

Monthly Indicators

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



April 2016



Quick Facts

+ 14.7%

+ 6.5%

- 22.8%

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.



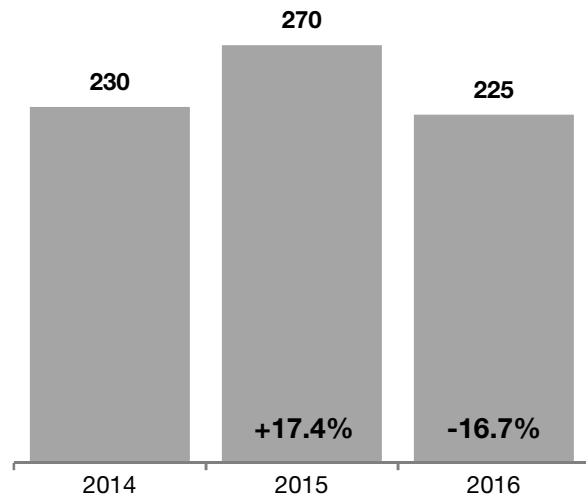
Key Metrics	Historical Sparklines	4-2015	4-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		270	225	- 16.7%	821	799	- 2.7%
Pending Sales		179	237	+ 32.4%	529	645	+ 21.9%
Closed Sales		129	148	+ 14.7%	405	468	+ 15.6%
Days on Market Until Sale		121	108	- 11.0%	133	110	- 17.4%
Median Sales Price		\$131,431	\$140,000	+ 6.5%	\$137,950	\$147,250	+ 6.7%
Average Sales Price		\$155,238	\$164,480	+ 6.0%	\$154,758	\$163,396	+ 5.6%
Percent of Original List Price Received		95.3%	93.8%	- 1.6%	93.2%	92.5%	- 0.7%
Housing Affordability Index		188	179	- 4.4%	179	171	- 4.6%
Inventory of Homes for Sale		719	555	- 22.8%	--	--	--
Months Supply of Homes for Sale		5.2	3.7	- 29.6%	--	--	--

New Listings

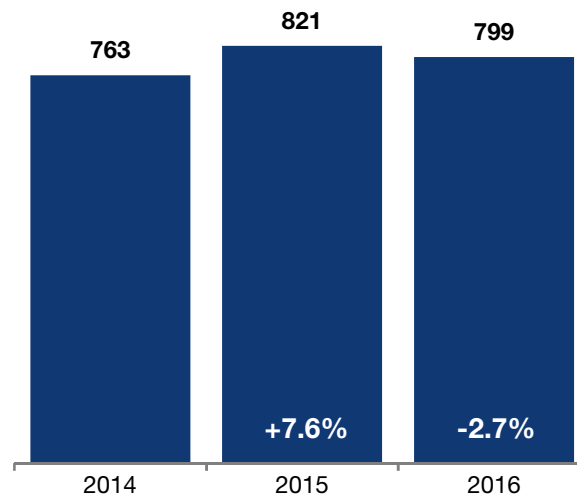
A count of the properties that have been newly listed on the market in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	262	280	+6.9%
June	262	259	-1.1%
July	241	261	+8.3%
August	221	224	+1.4%
September	210	200	-4.8%
October	189	201	+6.3%
November	125	142	+13.6%
December	108	103	-4.6%
January	154	171	+11.0%
February	152	157	+3.3%
March	245	246	+0.4%
April	270	225	-16.7%
12-Month Avg	203	206	+1.2%

