

Monthly Indicators

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



May 2016



Quick Facts

- 11.4% **- 2.4%** **- 30.4%**

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.



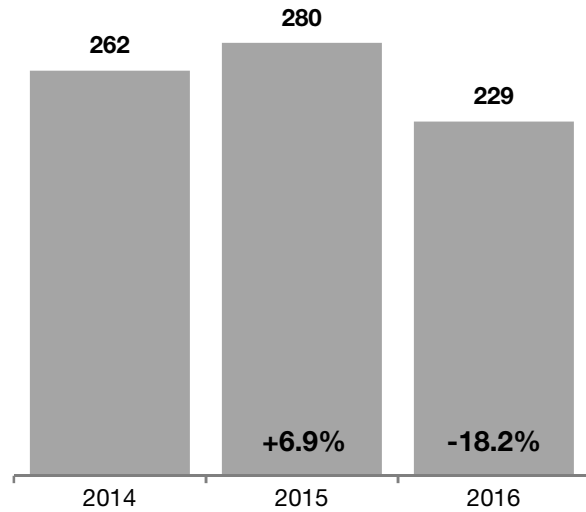
Key Metrics	Historical Sparklines	5-2015	5-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		280	229	- 18.2%	1,101	1,028	- 6.6%
Pending Sales		173	245	+ 41.6%	702	830	+ 18.2%
Closed Sales		167	148	- 11.4%	572	617	+ 7.9%
Days on Market Until Sale		99	118	+ 19.8%	123	112	- 9.2%
Median Sales Price		\$148,500	\$145,000	- 2.4%	\$141,106	\$146,500	+ 3.8%
Average Sales Price		\$168,045	\$164,338	- 2.2%	\$158,655	\$163,685	+ 3.2%
Percent of Original List Price Received		94.6%	93.7%	- 1.0%	93.6%	92.8%	- 0.9%
Housing Affordability Index		167	173	+ 4.1%	175	172	- 2.1%
Inventory of Homes for Sale		784	546	- 30.4%	--	--	--
Months Supply of Homes for Sale		5.6	3.6	- 35.7%	--	--	--

New Listings

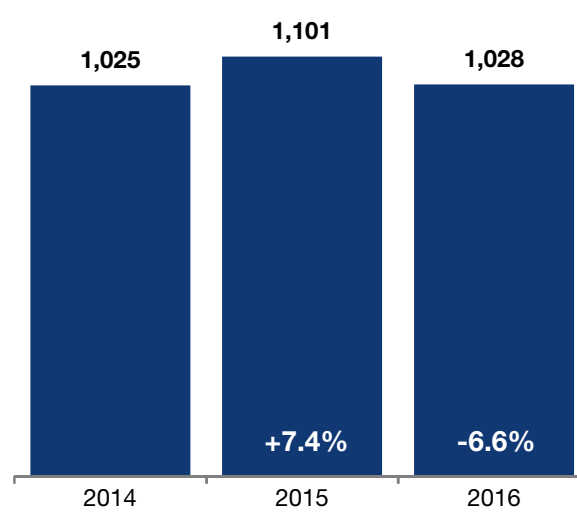
A count of the properties that have been newly listed on the market in a given month.



