

Monthly Indicators

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



July 2015



Quick Facts

+ 2.3% **+ 19.0%** **- 19.3%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

Key market metrics for the current month and year-to-date.



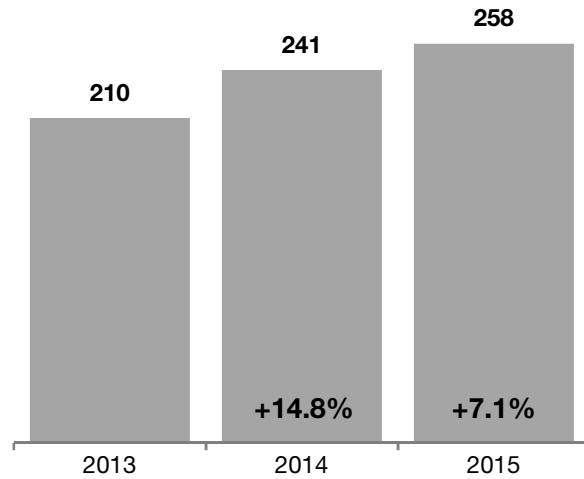
Key Metrics	Historical Sparklines	7-2014	7-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		241	258	+ 7.1%	1,528	1,612	+ 5.5%
Pending Sales		152	229	+ 50.7%	919	1,136	+ 23.6%
Closed Sales		172	176	+ 2.3%	847	926	+ 9.3%
Days on Market Until Sale		89	90	+ 0.5%	109	111	+ 1.9%
Median Sales Price		\$134,500	\$160,000	+ 19.0%	\$133,975	\$150,000	+ 12.0%
Average Sales Price		\$174,158	\$188,591	+ 8.3%	\$161,732	\$168,680	+ 4.3%
Percent of Original List Price Received		92.4%	95.4%	+ 3.2%	91.7%	94.2%	+ 2.7%
Housing Affordability Index		176	149	- 15.3%	177	159	- 10.0%
Inventory of Homes for Sale		882	712	- 19.3%	--	--	--
Months Supply of Homes for Sale		6.9	4.8	- 30.5%	--	--	--

New Listings

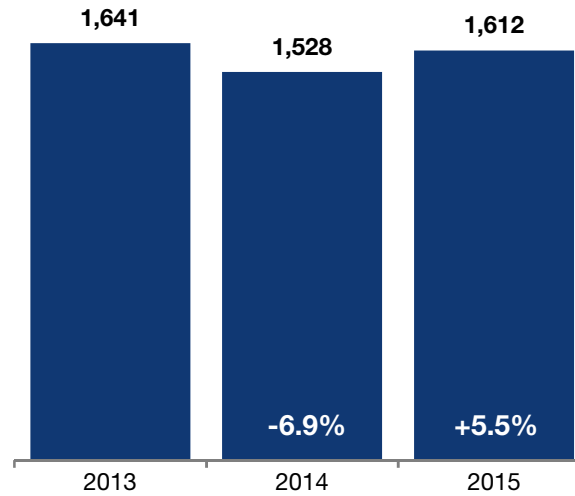
A count of the properties that have been newly listed on the market in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
August	227	221	-2.6%
September	215	210	-2.3%
October	161	189	+17.4%
November	149	125	-16.1%
December	96	108	+12.5%
January	145	153	+5.5%
February	165	152	-7.9%
March	223	244	+9.4%
April	230	270	+17.4%
May	262	277	+5.7%
June	262	258	-1.5%
July	241	258	+7.1%
12-Month Avg	198	205	+3.7%

