

# Monthly Indicators

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



April 2015



## Quick Facts

**+ 27.0%**

**- 3.4%**

**- 24.1%**

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.



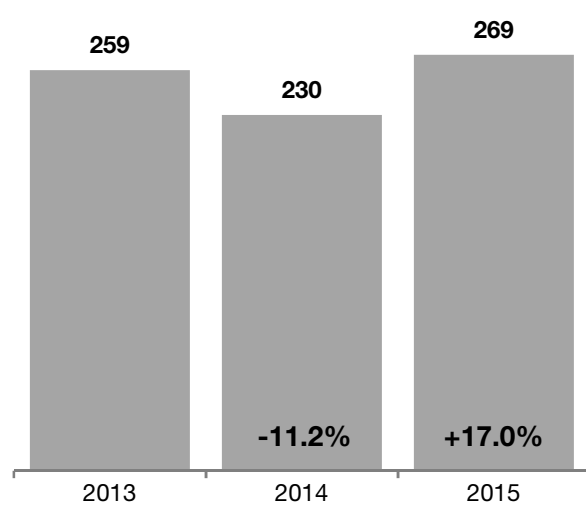
Key Metrics	Historical Sparklines	4-2014	4-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		230	<b>269</b>	+ 17.0%	763	<b>818</b>	+ 7.2%
<b>Pending Sales</b>		148	<b>245</b>	+ 65.5%	439	<b>613</b>	+ 39.6%
<b>Closed Sales</b>		100	<b>127</b>	+ 27.0%	359	<b>401</b>	+ 11.7%
<b>Days on Market Until Sale</b>		117	<b>122</b>	+ 4.5%	127	<b>134</b>	+ 5.6%
<b>Median Sales Price</b>		\$136,000	<b>\$131,431</b>	- 3.4%	\$127,500	<b>\$138,250</b>	+ 8.4%
<b>Average Sales Price</b>		\$161,245	<b>\$155,818</b>	- 3.4%	\$143,546	<b>\$155,334</b>	+ 8.2%
<b>Percent of Original List Price Received</b>		91.4%	<b>95.3%</b>	+ 4.3%	89.8%	<b>93.3%</b>	+ 3.8%
<b>Housing Affordability Index</b>		170	<b>188</b>	+ 10.2%	182	<b>178</b>	- 1.8%
<b>Inventory of Homes for Sale</b>		804	<b>610</b>	- 24.1%	--	--	--
<b>Months Supply of Homes for Sale</b>		6.3	<b>4.2</b>	- 32.8%	--	--	--

# New Listings

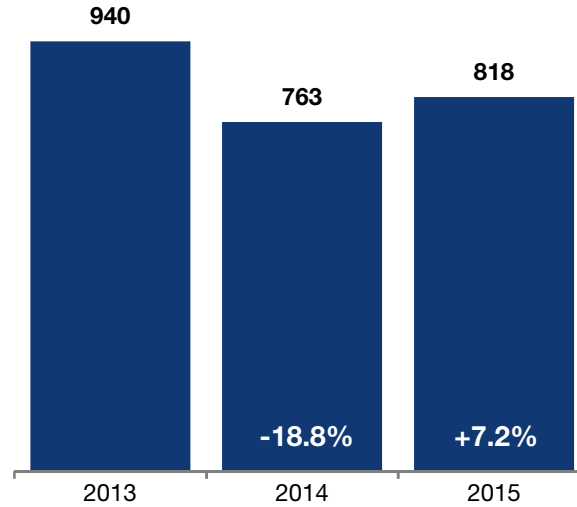
A count of the properties that have been newly listed on the market in a given month.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
May	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%
March	223	244	+9.4%
April	230	269	+17.0%
<b>12-Month Avg</b>	<b>193</b>	<b>203</b>	<b>+5.3%</b>