May

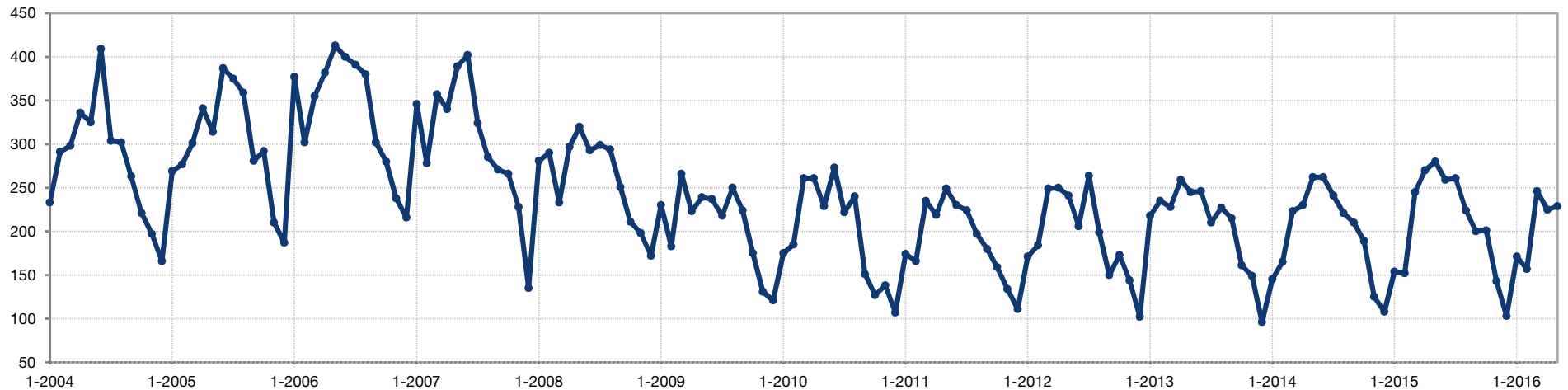


Year To Date



Month	Prior Year	Current Year	+ / -
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	143	+14.4%
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%
May	280	229	-18.2%
12-Month Avg	205	202	-1.5%

Historical New Listing Activity

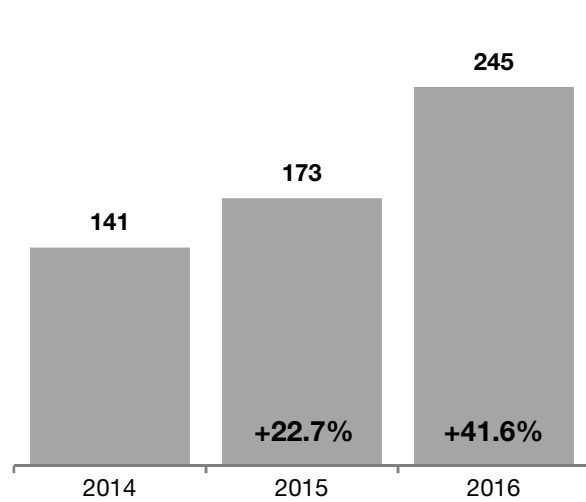


Pending Sales

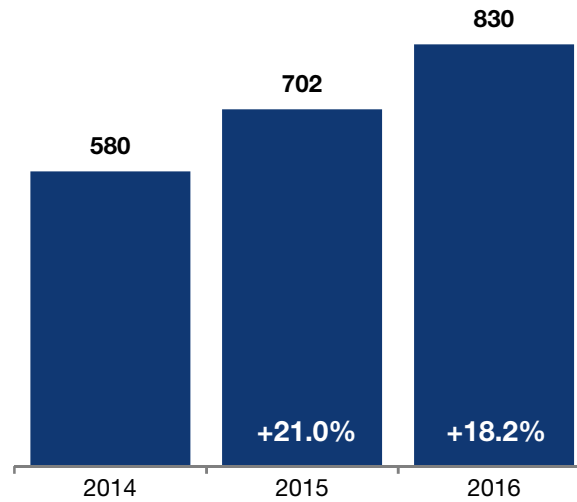
A count of the properties on which contracts have been accepted in a given month.



