

Monthly Indicators

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



August 2015



Quick Facts

+ 21.4% **+ 6.6%** **- 17.4%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

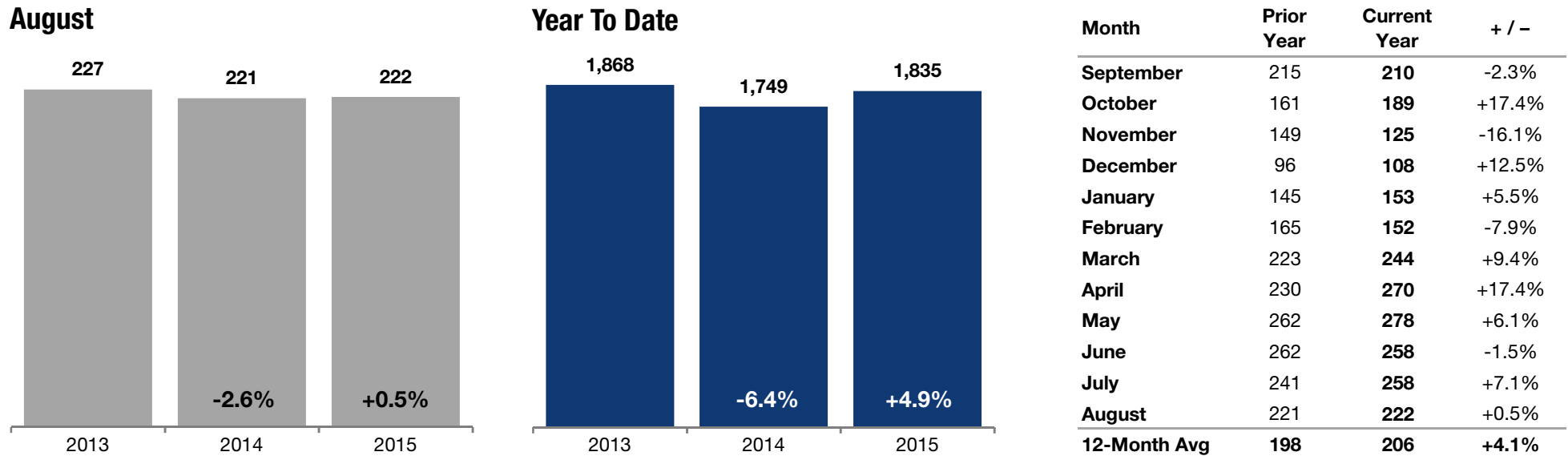
Key market metrics for the current month and year-to-date.



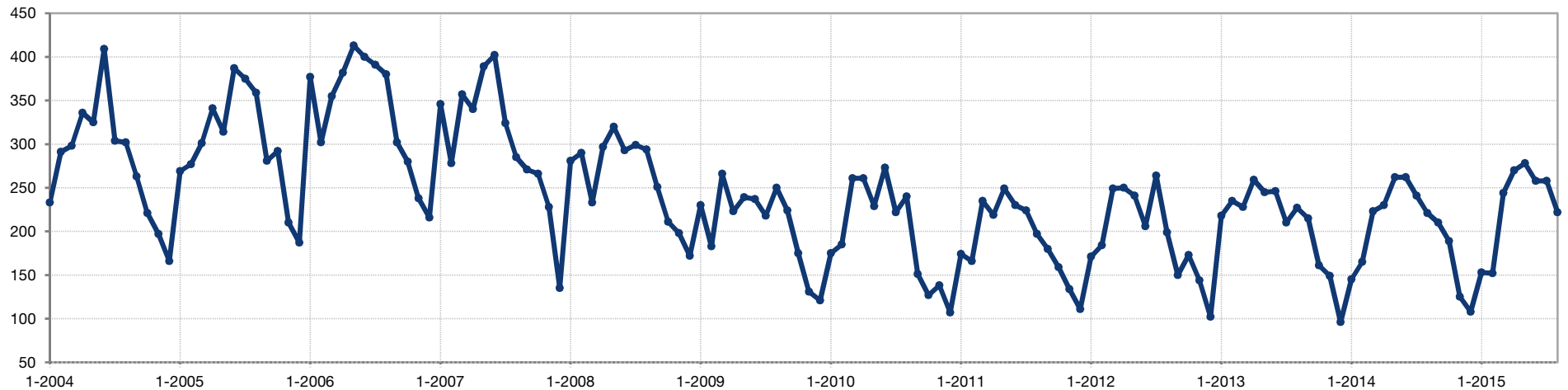
Key Metrics	Historical Sparklines	8-2014	8-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		221	222	+ 0.5%	1,749	1,835	+ 4.9%
Pending Sales		151	205	+ 35.8%	1,070	1,279	+ 19.5%
Closed Sales		145	176	+ 21.4%	992	1,108	+ 11.7%
Days on Market Until Sale		113	91	- 19.3%	110	108	- 1.0%
Median Sales Price		\$130,000	\$138,575	+ 6.6%	\$133,500	\$148,000	+ 10.9%
Average Sales Price		\$166,737	\$153,887	- 7.7%	\$162,459	\$166,766	+ 2.7%
Percent of Original List Price Received		92.2%	93.2%	+ 1.1%	91.8%	94.1%	+ 2.5%
Housing Affordability Index		183	174	- 5.2%	179	163	- 8.9%
Inventory of Homes for Sale		867	716	- 17.4%	--	--	--
Months Supply of Homes for Sale		6.9	4.9	- 29.6%	--	--	--

