

# Monthly Indicators

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



June 2016



## Quick Facts

**+ 11.6%**      **- 3.0%**      **- 28.6%**

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.



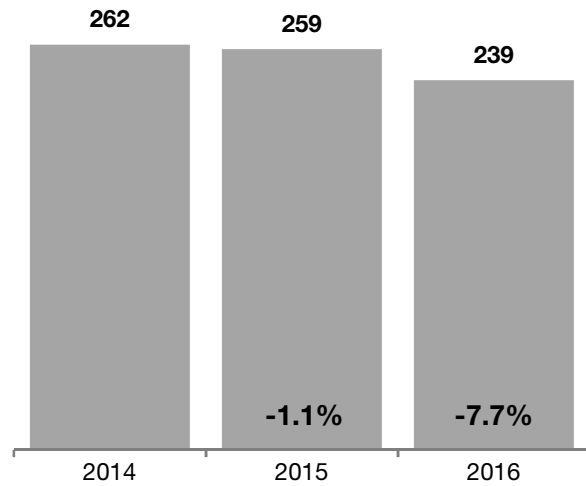
Key Metrics	Historical Sparklines	6-2015	6-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		259	<b>239</b>	- 7.7%	1,360	<b>1,272</b>	- 6.5%
<b>Pending Sales</b>		170	<b>222</b>	+ 30.6%	872	<b>984</b>	+ 12.8%
<b>Closed Sales</b>		181	<b>202</b>	+ 11.6%	753	<b>821</b>	+ 9.0%
<b>Days on Market Until Sale</b>		93	<b>94</b>	+ 1.4%	116	<b>108</b>	- 7.1%
<b>Median Sales Price</b>		\$169,993	<b>\$164,950</b>	- 3.0%	\$148,500	<b>\$150,000</b>	+ 1.0%
<b>Average Sales Price</b>		\$180,264	<b>\$182,435</b>	+ 1.2%	\$163,869	<b>\$168,284</b>	+ 2.7%
<b>Percent of Original List Price Received</b>		94.5%	<b>94.7%</b>	+ 0.3%	93.8%	<b>93.3%</b>	- 0.6%
<b>Housing Affordability Index</b>		143	<b>155</b>	+ 8.4%	164	<b>170</b>	+ 4.1%
<b>Inventory of Homes for Sale</b>		816	<b>583</b>	- 28.6%	--	--	--
<b>Months Supply of Homes for Sale</b>		5.9	<b>3.9</b>	- 34.0%	--	--	--

# New Listings

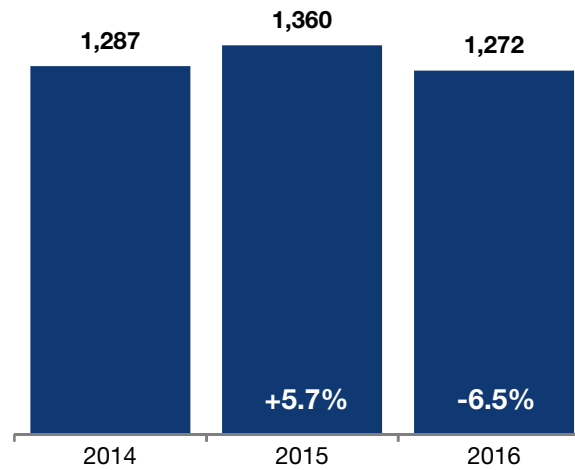
A count of the properties that have been newly listed on the market in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
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	172	+11.7%
February	152	157	+3.3%
March	245	247	+0.8%
April	270	227	-15.9%
May	280	230	-17.9%
June	259	239	-7.7%
<b>12-Month Avg</b>	<b>205</b>	<b>200</b>	<b>-2.0%</b>

