

Monthly Indicators

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



December 2015



Quick Facts

- 7.5%

- 4.4%

- 14.9%

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.



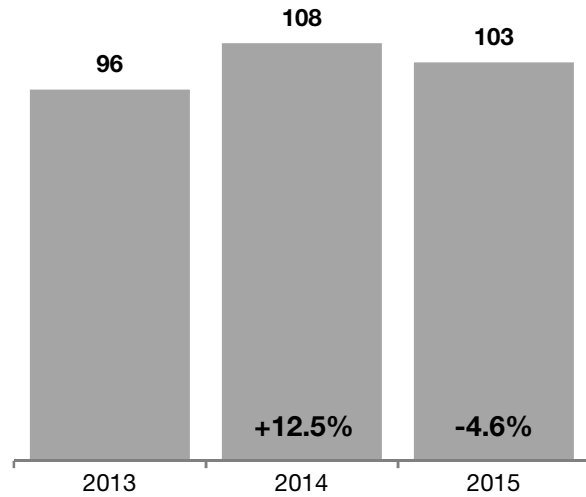
Key Metrics	Historical Sparklines	12-2014	12-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		108	103	- 4.6%	2,381	2,488	+ 4.5%
Pending Sales		109	136	+ 24.8%	1,559	1,752	+ 12.4%
Closed Sales		146	135	- 7.5%	1,534	1,667	+ 8.7%
Days on Market Until Sale		117	102	- 13.2%	108	104	- 3.8%
Median Sales Price		\$135,000	\$129,000	- 4.4%	\$134,950	\$148,000	+ 9.7%
Average Sales Price		\$149,579	\$146,818	- 1.8%	\$161,210	\$167,440	+ 3.9%
Percent of Original List Price Received		90.3%	92.8%	+ 2.7%	92.0%	93.8%	+ 2.0%
Housing Affordability Index		180	188	+ 4.5%	180	164	- 9.0%
Inventory of Homes for Sale		645	549	- 14.9%	--	--	--
Months Supply of Homes for Sale		5.0	3.8	- 24.3%	--	--	--

New Listings

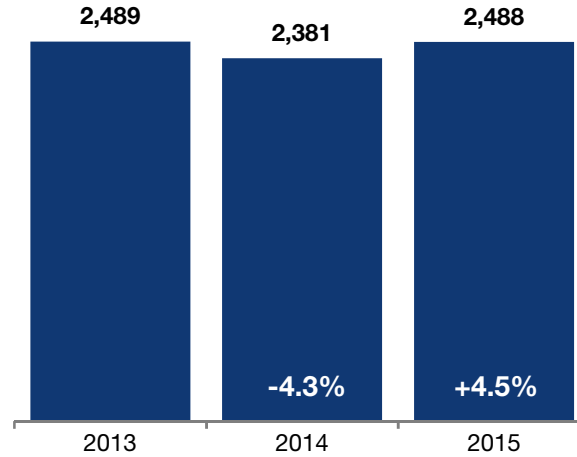
A count of the properties that have been newly listed on the market in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
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	261	+8.3%
August	221	223	+0.9%
September	210	199	-5.2%
October	189	201	+6.3%
November	125	142	+13.6%
December	108	103	-4.6%
12-Month Avg	198	207	+4.5%