New Listings

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



Historical New Listing Activity

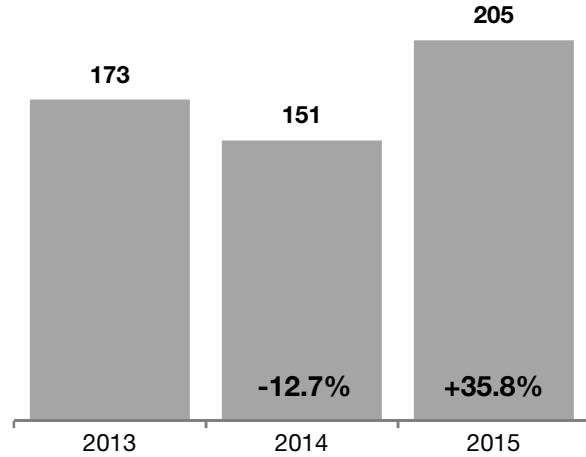


Pending Sales

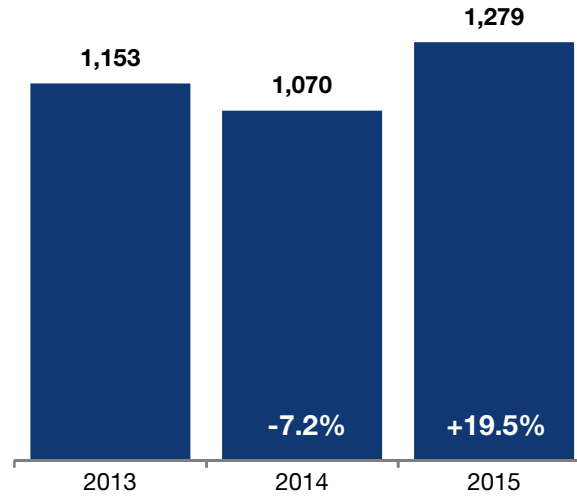
A count of the properties on which contracts have been accepted in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	155	+28.1%
April	148	184	+24.3%
May	141	176	+24.8%
June	187	176	-5.9%
July	152	188	+23.7%
August	151	205	+35.8%
12-Month Avg	126	147	+17.2%

Historical Pending Sales Activity

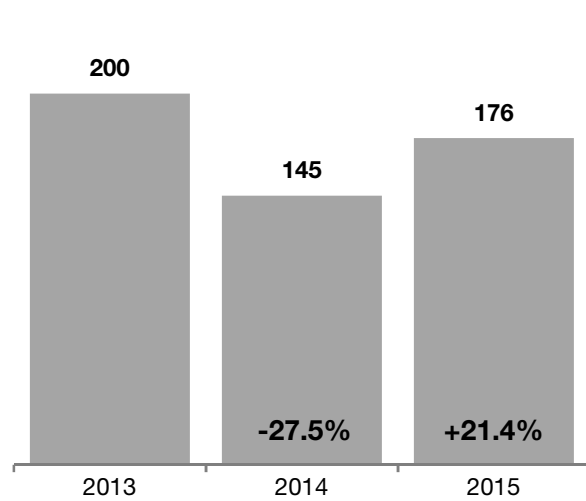


Closed Sales

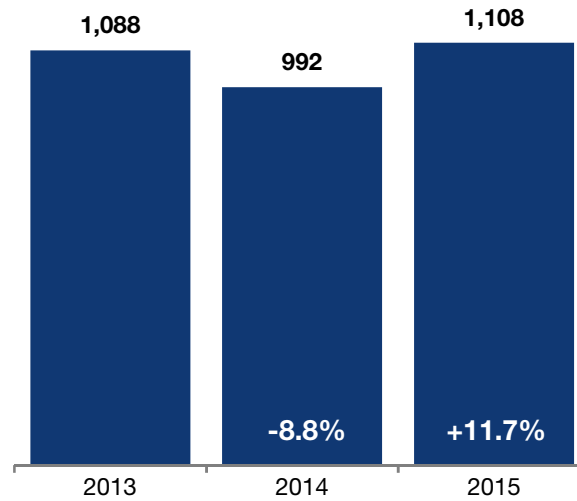
A count of the actual sales that have closed in a given month.