## Historical New Listing Activity



# Pending Sales

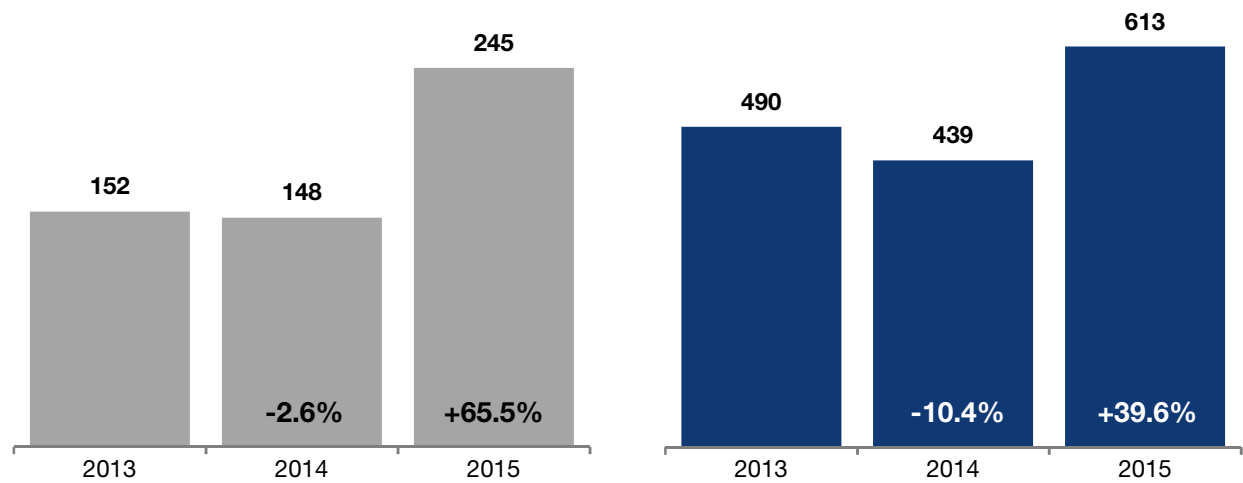
A count of the properties on which contracts have been accepted in a given month.



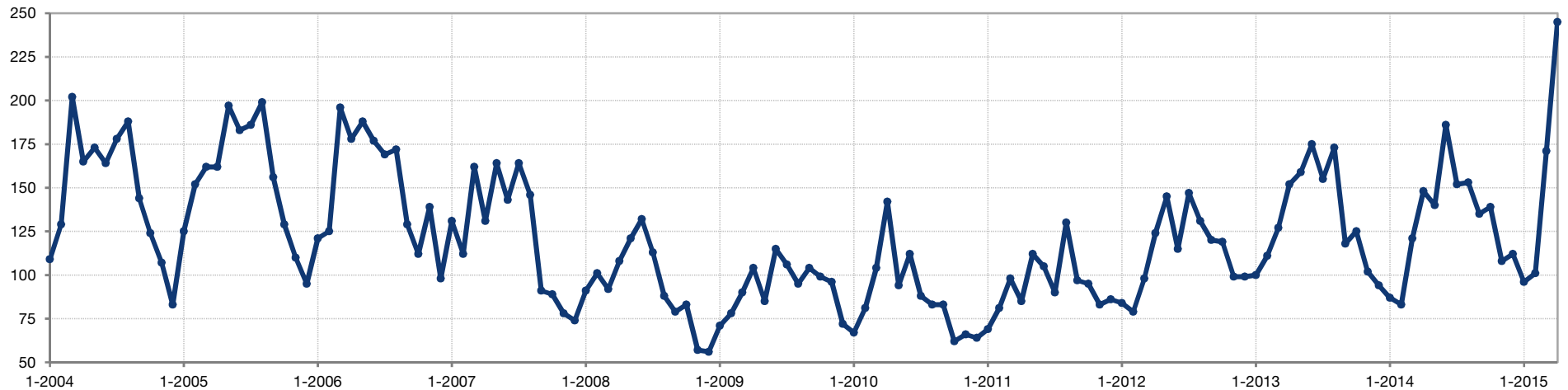
## April

## Year To Date

Month	Prior Year	Current Year	+ / -
May	159	140	-11.9%
June	175	186	+6.3%
July	155	152	-1.9%
August	173	153	-11.6%
September	118	135	+14.4%
October	125	139	+11.2%
November	102	108	+5.9%
December	94	112	+19.1%
January	87	96	+10.3%
February	83	101	+21.7%
March	121	171	+41.3%
April	148	245	+65.5%
<b>12-Month Avg</b>	<b>128</b>	<b>145</b>	<b>+12.9%</b>



