

Monthly Indicators

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



September 2015



Quick Facts

+ 4.1% **+ 10.8%** **- 19.0%**

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.



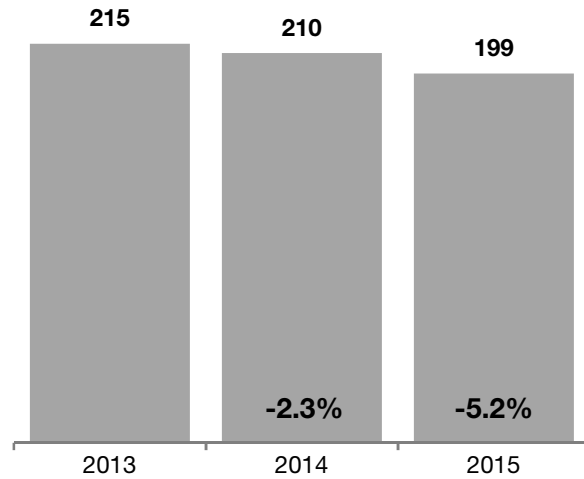
Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		210	199	- 5.2%	1,959	2,037	+ 4.0%
Pending Sales		134	199	+ 48.5%	1,204	1,426	+ 18.4%
Closed Sales		148	154	+ 4.1%	1,140	1,265	+ 11.0%
Days on Market Until Sale		96	97	+ 0.4%	108	107	- 1.0%
Median Sales Price		\$148,000	\$164,000	+ 10.8%	\$135,000	\$150,000	+ 11.1%
Average Sales Price		\$176,400	\$189,753	+ 7.6%	\$164,259	\$169,436	+ 3.2%
Percent of Original List Price Received		93.1%	93.8%	+ 0.8%	92.0%	94.0%	+ 2.2%
Housing Affordability Index		160	149	- 6.9%	175	162	- 7.2%
Inventory of Homes for Sale		858	695	- 19.0%	--	--	--
Months Supply of Homes for Sale		6.8	4.7	- 30.7%	--	--	--

New Listings

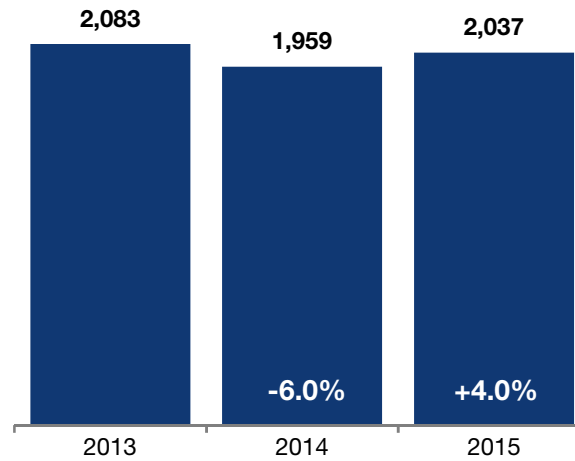
A count of the properties that have been newly listed on the market in a given month.



