

# Monthly Indicators

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



## November 2015



## Quick Facts

**- 3.7%**      **+ 20.1%**      **- 14.0%**

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.



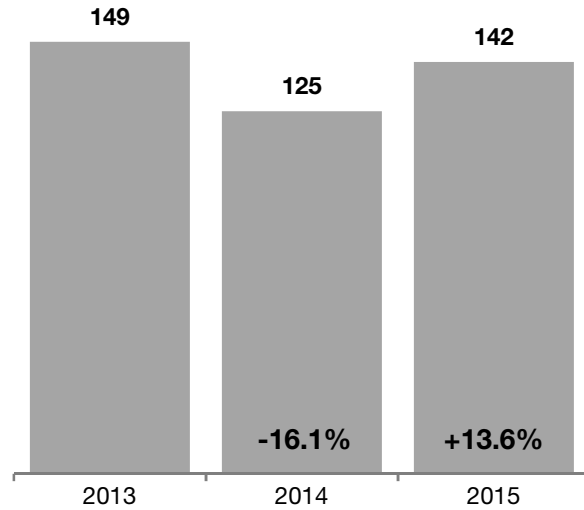
Key Metrics	Historical Sparklines	11-2014	11-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		125	<b>142</b>	+ 13.6%	2,273	<b>2,383</b>	+ 4.8%
<b>Pending Sales</b>		107	<b>144</b>	+ 34.6%	1,450	<b>1,651</b>	+ 13.9%
<b>Closed Sales</b>		109	<b>105</b>	- 3.7%	1,388	<b>1,529</b>	+ 10.2%
<b>Days on Market Until Sale</b>		105	<b>94</b>	- 10.6%	107	<b>104</b>	- 2.8%
<b>Median Sales Price</b>		\$141,500	<b>\$170,000</b>	+ 20.1%	\$134,900	<b>\$150,000</b>	+ 11.2%
<b>Average Sales Price</b>		\$156,391	<b>\$171,867</b>	+ 9.9%	\$162,429	<b>\$169,256</b>	+ 4.2%
<b>Percent of Original List Price Received</b>		92.2%	<b>94.5%</b>	+ 2.5%	92.2%	<b>94.0%</b>	+ 1.9%
<b>Housing Affordability Index</b>		170	<b>142</b>	- 16.5%	178	<b>161</b>	- 9.7%
<b>Inventory of Homes for Sale</b>		748	<b>643</b>	- 14.0%	--	--	--
<b>Months Supply of Homes for Sale</b>		5.8	<b>4.4</b>	- 24.6%	--	--	--

# New Listings

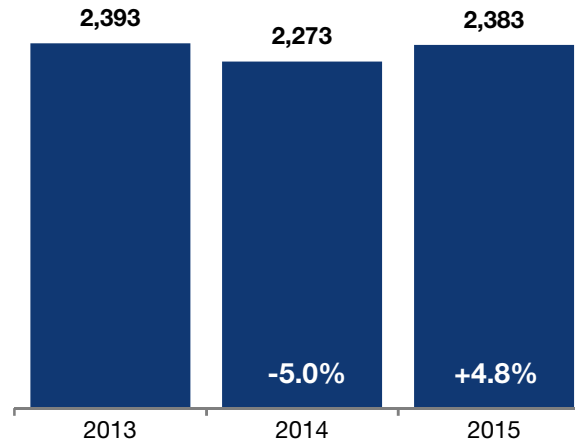
A count of the properties that have been newly listed on the market in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	201	+6.3%
November	125	142	+13.6%
12-Month Avg	197	208	+5.1%