## Historical Pending Sales Activity

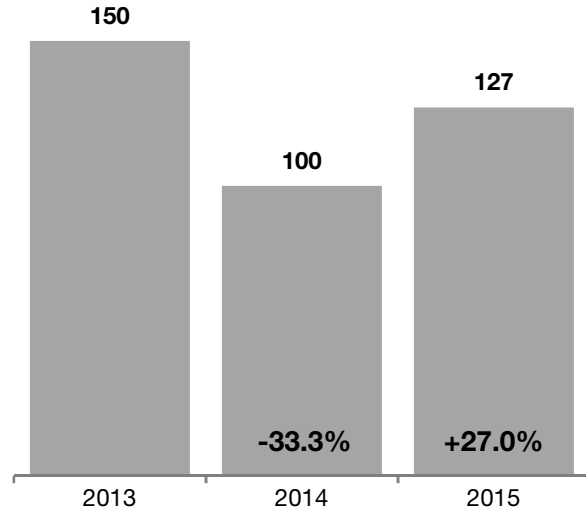


# Closed Sales

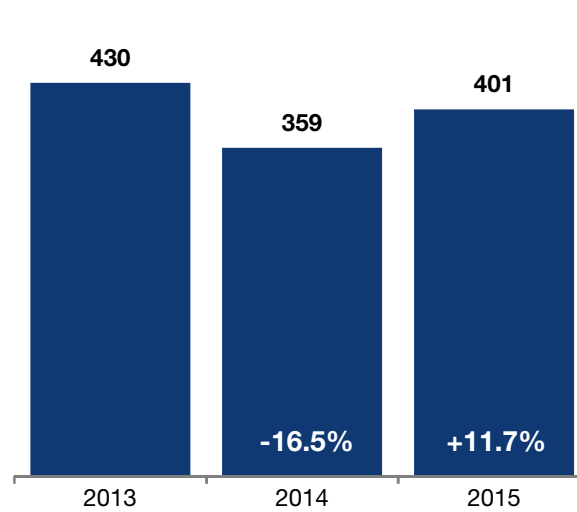
A count of the actual sales that have closed in a given month.



## April

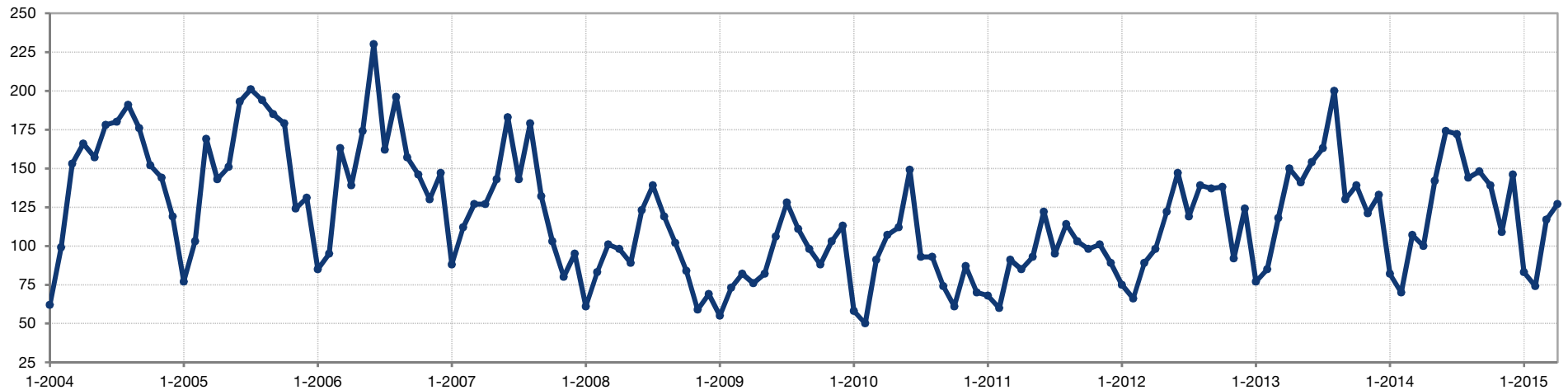


## Year To Date



Month	Prior Year	Current Year	+ / -
May	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	74	+5.7%
March	107	117	+9.3%
April	100	127	+27.0%
<b>12-Month Avg</b>	<b>128</b>	<b>131</b>	<b>+4.0%</b>

