

# Monthly Indicators

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



## October 2015



## Quick Facts

**+ 10.8%**      **+ 21.7%**      **- 16.7%**

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.



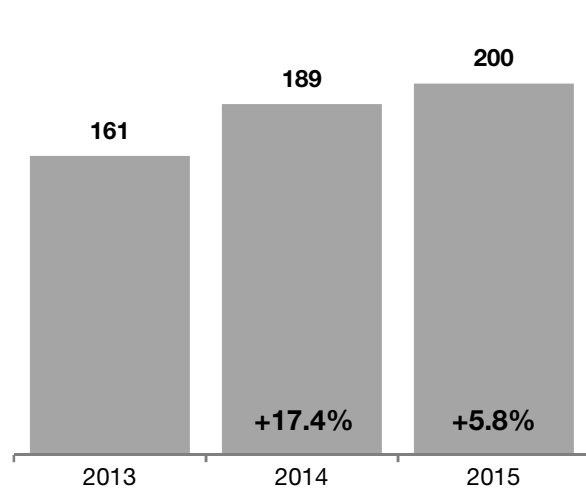
Key Metrics	Historical Sparklines	10-2014	10-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		189	<b>200</b>	+ 5.8%	2,148	<b>2,240</b>	+ 4.3%
<b>Pending Sales</b>		139	<b>154</b>	+ 10.8%	1,343	<b>1,543</b>	+ 14.9%
<b>Closed Sales</b>		139	<b>154</b>	+ 10.8%	1,279	<b>1,421</b>	+ 11.1%
<b>Days on Market Until Sale</b>		102	<b>90</b>	- 11.9%	107	<b>105</b>	- 2.2%
<b>Median Sales Price</b>		\$123,200	<b>\$149,900</b>	+ 21.7%	\$134,500	<b>\$150,000</b>	+ 11.5%
<b>Average Sales Price</b>		\$151,993	<b>\$166,359</b>	+ 9.5%	\$162,942	<b>\$169,134</b>	+ 3.8%
<b>Percent of Original List Price Received</b>		94.2%	<b>93.2%</b>	- 1.1%	92.2%	<b>93.9%</b>	+ 1.9%
<b>Housing Affordability Index</b>		195	<b>162</b>	- 16.7%	179	<b>162</b>	- 9.1%
<b>Inventory of Homes for Sale</b>		821	<b>684</b>	- 16.7%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		6.4	<b>4.7</b>	- 27.1%	--	<b>--</b>	--

# New Listings

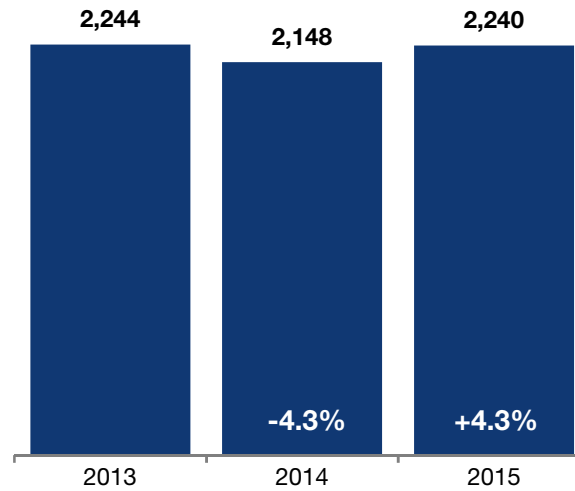
A count of the properties that have been newly listed on the market in a given month.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
November	149	125	-16.1%
December	96	108	+12.5%
January	145	154	+6.2%
February	165	152	-7.9%
March	223	245	+9.9%
April	230	270	+17.4%
May	262	279	+6.5%
June	262	259	-1.1%
July	241	260	+7.9%
August	221	222	+0.5%
September	210	199	-5.2%
October	189	200	+5.8%
12-Month Avg	199	206	+3.3%