## Historical New Listing Activity

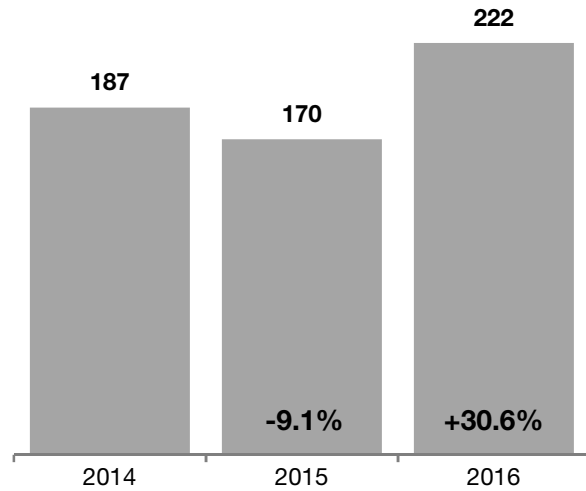


# Pending Sales

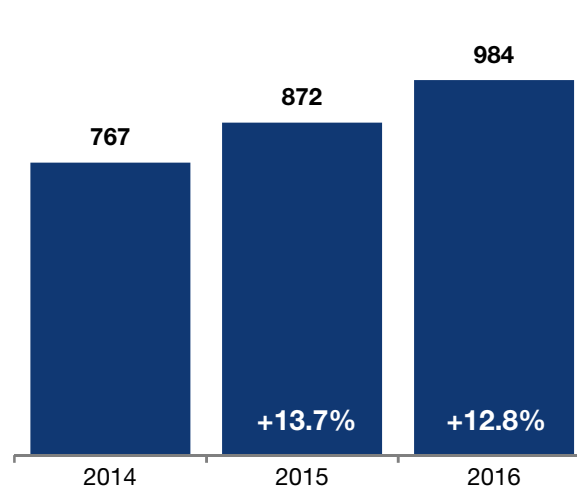
A count of the properties on which contracts have been accepted in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July	152	170	+11.8%
August	151	162	+7.3%
September	134	157	+17.2%
October	139	115	-17.3%
November	106	113	+6.6%
December	109	100	-8.3%
January	96	108	+12.5%
February	100	122	+22.0%
March	154	160	+3.9%
April	179	169	-5.6%
May	173	203	+17.3%
June	170	222	+30.6%
12-Month Avg	139	150	+8.3%

## Historical Pending Sales Activity

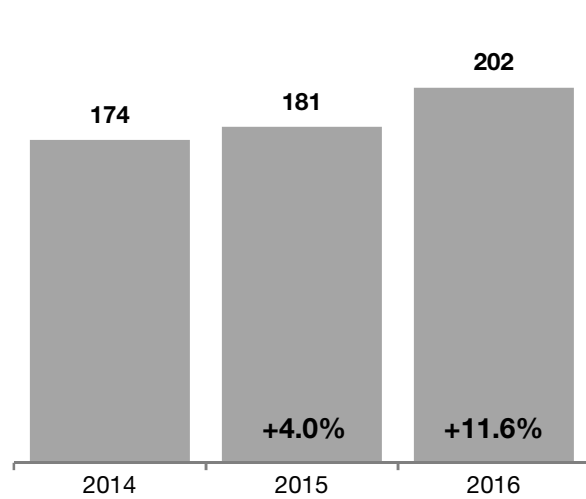


# Closed Sales

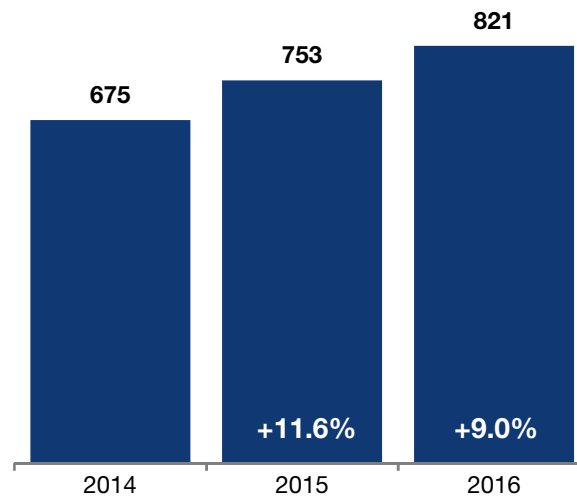
A count of the actual sales that have closed in a given month.