Historical New Listing Activity

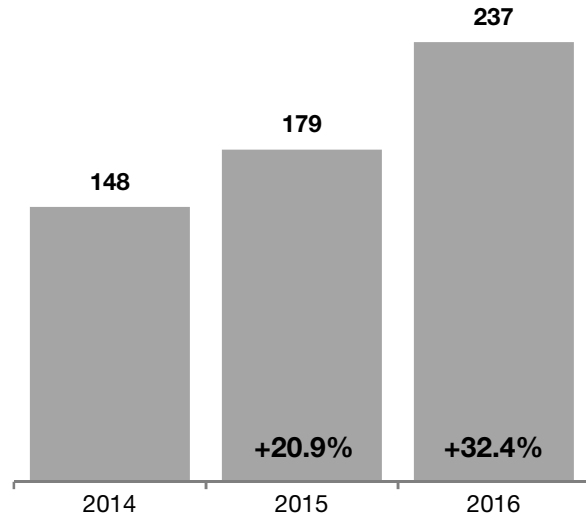


Pending Sales

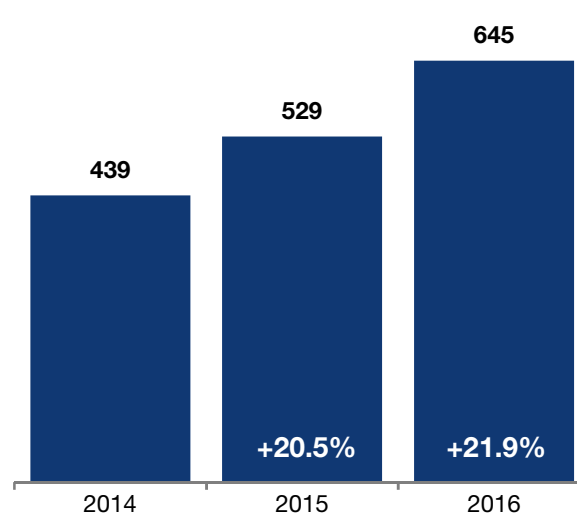
A count of the properties on which contracts have been accepted in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	141	173	+22.7%
June	187	170	-9.1%
July	152	170	+11.8%
August	151	161	+6.6%
September	134	157	+17.2%
October	139	116	-16.5%
November	106	113	+6.6%
December	109	102	-6.4%
January	96	108	+12.5%
February	100	124	+24.0%
March	154	176	+14.3%
April	179	237	+32.4%
12-Month Avg	137	151	+9.6%

Historical Pending Sales Activity

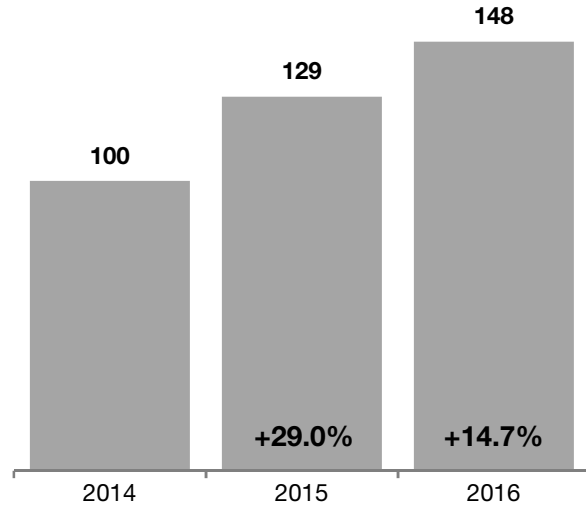


Closed Sales

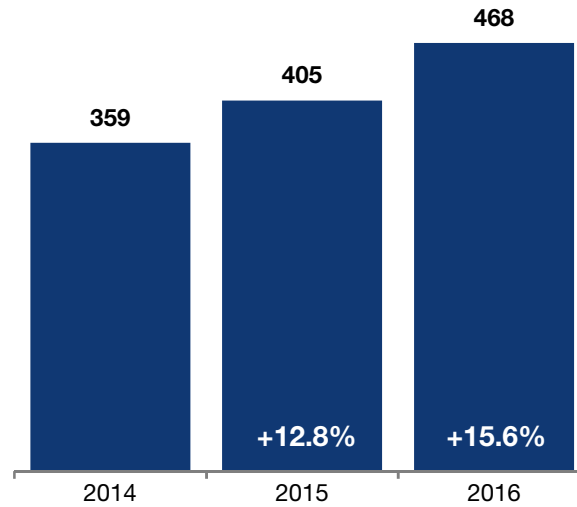
A count of the actual sales that have closed in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	142	167	+17.6%
June	174	181	+4.0%
July	172	182	+5.8%
August	145	178	+22.8%
September	148	158	+6.8%
October	139	156	+12.2%
November	109	107	-1.8%
December	146	136	-6.8%
January	84	95	+13.1%
February	75	103	+37.3%
March	117	122	+4.3%
April	129	148	+14.7%
12-Month Avg	132	144	+10.8%