## Historical New Listing Activity

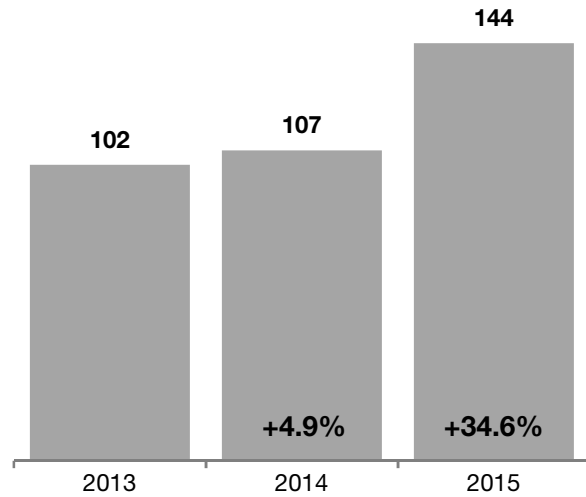


# Pending Sales

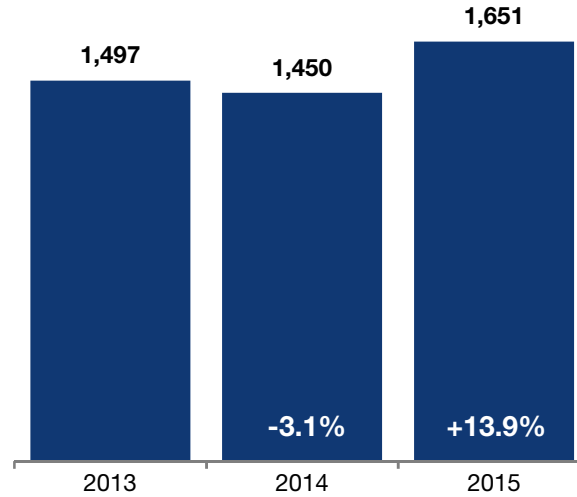
A count of the properties on which contracts have been accepted in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	173	+22.7%
June	187	172	-8.0%
July	152	172	+13.2%
August	151	165	+9.3%
September	134	160	+19.4%
October	139	135	-2.9%
November	107	144	+34.6%
<b>12-Month Avg</b>	<b>129</b>	<b>147</b>	<b>+14.0%</b>

## Historical Pending Sales Activity

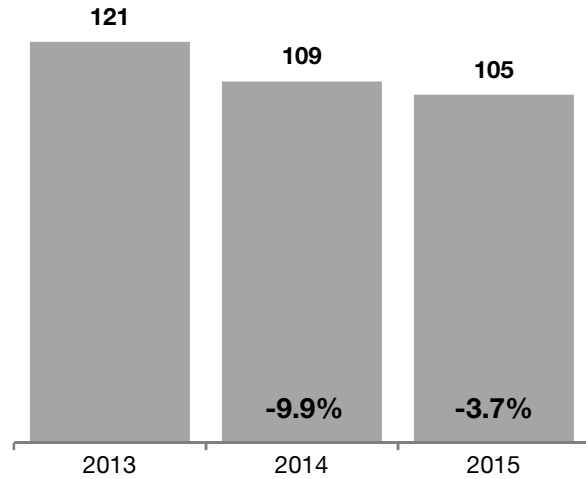


# Closed Sales

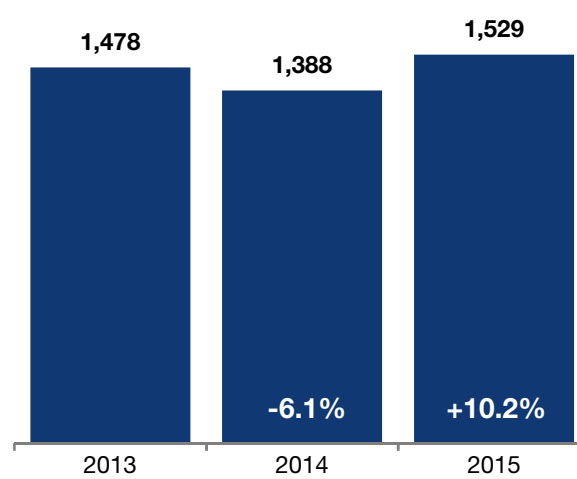
A count of the actual sales that have closed in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	133	146	+9.8%
January	82	84	+2.4%
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	156	+12.2%
November	109	105	-3.7%
<b>12-Month Avg</b>	<b>127</b>	<b>140</b>	<b>+10.1%</b>