## June



## Year To Date



Month	Prior Year	Current Year	+ / -
July	172	182	+5.8%
August	145	179	+23.4%
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	150	-10.2%
June	181	202	+11.6%
12-Month Avg	134	145	+9.3%

## Historical Closed Sales Activity

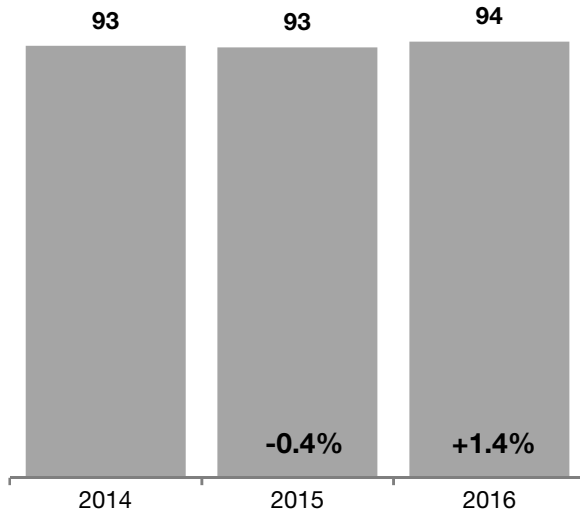


# Days on Market Until Sale

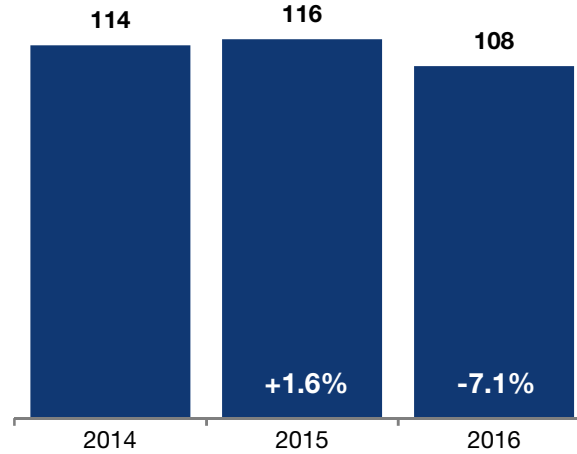
Average number of days between when a property is listed and when an offer is accepted in a given month.



## June

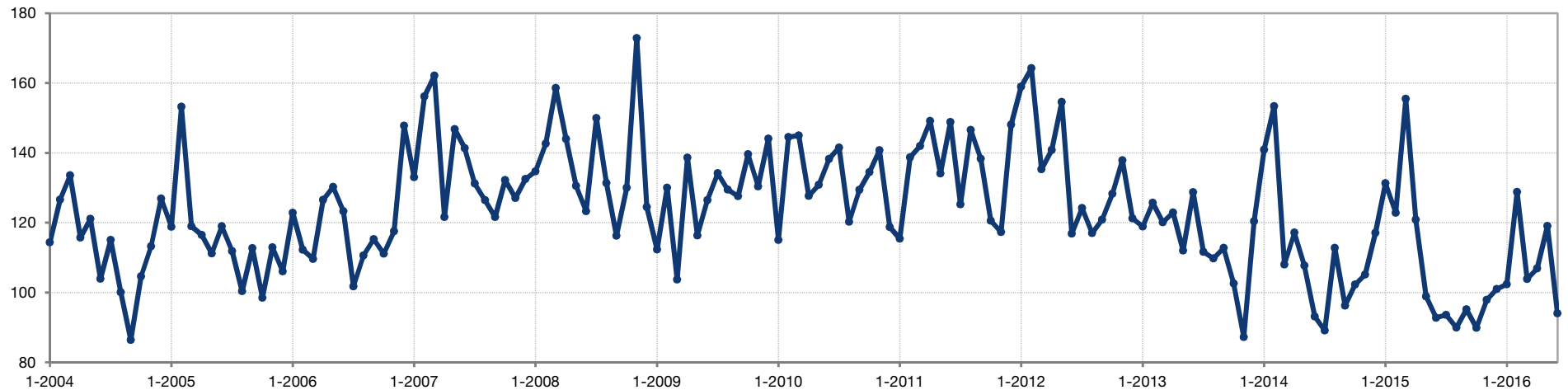


## Year To Date



Month	Prior Year	Current Year	+ / -
July	89	94	+5.0%
August	113	90	-20.3%
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	119	+20.5%
June	93	94	+1.4%
<b>12-Month Avg</b>	<b>109</b>	<b>101</b>	<b>-7.9%</b>