Historical New Listing Activity

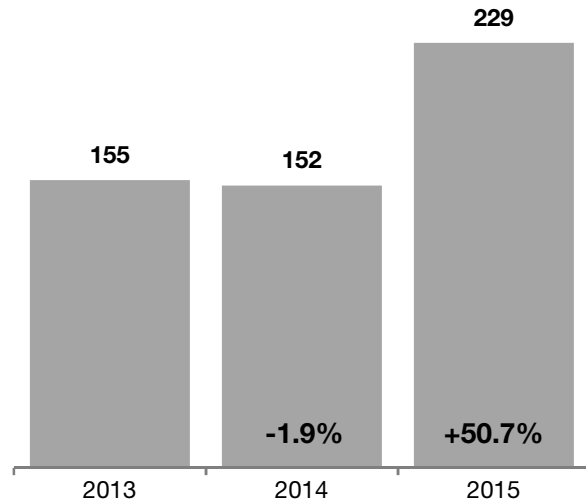


Pending Sales

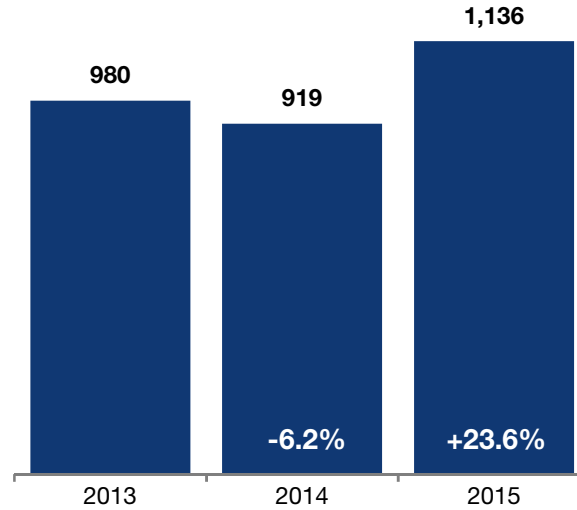
A count of the properties on which contracts have been accepted in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
August	173	152	-12.1%
September	118	134	+13.6%
October	125	139	+11.2%
November	102	108	+5.9%
December	94	109	+16.0%
January	87	95	+9.2%
February	83	100	+20.5%
March	121	157	+29.8%
April	148	187	+26.4%
May	141	178	+26.2%
June	187	190	+1.6%
July	152	229	+50.7%
12-Month Avg	128	148	+16.1%

Historical Pending Sales Activity

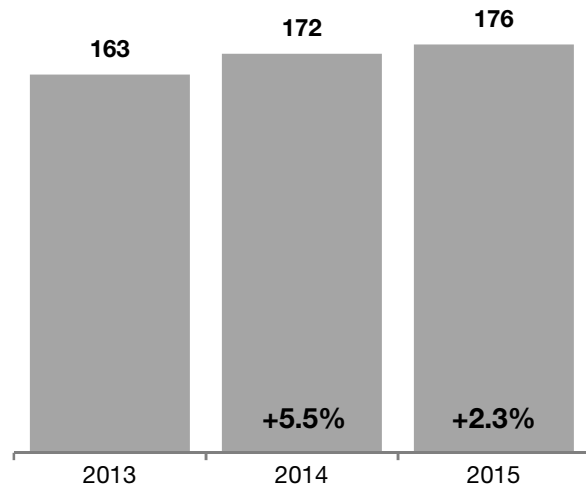


Closed Sales

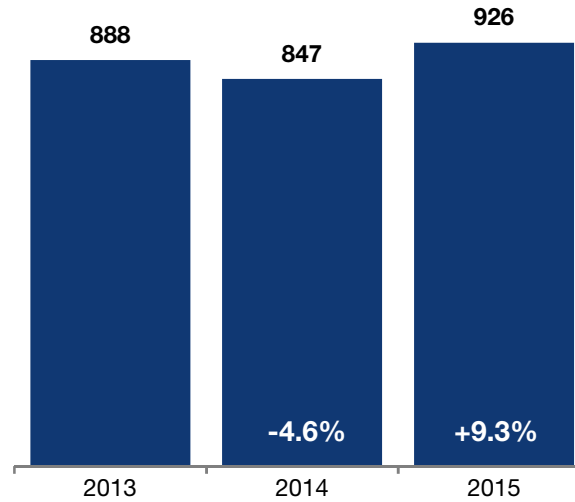
A count of the actual sales that have closed in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
August	200	145	-27.5%
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	75	+7.1%
March	107	117	+9.3%
April	100	129	+29.0%
May	142	167	+17.6%
June	174	179	+2.9%
July	172	176	+2.3%
12-Month Avg	131	134	+4.6%