## Historical Closed Sales Activity

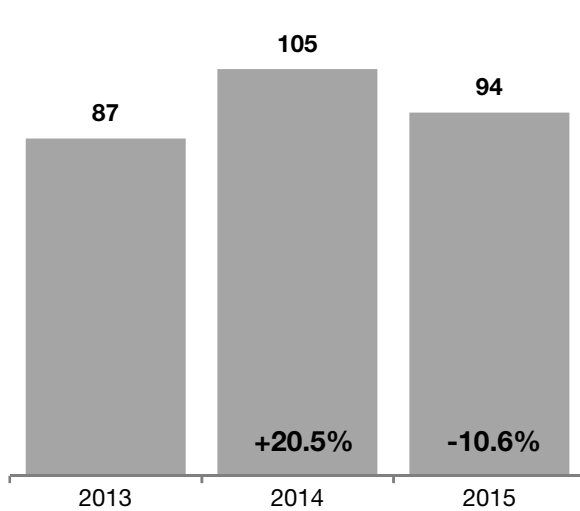


# Days on Market Until Sale

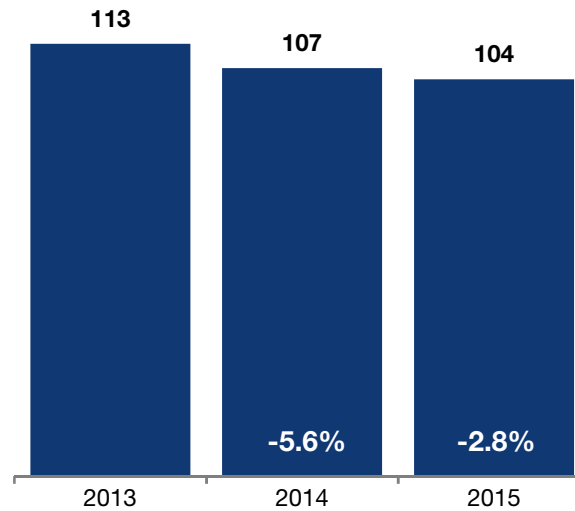
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November

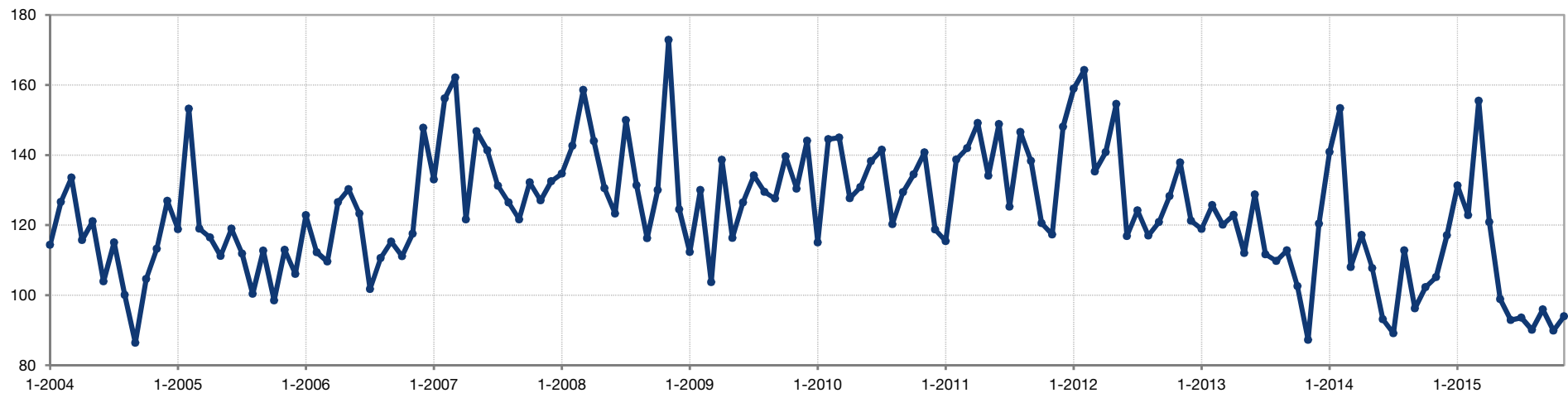


## Year To Date



Month	Prior Year	Current Year	+ / -
December	120	117	-2.8%
January	141	131	-6.8%
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	-12.2%
November	105	94	-10.6%
12-Month Avg	108	105	-2.8%