## Historical Days on Market Until Sale

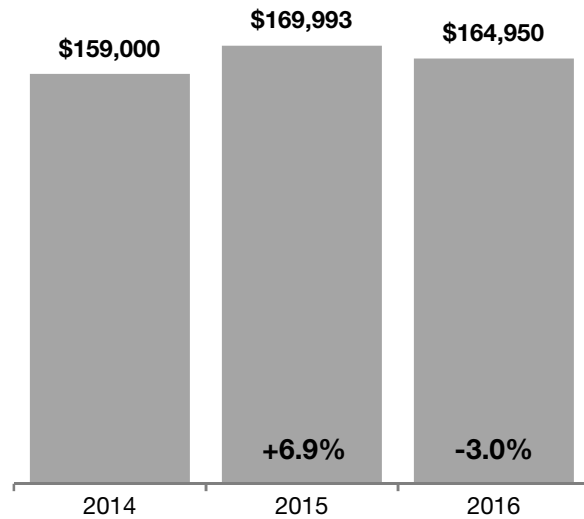


# Median Sales Price

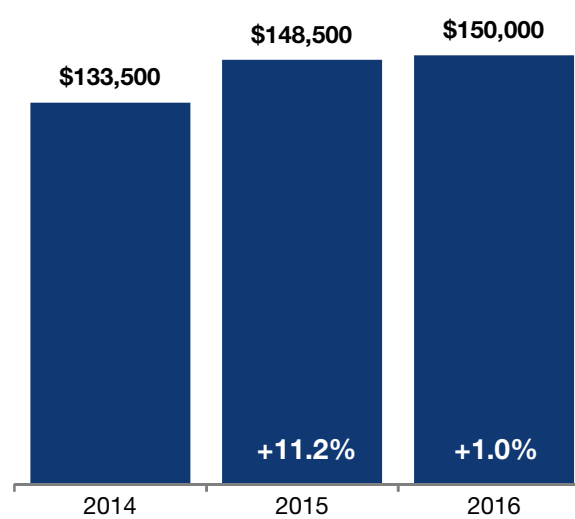
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## June

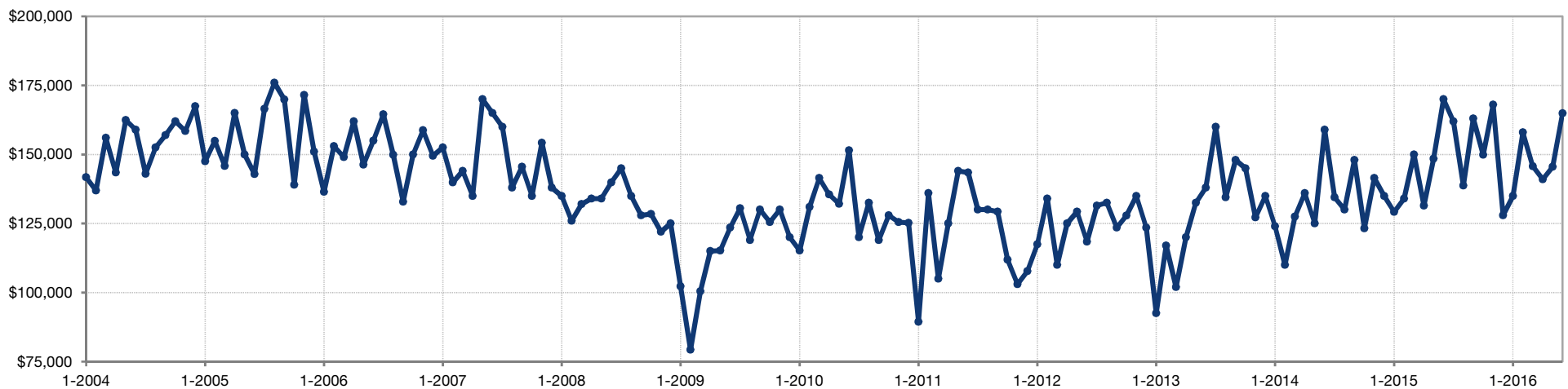


## Year To Date



Month	Prior Year	Current Year	+ / -
July	\$134,500	\$162,000	+20.4%
August	\$130,000	\$138,750	+6.7%
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	\$145,500	-2.0%
June	\$169,993	\$164,950	-3.0%
12-Month Med	\$141,000	\$149,700	+6.2%