Historical Closed Sales Activity

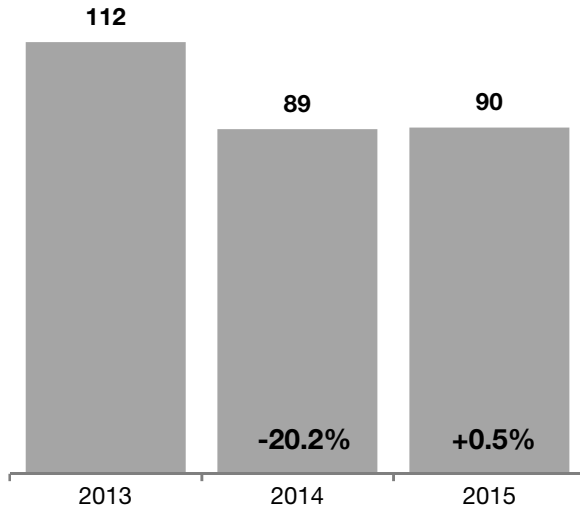


Days on Market Until Sale

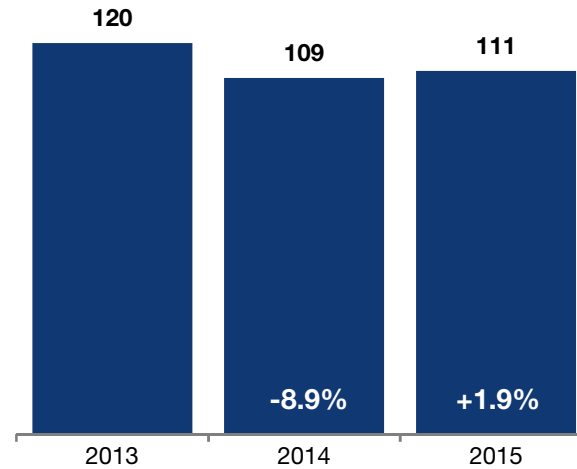
Average number of days between when a property is listed and when an offer is accepted in a given month.



July

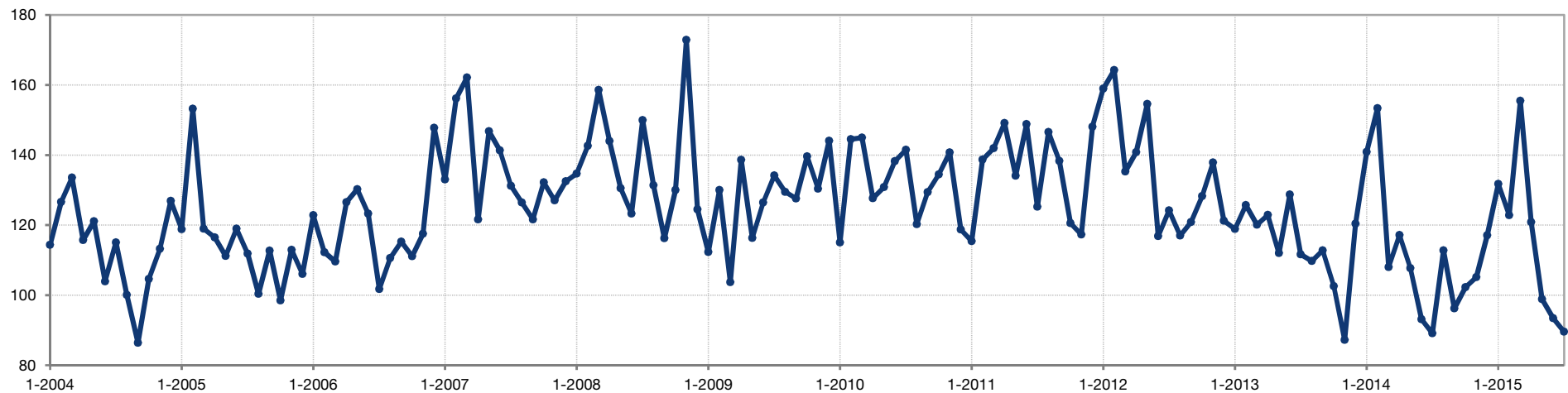


Year To Date



Month	Prior Year	Current Year	+ / -
August	110	113	+2.8%
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	123	-19.9%
March	108	155	+43.9%
April	117	121	+3.1%
May	108	99	-8.2%
June	93	93	+0.3%
July	89	90	+0.5%
12-Month Avg	108	109	+1.1%