## Historical Days on Market Until Sale

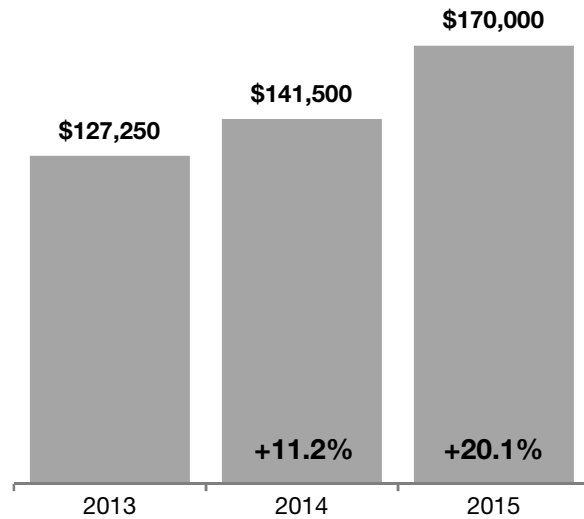


# Median Sales Price

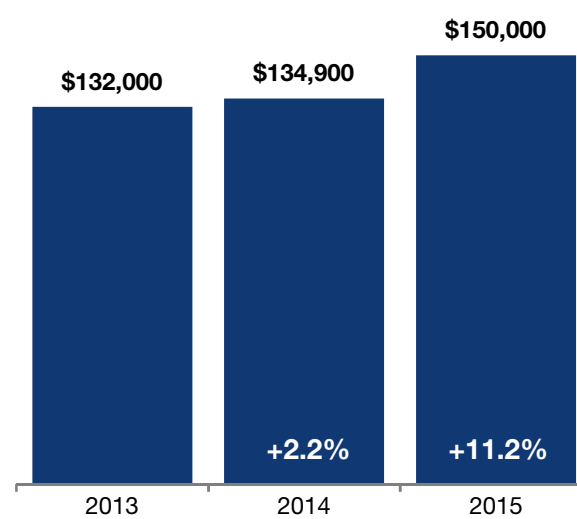
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	\$135,000	\$135,000	0.0%
January	\$124,000	\$129,200	+4.2%
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%
November	\$141,500	\$170,000	+20.1%
<b>12-Month Med</b>	<b>\$134,900</b>	<b>\$148,000</b>	<b>+9.7%</b>

## Historical Median Sales Price

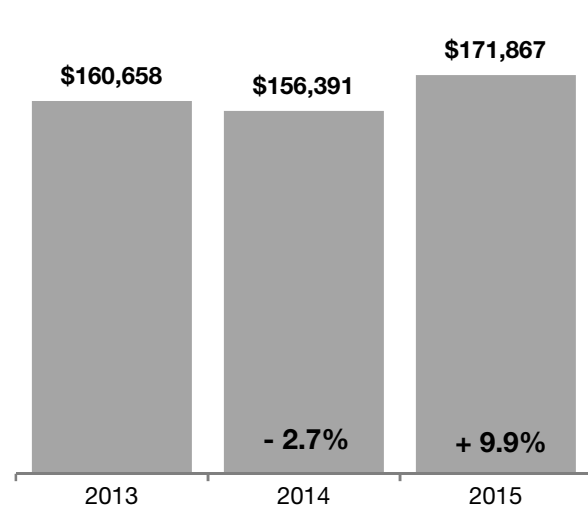


# Average Sales Price

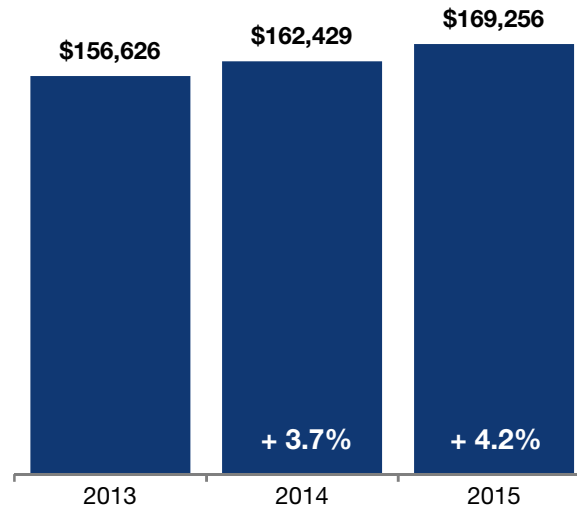
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November