Historical New Listing Activity

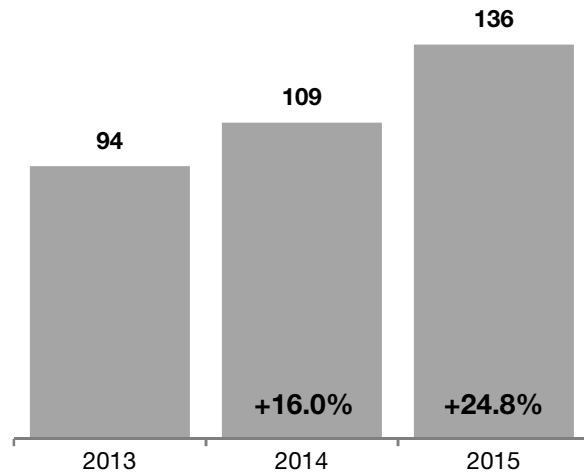


Pending Sales

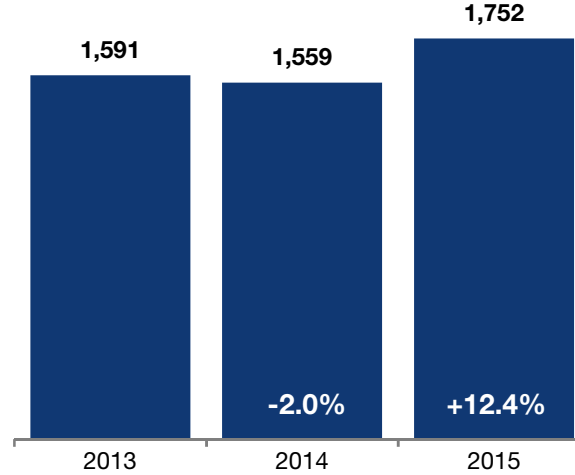
A count of the properties on which contracts have been accepted in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	87	96	+10.3%
February	83	100	+20.5%
March	121	154	+27.3%
April	148	179	+20.9%
May	141	174	+23.4%
June	187	171	-8.6%
July	152	171	+12.5%
August	151	166	+9.9%
September	134	159	+18.7%
October	139	120	-13.7%
November	107	126	+17.8%
December	109	136	+24.8%
12-Month Avg	130	146	+12.4%

Historical Pending Sales Activity

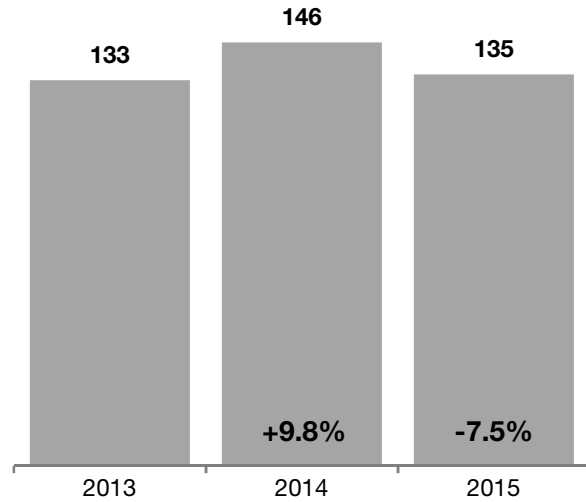


Closed Sales

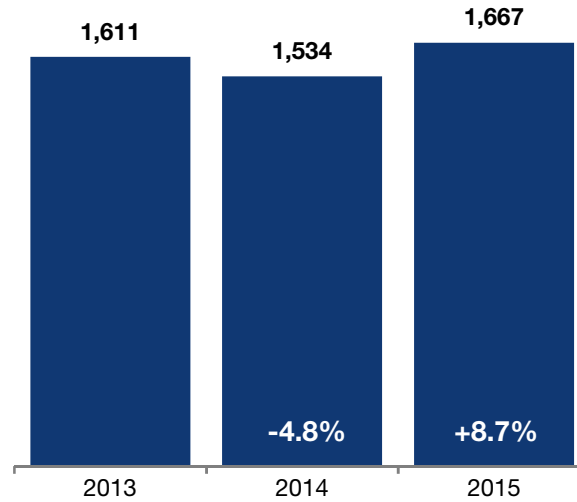
A count of the actual sales that have closed in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
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	181	+4.0%
July	172	182	+5.8%
August	145	178	+22.8%
September	148	157	+6.1%
October	139	156	+12.2%
November	109	106	-2.8%
December	146	135	-7.5%
12-Month Avg	128	139	+8.8%