September

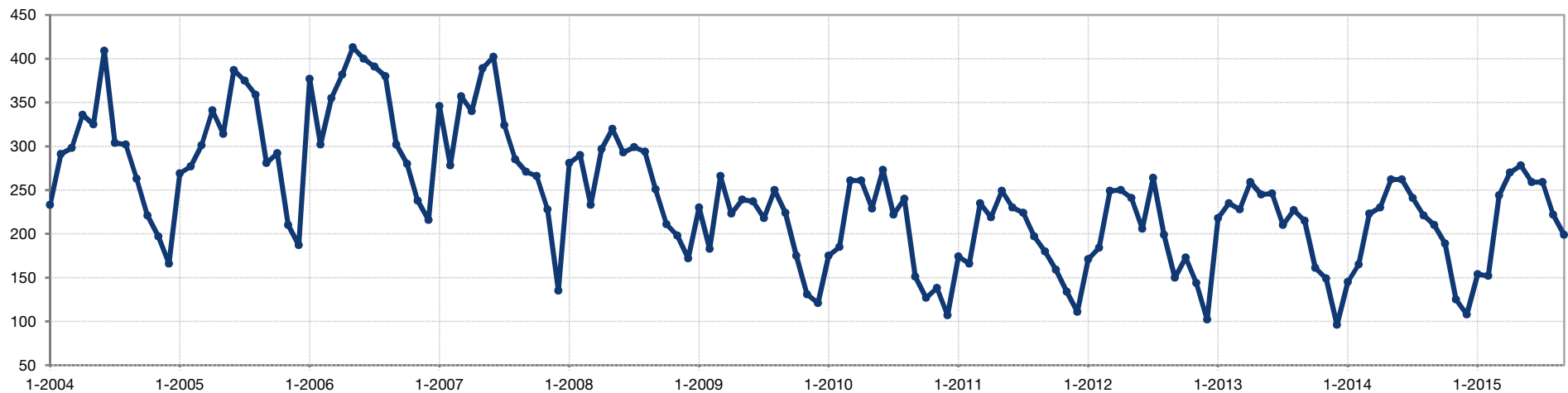


Year To Date



Month	Prior Year	Current Year	+ / -
October	161	189	+17.4%
November	149	125	-16.1%
December	96	108	+12.5%
January	145	154	+6.2%
February	165	152	-7.9%
March	223	244	+9.4%
April	230	270	+17.4%
May	262	278	+6.1%
June	262	259	-1.1%
July	241	259	+7.5%
August	221	222	+0.5%
September	210	199	-5.2%
12-Month Avg	197	205	+4.0%

Historical New Listing Activity

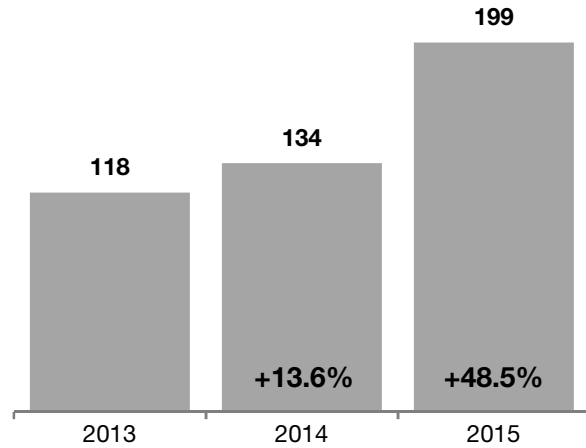


Pending Sales

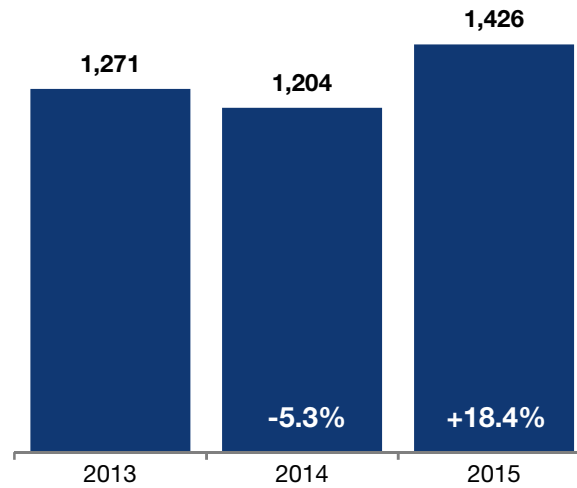
A count of the properties on which contracts have been accepted in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
October	125	139	+11.2%
November	102	108	+5.9%
December	94	109	+16.0%
January	87	96	+10.3%
February	83	100	+20.5%
March	121	153	+26.4%
April	148	181	+22.3%
May	141	177	+25.5%
June	187	174	-7.0%
July	152	176	+15.8%
August	151	170	+12.6%
September	134	199	+48.5%
12-Month Avg	127	149	+16.9%