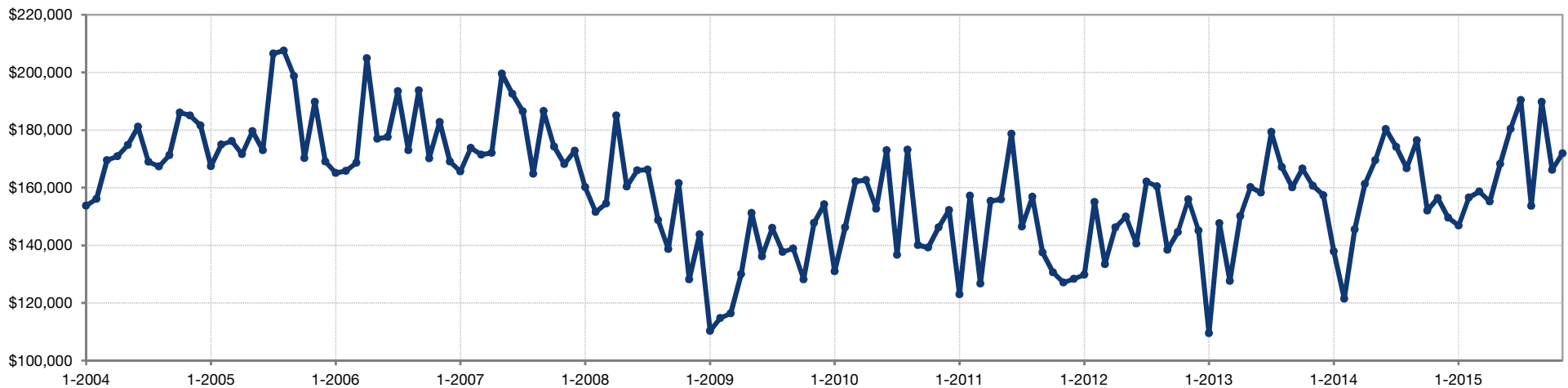


## Year To Date



Month	Prior Year	Current Year	+ / -
December	\$157,373	\$149,579	-5.0%
January	\$137,901	\$146,845	+6.5%
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	\$166,211	+9.4%
November	\$156,391	\$171,867	+9.9%
12-Month Avg	\$161,995	\$167,545	+3.4%

