

# Monthly Indicators

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



## January 2016



## Quick Facts

**+ 13.1%**

**+ 4.5%**

**- 14.7%**

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.



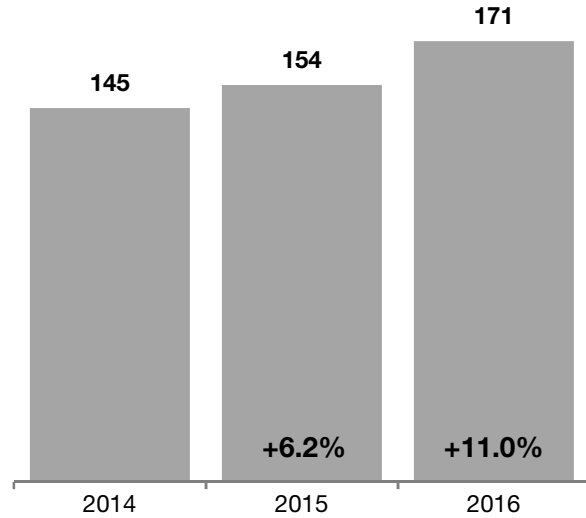
Key Metrics	Historical Sparklines	1-2015	1-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		154	<b>171</b>	+ 11.0%	154	<b>171</b>	+ 11.0%
<b>Pending Sales</b>		96	<b>137</b>	+ 42.7%	96	<b>137</b>	+ 42.7%
<b>Closed Sales</b>		84	<b>95</b>	+ 13.1%	84	<b>95</b>	+ 13.1%
<b>Days on Market Until Sale</b>		131	<b>102</b>	- 22.0%	131	<b>102</b>	- 22.0%
<b>Median Sales Price</b>		\$129,200	<b>\$135,000</b>	+ 4.5%	\$129,200	<b>\$135,000</b>	+ 4.5%
<b>Average Sales Price</b>		\$146,845	<b>\$169,214</b>	+ 15.2%	\$146,845	<b>\$169,214</b>	+ 15.2%
<b>Percent of Original List Price Received</b>		92.9%	<b>91.3%</b>	- 1.8%	92.9%	<b>91.3%</b>	- 1.8%
<b>Housing Affordability Index</b>		191	<b>181</b>	- 5.4%	191	<b>181</b>	- 5.4%
<b>Inventory of Homes for Sale</b>		645	<b>550</b>	- 14.7%	--	--	--
<b>Months Supply of Homes for Sale</b>		4.9	<b>3.8</b>	- 23.9%	--	--	--

# New Listings

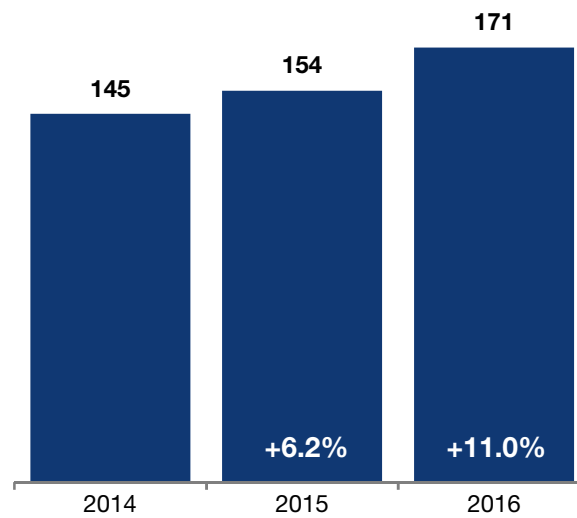
A count of the properties that have been newly listed on the market in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
January	154	171	+11.0%
<b>12-Month Avg</b>	<b>199</b>	<b>209</b>	<b>+4.8%</b>