Historical Closed Sales Activity

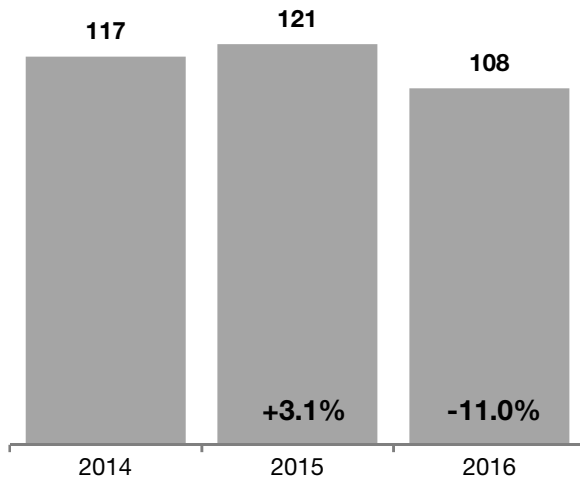


Days on Market Until Sale

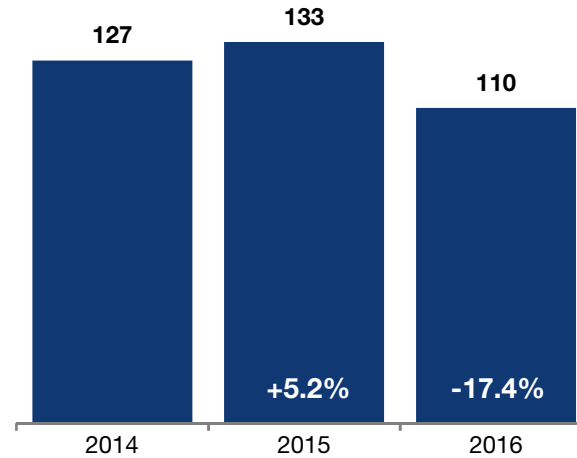
Average number of days between when a property is listed and when an offer is accepted in a given month.



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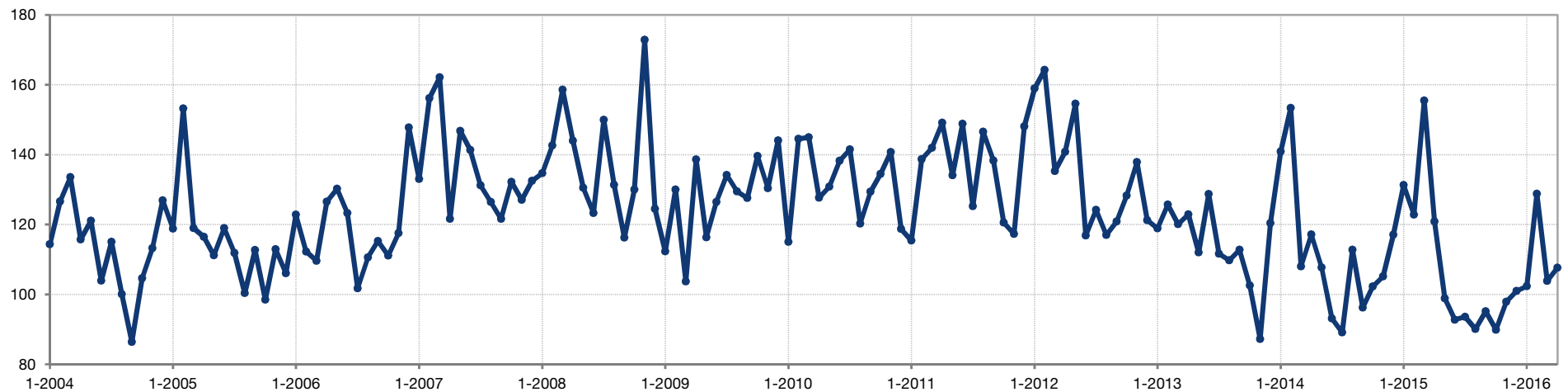