## Historical Median Sales Price

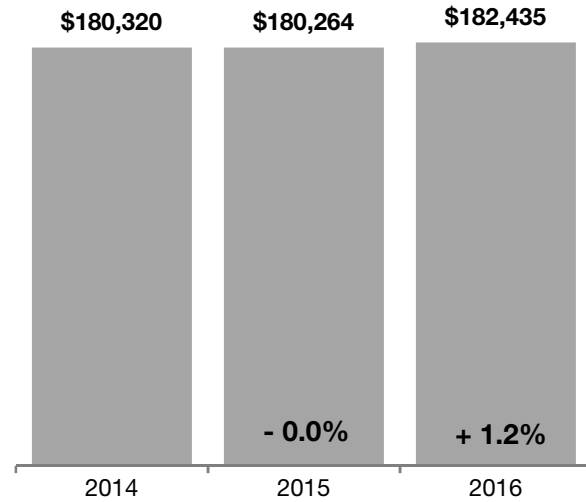


# Average Sales Price

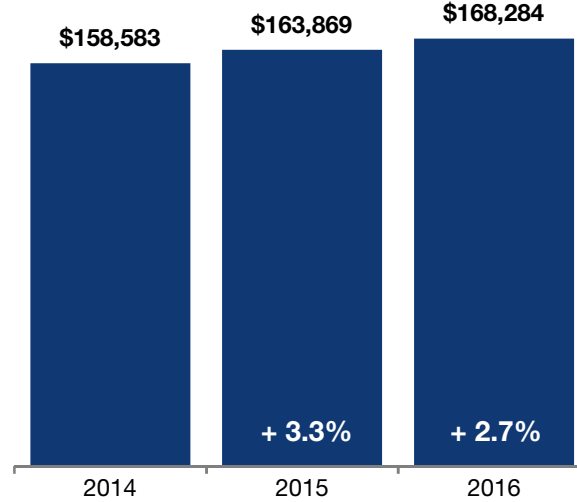
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June

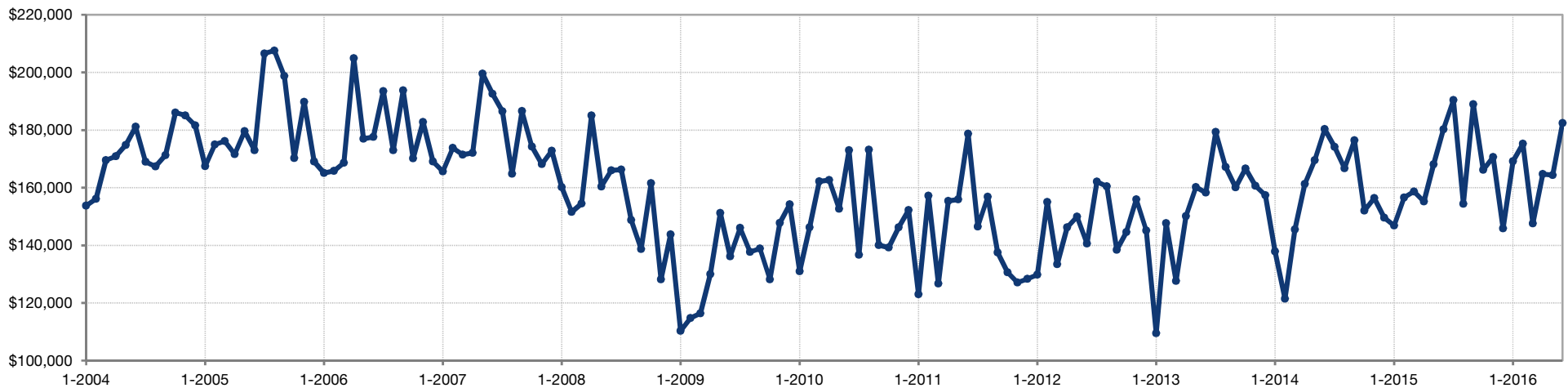


## Year To Date



Month	Prior Year	Current Year	+ / -
July	\$174,158	\$190,417	+9.3%
August	\$166,737	\$154,426	-7.4%
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	\$164,380	-2.2%
June	\$180,264	\$182,435	+1.2%
<b>12-Month Avg</b>	<b>\$163,564</b>	<b>\$169,285</b>	<b>+3.5%</b>