## Historical Average Sales Price



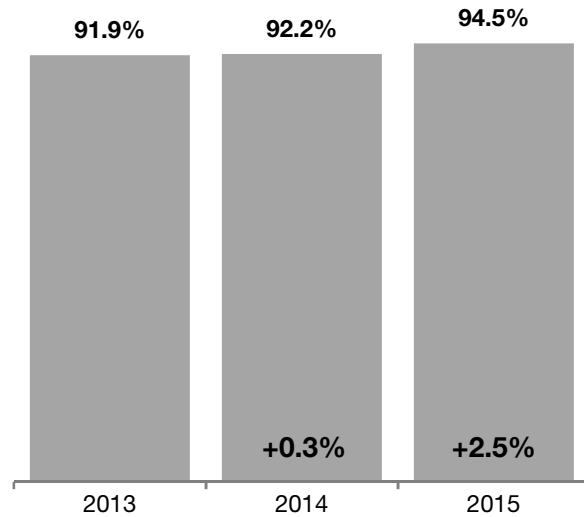


# Percent of Original List Price Received

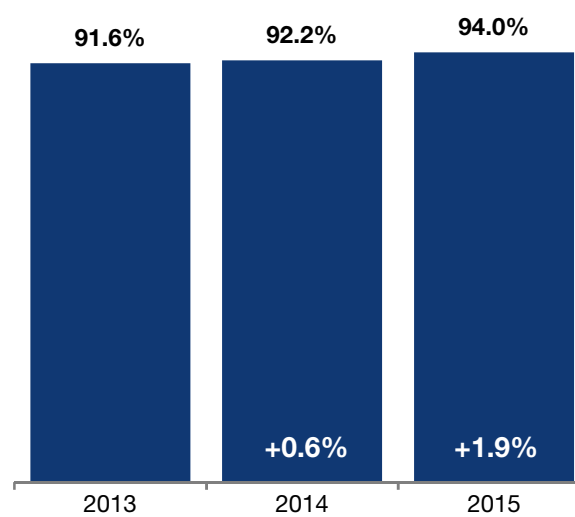
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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%	93.0%	-1.2%
November	92.2%	94.5%	+2.5%
<b>12-Month Avg</b>	<b>92.1%</b>	<b>93.6%</b>	<b>+1.7%</b>

## Historical Percent of Original List Price Received

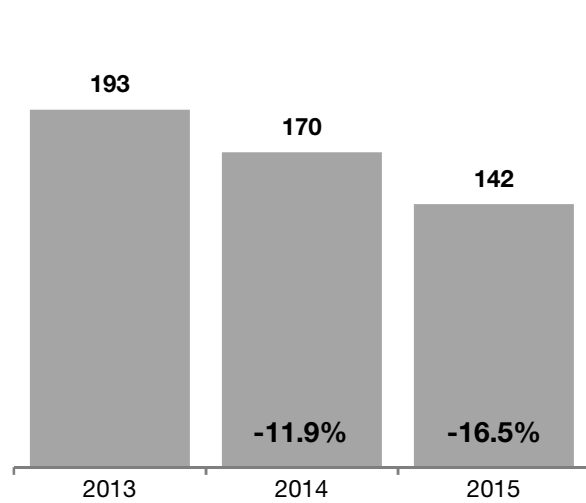


# Housing Affordability Index

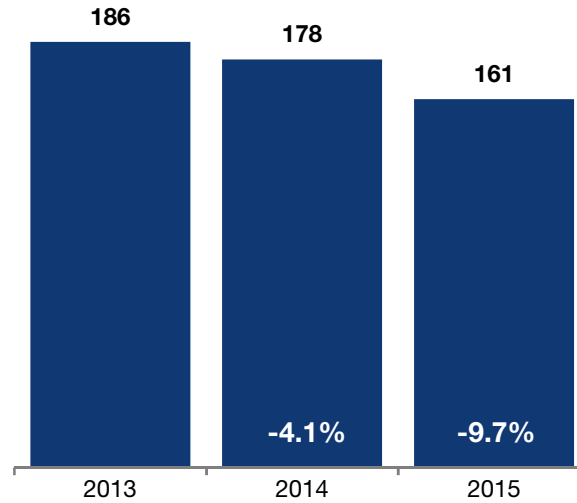
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	174	180	+3.3%
January	185	191	+3.4%
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%
November	170	142	-16.5%
<b>12-Month Avg</b>	<b>179</b>	<b>166</b>	<b>-7.1%</b>