Historical Closed Sales Activity

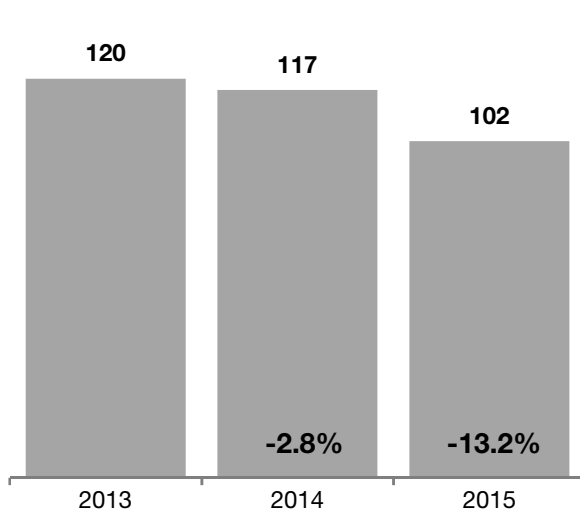


Days on Market Until Sale

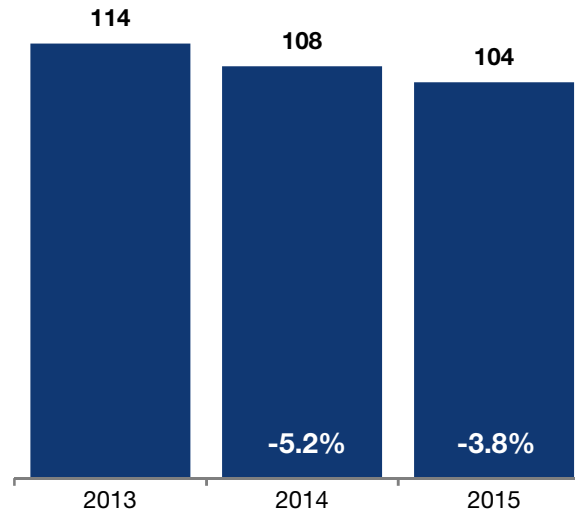
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