## Historical New Listing Activity

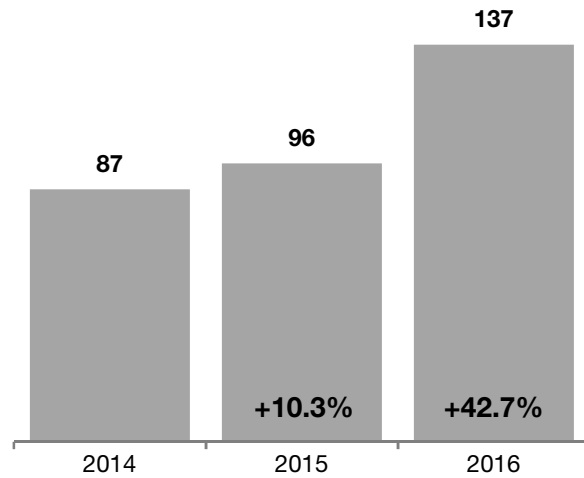


# Pending Sales

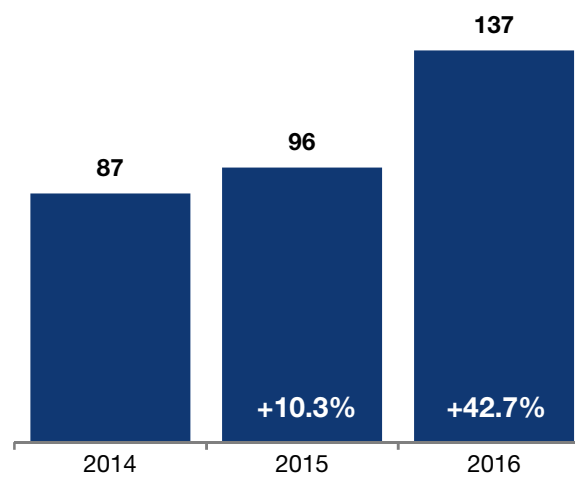
A count of the properties on which contracts have been accepted in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	83	100	+20.5%
March	121	153	+26.4%
April	148	179	+20.9%
May	141	174	+23.4%
June	187	169	-9.6%
July	152	171	+12.5%
August	151	165	+9.3%
September	134	158	+17.9%
October	139	120	-13.7%
November	106	118	+11.3%
December	109	113	+3.7%
January	96	137	+42.7%
<b>12-Month Avg</b>	<b>131</b>	<b>146</b>	<b>+12.1%</b>

## Historical Pending Sales Activity

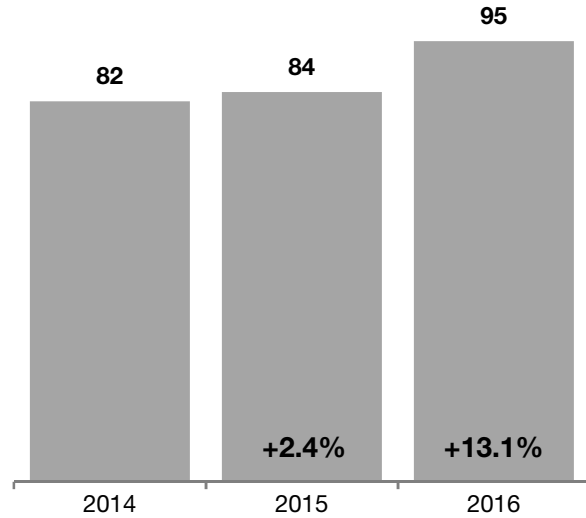


# Closed Sales

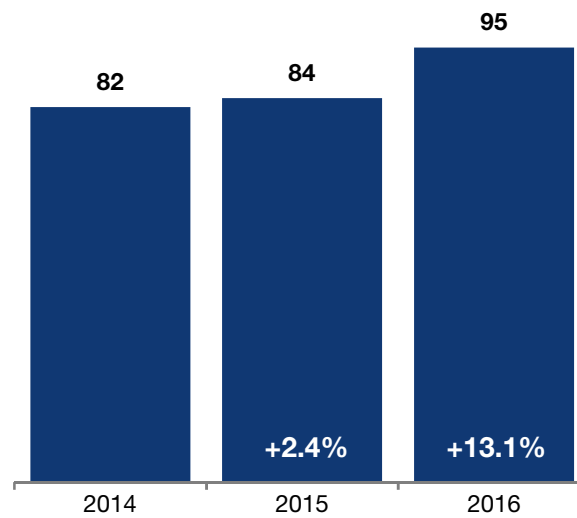
A count of the actual sales that have closed in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
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	107	-1.8%
December	146	136	-6.8%
January	84	95	+13.1%
<b>12-Month Avg</b>	<b>128</b>	<b>140</b>	<b>+9.9%</b>