## Historical Closed Sales Activity

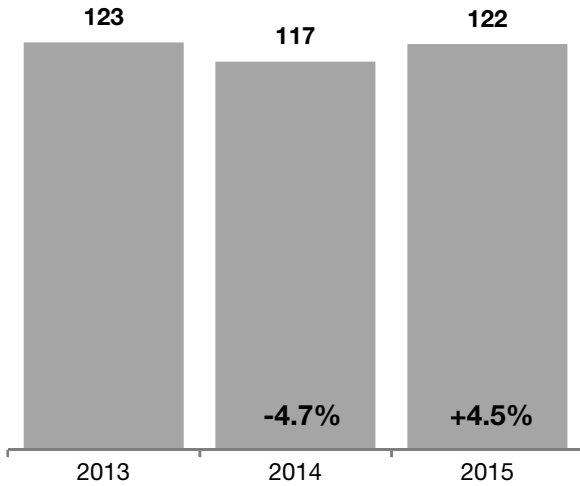


# Days on Market Until Sale

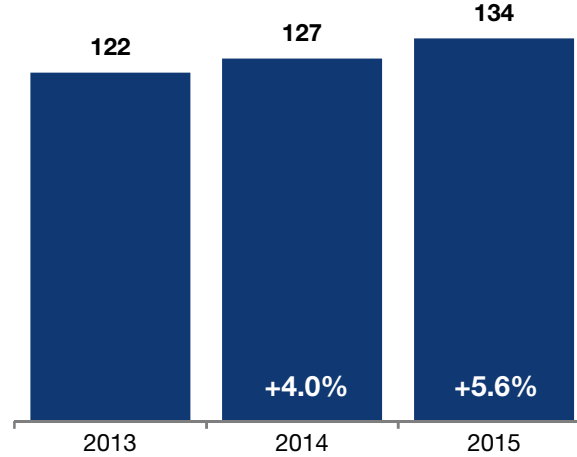
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April

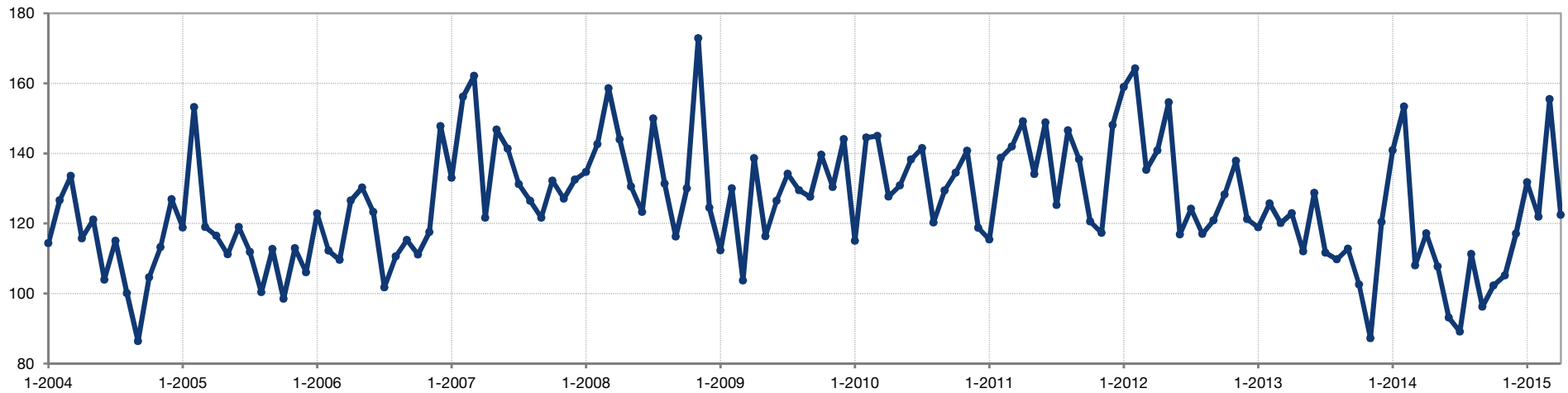


## Year To Date



Month	Prior Year	Current Year	+ / -
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	122	-20.5%
March	108	155	+43.9%
April	117	122	+4.5%
<b>12-Month Avg</b>	<b>115</b>	<b>110</b>	<b>-4.0%</b>