Historical Days on Market Until Sale

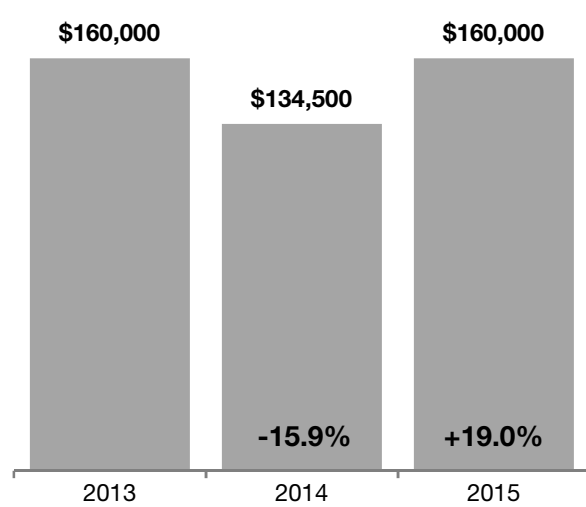


Median Sales Price

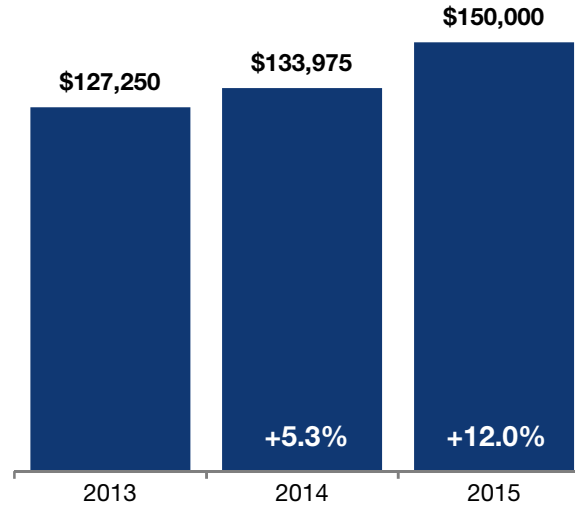
Median price point for all closed sales, not accounting for seller concessions, in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	\$127,500	\$150,000	+17.6%
April	\$136,000	\$131,431	-3.4%
May	\$125,000	\$148,500	+18.8%
June	\$159,000	\$169,993	+6.9%
July	\$134,500	\$160,000	+19.0%
12-Month Med	\$135,000	\$144,900	+7.3%

Historical Median Sales Price

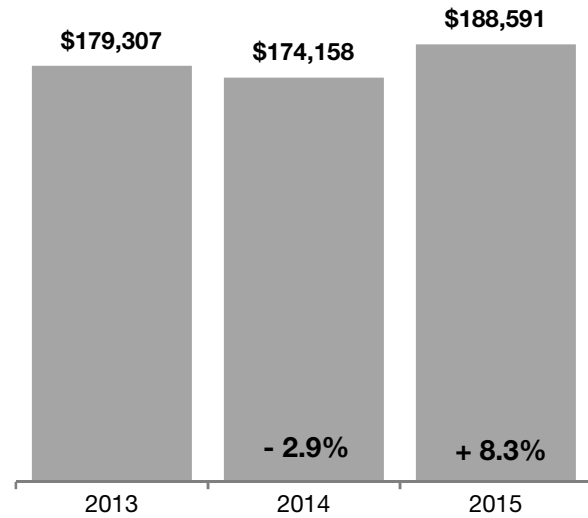


Average Sales Price

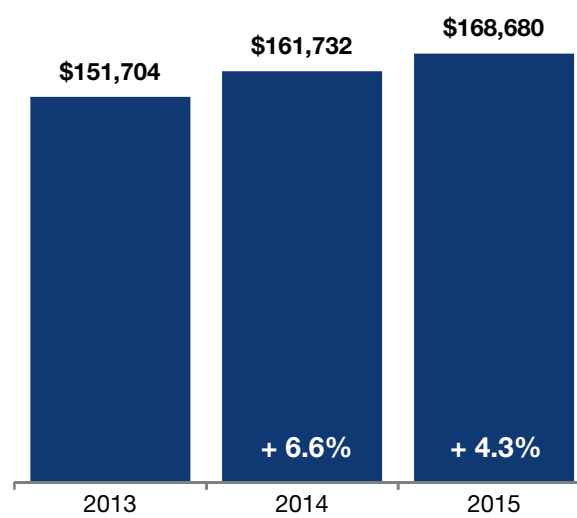
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July