May

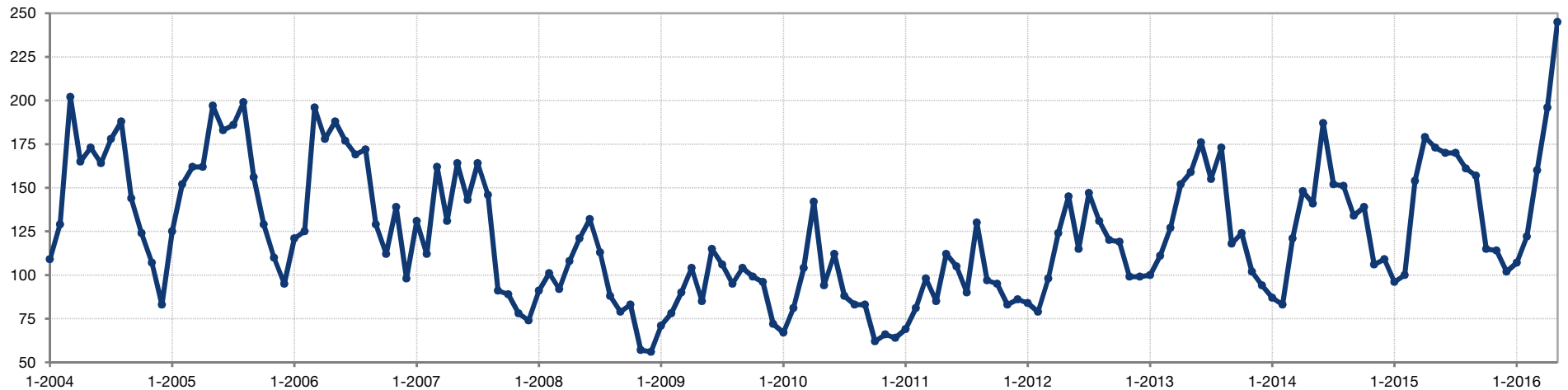


Year To Date



Month	Prior Year	Current Year	+ / -
June	187	170	-9.1%
July	152	170	+11.8%
August	151	161	+6.6%
September	134	157	+17.2%
October	139	115	-17.3%
November	106	114	+7.5%
December	109	102	-6.4%
January	96	107	+11.5%
February	100	122	+22.0%
March	154	160	+3.9%
April	179	196	+9.5%
May	173	245	+41.6%
12-Month Avg	140	152	+8.3%

Historical Pending Sales Activity

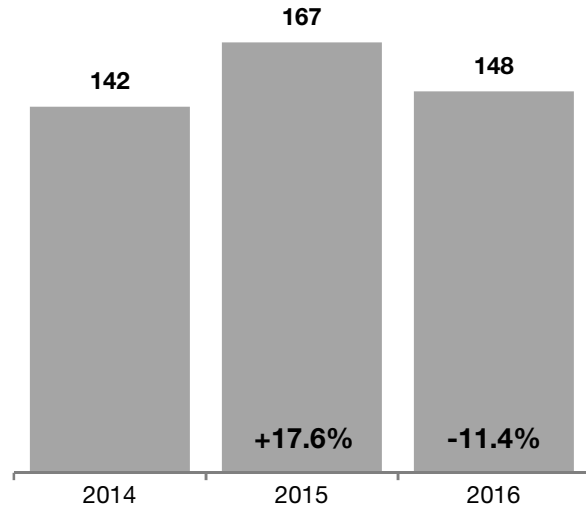


Closed Sales

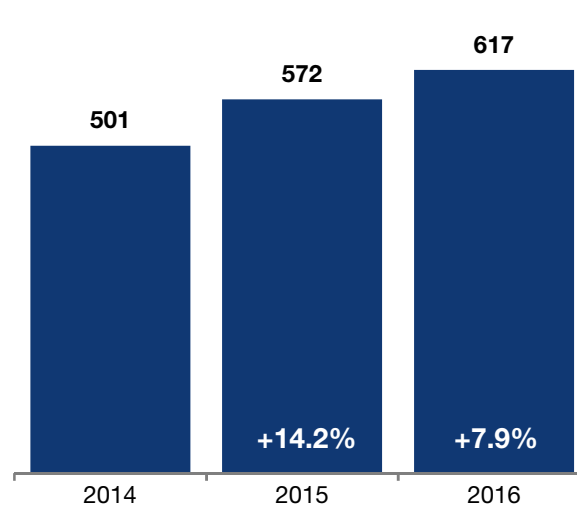
A count of the actual sales that have closed in a given month.