## Historical Closed Sales Activity

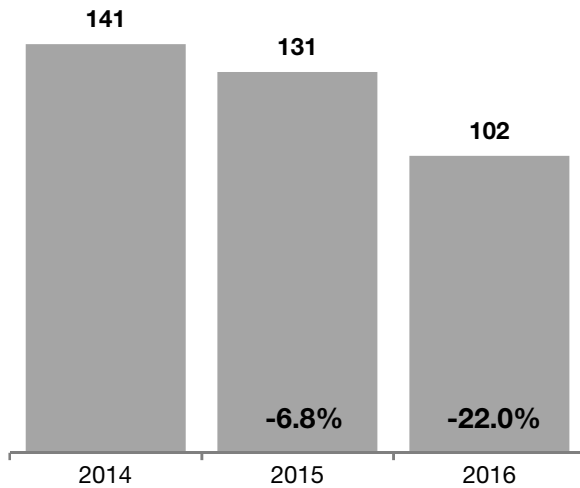


# Days on Market Until Sale

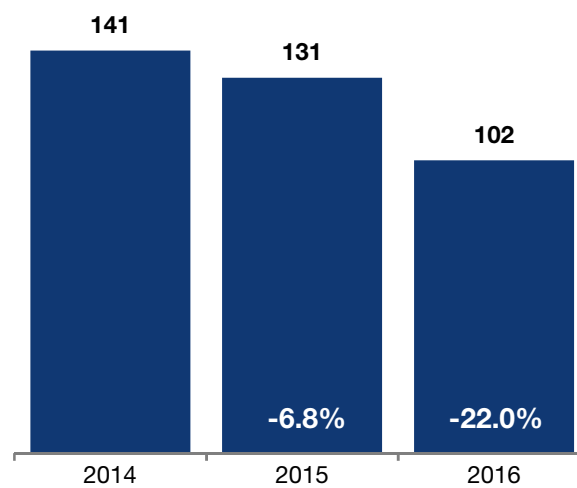
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January

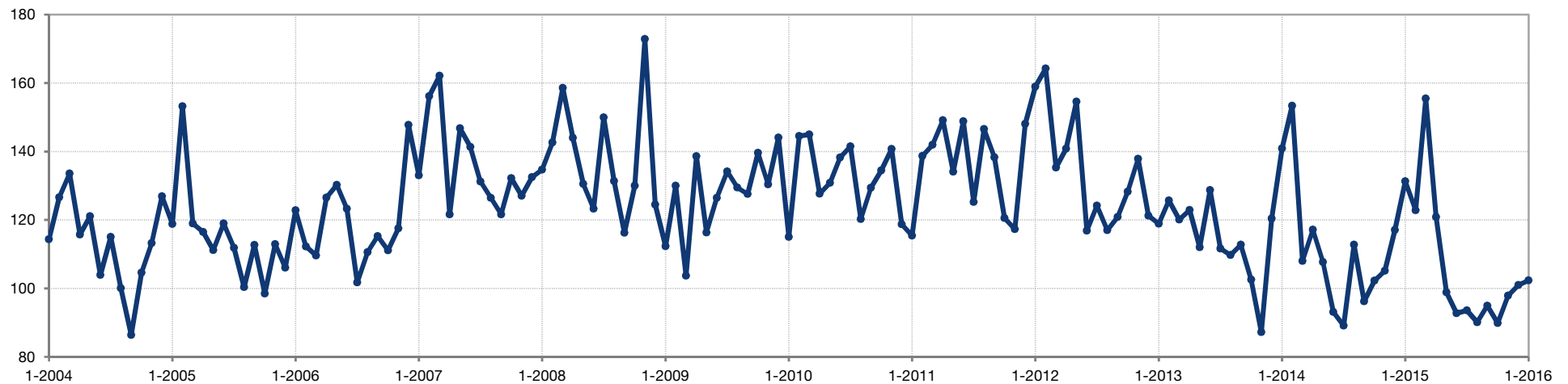


## Year To Date



Month	Prior Year	Current Year	+ / -
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	-1.4%
October	102	90	-12.2%
November	105	98	-6.9%
December	117	101	-13.7%
January	131	102	-22.0%
<b>12-Month Avg</b>	<b>108</b>	<b>103</b>	<b>-4.7%</b>