Historical Pending Sales Activity

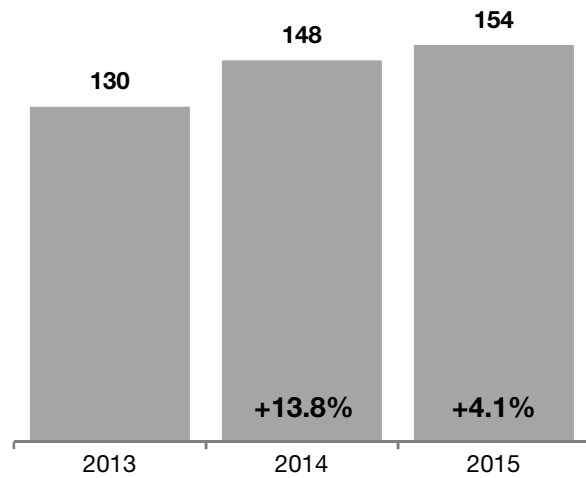


Closed Sales

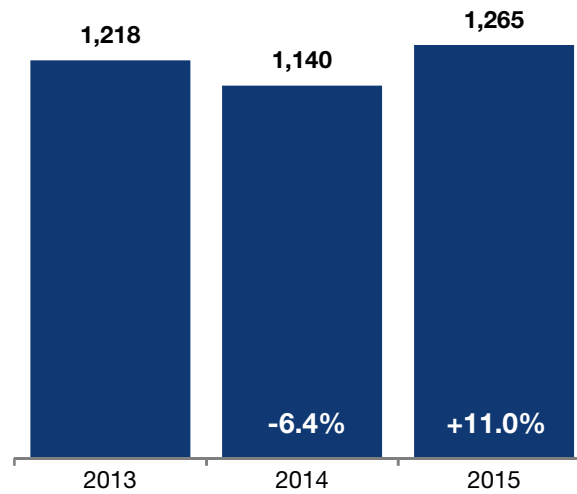
A count of the actual sales that have closed in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	180	+3.4%
July	172	182	+5.8%
August	145	178	+22.8%
September	148	154	+4.1%
12-Month Avg	128	138	+8.4%

Historical Closed Sales Activity

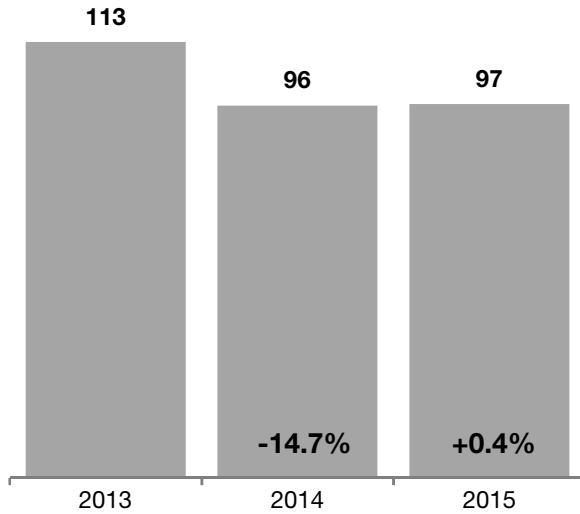


Days on Market Until Sale

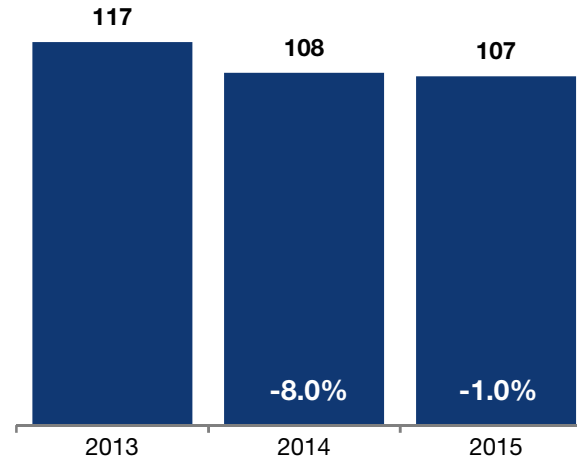
Average number of days between when a property is listed and when an offer is accepted in a given month.