May

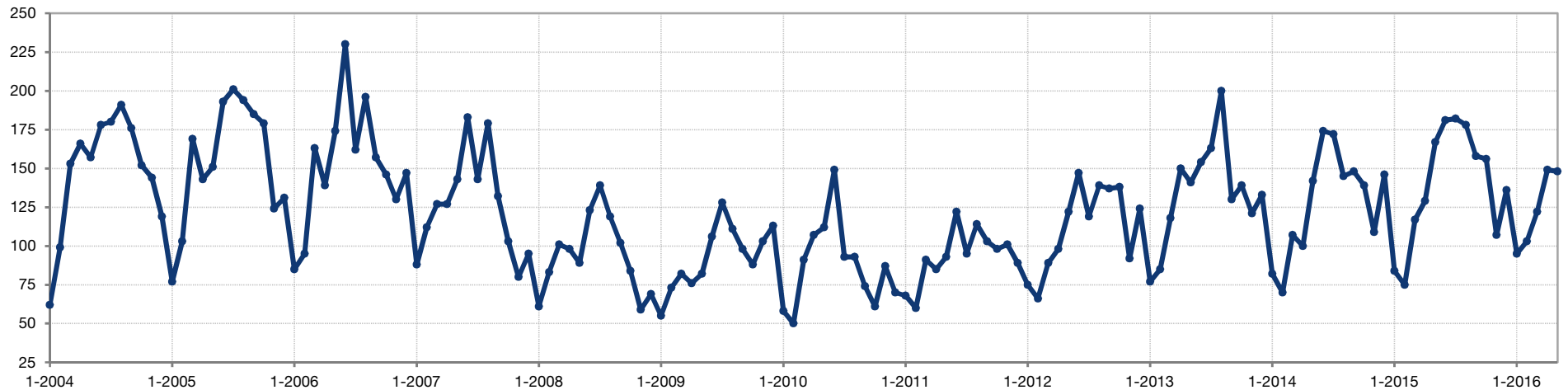


Year To Date



Month	Prior Year	Current Year	+ / -
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	149	+15.5%
May	167	148	-11.4%
12-Month Avg	134	143	+8.5%

Historical Closed Sales Activity

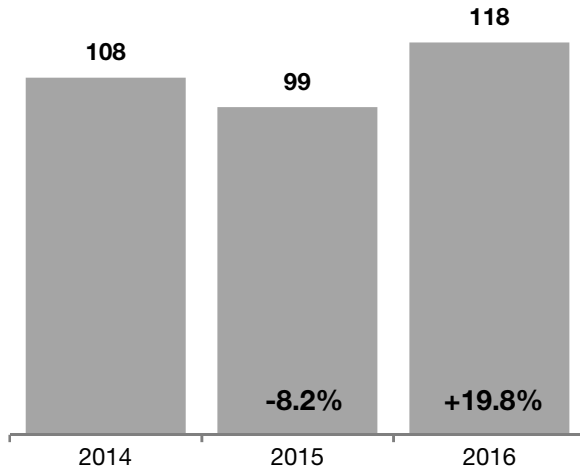


Days on Market Until Sale

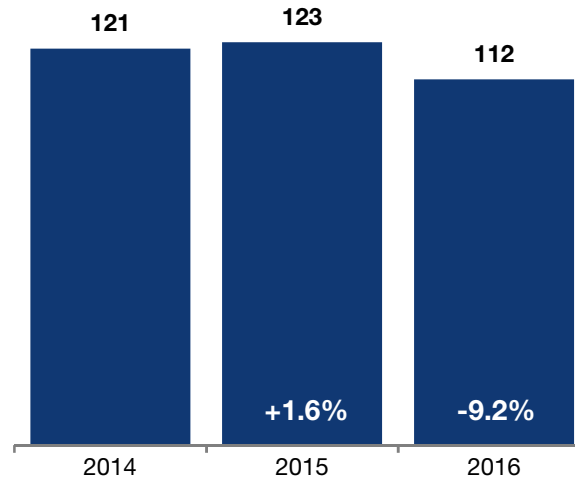
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

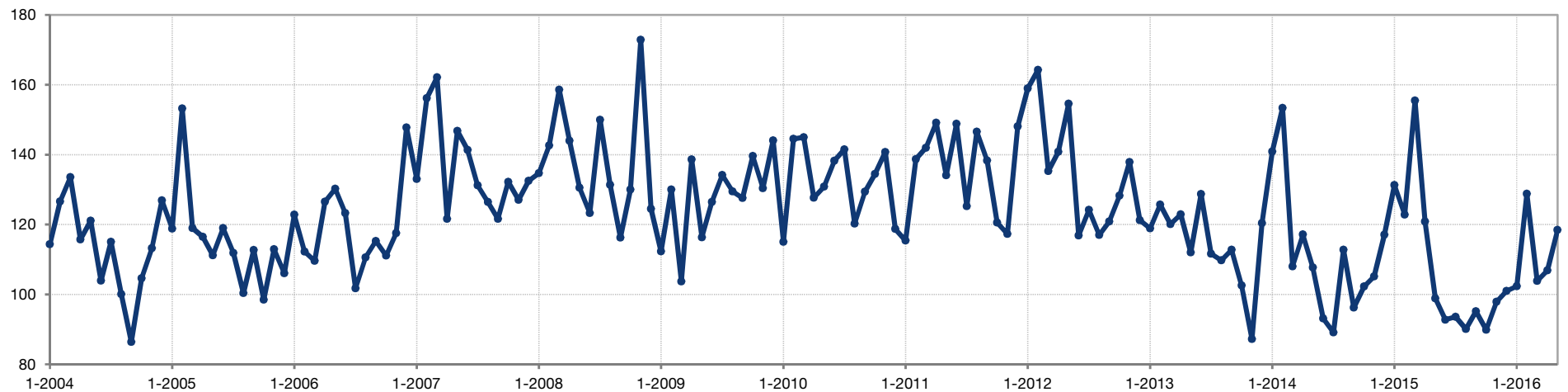


Year To Date



Month	Prior Year	Current Year	+ / -
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	107	-11.6%
May	99	118	+19.8%
12-Month Avg	109	100	-8.1%