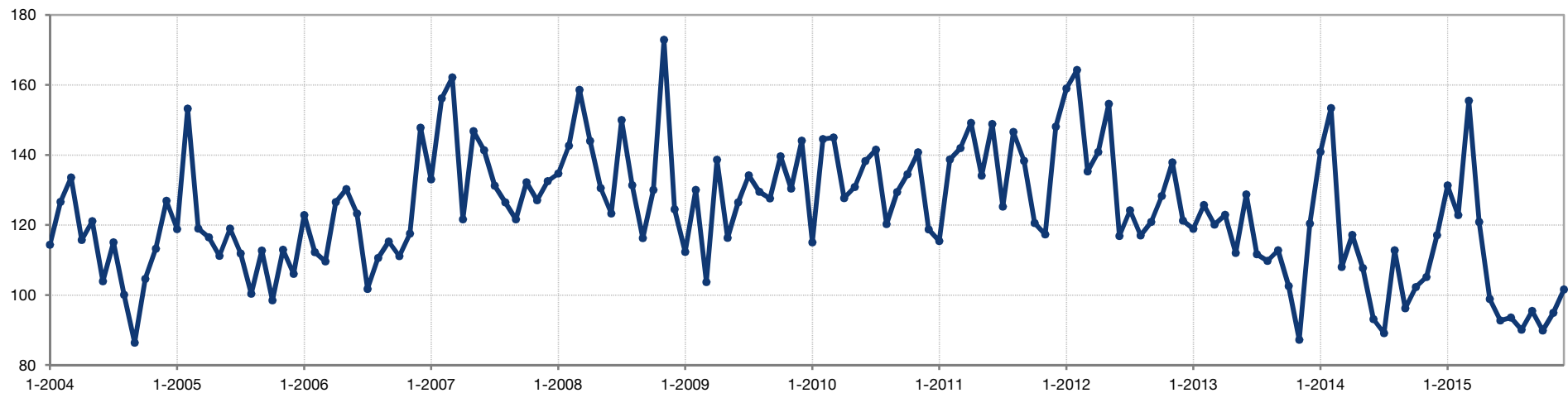


Year To Date



Month	Prior Year	Current Year	+ / -
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	-0.4%
July	89	94	+5.0%
August	113	90	-20.1%
September	96	95	-0.8%
October	102	90	-12.2%
November	105	95	-9.7%
December	117	102	-13.2%
12-Month Avg	108	104	-3.8%

Historical Days on Market Until Sale

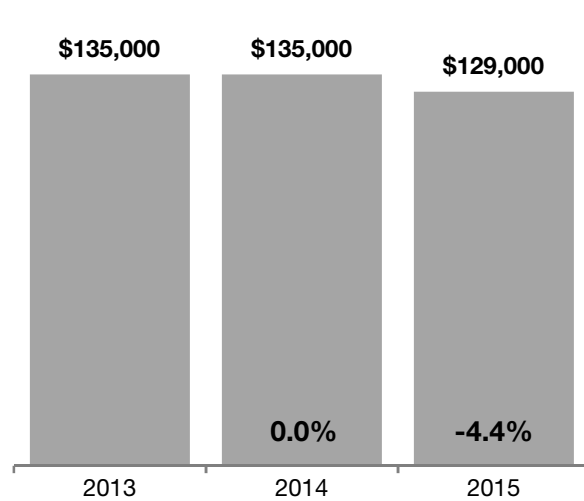


Median Sales Price

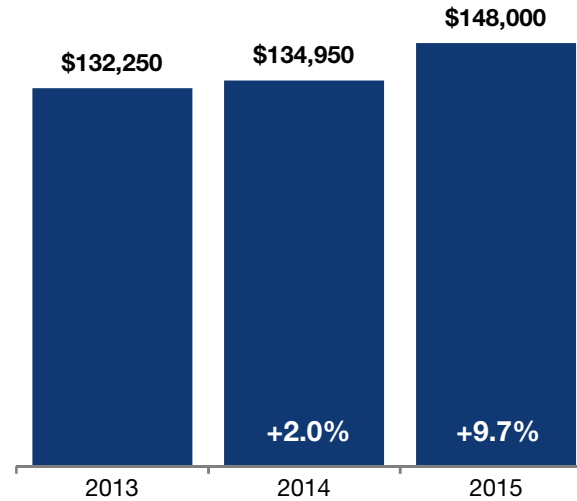
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$169,993	+6.9%
July	\$134,500	\$162,000	+20.4%
August	\$130,000	\$138,575	+6.6%
September	\$148,000	\$163,500	+10.5%
October	\$123,200	\$149,900	+21.7%
November	\$141,500	\$169,000	+19.4%
December	\$135,000	\$129,000	-4.4%
12-Month Med	\$134,950	\$148,000	+9.7%