## Historical Average Sales Price



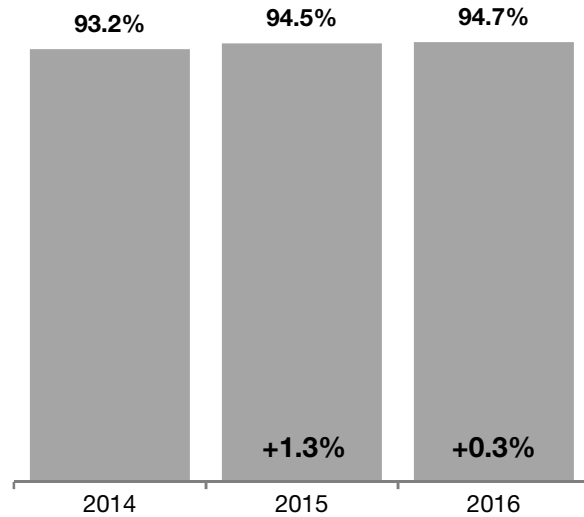


# Percent of Original List Price Received

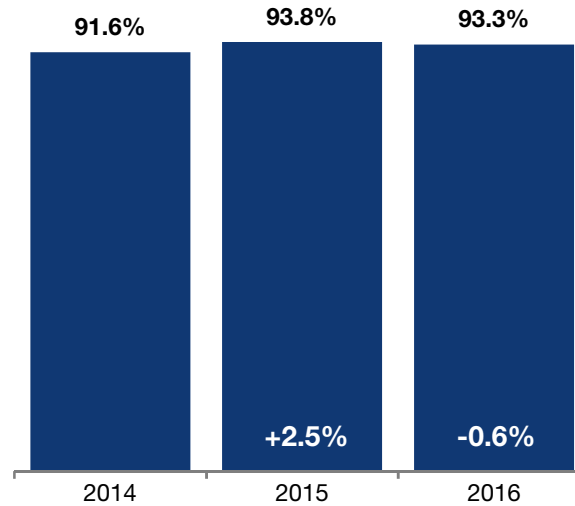
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## June

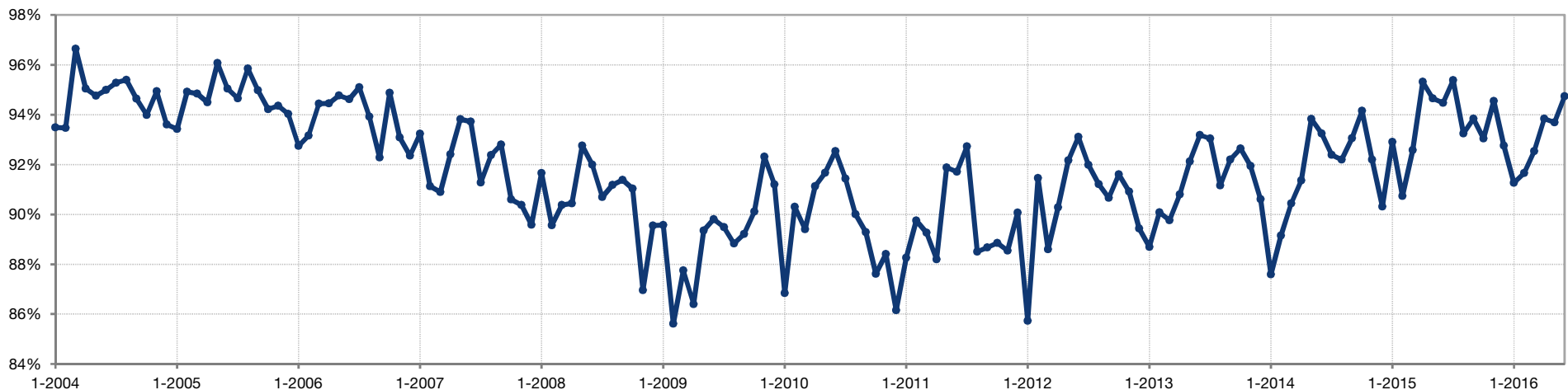


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	94.5%	94.7%	+0.3%
<b>12-Month Avg</b>	<b>93.1%</b>	<b>93.6%</b>	<b>+0.5%</b>