## Historical Days on Market Until Sale

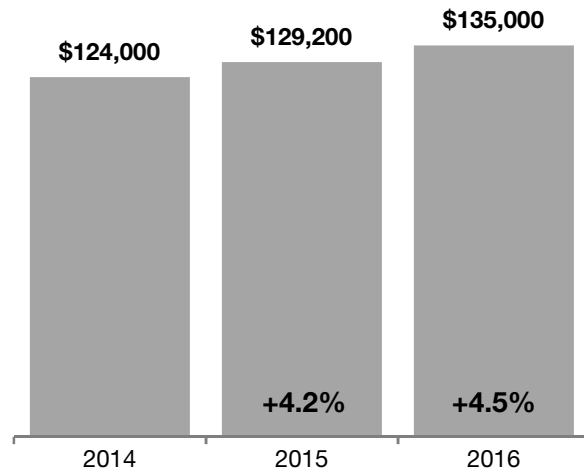


# Median Sales Price

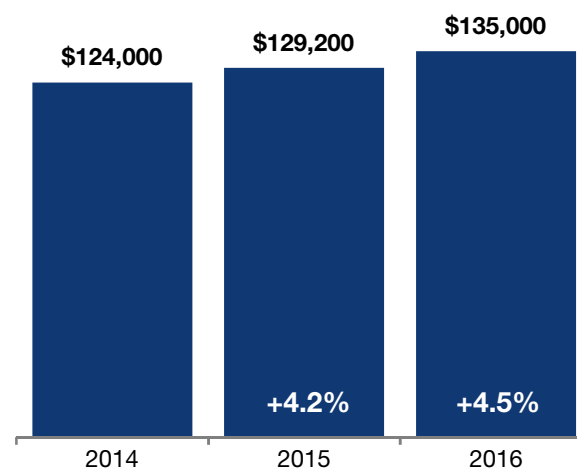
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$168,000	+18.7%
December	\$135,000	\$128,000	-5.2%
January	\$129,200	\$135,000	+4.5%
<b>12-Month Med</b>	<b>\$135,000</b>	<b>\$148,000</b>	<b>+9.6%</b>

## Historical Median Sales Price

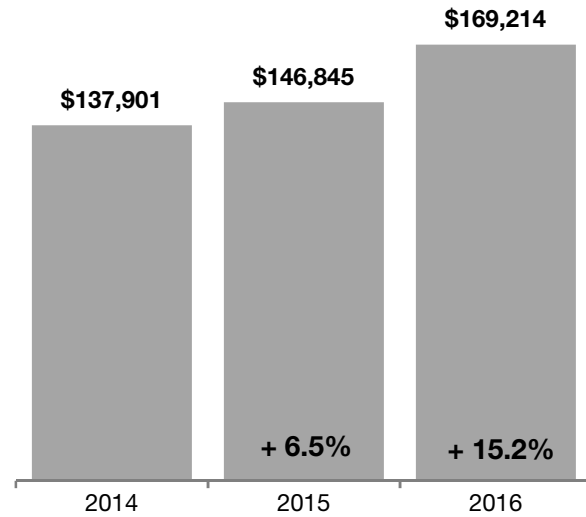


# Average Sales Price

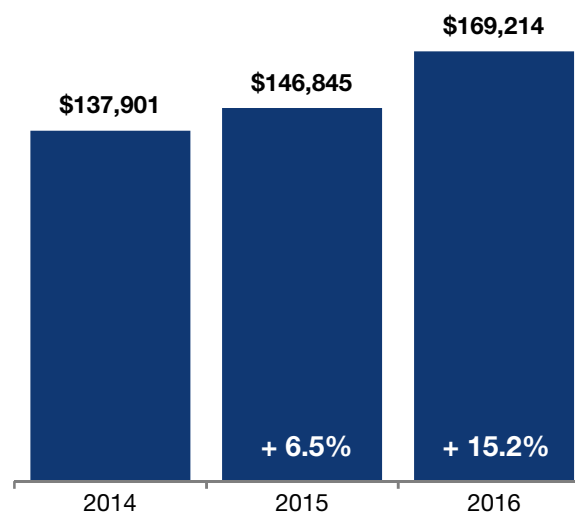
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