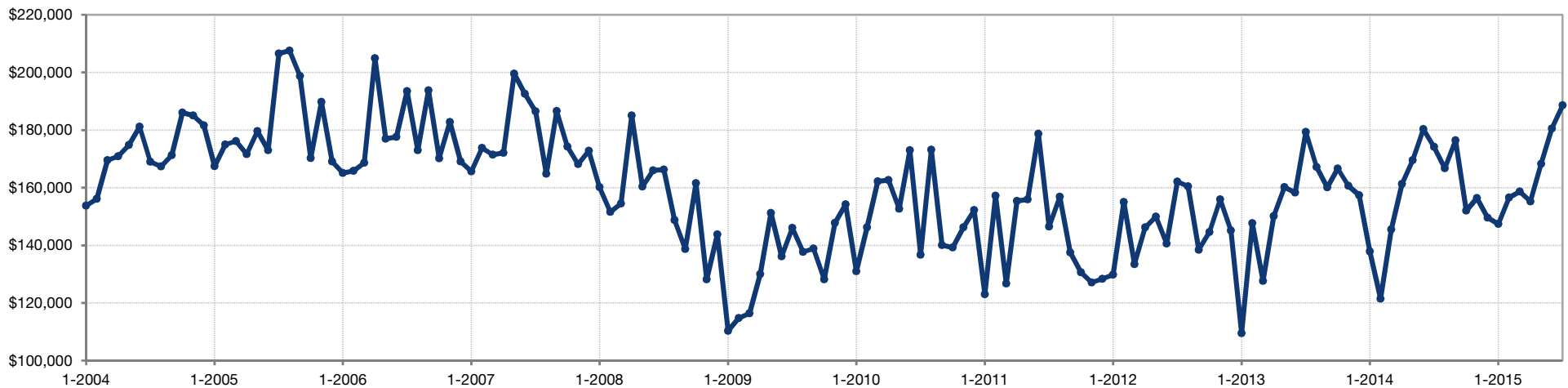


Year To Date



Month	Prior Year	Current Year	+ / -
August	\$167,158	\$166,737	-0.3%
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	\$156,559	+28.9%
March	\$145,452	\$158,655	+9.1%
April	\$161,245	\$155,238	-3.7%
May	\$169,561	\$168,286	-0.8%
June	\$180,320	\$180,505	+0.1%
July	\$174,158	\$188,591	+8.3%
12-Month Avg	\$162,281	\$165,247	+1.8%