## Historical New Listing Activity

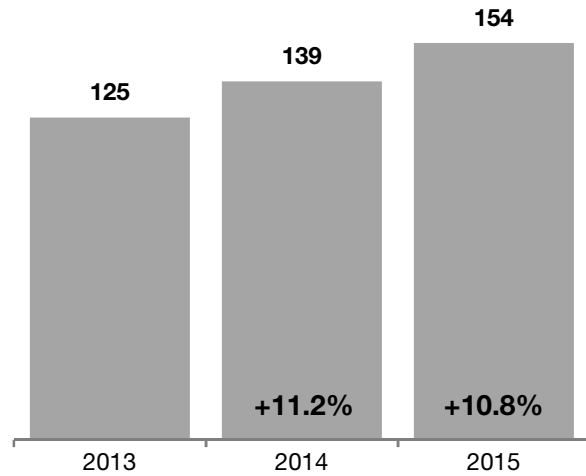


# Pending Sales

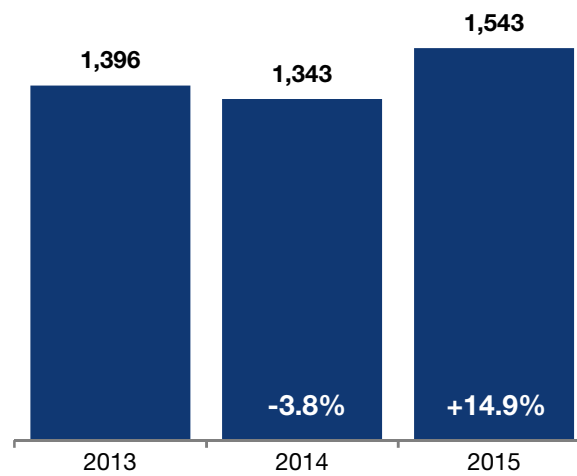
A count of the properties on which contracts have been accepted in a given month.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
November	102	108	+5.9%
December	94	109	+16.0%
January	87	96	+10.3%
February	83	100	+20.5%
March	121	154	+27.3%
April	148	180	+21.6%
May	141	176	+24.8%
June	187	173	-7.5%
July	152	173	+13.8%
August	151	167	+10.6%
September	134	170	+26.9%
October	139	154	+10.8%
<b>12-Month Avg</b>	<b>128</b>	<b>147</b>	<b>+14.4%</b>

## Historical Pending Sales Activity

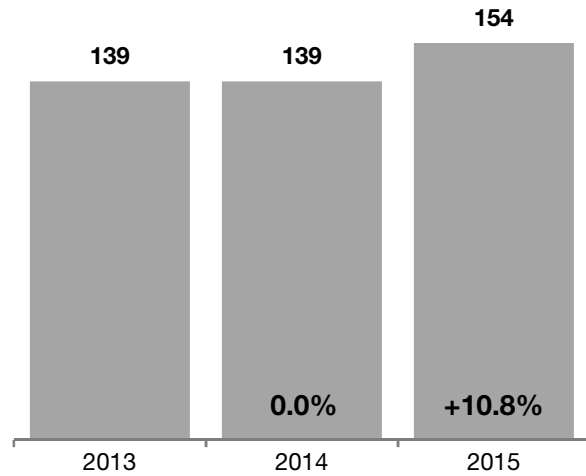


# Closed Sales

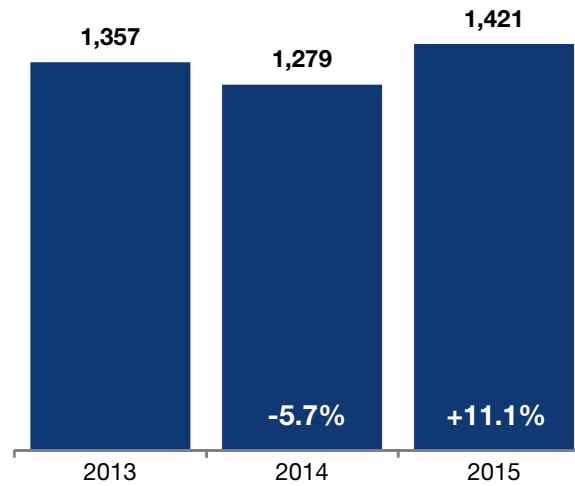
A count of the actual sales that have closed in a given month.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
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	156	+5.4%
October	139	154	+10.8%
12-Month Avg	128	140	+9.4%