Historical Median Sales Price

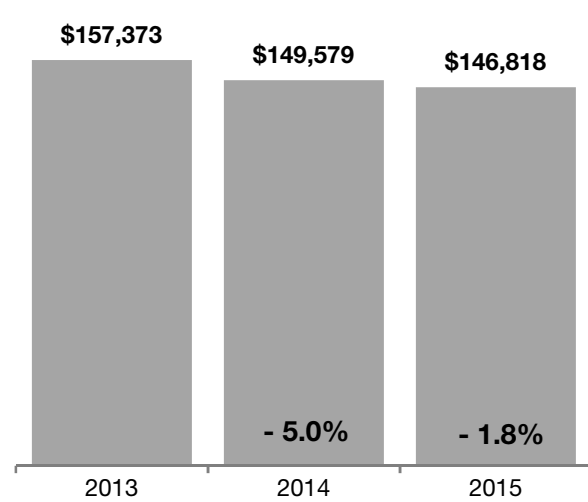


Average Sales Price

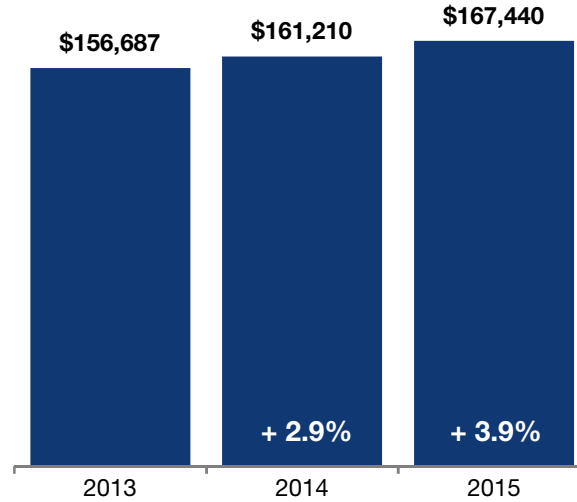
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December

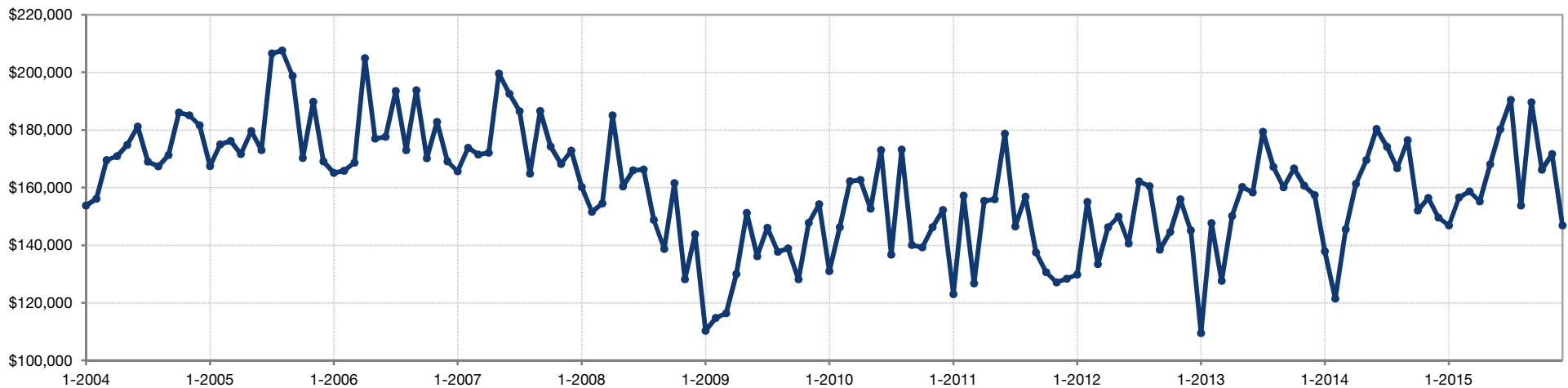


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$168,045	-0.9%
June	\$180,320	\$180,264	-0.0%
July	\$174,158	\$190,417	+9.3%
August	\$166,737	\$153,716	-7.8%
September	\$176,400	\$189,544	+7.5%
October	\$151,993	\$166,211	+9.4%
November	\$156,391	\$171,631	+9.7%
December	\$149,579	\$146,818	-1.8%
12-Month Avg	\$161,210	\$167,440	+3.9%