August

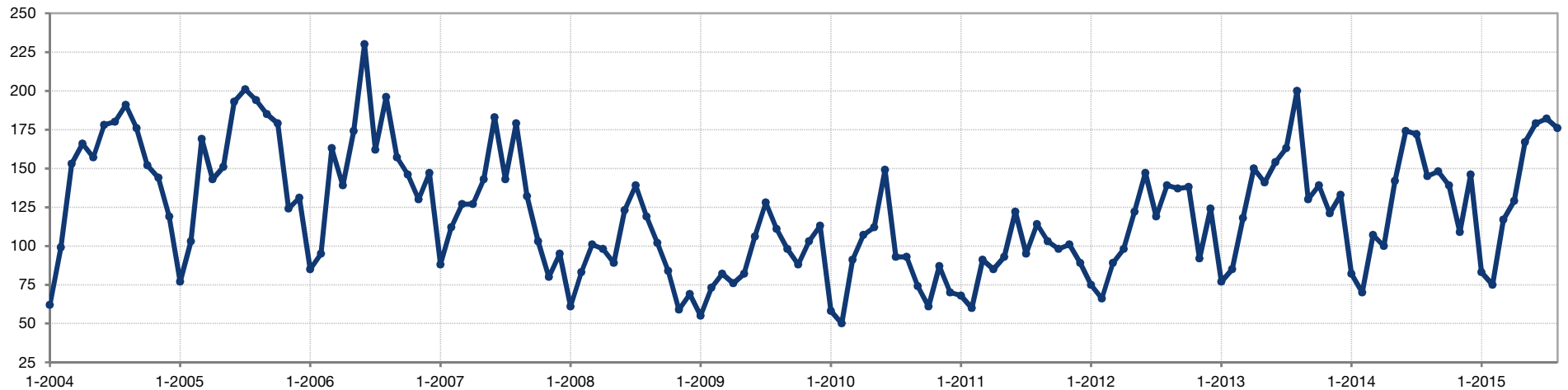


Year To Date



Month	Prior Year	Current Year	+ / -
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	182	+5.8%
August	145	176	+21.4%
12-Month Avg	126	138	+9.0%

Historical Closed Sales Activity

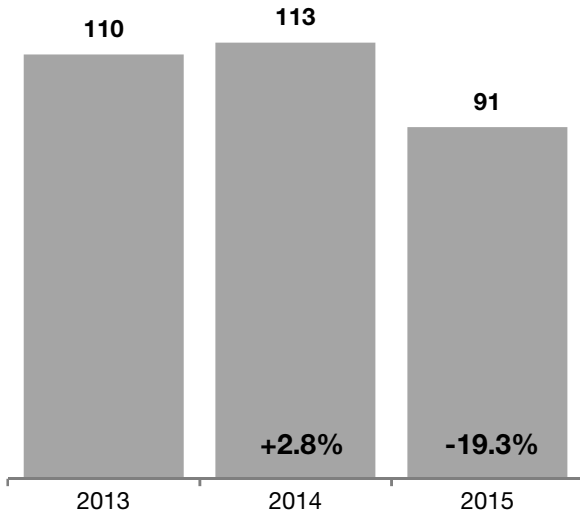


Days on Market Until Sale

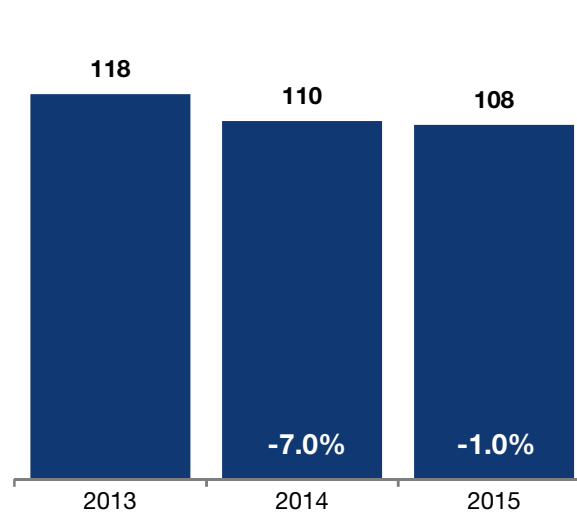
Average number of days between when a property is listed and when an offer is accepted in a given month.