Year To Date



Month	Prior Year	Current Year	+ / -
May	108	99	-8.2%
June	93	93	-0.4%
July	89	94	+5.0%
August	113	90	-20.1%
September	96	95	-1.1%
October	102	90	-12.2%
November	105	98	-6.9%
December	117	101	-13.7%
January	131	102	-22.0%
February	123	129	+4.9%
March	155	104	-33.2%
April	121	108	-11.0%
12-Month Avg	110	99	-10.4%

Historical Days on Market Until Sale

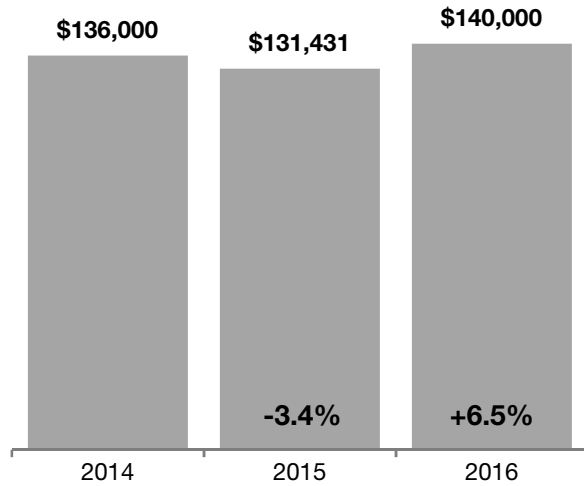


Median Sales Price

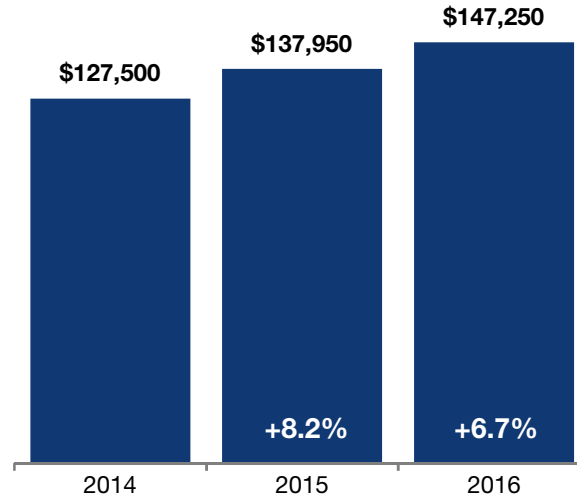
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$163,000	+10.1%
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%
February	\$134,000	\$158,000	+17.9%
March	\$150,000	\$145,750	-2.8%
April	\$131,431	\$140,000	+6.5%
12-Month Med	\$137,700	\$149,900	+8.9%

