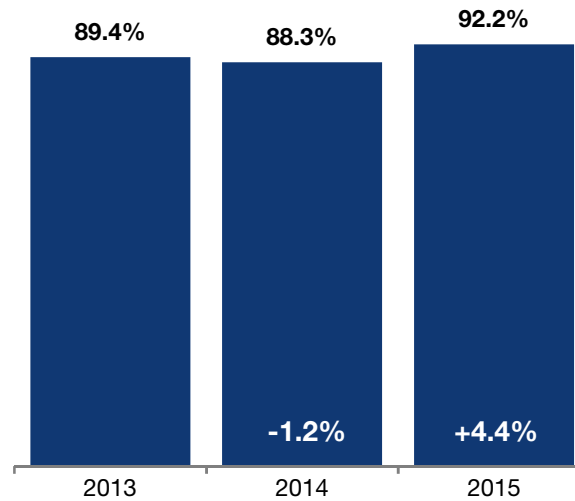
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	89.8%	90.4%	+0.8%
April	90.8%	91.4%	+0.6%
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%
February	89.2%	91.4%	+2.5%
12-Month Avg	91.5%	92.4%	+1.0%

Historical Percent of Original List Price Received

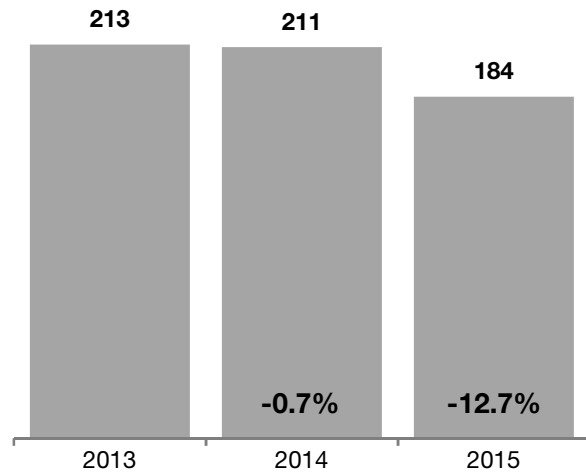


Housing Affordability Index

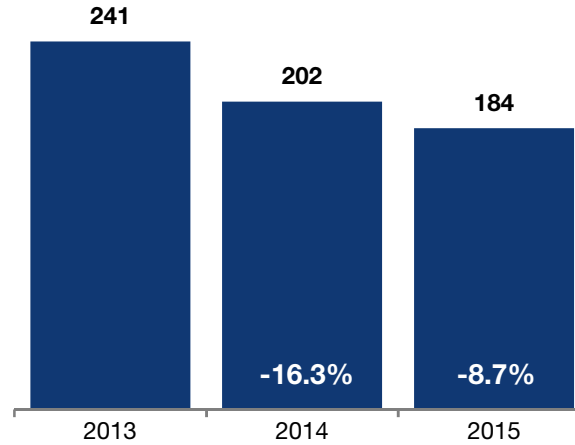
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	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	170	-11.9%
December	174	180	+3.3%
January	185	187	+1.3%
February	211	184	-12.7%
12-Month Avg	183	177	-1.5%