Historical Average Sales Price

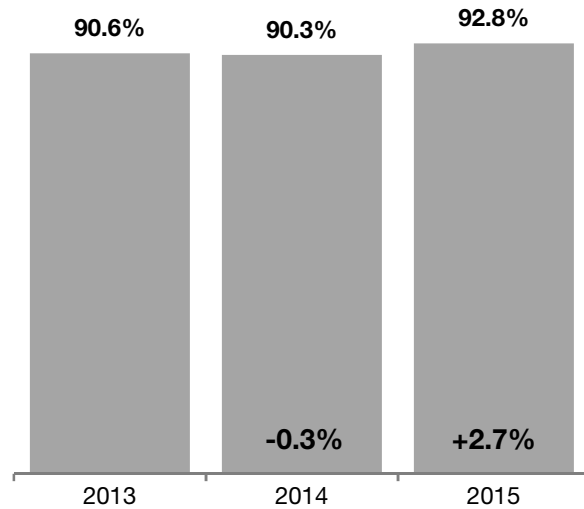


Percent of Original List Price Received

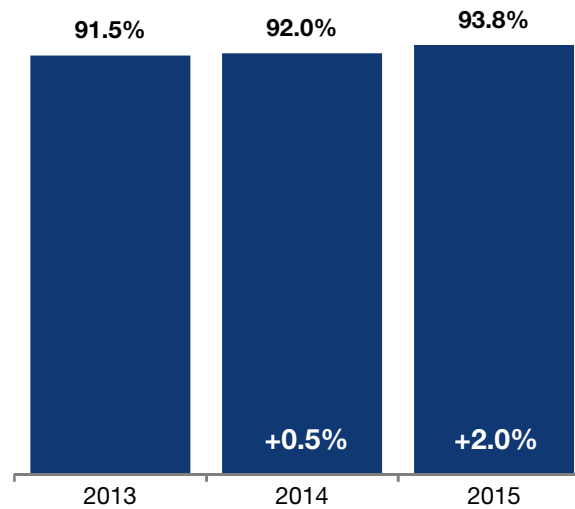
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December

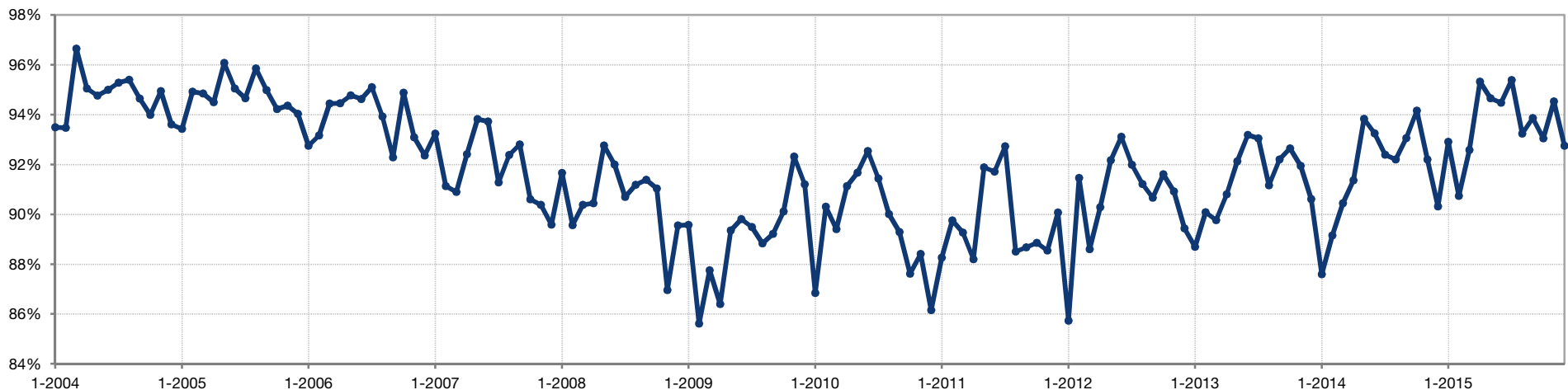


Year To Date



Month	Prior Year	Current Year	+ / -
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%	94.6%	+0.9%
June	93.2%	94.5%	+1.3%
July	92.4%	95.4%	+3.2%
August	92.2%	93.2%	+1.1%
September	93.1%	93.9%	+0.9%
October	94.2%	93.0%	-1.2%
November	92.2%	94.5%	+2.5%
December	90.3%	92.8%	+2.7%
12-Month Avg	92.0%	93.8%	+2.0%