Historical Median Sales Price

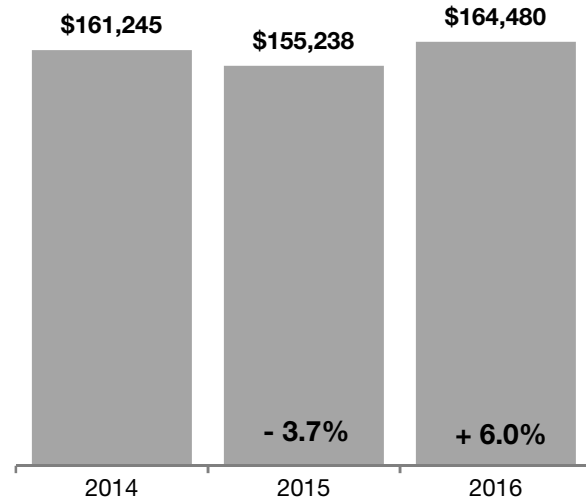


Average Sales Price

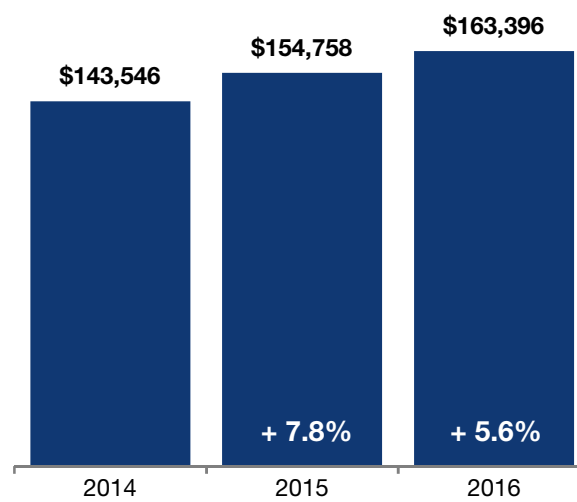
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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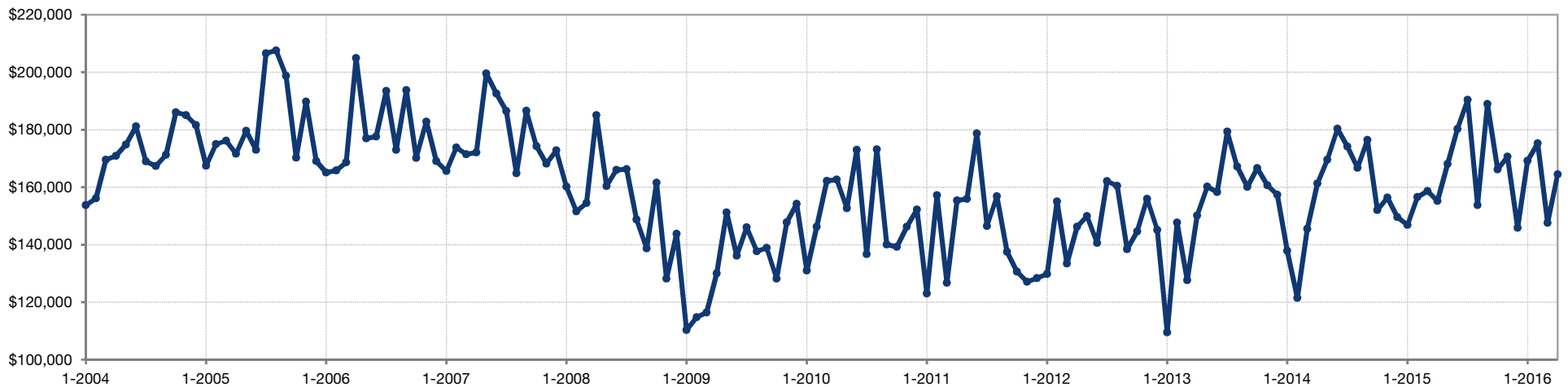


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$188,945	+7.1%
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%
February	\$156,559	\$175,222	+11.9%
March	\$158,655	\$147,622	-7.0%
April	\$155,238	\$164,480	+6.0%
12-Month Avg	\$163,561	\$169,129	+3.4%