## Historical Days on Market Until Sale

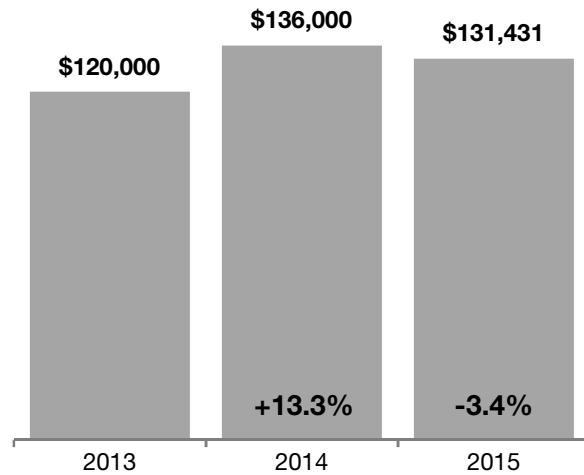


# Median Sales Price

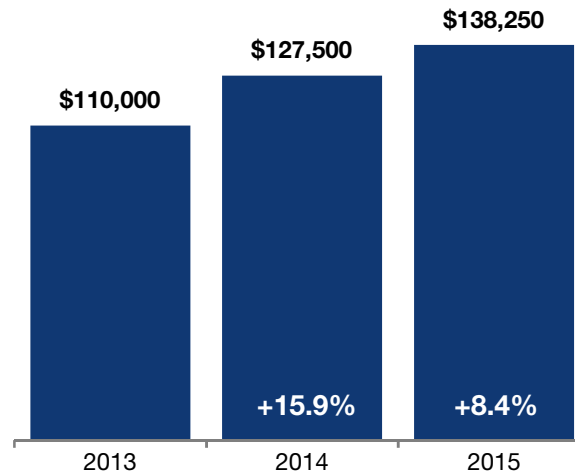
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$135,090	+22.8%
March	\$127,500	\$150,000	+17.6%
April	\$136,000	\$131,431	-3.4%
<b>12-Month Med</b>	<b>\$136,000</b>	<b>\$137,800</b>	<b>+1.3%</b>

## Historical Median Sales Price

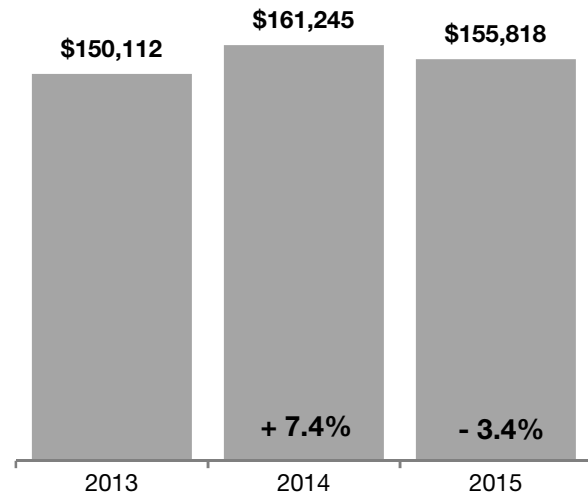


# Average Sales Price

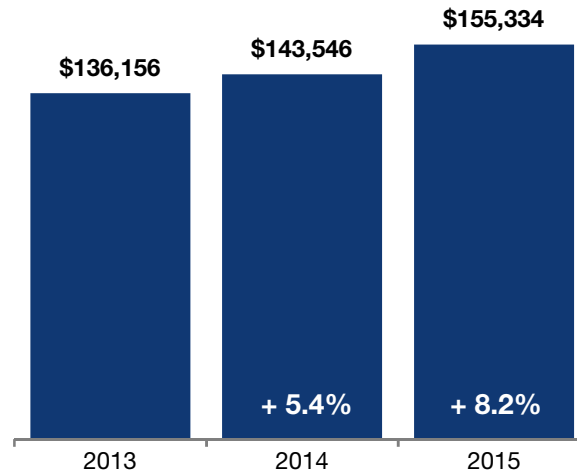
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April