September

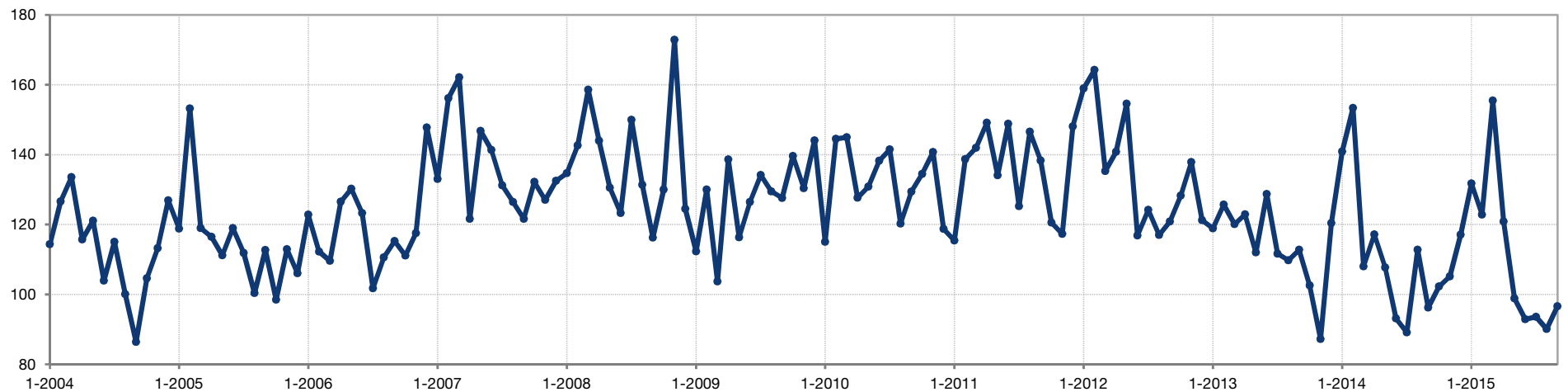


Year To Date



Month	Prior Year	Current Year	+ / -
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	-0.2%
July	89	94	+5.0%
August	113	90	-20.1%
September	96	97	+0.4%
12-Month Avg	107	107	+0.4%

Historical Days on Market Until Sale

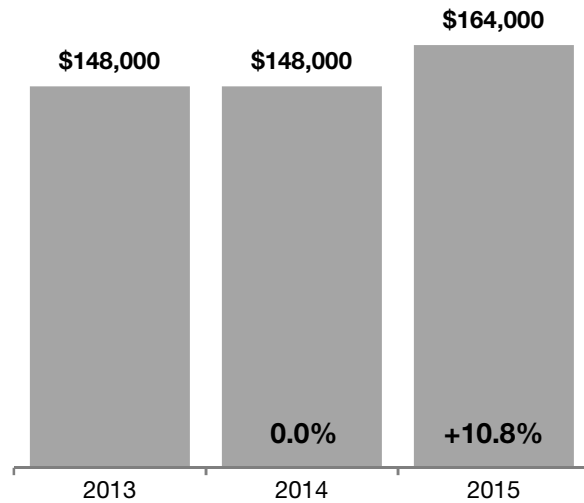


Median Sales Price

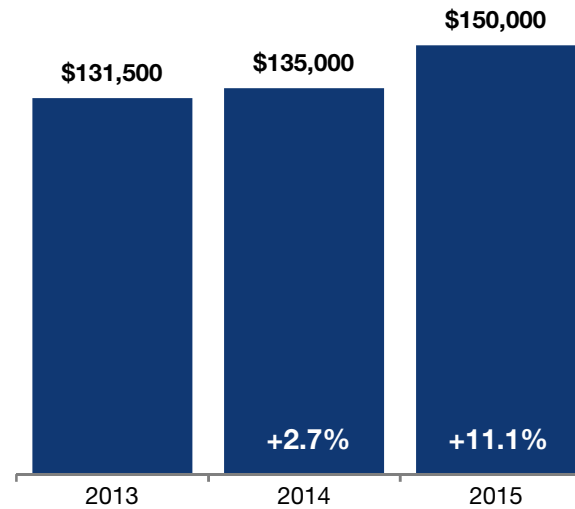
Median price point for all closed sales, not accounting for seller concessions, in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$170,000	+6.9%
July	\$134,500	\$162,000	+20.4%
August	\$130,000	\$138,575	+6.6%
September	\$148,000	\$164,000	+10.8%
12-Month Med	\$135,000	\$145,000	+7.4%