## Historical Closed Sales Activity

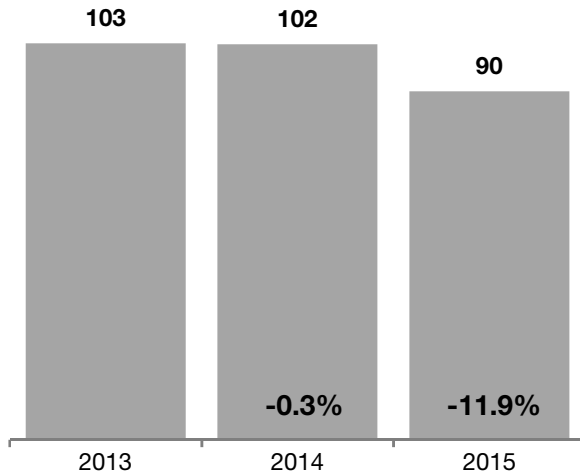


# Days on Market Until Sale

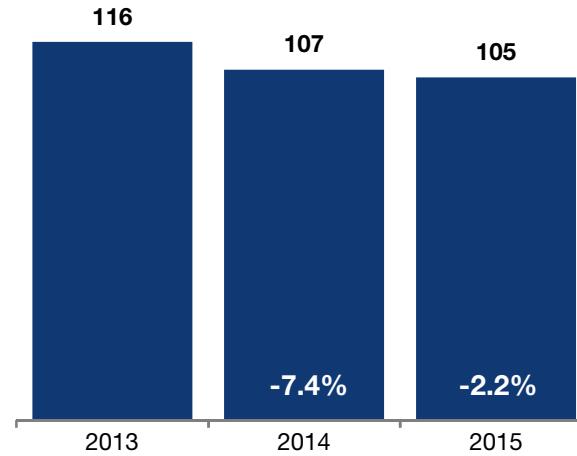
Average number of days between when a property is listed and when an offer is accepted in a given month.



## October

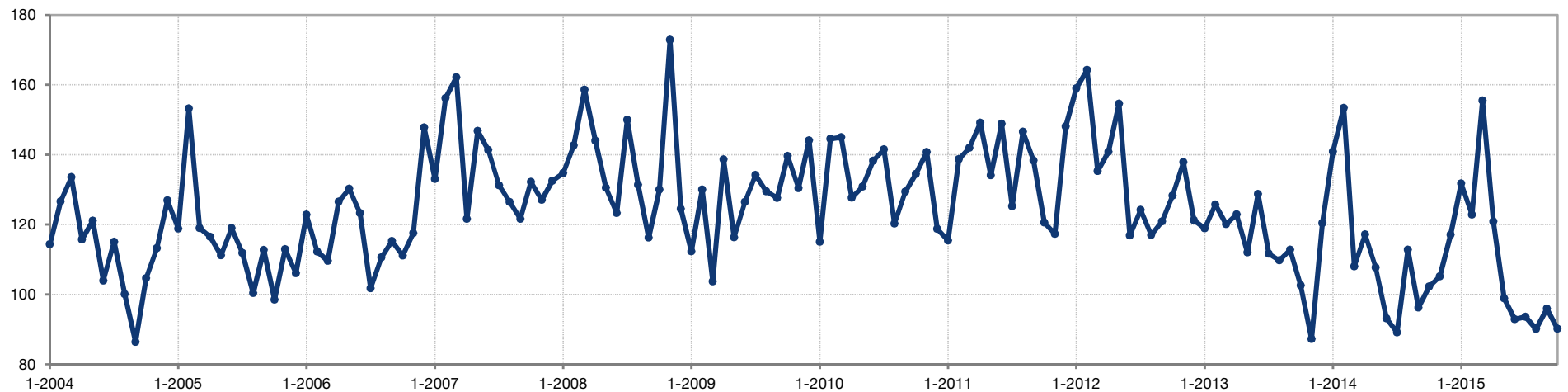


## Year To Date



Month	Prior Year	Current Year	+ / -
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	96	-0.3%
October	102	90	-11.9%
12-Month Avg	107	106	-0.8%