Historical Average Sales Price

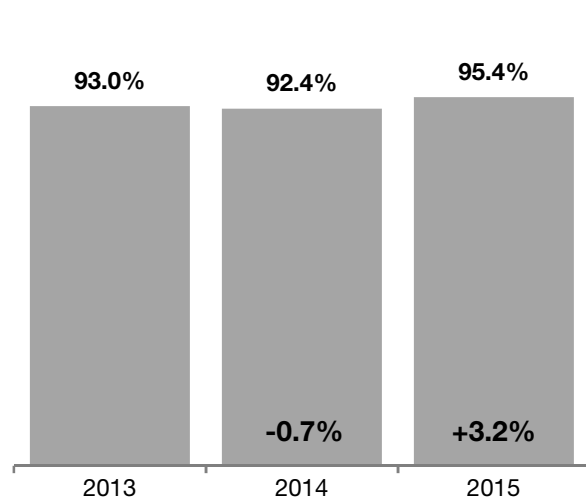


Percent of Original List Price Received

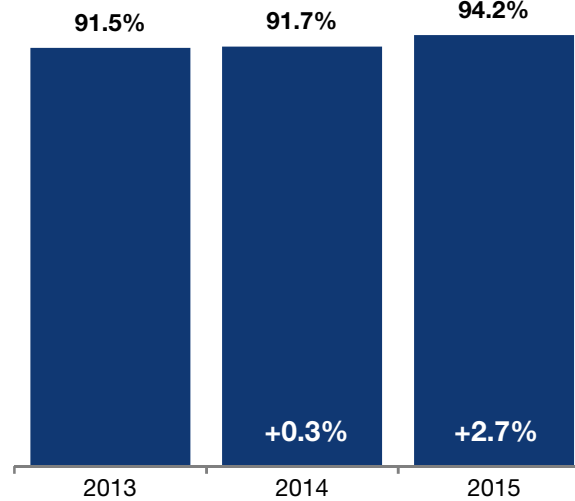
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July

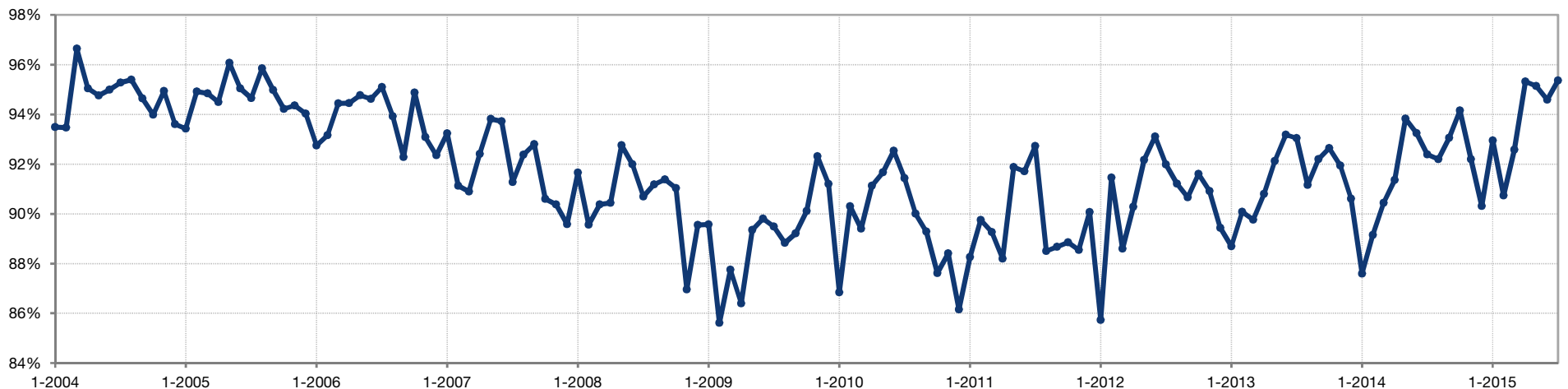


Year To Date



Month	Prior Year	Current Year	+ / -
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%	90.7%	+1.8%
March	90.4%	92.6%	+2.4%
April	91.4%	95.3%	+4.3%
May	93.8%	95.1%	+1.4%
June	93.2%	94.6%	+1.4%
July	92.4%	95.4%	+3.2%
12-Month Avg	91.7%	93.4%	+1.9%