Historical Average Sales Price

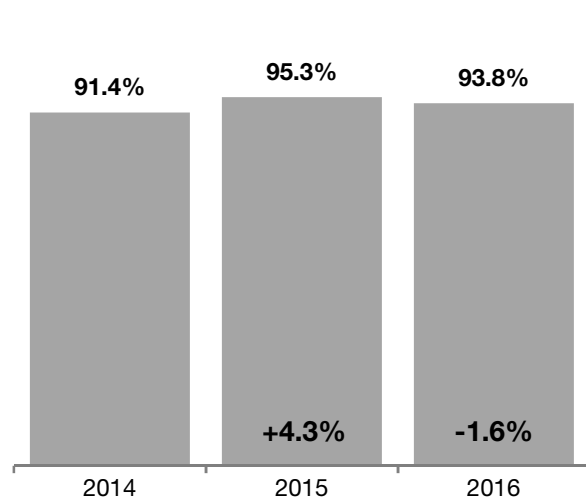


Percent of Original List Price Received

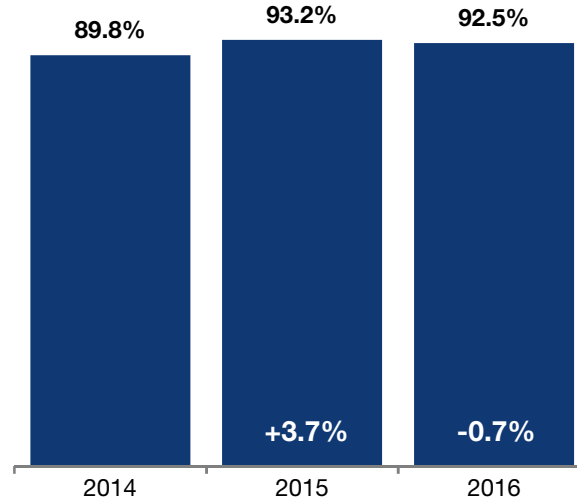
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April

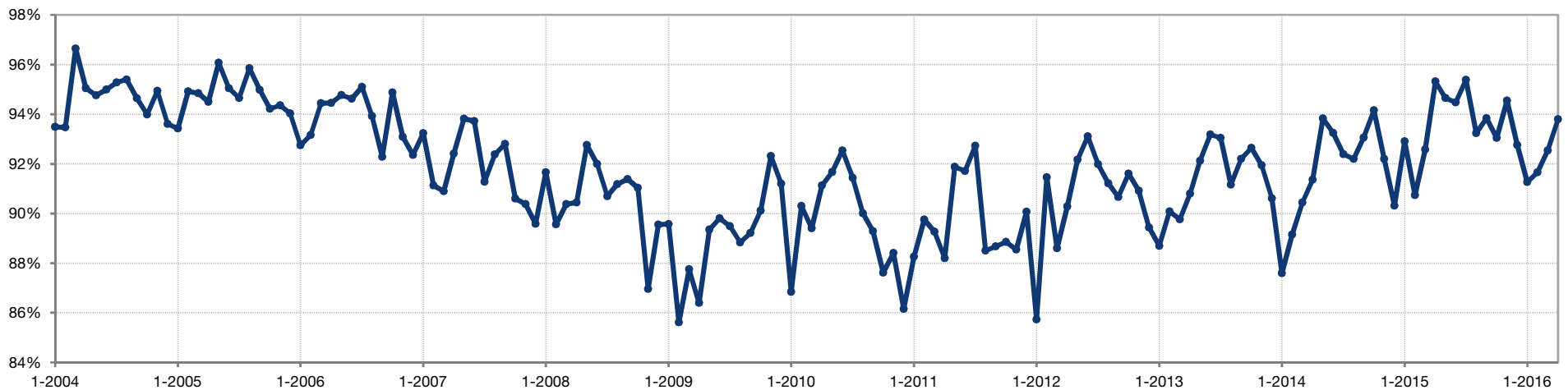


Year To Date



Month	Prior Year	Current Year	+ / -
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%	93.8%	+0.8%
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%
February	90.7%	91.7%	+1.0%
March	92.6%	92.5%	-0.0%
April	95.3%	93.8%	-1.6%
12-Month Avg	92.8%	93.6%	+0.9%