## Historical Housing Affordability Index

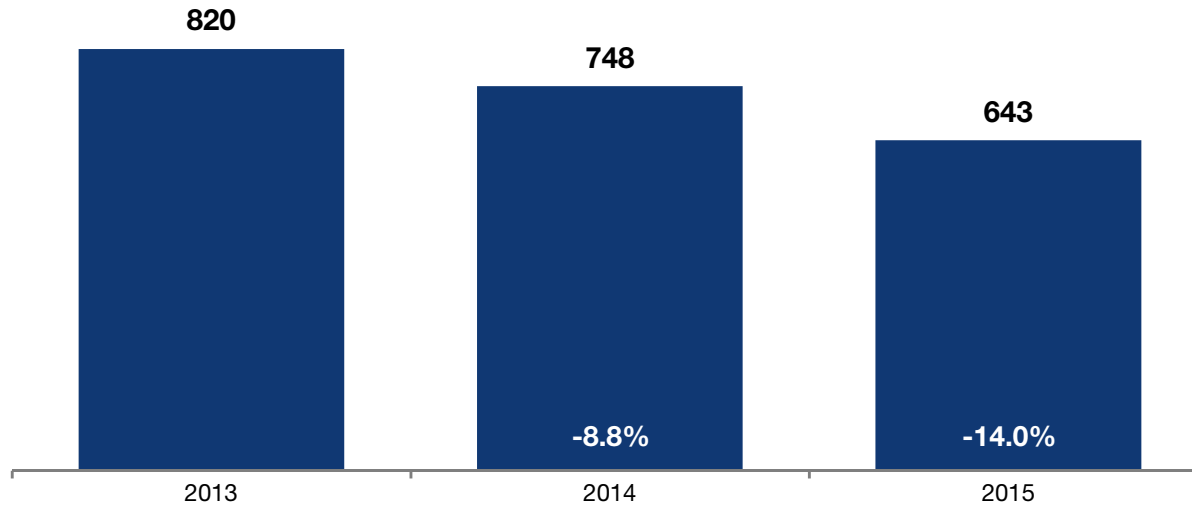


# Inventory of Homes for Sale

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



## November



Month	Prior Year	Current Year	+ / -
December	734	645	-12.1%
January	718	644	-10.3%
February	741	647	-12.7%
March	776	672	-13.4%
April	804	716	-10.9%
May	864	777	-10.1%
June	869	804	-7.5%
July	882	825	-6.5%
August	867	805	-7.2%
September	858	762	-11.2%
October	821	733	-10.7%
November	748	643	-14.0%
12-Month Avg	807	723	-10.5%

## Historical Inventory of Homes for Sale

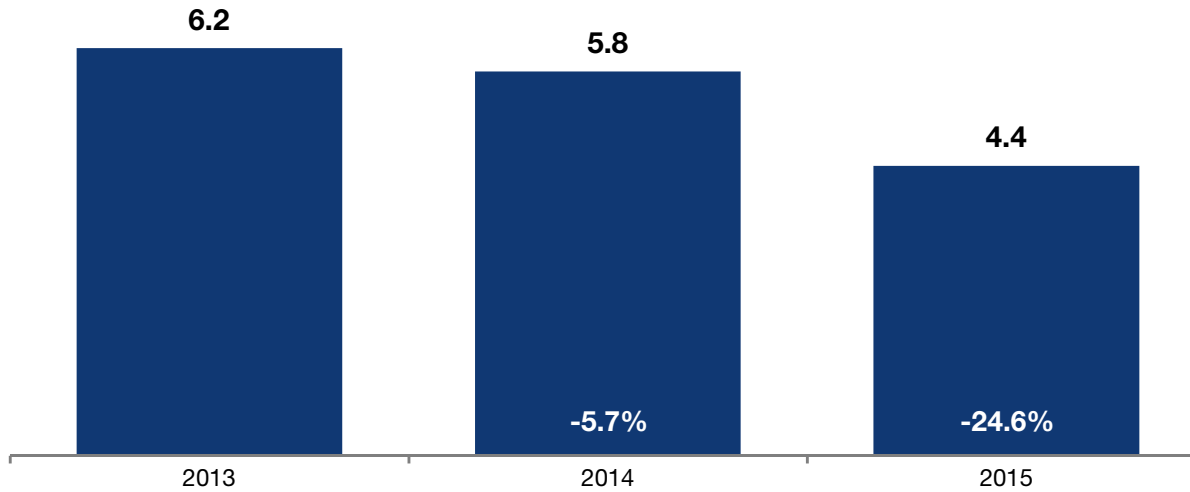


# Months Supply of Inventory

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..



## November



Month	Prior Year	Current Year	+ / -
December	5.5	5.0	-10.3%
January	5.5	4.9	-9.7%
February	5.7	4.9	-14.6%
March	6.0	5.0	-17.4%
April	6.3	5.2	-16.9%
May	6.8	5.5	-18.6%
June	6.8	5.8	-14.9%
July	6.9	5.9	-15.2%
August	6.9	5.7	-17.7%
September	6.8	5.3	-21.6%
October	6.4	5.1	-20.3%
November	5.8	4.4	-24.6%
12-Month Avg	6.3	5.2	-17.0%

## Historical Months Supply of Inventory