## Historical Days on Market Until Sale

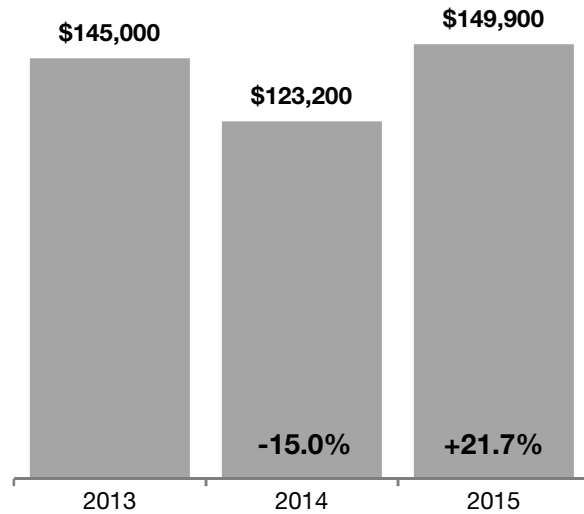


# Median Sales Price

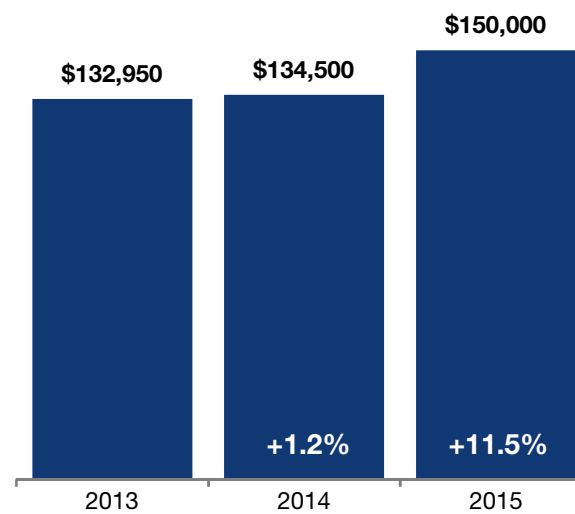
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
October	\$123,200	\$149,900	+21.7%
<b>12-Month Med</b>	<b>\$133,725</b>	<b>\$147,500</b>	<b>+10.3%</b>

## Historical Median Sales Price

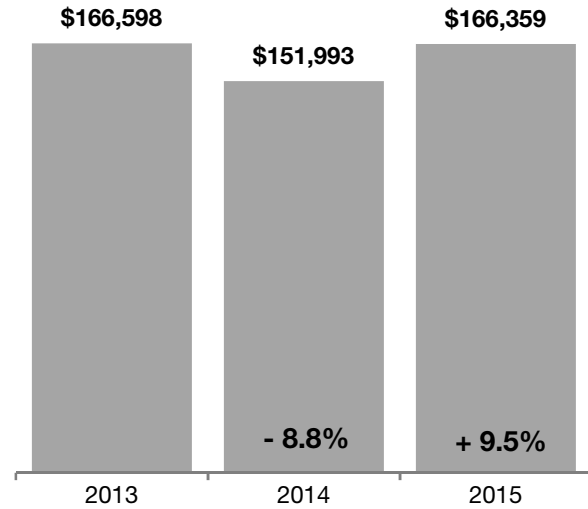


# Average Sales Price

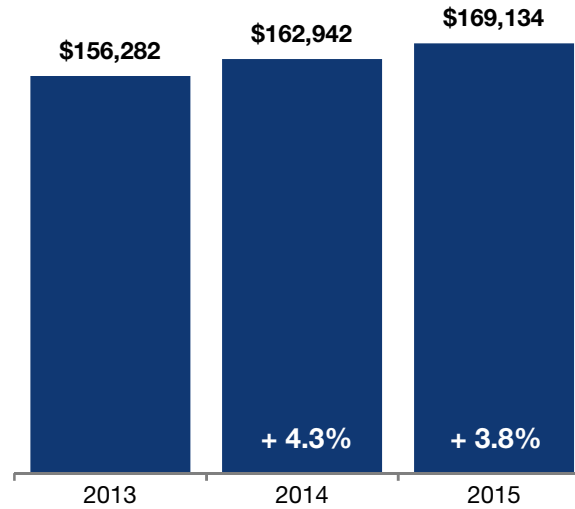
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## October