August

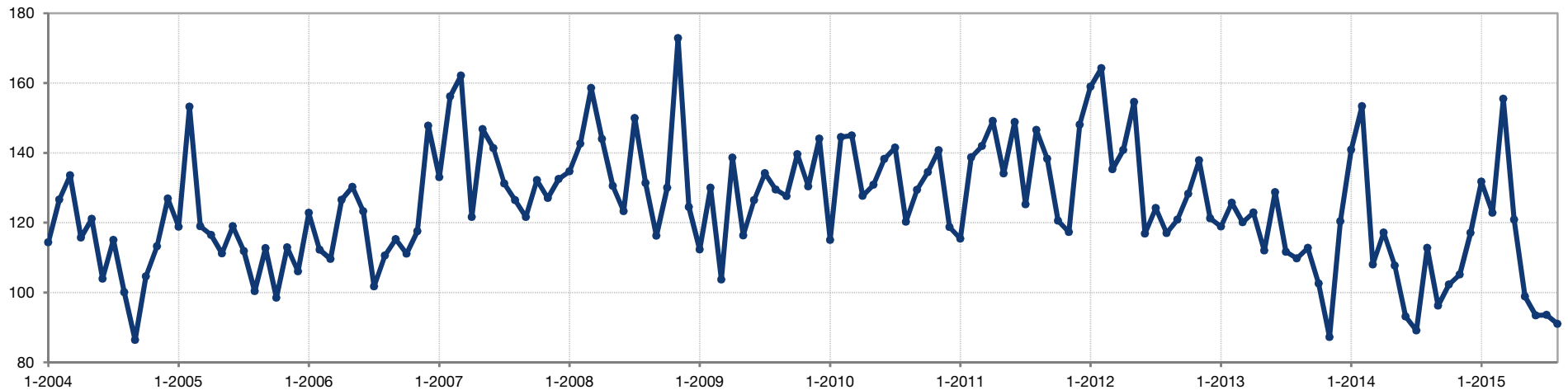


Year To Date



Month	Prior Year	Current Year	+ / -
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	94	+5.0%
August	113	91	-19.3%
12-Month Avg	108	107	-0.9%

Historical Days on Market Until Sale

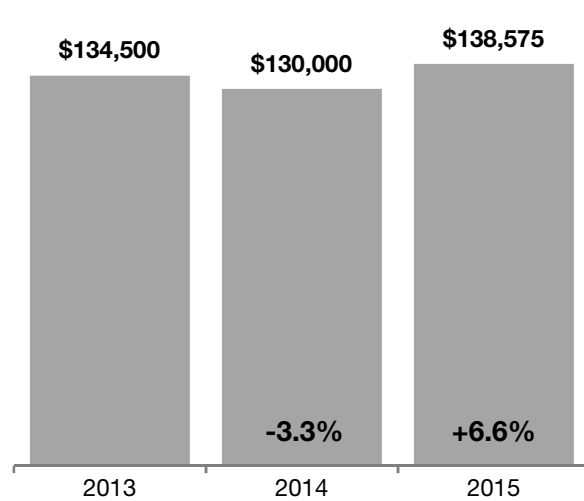


Median Sales Price

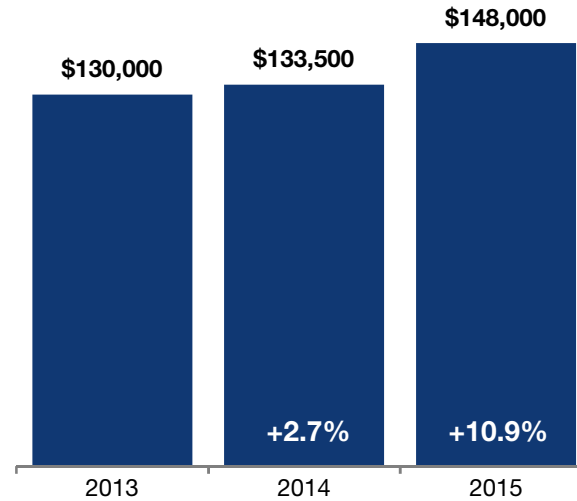
Median price point for all closed sales, not accounting for seller concessions, in a given month.