Historical Percent of Original List Price Received

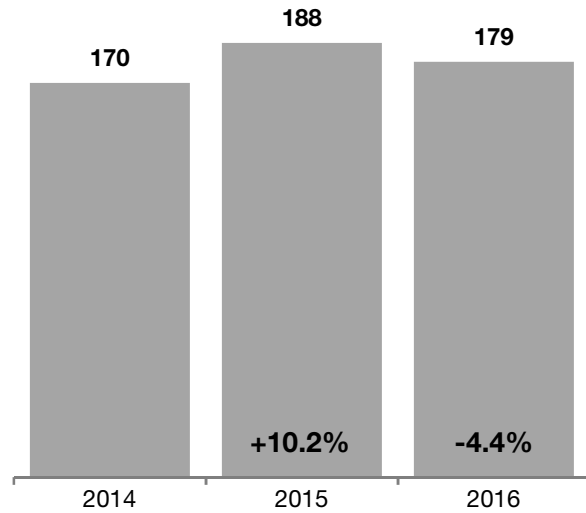


Housing Affordability Index

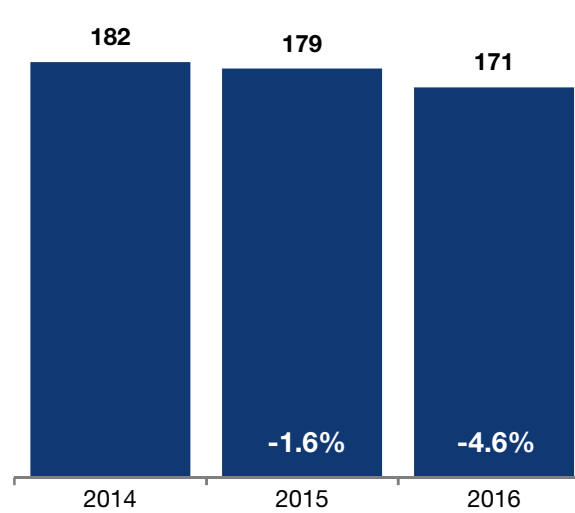
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	191	167	-12.6%
June	150	143	-4.5%
July	176	148	-16.4%
August	183	174	-5.2%
September	160	149	-6.3%
October	195	162	-16.7%
November	170	144	-15.5%
December	180	189	+5.3%
January	191	181	-5.4%
February	184	160	-13.5%
March	163	172	+5.5%
April	188	179	-4.4%
12-Month Avg	178	164	-7.5%