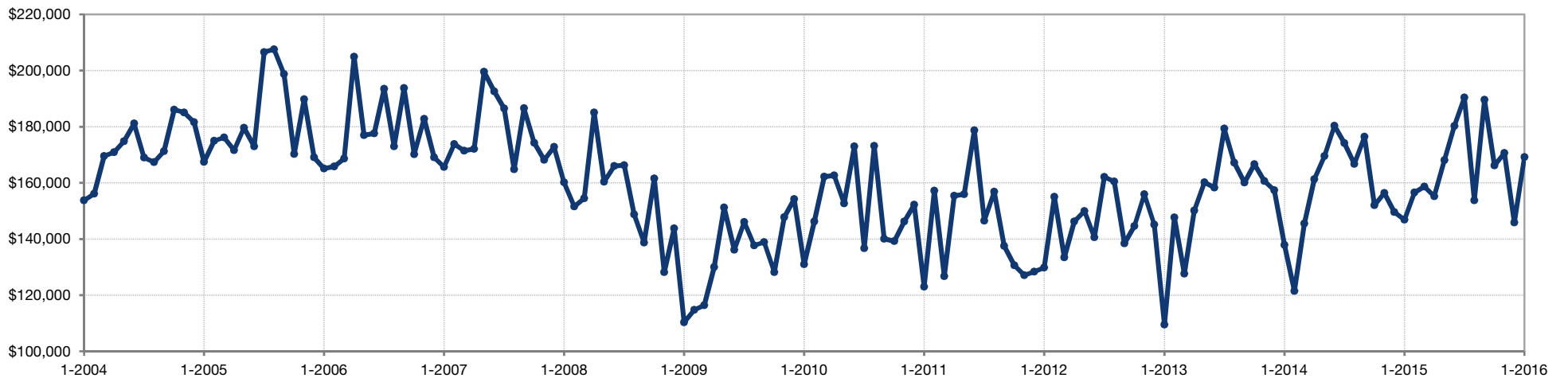


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$170,576	+9.1%
December	\$149,579	\$145,897	-2.5%
January	\$146,845	\$169,214	+15.2%
<b>12-Month Avg</b>	<b>\$161,649</b>	<b>\$168,418</b>	<b>+4.2%</b>