## Historical Percent of Original List Price Received

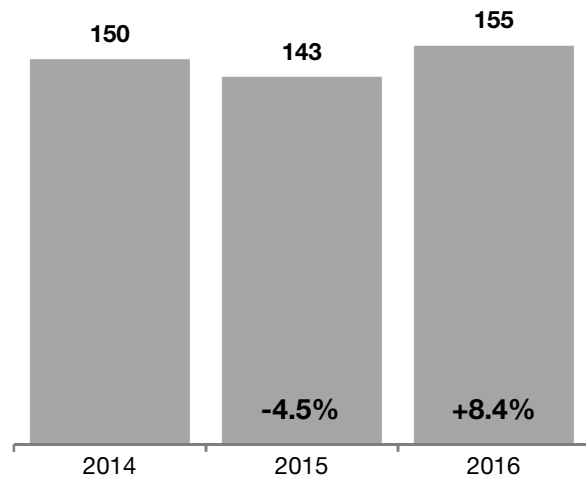


# Housing Affordability Index

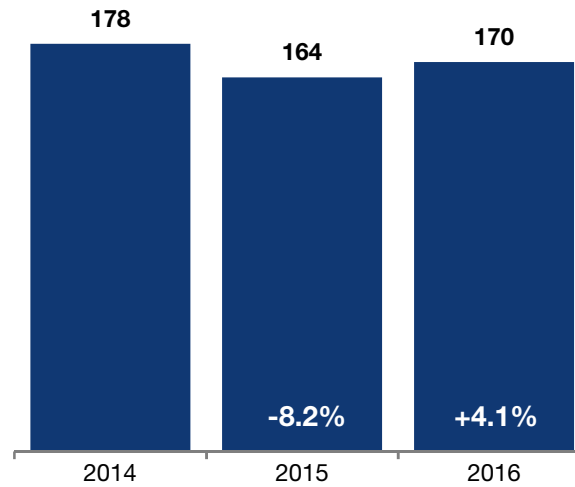
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## June

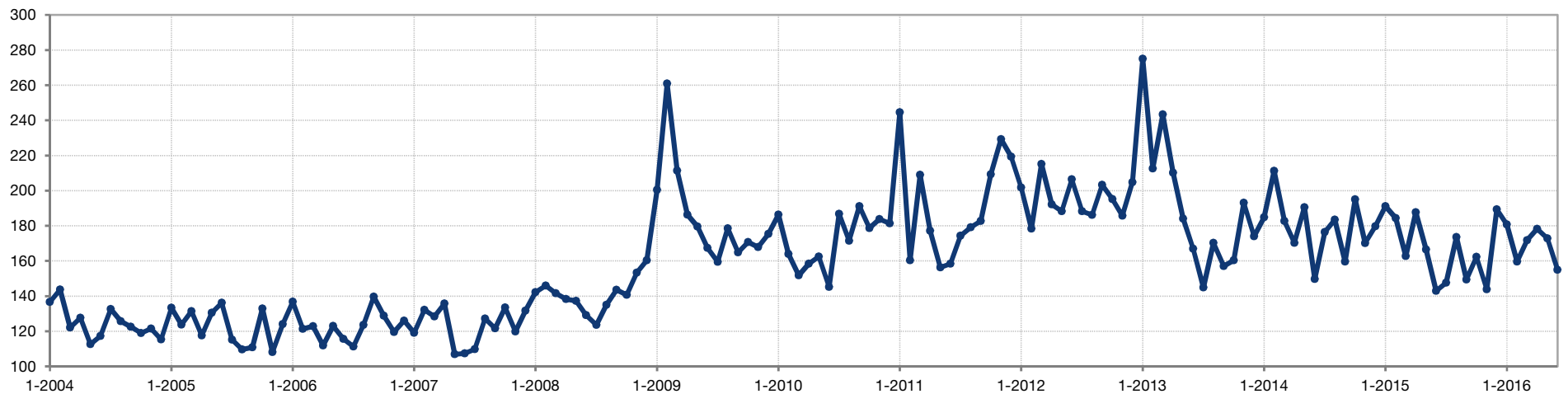


## Year To Date



Month	Prior Year	Current Year	+ / -
July	176	148	-16.4%
August	183	174	-5.3%
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	+3.8%
June	143	155	+8.4%
<b>12-Month Avg</b>	<b>175</b>	<b>165</b>	<b>-5.1%</b>