Historical Days on Market Until Sale

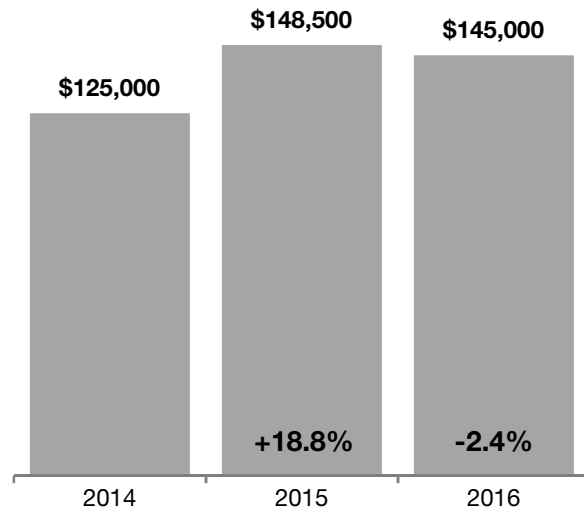


Median Sales Price

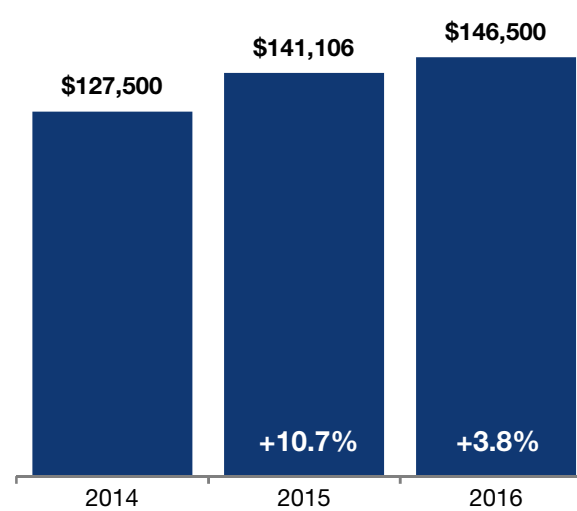
Median price point for all closed sales, not accounting for seller concessions, in a given month.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$141,000	+7.3%
May	\$148,500	\$145,000	-2.4%
12-Month Med	\$139,950	\$149,900	+7.1%

Historical Median Sales Price

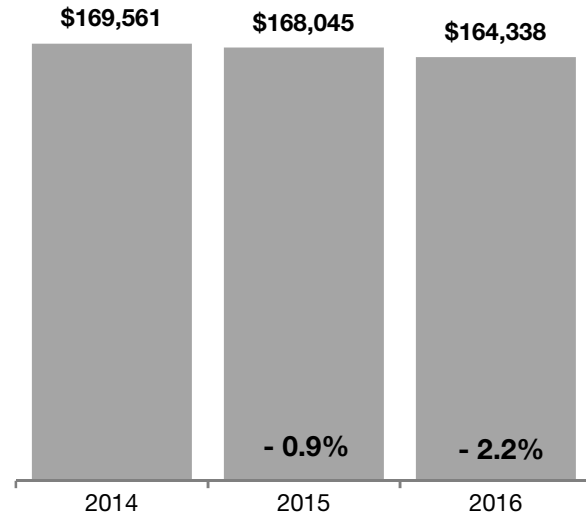


Average Sales Price

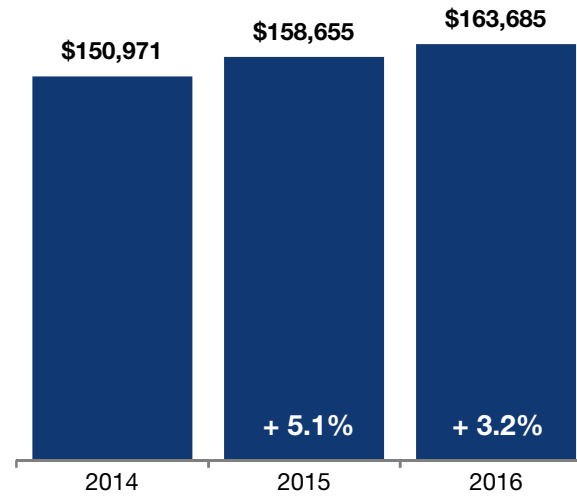
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