Historical Percent of Original List Price Received

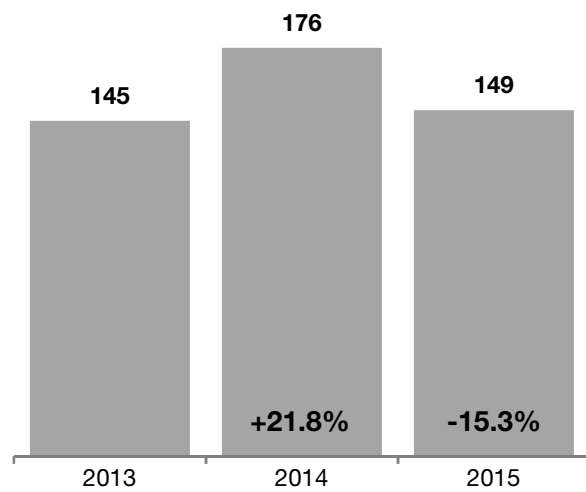


Housing Affordability Index

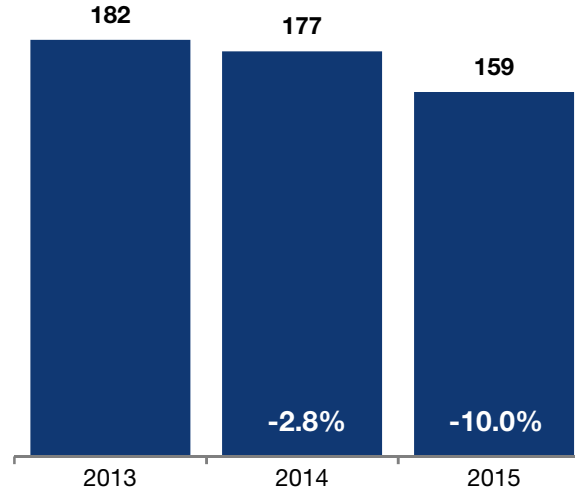
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



July

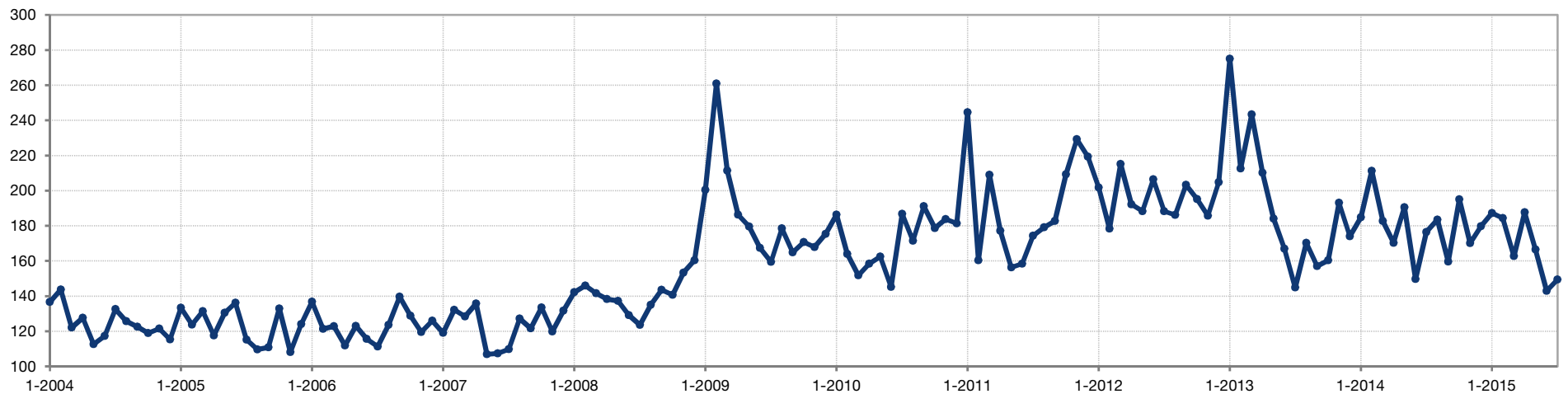


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	183	163	-10.9%
April	170	188	+10.2%
May	191	167	-12.6%
June	150	143	-4.5%
July	176	149	-15.3%
12-Month Avg	177	172	-1.8%