## Historical Housing Affordability Index

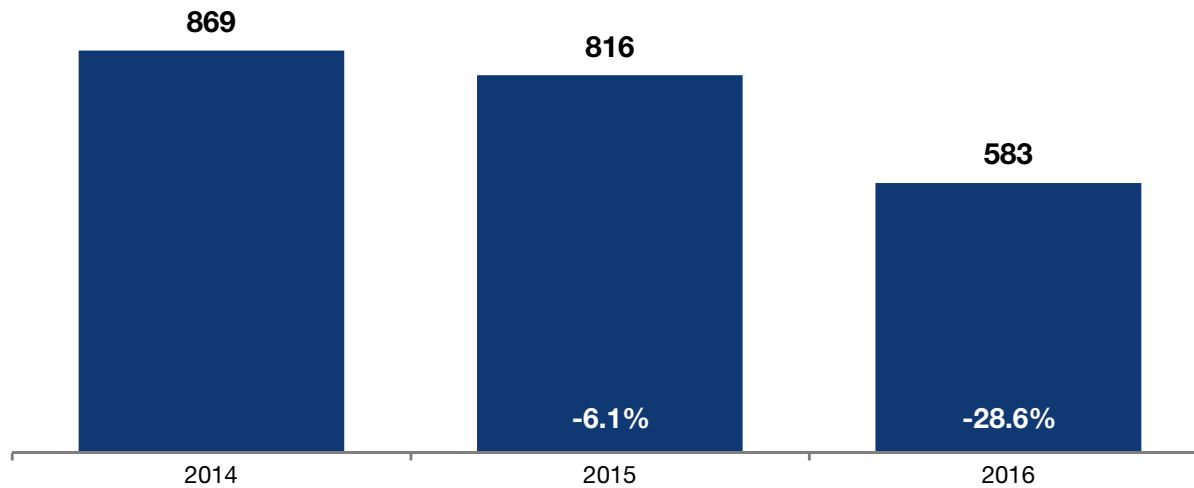


# Inventory of Homes for Sale

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



## June



Month	Prior Year	Current Year	+ / -
July	882	842	-4.5%
August	867	832	-4.0%
September	858	797	-7.1%
October	821	800	-2.6%
November	749	751	+0.3%
December	646	651	+0.8%
January	645	637	-1.2%
February	648	620	-4.3%
March	673	652	-3.1%
April	719	655	-8.9%
May	784	624	-20.4%
June	816	583	-28.6%
12-Month Avg	759	704	-7.0%

## Historical Inventory of Homes for Sale

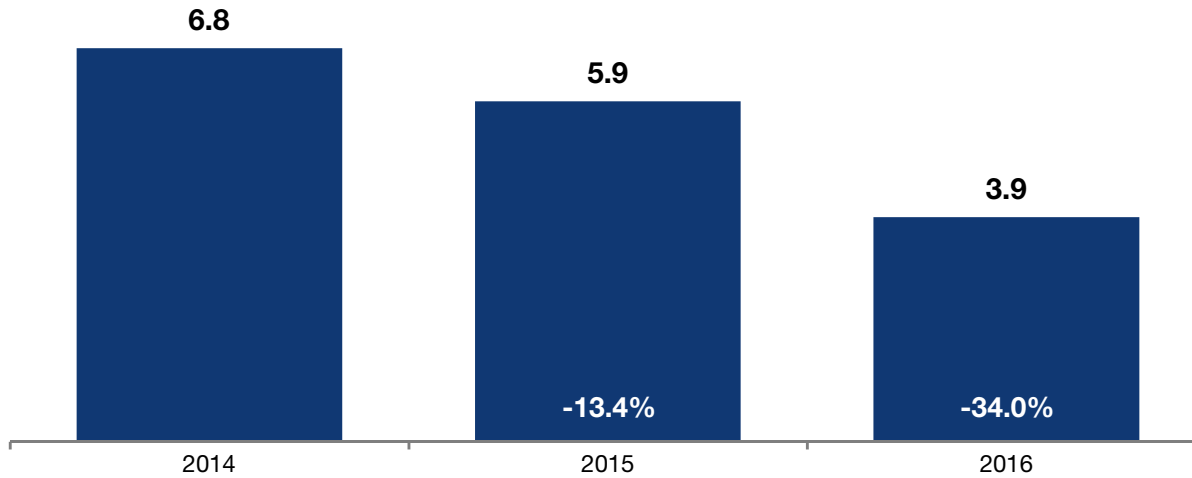


# Months Supply of Inventory

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..



## June



Month	Prior Year	Current Year	+ / -
July	6.9	6.0	-13.1%
August	6.9	5.9	-14.5%
September	6.8	5.6	-17.5%
October	6.4	5.7	-11.3%
November	5.8	5.3	-8.9%
December	5.0	4.6	-7.0%
January	4.9	4.5	-9.0%
February	4.9	4.3	-12.0%
March	5.0	4.5	-9.4%
April	5.2	4.6	-12.7%
May	5.6	4.3	-23.5%
June	5.9	3.9	-34.0%
12-Month Avg	5.8	4.9	-14.7%

## Historical Months Supply of Inventory