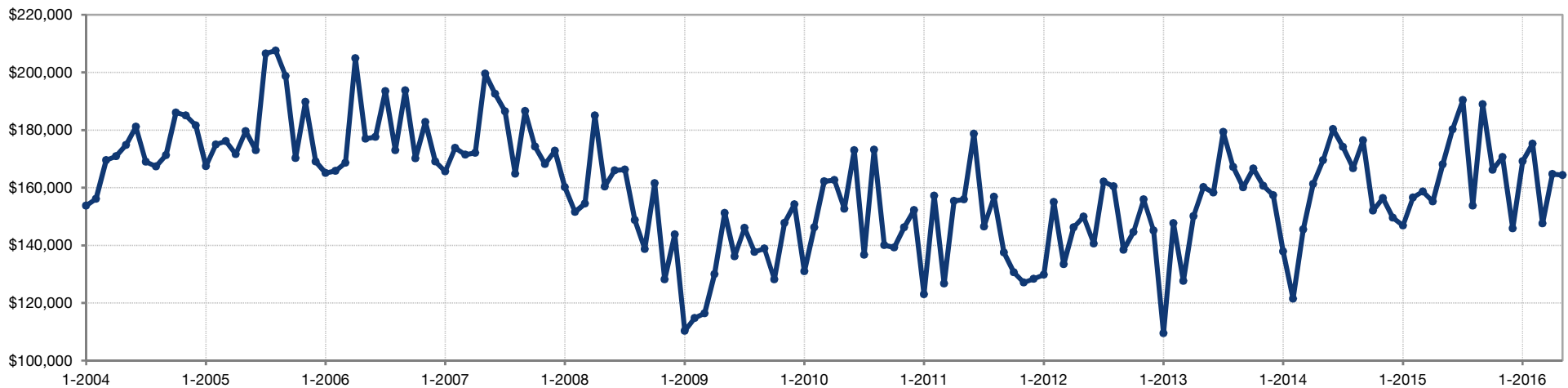


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$164,733	+6.1%
May	\$168,045	\$164,338	-2.2%
12-Month Avg	\$163,496	\$168,835	+3.3%

Historical Average Sales Price

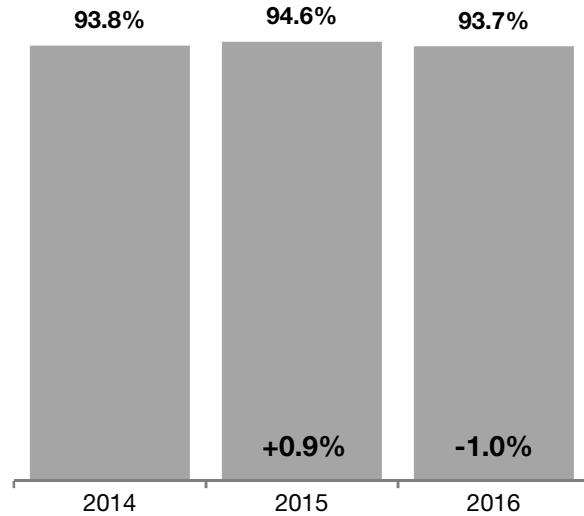


Percent of Original List Price Received

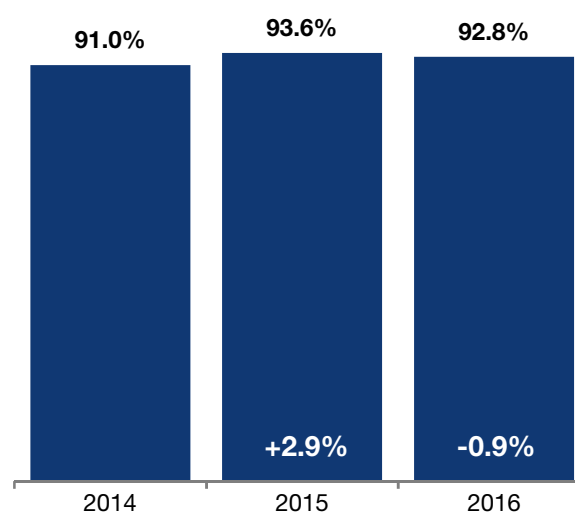
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May