Historical Housing Affordability Index

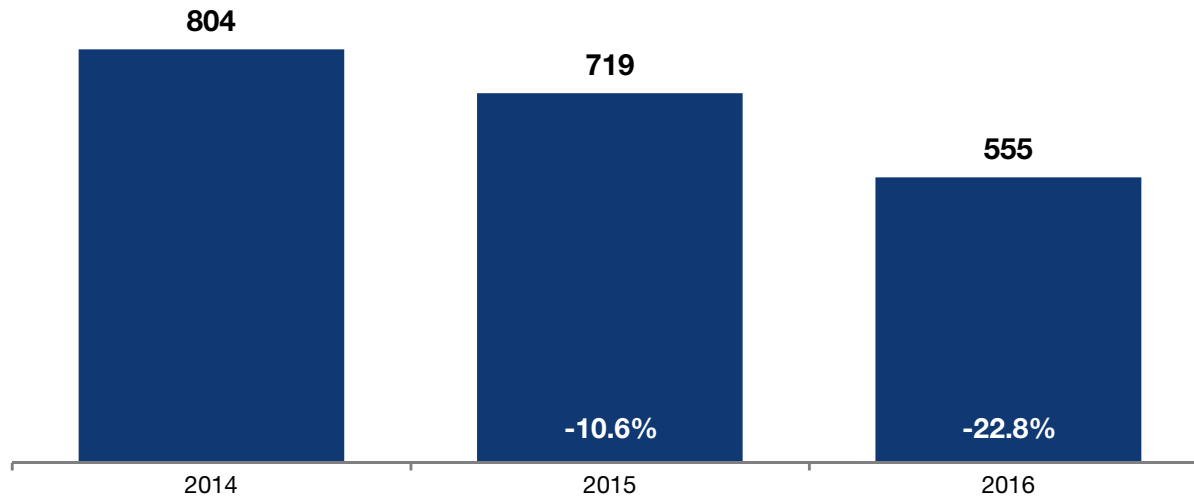


Inventory of Homes for Sale

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



April



Month	Prior Year	Current Year	+ / -
May	864	784	-9.3%
June	869	816	-6.1%
July	882	842	-4.5%
August	867	833	-3.9%
September	858	798	-7.0%
October	821	799	-2.7%
November	749	750	+0.1%
December	646	649	+0.5%
January	645	633	-1.9%
February	648	613	-5.4%
March	673	627	-6.8%
April	719	555	-22.8%
12-Month Avg	770	725	-5.8%

Historical Inventory of Homes for Sale

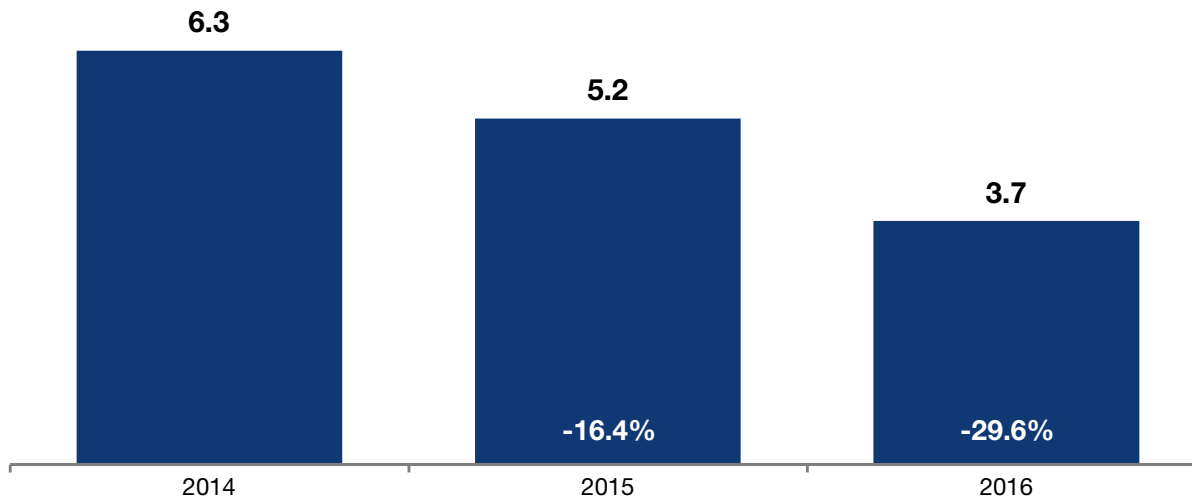


Months Supply of Inventory

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..



April



Month	Prior Year	Current Year	+ / -
May	6.8	5.6	-17.8%
June	6.8	5.9	-13.4%
July	6.9	6.0	-13.1%
August	6.9	5.9	-14.3%
September	6.8	5.6	-17.3%
October	6.4	5.7	-11.4%
November	5.8	5.3	-9.0%
December	5.0	4.6	-7.4%
January	4.9	4.5	-9.7%
February	4.9	4.3	-13.2%
March	5.0	4.3	-13.9%
April	5.2	3.7	-29.6%
12-Month Avg	6.0	5.1	-14.3%

Historical Months Supply of Inventory