Historical Housing Affordability Index

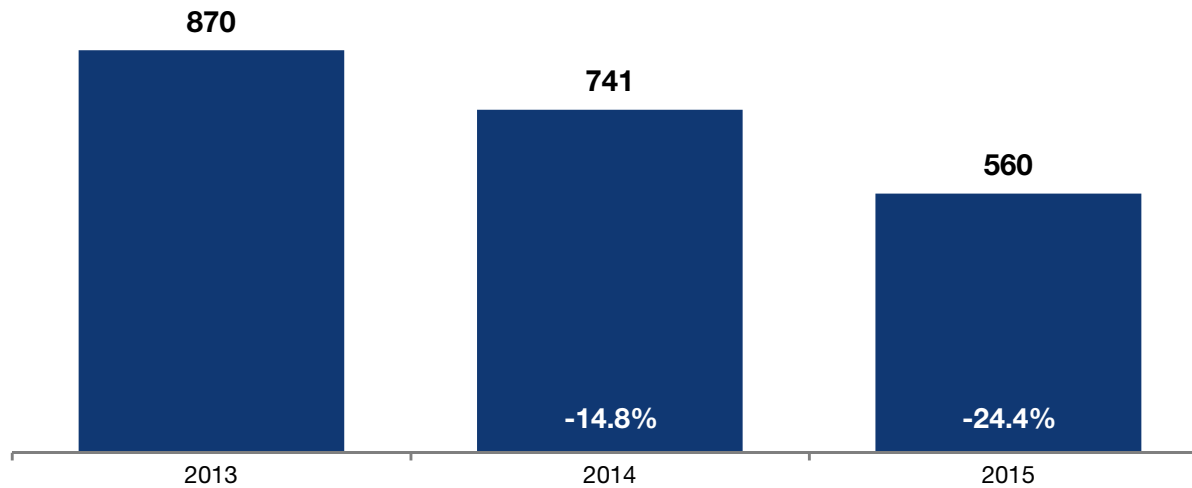


Inventory of Homes for Sale

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

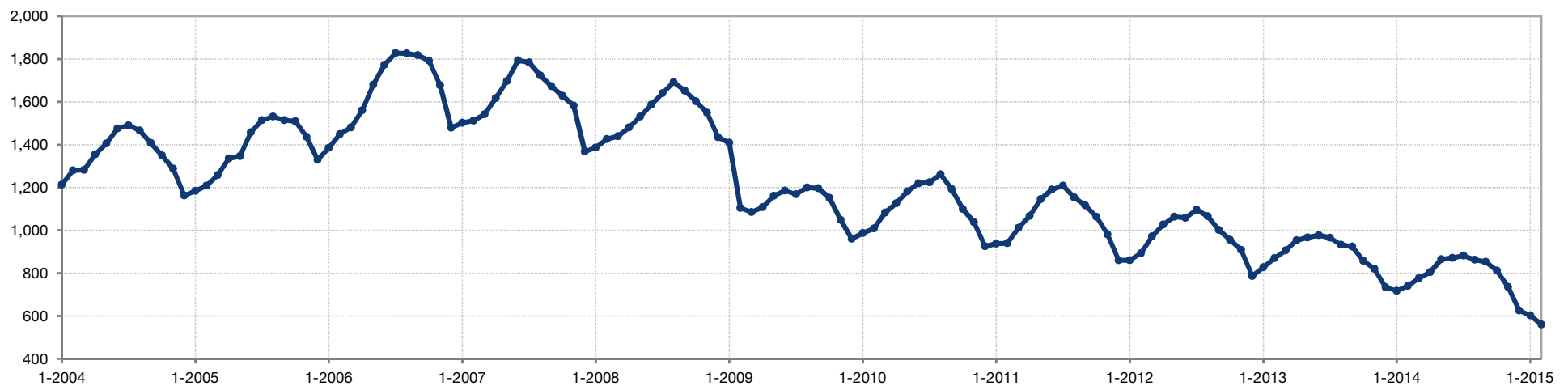


February



Month	Prior Year	Current Year	+ / -
March	906	777	-14.2%
April	953	805	-15.5%
May	967	865	-10.5%
June	978	871	-10.9%
July	965	882	-8.6%
August	933	863	-7.5%
September	924	853	-7.7%
October	858	812	-5.4%
November	820	736	-10.2%
December	734	626	-14.7%
January	718	603	-16.0%
February	741	560	-24.4%
12-Month Avg	875	771	-12.2%

Historical Inventory of Homes for Sale

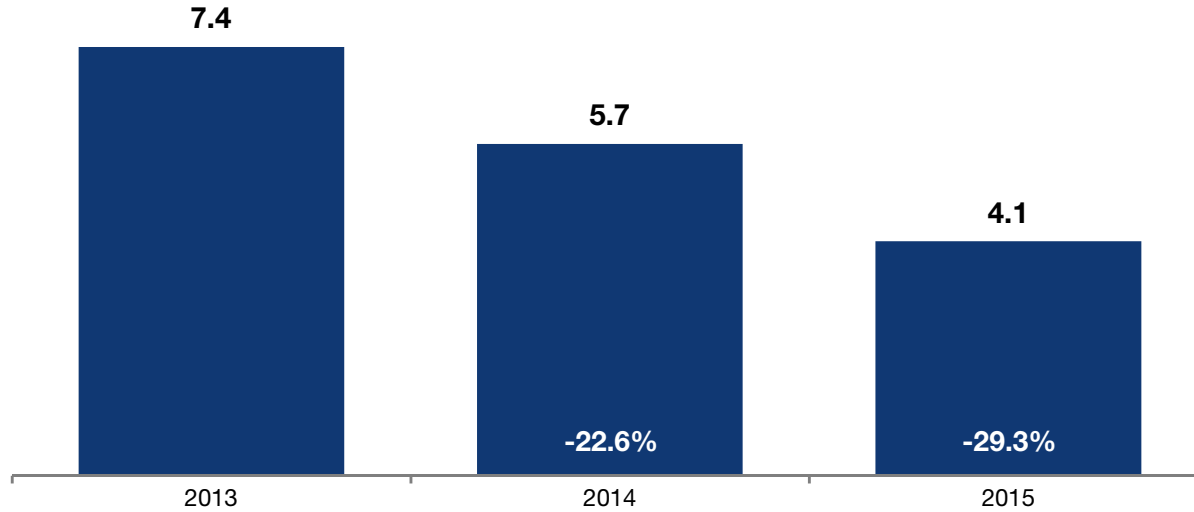


Months Supply of Inventory

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	7.6	6.0	-20.2%
April	7.8	6.3	-19.6%
May	7.8	6.8	-13.0%
June	7.6	6.8	-10.5%
July	7.5	6.9	-7.5%
August	7.0	6.9	-2.7%
September	7.0	6.7	-4.1%
October	6.5	6.3	-2.2%
November	6.2	5.7	-7.6%
December	5.5	4.8	-13.6%
January	5.5	4.5	-17.0%
February	5.7	4.1	-29.3%
12-Month Avg	6.8	6.0	-12.1%

Historical Months Supply of Inventory