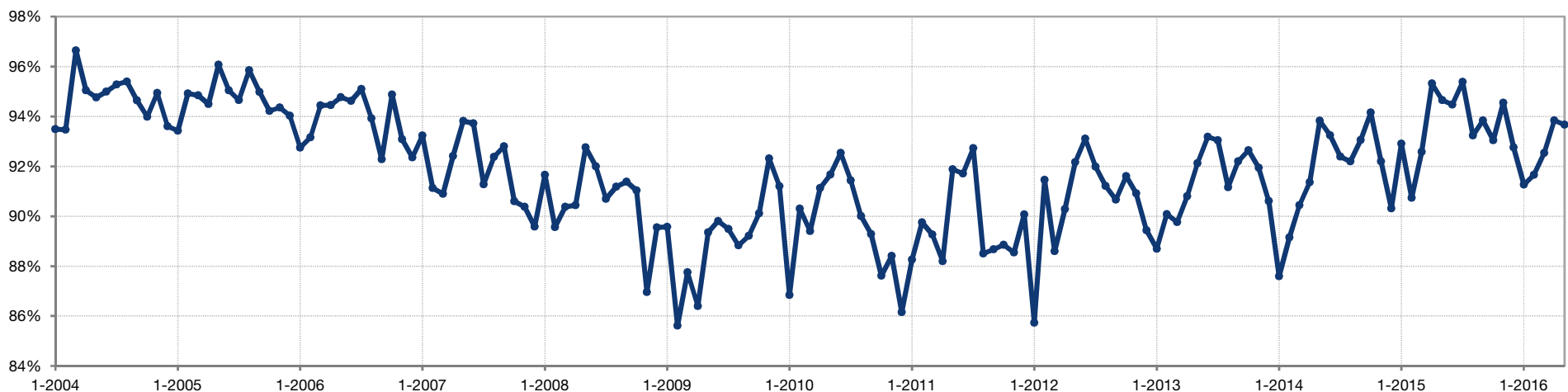


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	94.6%	93.7%	-1.0%
12-Month Avg	92.9%	93.5%	+0.6%

Historical Percent of Original List Price Received

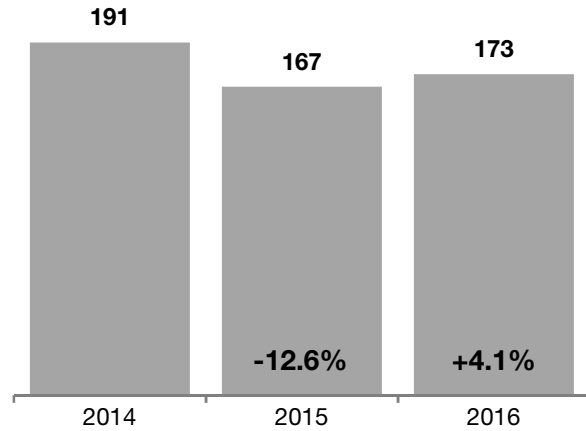


Housing Affordability Index

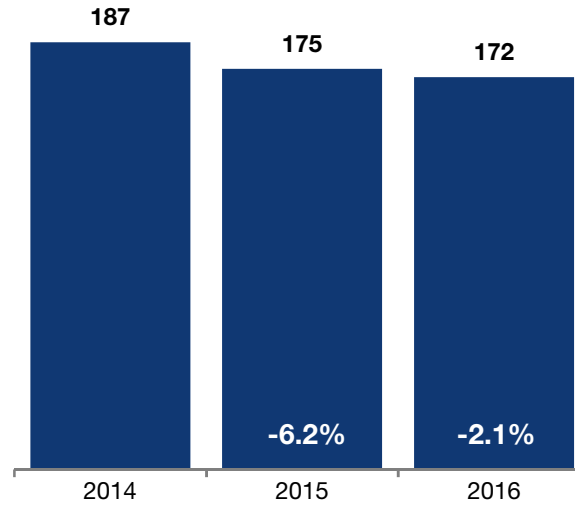
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	178	-5.1%
May	167	173	+4.1%
12-Month Avg	176	164	-6.1%