August

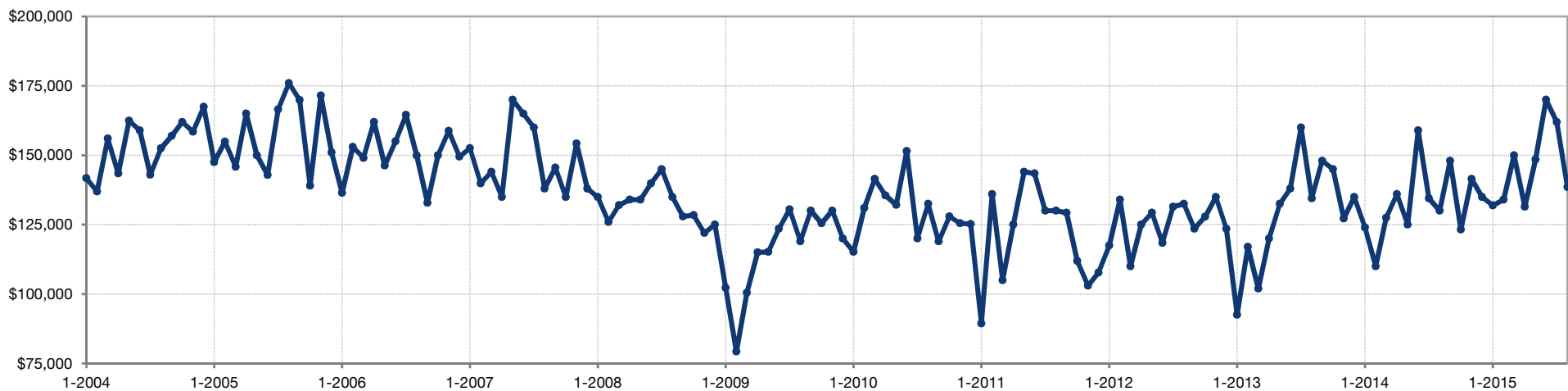


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$162,000	+20.4%
August	\$130,000	\$138,575	+6.6%
12-Month Med	\$135,000	\$144,900	+7.3%

Historical Median Sales Price

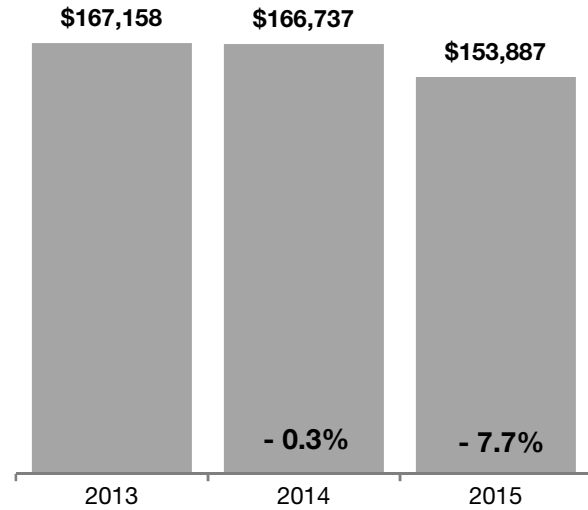


Average Sales Price

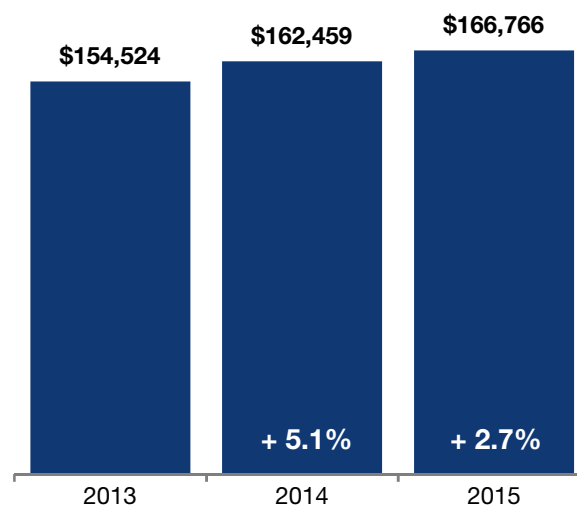
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August