## Historical Average Sales Price



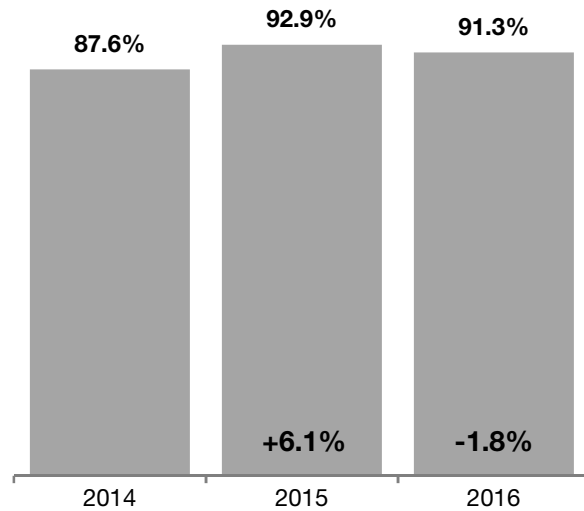


# Percent of Original List Price Received

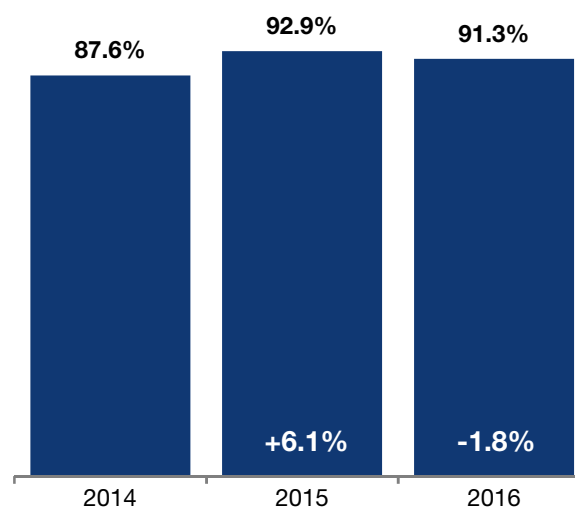
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January

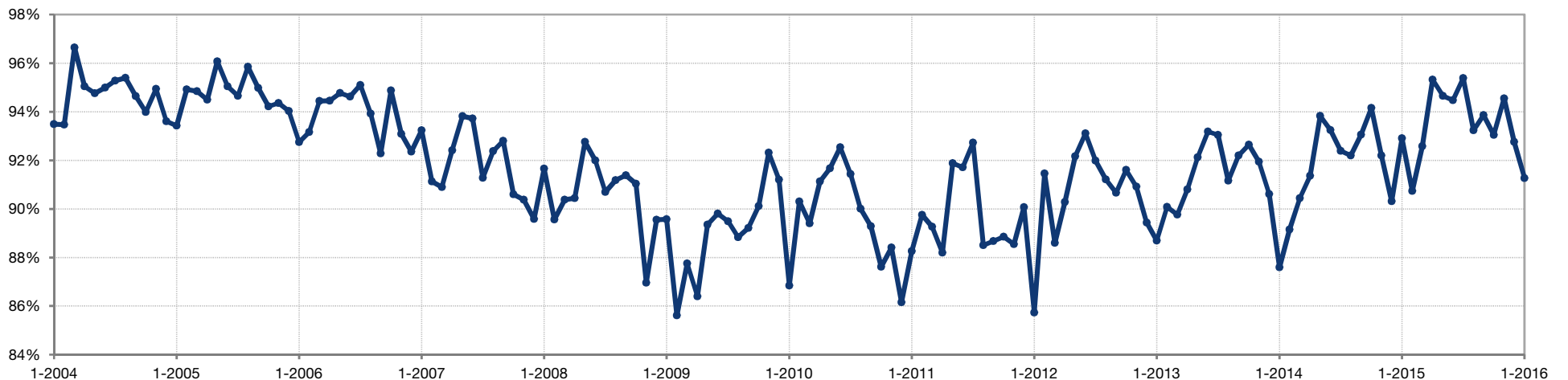


## Year To Date



Month	Prior Year	Current Year	+ / -
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%	94.6%	+2.6%
December	90.3%	92.8%	+2.7%
January	92.9%	91.3%	-1.8%
<b>12-Month Avg</b>	<b>92.3%</b>	<b>93.7%</b>	<b>+1.5%</b>