Historical Housing Affordability Index

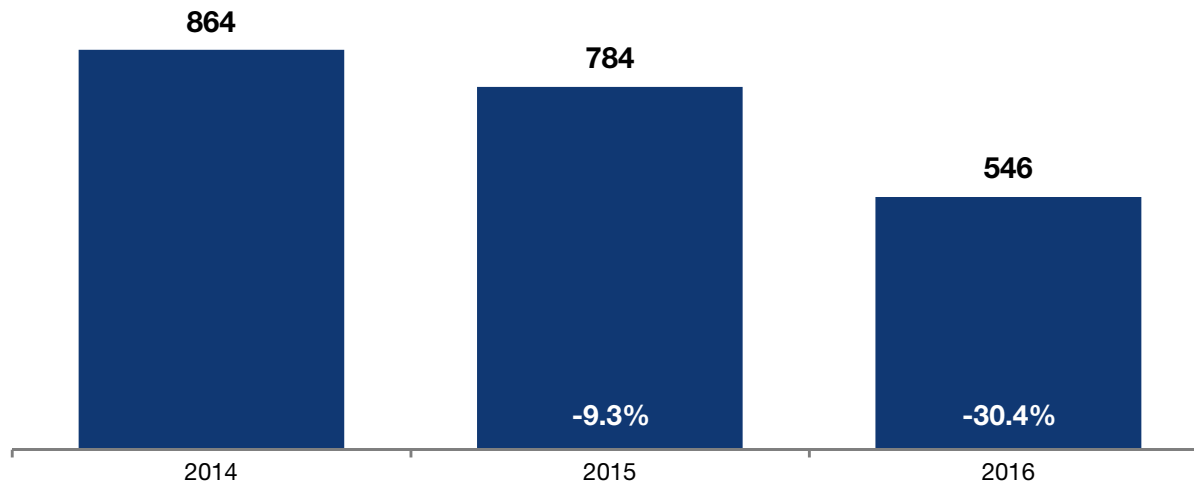


Inventory of Homes for Sale

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



May



Month	Prior Year	Current Year	+ / -
June	869	816	-6.1%
July	882	842	-4.5%
August	867	833	-3.9%
September	858	798	-7.0%
October	821	800	-2.6%
November	749	750	+0.1%
December	646	650	+0.6%
January	645	636	-1.4%
February	648	618	-4.6%
March	673	648	-3.7%
April	719	621	-13.6%
May	784	546	-30.4%
12-Month Avg	763	713	-6.4%

Historical Inventory of Homes for Sale

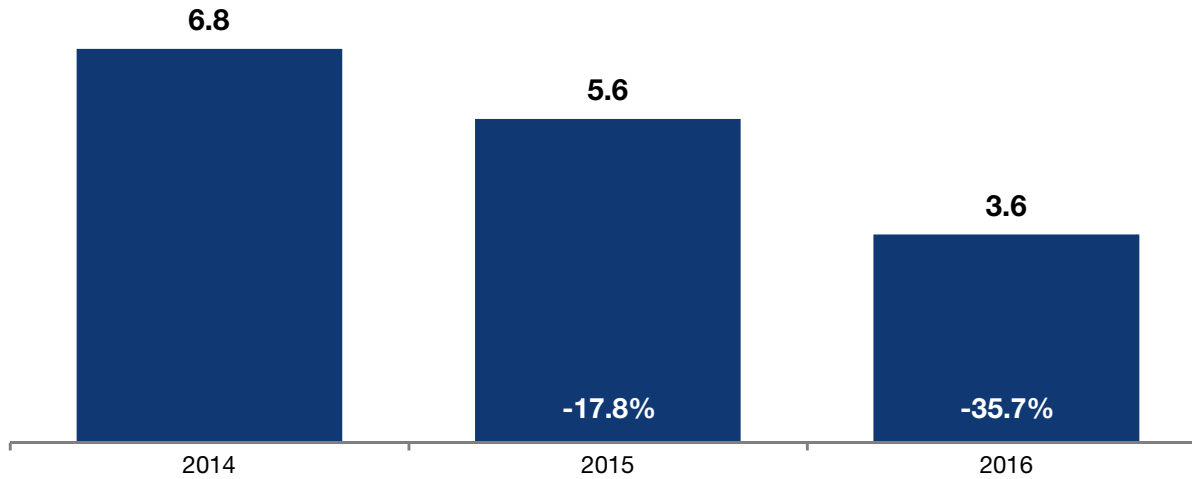


Months Supply of Inventory

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..



May



Month	Prior Year	Current Year	+ / -
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	-11.3%
November	5.8	5.3	-9.0%
December	5.0	4.6	-7.3%
January	4.9	4.5	-9.2%
February	4.9	4.3	-12.4%
March	5.0	4.5	-10.0%
April	5.2	4.3	-18.5%
May	5.6	3.6	-35.7%
12-Month Avg	5.9	5.0	-14.4%

Historical Months Supply of Inventory