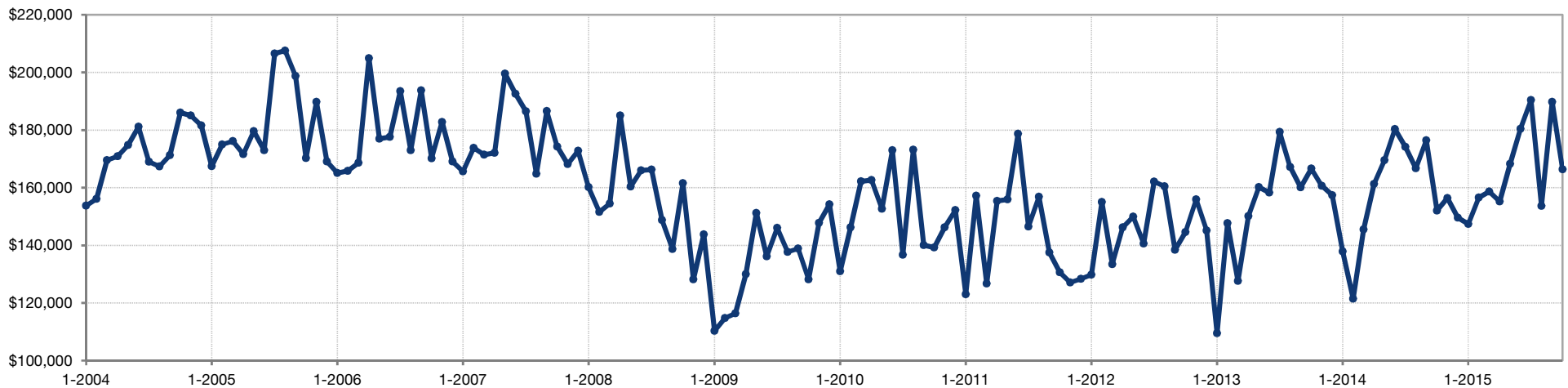


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$189,769	+7.6%
October	\$151,993	\$166,359	+9.5%
12-Month Avg	\$162,294	\$166,610	+2.7%

## Historical Average Sales Price



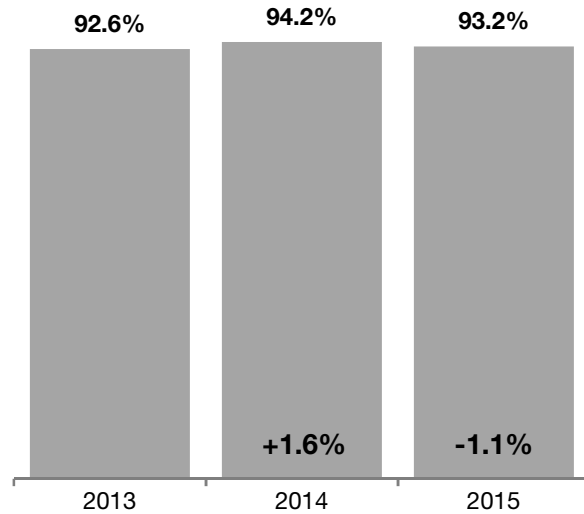


# Percent of Original List Price Received

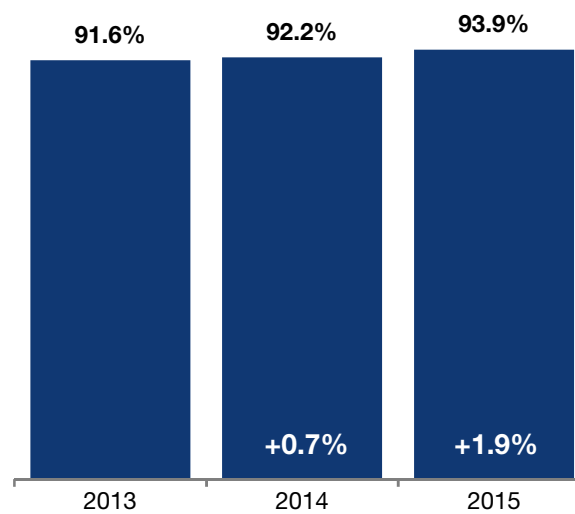
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
October	94.2%	93.2%	-1.1%
<b>12-Month Avg</b>	<b>92.0%</b>	<b>93.5%</b>	<b>+1.6%</b>