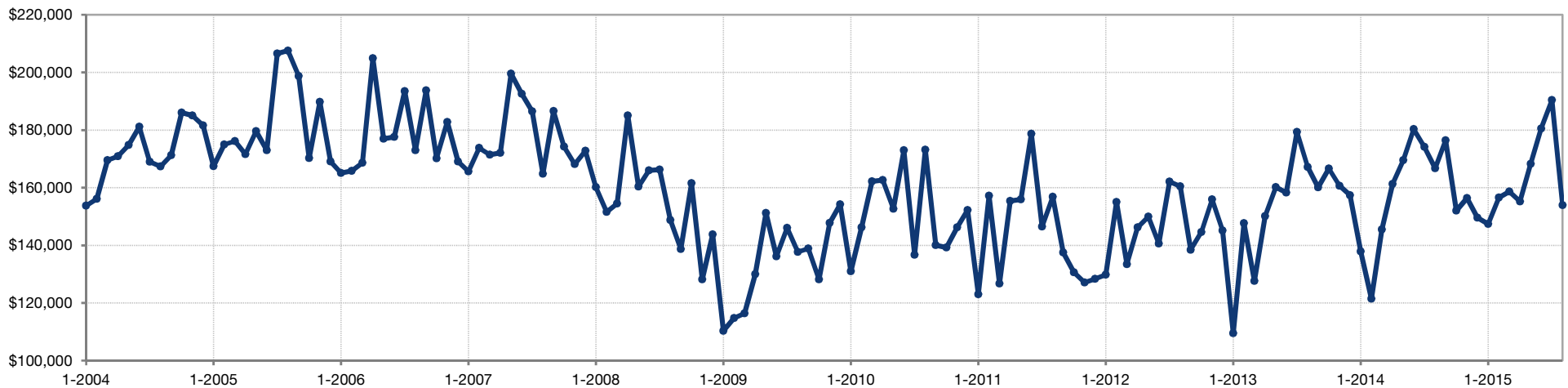


Year To Date



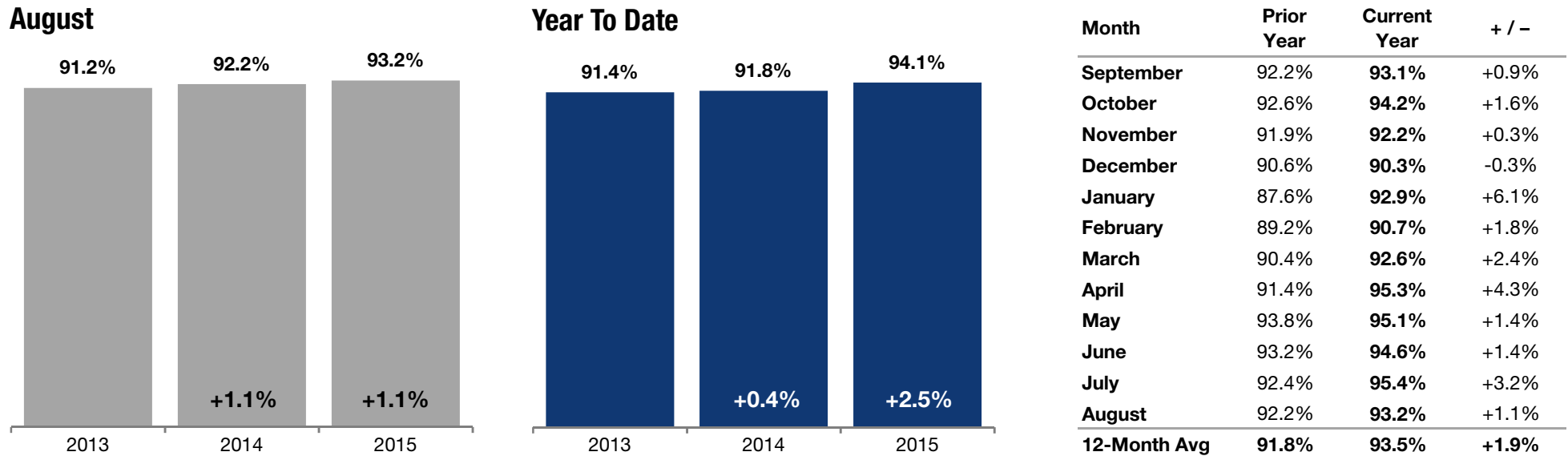
Month	Prior Year	Current Year	+ / -
September	\$160,079	\$176,400	+10.2%
October	\$166,598	\$151,993	-8.8%
November	\$160,658	\$156,391	-2.7%
December	\$157,373	\$149,579	-5.0%
January	\$137,901	\$147,378	+6.9%
February	\$121,456	\$156,559	+28.9%
March	\$145,452	\$158,655	+9.1%
April	\$161,245	\$155,238	-3.7%
May	\$169,561	\$168,286	-0.8%
June	\$180,320	\$180,505	+0.1%
July	\$174,158	\$190,417	+9.3%
August	\$166,737	\$153,887	-7.7%
12-Month Avg	\$162,063	\$164,203	+1.3%

Historical Average Sales Price

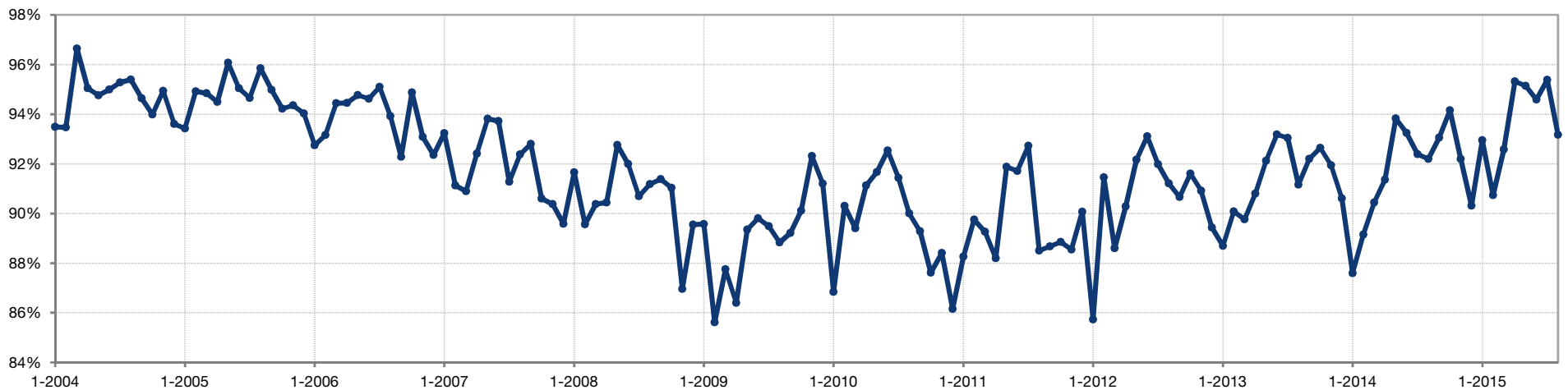


Percent of Original List Price Received

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.