Historical Median Sales Price

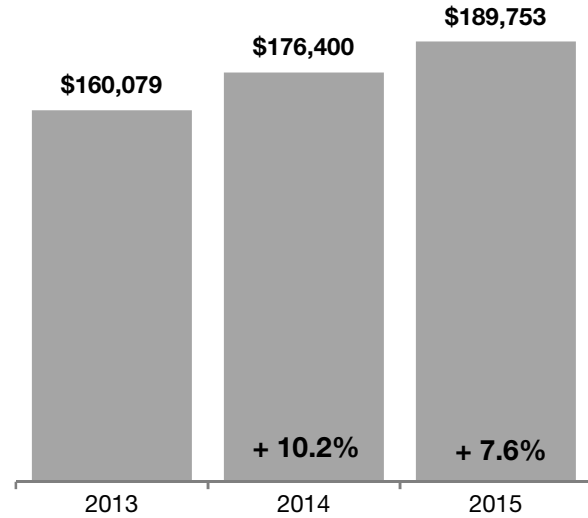


Average Sales Price

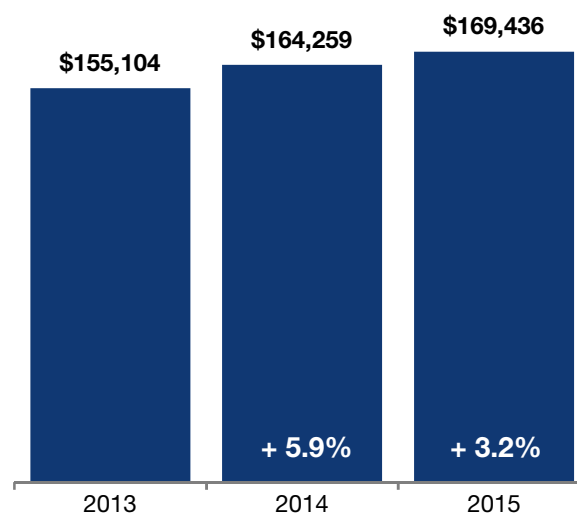
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$180,447	+0.1%
July	\$174,158	\$190,417	+9.3%
August	\$166,737	\$153,700	-7.8%
September	\$176,400	\$189,753	+7.6%
12-Month Avg	\$163,612	\$165,393	+1.1%

Historical Average Sales Price

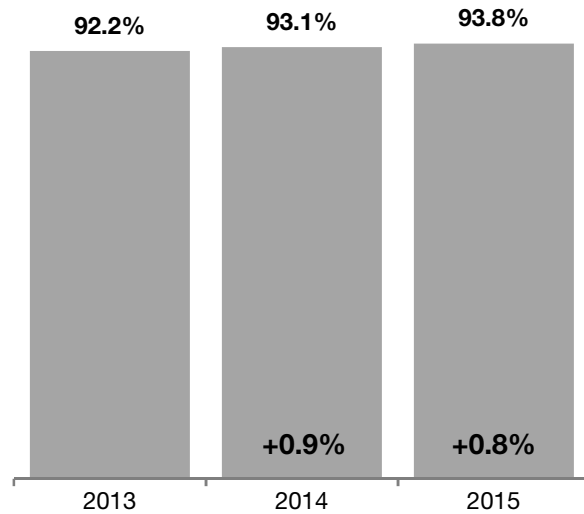


Percent of Original List Price Received

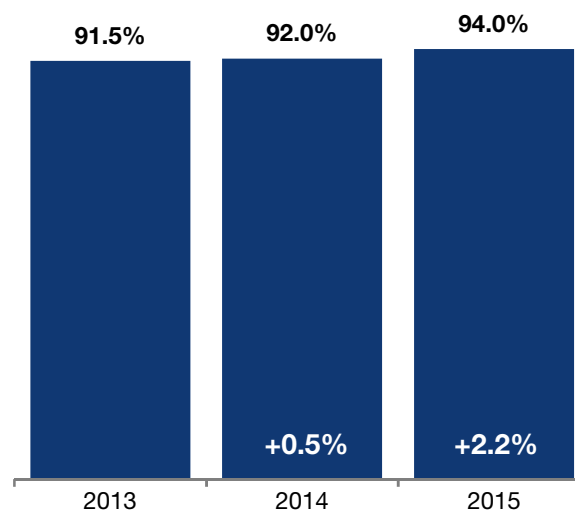
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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%	94.5%	+1.3%
July	92.4%	95.4%	+3.2%
August	92.2%	93.2%	+1.1%
September	93.1%	93.8%	+0.8%
12-Month Avg	91.9%	93.6%	+1.8%