## Historical Percent of Original List Price Received

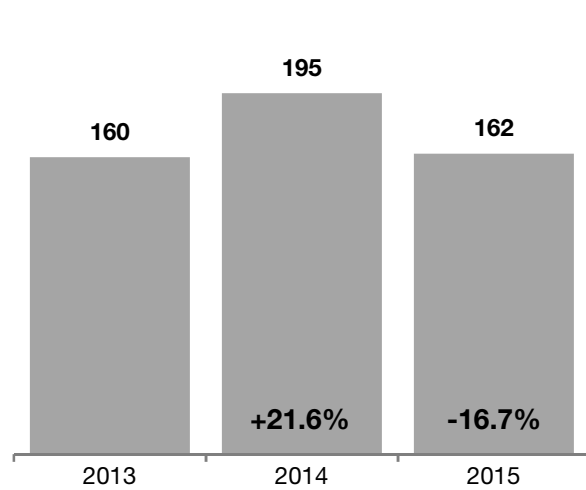


# Housing Affordability Index

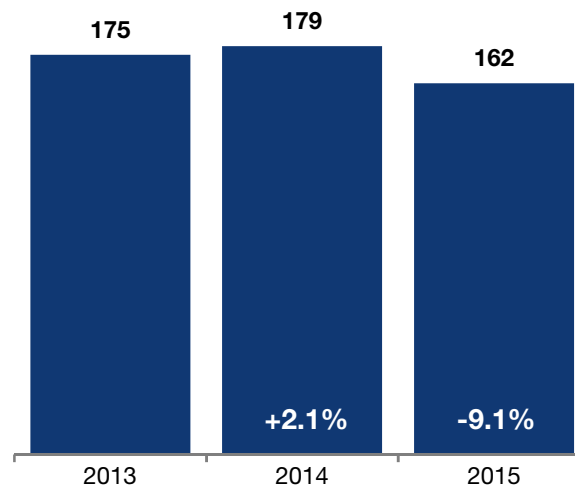
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## October



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
October	195	162	-16.7%
<b>12-Month Avg</b>	<b>181</b>	<b>168</b>	<b>-6.9%</b>