Historical Percent of Original List Price Received

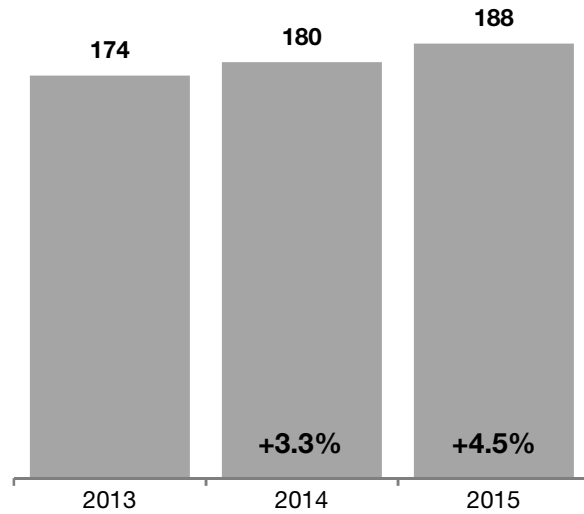


Housing Affordability Index

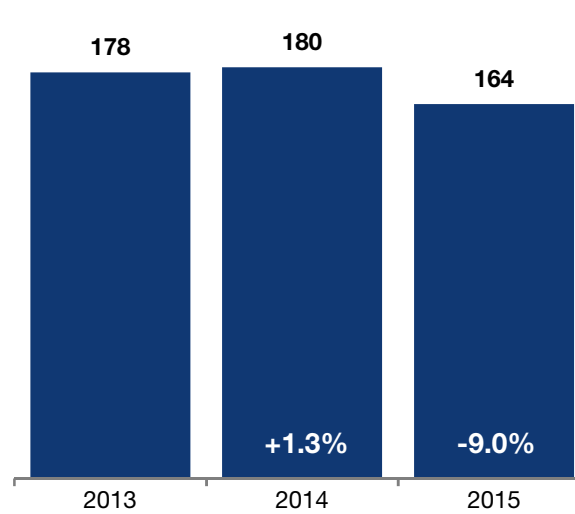
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



December



Year To Date



Month	Prior Year	Current Year	+ / -
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	-6.6%
October	195	162	-16.7%
November	170	143	-16.0%
December	180	188	+4.5%
12-Month Avg	179	167	-7.0%