Historical Percent of Original List Price Received

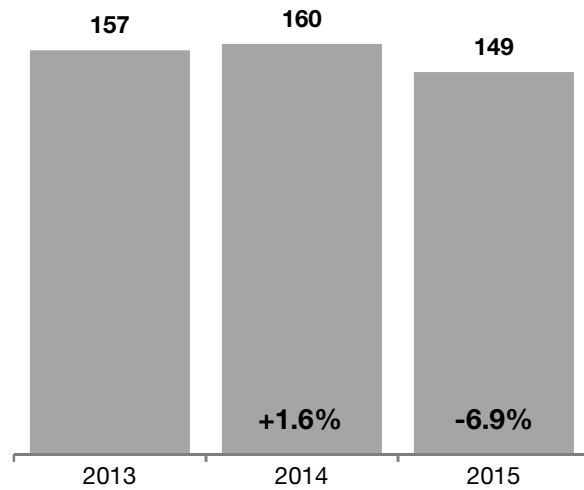


Housing Affordability Index

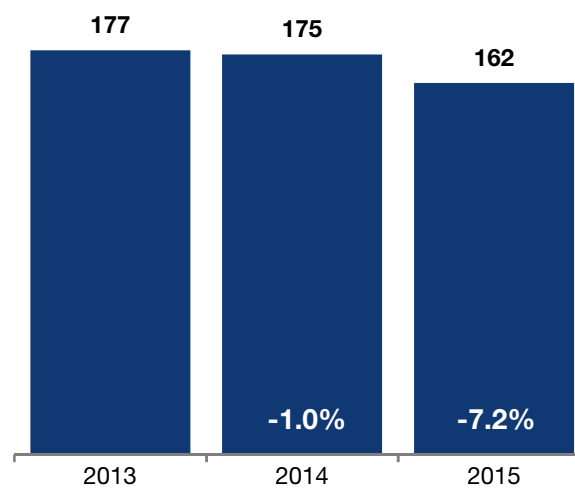
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	160	149	-6.9%
12-Month Avg	178	171	-3.7%