## Historical Housing Affordability Index

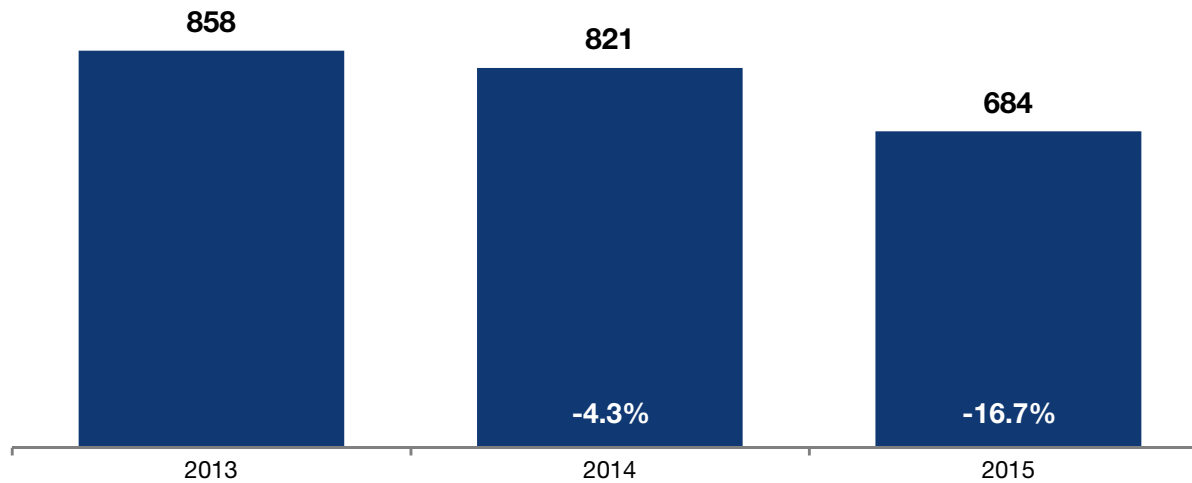


# Inventory of Homes for Sale

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

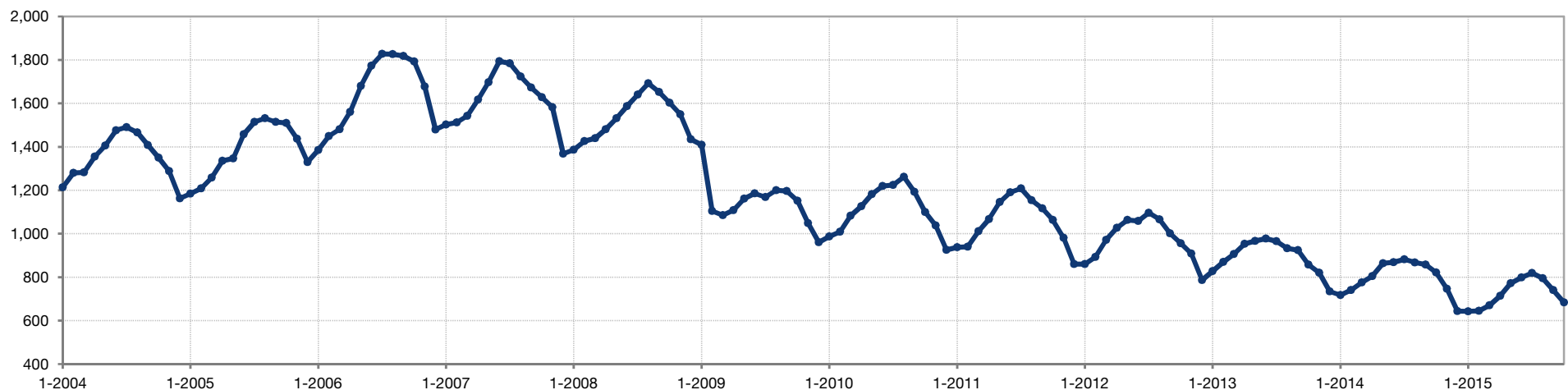


## October



Month	Prior Year	Current Year	+ / -
November	820	747	-8.9%
December	734	644	-12.3%
January	718	643	-10.4%
February	741	645	-13.0%
March	776	670	-13.7%
April	804	714	-11.2%
May	864	772	-10.6%
June	869	799	-8.1%
July	882	819	-7.1%
August	867	795	-8.3%
September	858	741	-13.6%
October	821	684	-16.7%
12-Month Avg	813	723	-11.2%

## Historical Inventory of Homes for Sale

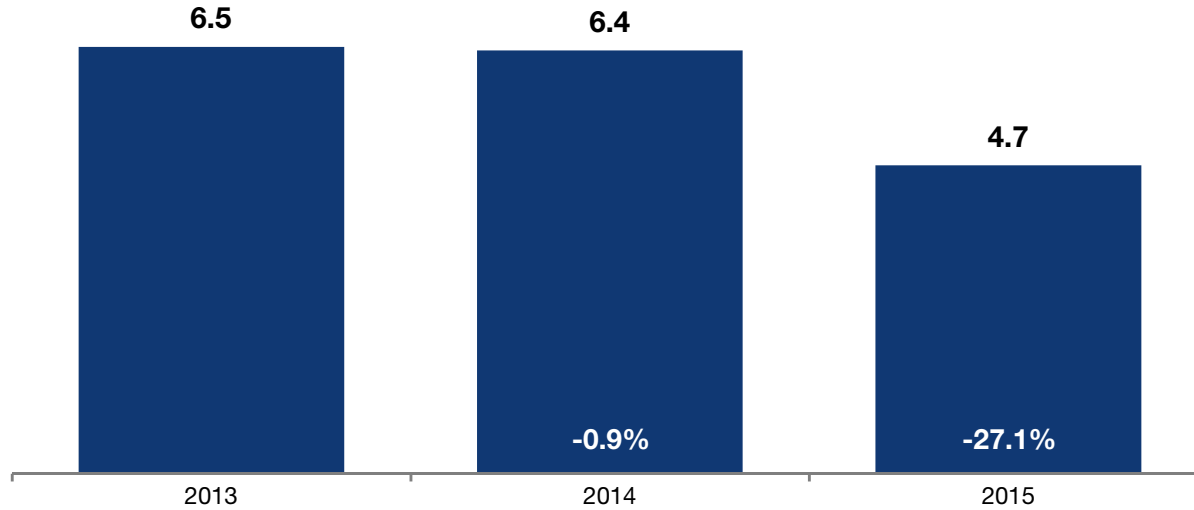


# Months Supply of Inventory

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..



## October



Month	Prior Year	Current Year	+ / -
November	6.2	5.8	-5.8%
December	5.5	5.0	-10.5%
January	5.5	4.9	-9.9%
February	5.7	4.9	-14.9%
March	6.0	5.0	-17.6%
April	6.3	5.2	-17.1%
May	6.8	5.5	-19.3%
June	6.8	5.7	-15.6%
July	6.9	5.8	-16.0%
August	6.9	5.6	-19.0%
September	6.8	5.1	-24.5%
October	6.4	4.7	-27.1%
12-Month Avg	6.3	5.3	-16.7%

## Historical Months Supply of Inventory