## Historical Percent of Original List Price Received

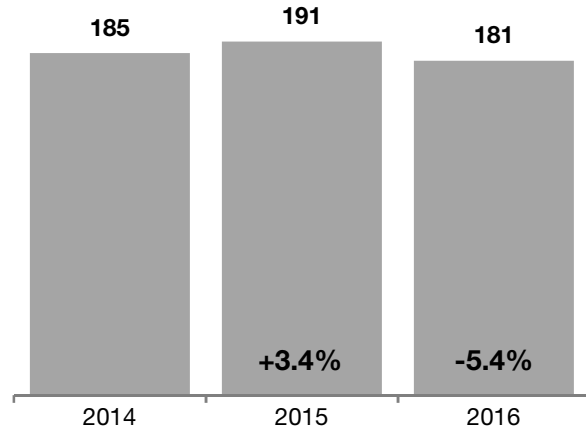


# Housing Affordability Index

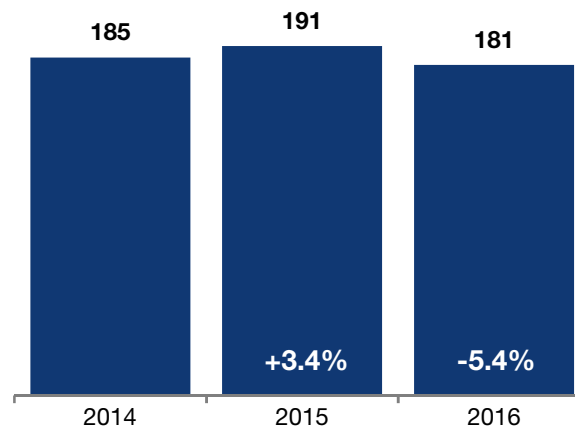
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
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	144	-15.5%
December	180	189	+5.3%
January	191	181	-5.4%
<b>12-Month Avg</b>	<b>180</b>	<b>166</b>	<b>-7.6%</b>