Historical Percent of Original List Price Received

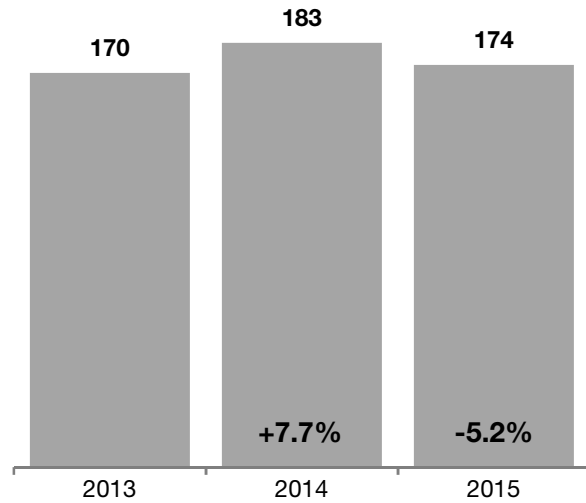


Housing Affordability Index

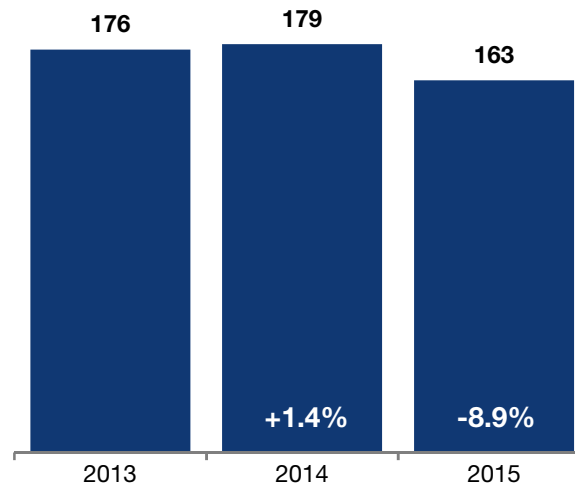
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



August

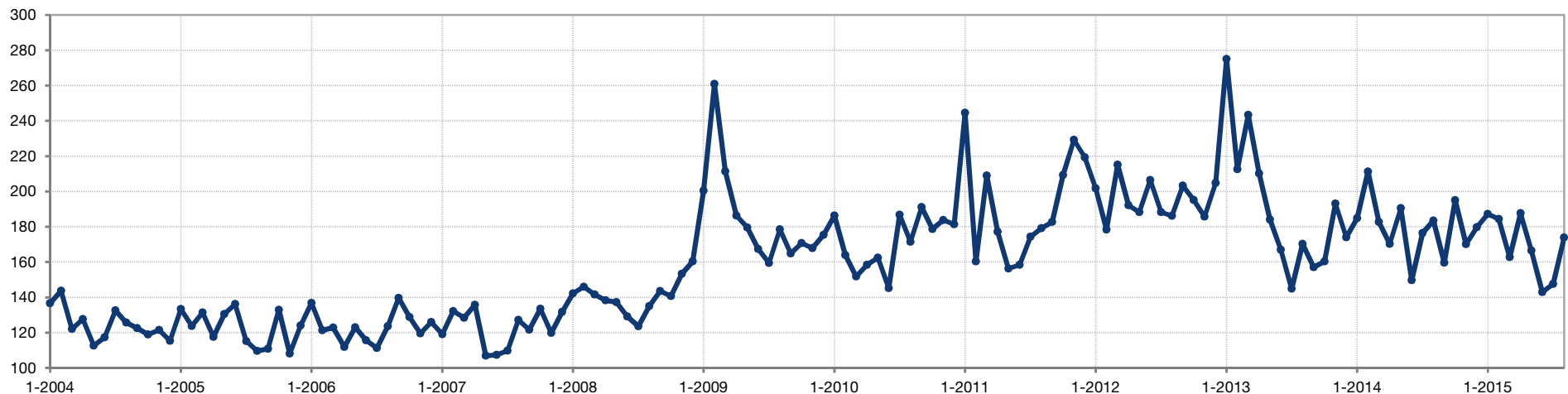


Year To Date



Month	Prior Year	Current Year	+ / -
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	148	-16.4%
August	183	174	-5.2%
12-Month Avg	178	171	-3.0%