Historical Housing Affordability Index

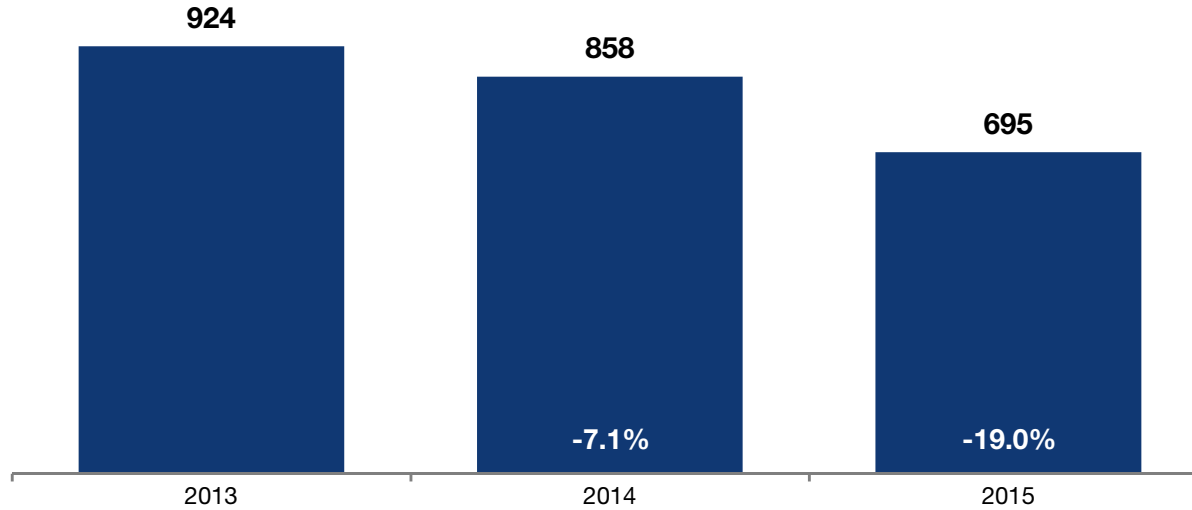


Inventory of Homes for Sale

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

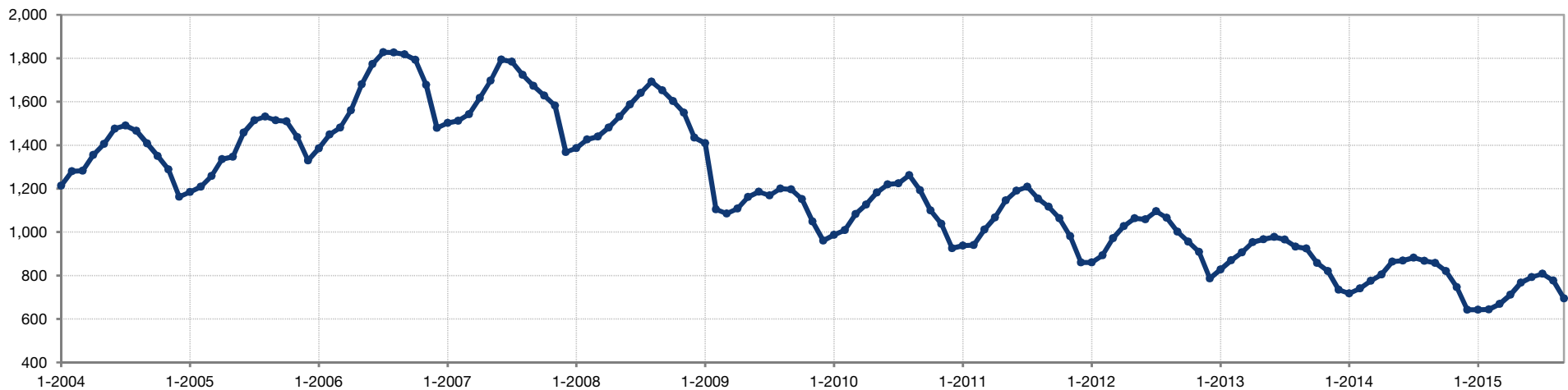


September



Month	Prior Year	Current Year	+ / -
October	858	820	-4.4%
November	820	746	-9.0%
December	734	643	-12.4%
January	718	642	-10.6%
February	741	644	-13.1%
March	776	669	-13.8%
April	804	711	-11.6%
May	864	767	-11.2%
June	869	793	-8.7%
July	882	808	-8.4%
August	867	777	-10.4%
September	858	695	-19.0%
12-Month Avg	816	726	-11.1%

Historical Inventory of Homes for Sale

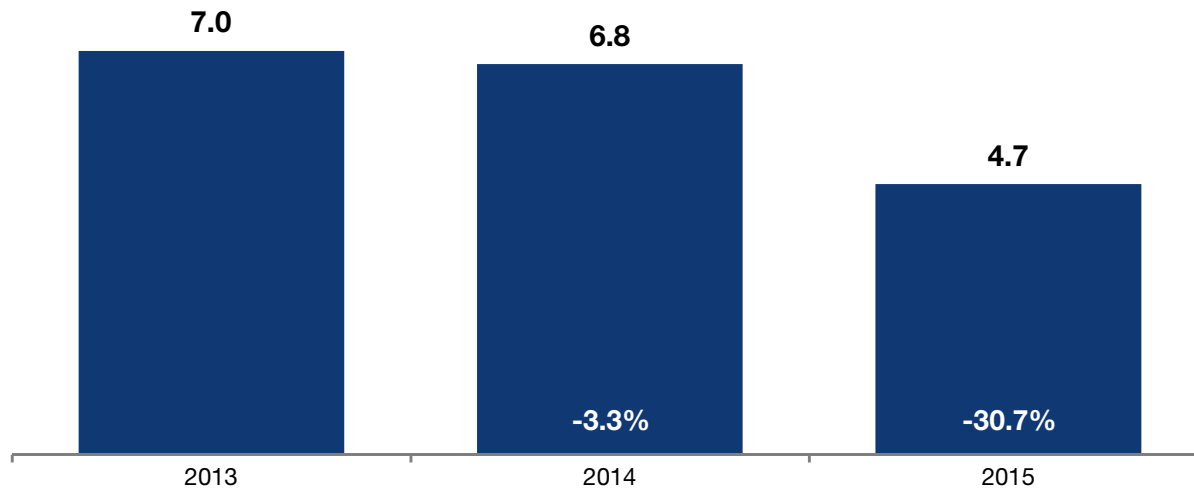


Months Supply of Inventory

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..



September



Month	Prior Year	Current Year	+ / -
October	6.5	6.4	-1.0%
November	6.2	5.8	-6.0%
December	5.5	4.9	-10.6%
January	5.5	4.9	-10.0%
February	5.7	4.9	-15.0%
March	6.0	5.0	-17.7%
April	6.3	5.2	-17.5%
May	6.8	5.5	-19.9%
June	6.8	5.7	-16.4%
July	6.9	5.7	-17.4%
August	6.9	5.4	-21.2%
September	6.8	4.7	-30.7%
12-Month Avg	6.3	5.3	-15.6%

Historical Months Supply of Inventory