## Historical Housing Affordability Index

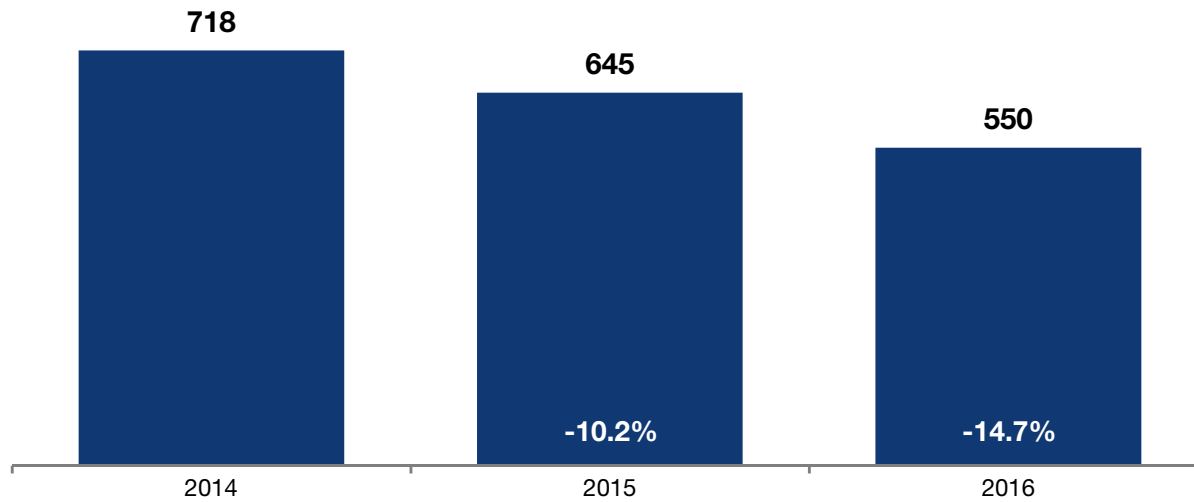


# Inventory of Homes for Sale

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

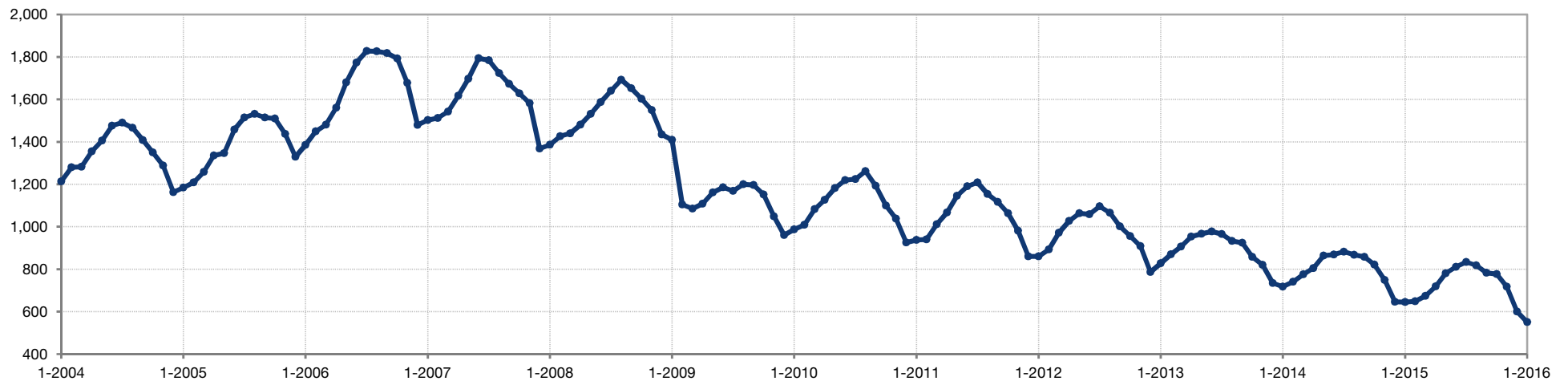


## January



Month	Prior Year	Current Year	+ / -
February	741	648	-12.6%
March	776	674	-13.1%
April	804	719	-10.6%
May	864	780	-9.7%
June	869	811	-6.7%
July	882	834	-5.4%
August	867	818	-5.7%
September	858	783	-8.7%
October	821	777	-5.4%
November	749	718	-4.1%
December	646	600	-7.1%
January	645	550	-14.7%
12-Month Avg	794	726	-8.7%

## Historical Inventory of Homes for Sale

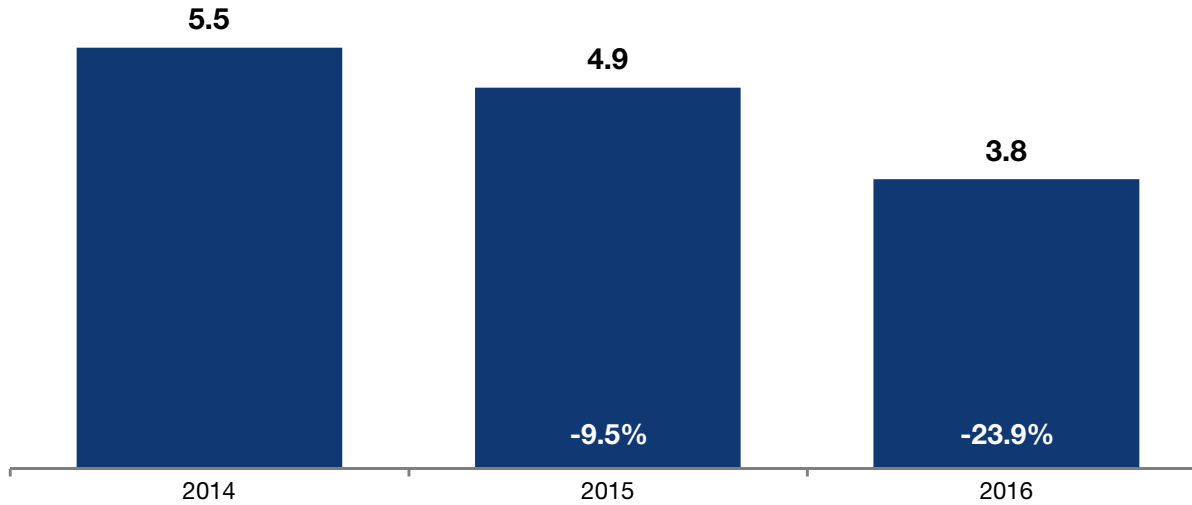


# Months Supply of Inventory

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..



## January



Month	Prior Year	Current Year	+ / -
February	5.7	4.9	-14.4%
March	6.0	5.0	-17.0%
April	6.3	5.2	-16.4%
May	6.8	5.6	-18.2%
June	6.8	5.9	-13.9%
July	6.9	6.0	-13.9%
August	6.9	5.8	-16.1%
September	6.8	5.5	-19.1%
October	6.4	5.5	-14.3%
November	5.8	5.0	-13.6%
December	5.0	4.2	-15.7%
January	4.9	3.8	-23.9%
12-Month Avg	6.2	5.2	-16.3%

## Historical Months Supply of Inventory