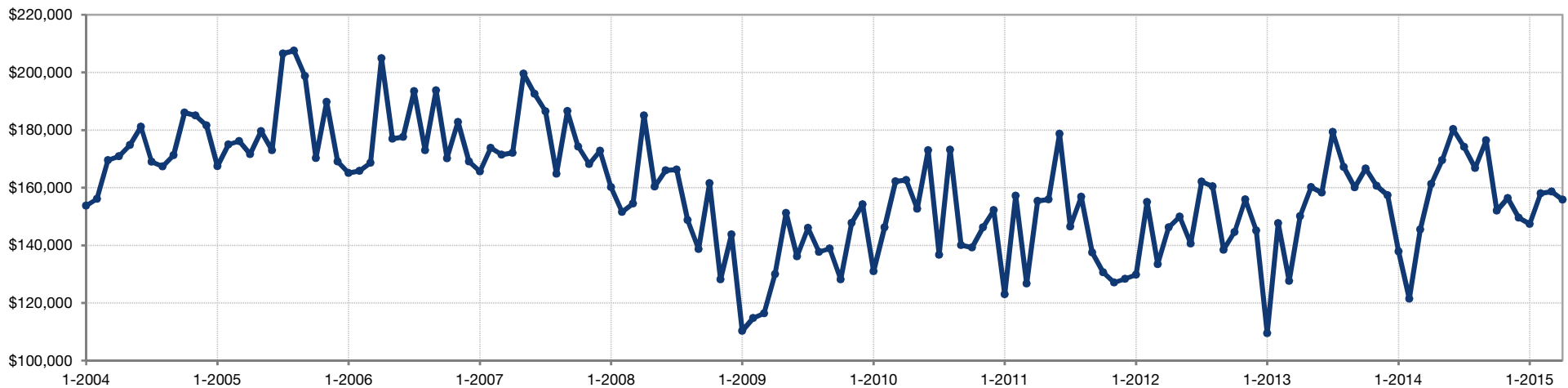


## Year To Date



Month	Prior Year	Current Year	+ / -
May	\$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	\$158,039	+30.1%
March	\$145,452	\$158,655	+9.1%
April	\$161,245	\$155,818	-3.4%
<b>12-Month Avg</b>	<b>\$159,416</b>	<b>\$163,733</b>	<b>+2.7%</b>

## Historical Average Sales Price



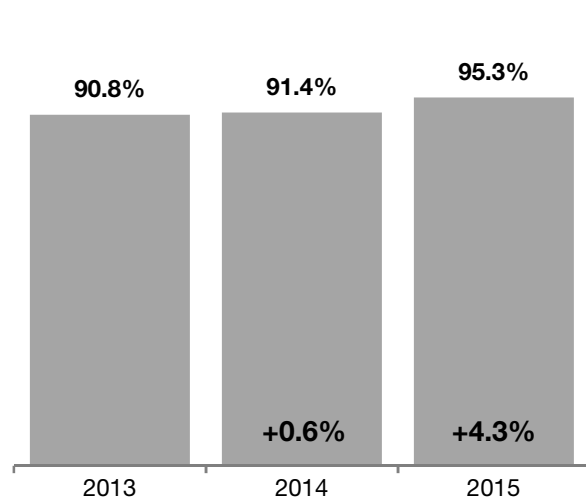


# Percent of Original List Price Received

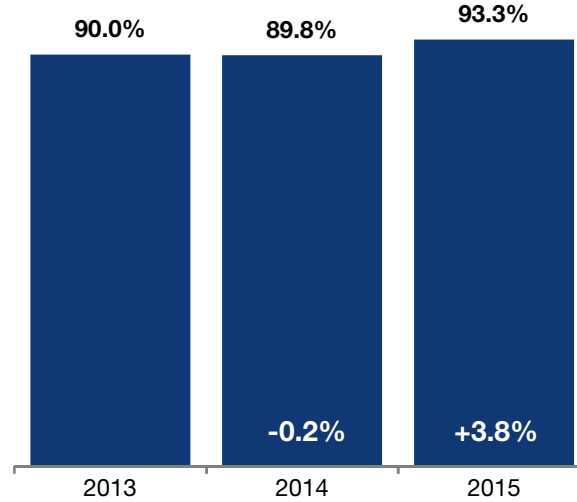
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April