Historical Housing Affordability Index

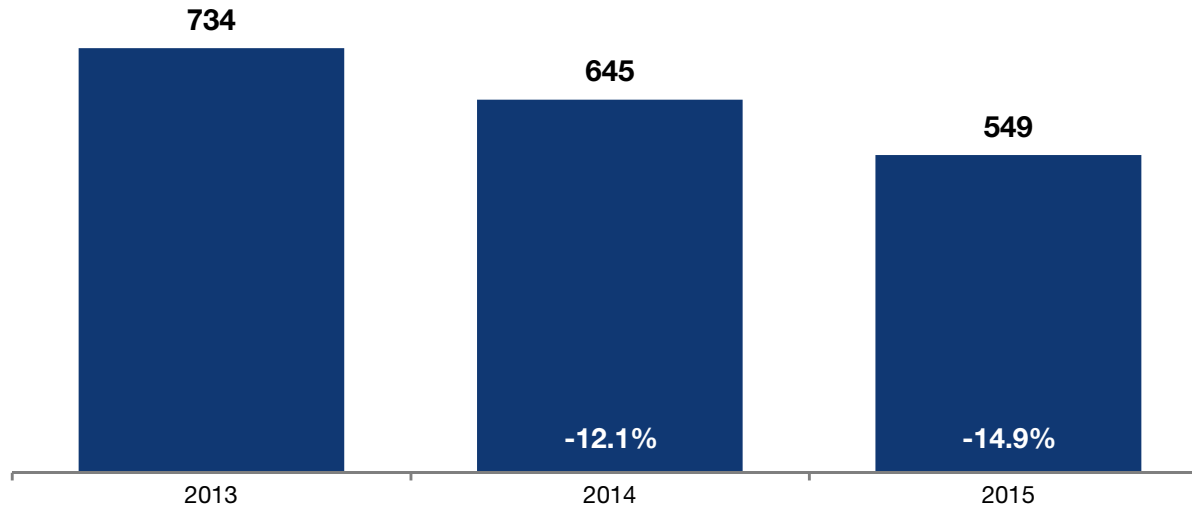


Inventory of Homes for Sale

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



December



Month	Prior Year	Current Year	+ / -
January	718	644	-10.3%
February	741	647	-12.7%
March	776	672	-13.4%
April	804	717	-10.8%
May	864	778	-10.0%
June	869	807	-7.1%
July	882	830	-5.9%
August	867	812	-6.3%
September	858	773	-9.9%
October	821	764	-6.9%
November	748	693	-7.4%
December	645	549	-14.9%
12-Month Avg	799	724	-9.6%

Historical Inventory of Homes for Sale

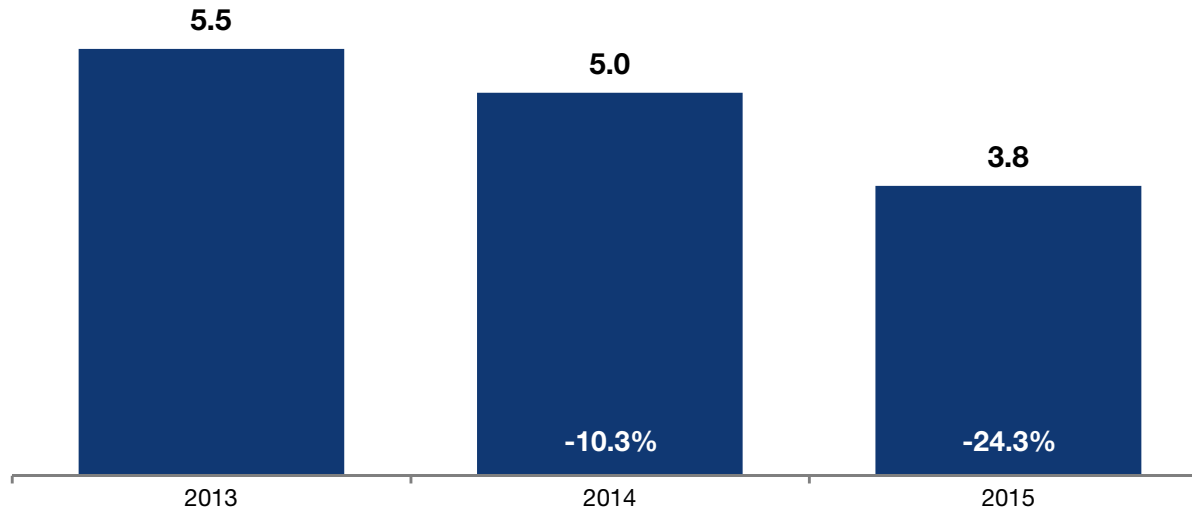


Months Supply of Inventory

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..



December



Month	Prior Year	Current Year	+ / -
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	-16.7%
May	6.8	5.6	-18.5%
June	6.8	5.8	-14.5%
July	6.9	5.9	-14.6%
August	6.9	5.7	-16.9%
September	6.8	5.4	-20.4%
October	6.4	5.4	-16.1%
November	5.8	4.8	-17.1%
December	5.0	3.8	-24.3%
12-Month Avg	6.2	5.2	-16.7%

Historical Months Supply of Inventory