Historical Housing Affordability Index

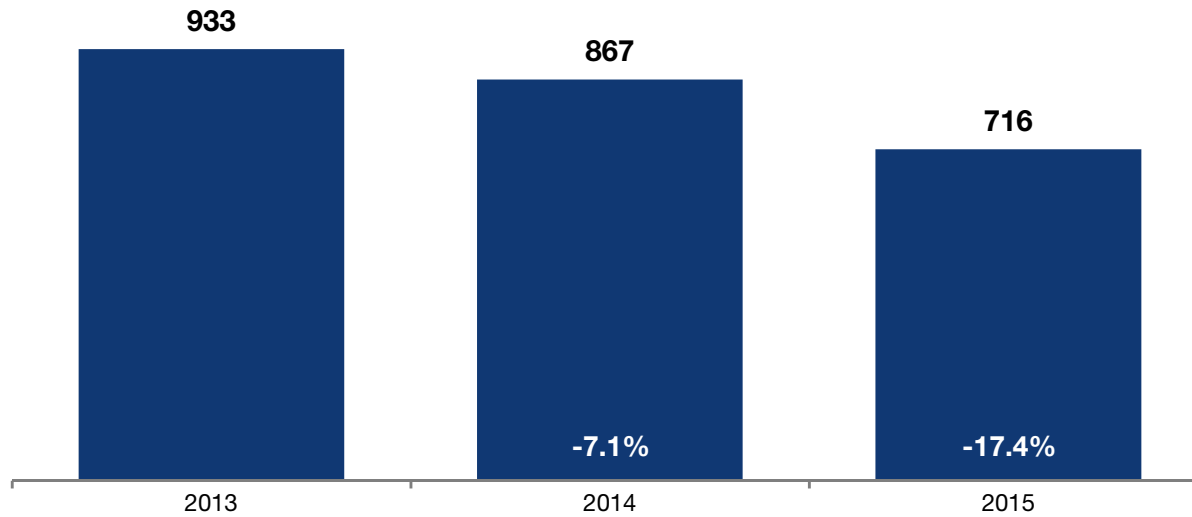


Inventory of Homes for Sale

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



August



Month	Prior Year	Current Year	+ / -
September	924	858	-7.1%
October	858	819	-4.5%
November	820	745	-9.1%
December	734	642	-12.5%
January	718	641	-10.7%
February	741	643	-13.2%
March	776	667	-14.0%
April	804	705	-12.3%
May	864	761	-11.9%
June	869	784	-9.8%
July	882	785	-11.0%
August	867	716	-17.4%
12-Month Avg	821	731	-11.1%

Historical Inventory of Homes for Sale

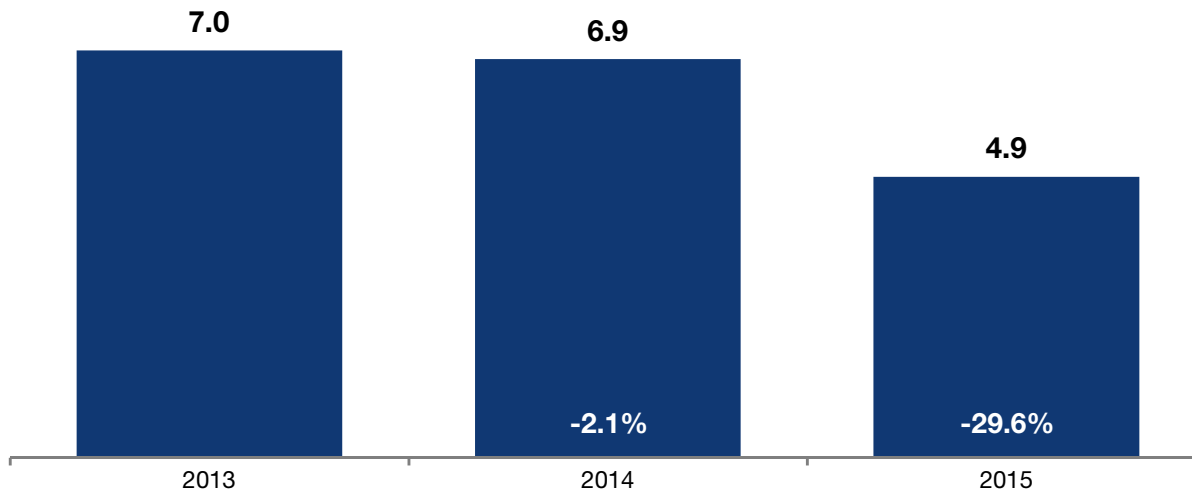


Months Supply of Inventory

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..



August



Month	Prior Year	Current Year	+ / -
September	7.0	6.8	-3.3%
October	6.5	6.4	-1.1%
November	6.2	5.8	-6.1%
December	5.5	4.9	-10.7%
January	5.5	4.9	-10.1%
February	5.7	4.9	-15.1%
March	6.0	4.9	-18.0%
April	6.3	5.1	-18.4%
May	6.8	5.4	-20.6%
June	6.8	5.6	-17.6%
July	6.9	5.5	-20.5%
August	6.9	4.9	-29.6%
12-Month Avg	6.3	5.4	-14.4%

Historical Months Supply of Inventory