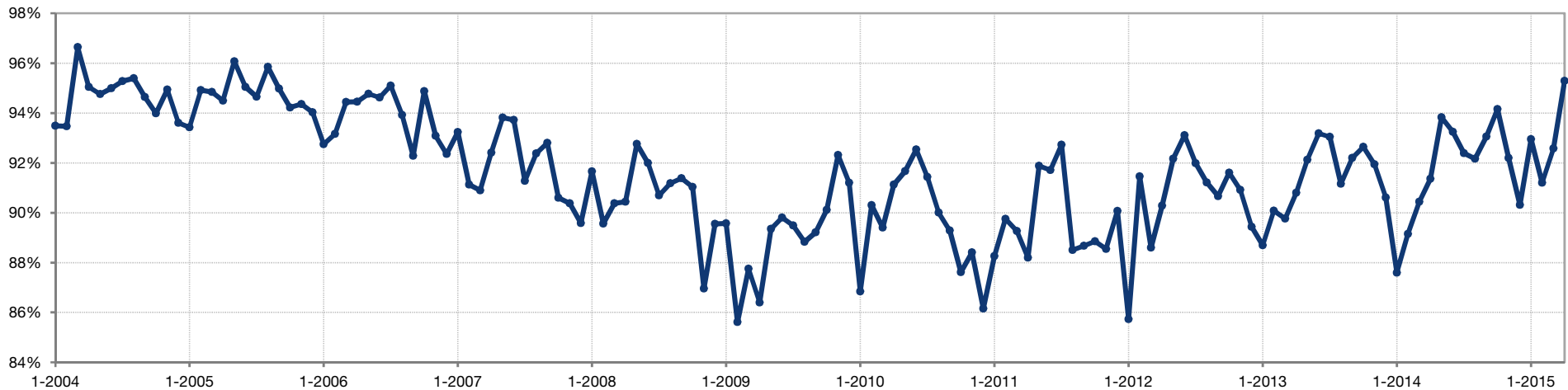


## Year To Date



Month	Prior Year	Current Year	+ / -
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%	91.2%	+2.3%
March	90.4%	92.6%	+2.4%
April	91.4%	95.3%	+4.3%
12-Month Avg	91.6%	92.8%	+1.4%

## Historical Percent of Original List Price Received

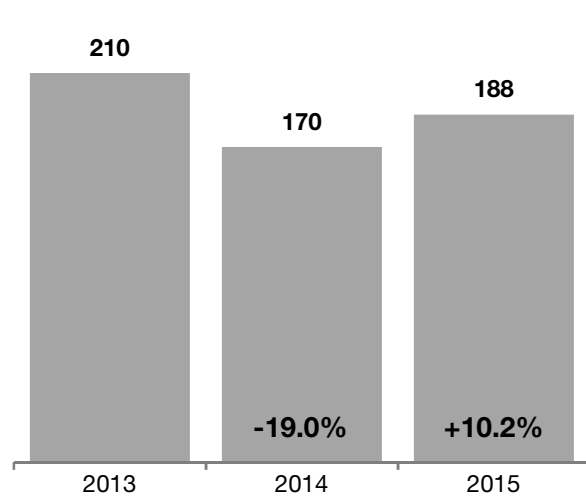


# Housing Affordability Index

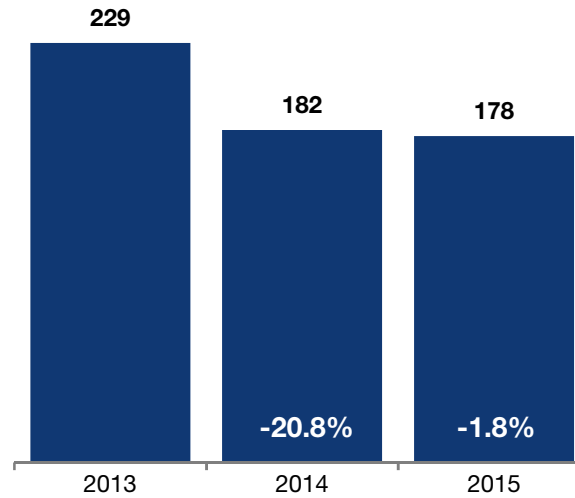
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
May	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	183	-13.4%
March	183	163	-10.9%
April	170	188	+10.2%
<b>12-Month Avg</b>	<b>175</b>	<b>177</b>	<b>+2.0%</b>