Historical Housing Affordability Index

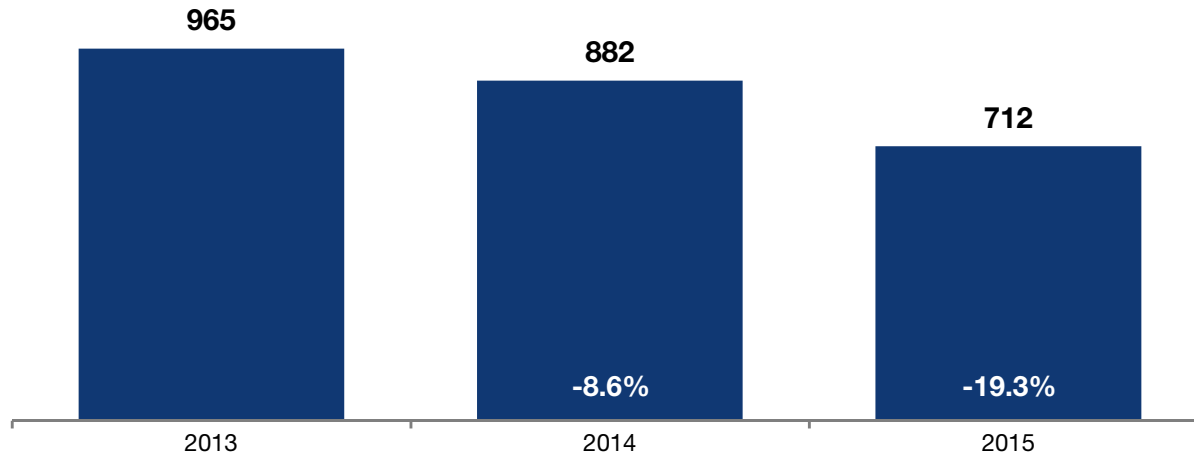


Inventory of Homes for Sale

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



July



Month	Prior Year	Current Year	+ / -
August	933	866	-7.2%
September	924	857	-7.3%
October	858	818	-4.7%
November	820	744	-9.3%
December	734	641	-12.7%
January	718	640	-10.9%
February	741	642	-13.4%
March	776	663	-14.6%
April	804	698	-13.2%
May	864	749	-13.3%
June	869	755	-13.1%
July	882	712	-19.3%
12-Month Avg	827	732	-11.6%

Historical Inventory of Homes for Sale

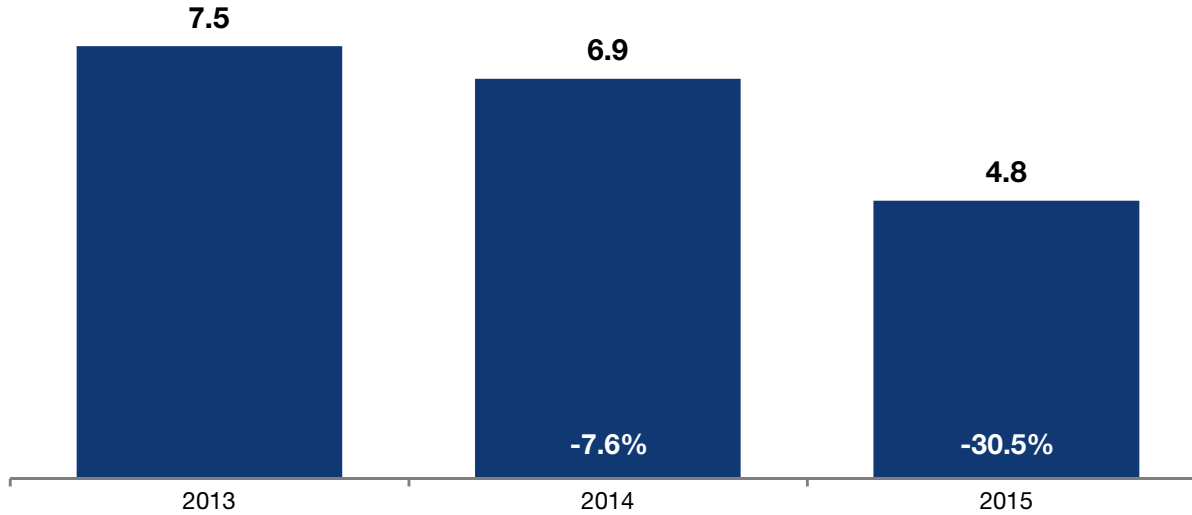


Months Supply of Inventory

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..



July



Month	Prior Year	Current Year	+ / -
August	7.0	6.9	-2.3%
September	7.0	6.7	-3.5%
October	6.5	6.4	-1.3%
November	6.2	5.8	-6.3%
December	5.5	4.9	-10.9%
January	5.5	4.9	-10.3%
February	5.7	4.9	-15.3%
March	6.0	4.9	-18.6%
April	6.3	5.0	-19.5%
May	6.8	5.3	-22.2%
June	6.8	5.3	-21.6%
July	6.9	4.8	-30.5%
12-Month Avg	6.3	5.5	-13.6%

Historical Months Supply of Inventory