## Historical Housing Affordability Index

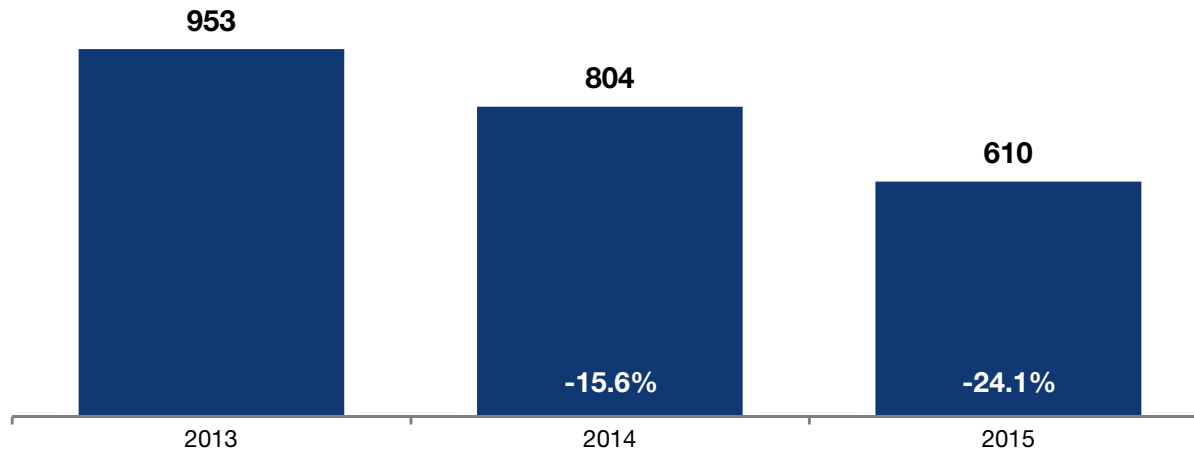


# Inventory of Homes for Sale

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



## April



Month	Prior Year	Current Year	+ / -
May	967	864	-10.7%
June	978	870	-11.0%
July	965	881	-8.7%
August	933	864	-7.4%
September	924	854	-7.6%
October	858	815	-5.0%
November	820	742	-9.5%
December	734	635	-13.5%
January	718	632	-12.0%
February	741	631	-14.8%
March	776	635	-18.2%
April	804	610	-24.1%
12-Month Avg	852	753	-11.9%

## Historical Inventory of Homes for Sale

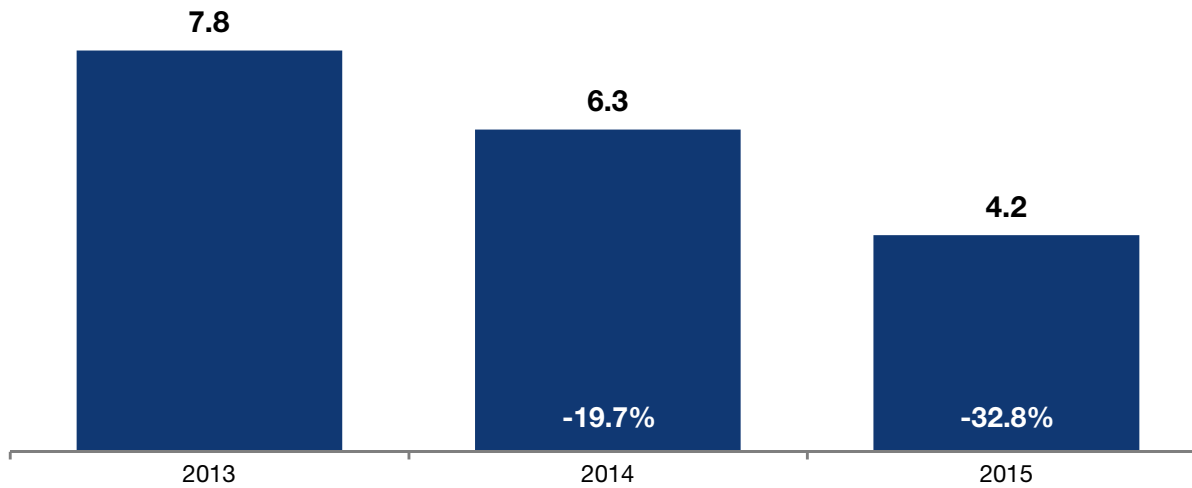


# Months Supply of Inventory

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	7.8	6.8	-13.1%
June	7.6	6.8	-10.6%
July	7.5	6.9	-7.6%
August	7.0	6.9	-2.5%
September	7.0	6.7	-3.9%
October	6.5	6.4	-1.7%
November	6.2	5.8	-6.6%
December	5.5	4.9	-12.0%
January	5.5	4.8	-11.7%
February	5.7	4.8	-17.0%
March	6.0	4.6	-23.0%
April	6.3	4.2	-32.8%
12-Month Avg	6.6	5.8	-11.6%

## Historical Months Supply of Inventory

