

Summit County Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE AKRON AREA BOARD OF REALTORS®



January 2013

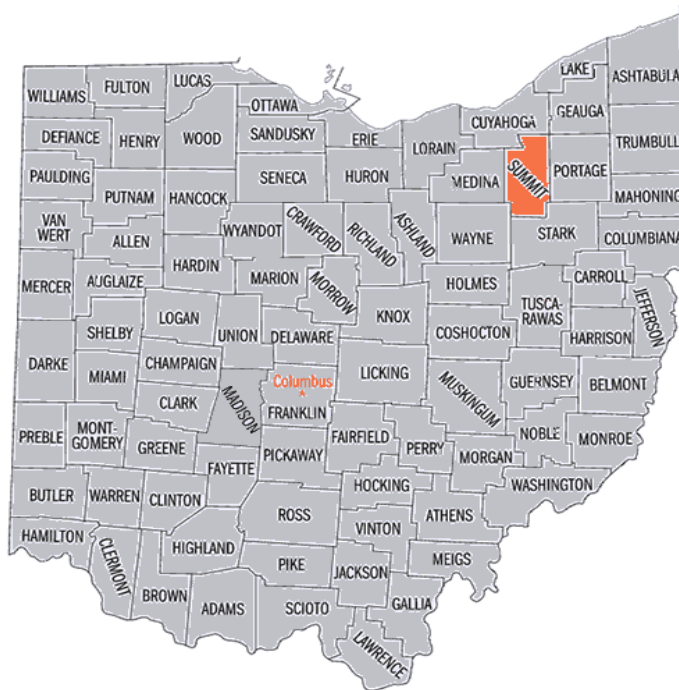
Quick Facts

- 12.3% **+ 36.9%** **- 23.6%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory



Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

[Click on desired metric to jump to that page.](#)



Summit County Market Overview

Key market metrics for the current month and year-to-date figures.



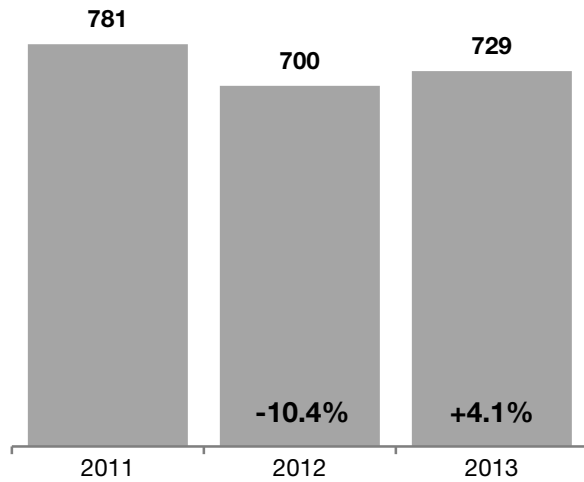
Key Metrics	Historical Sparklines	1-2012	1-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		700	729	+ 4.1%	700	729	+ 4.1%
Pending Sales		378	416	+ 10.1%	378	416	+ 10.1%
Closed Sales		317	278	- 12.3%	317	278	- 12.3%
Days on Market Until Sale		132	128	- 3.0%	132	128	- 3.0%
Median Sales Price		\$84,000	\$115,000	+ 36.9%	\$84,000	\$115,000	+ 36.9%
Average Sales Price		\$114,329	\$133,998	+ 17.2%	\$114,329	\$133,998	+ 17.2%
Percent of Original List Price Received		87.7%	88.9%	+ 1.4%	87.7%	88.9%	+ 1.4%
Housing Affordability Index		295	247	- 16.3%	295	247	- 16.3%
Inventory of Homes for Sale		3,806	2,908	- 23.6%	--	--	--
Months Supply of Homes for Sale		8.8	6.0	- 32.1%	--	--	--

New Listings

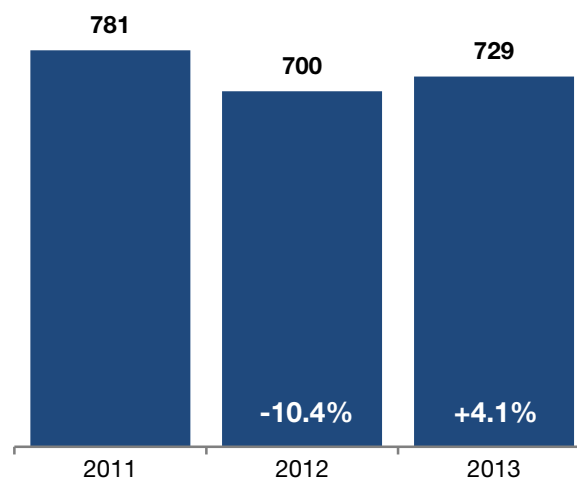
A count of the properties that have been newly listed on the market in a given month.



January

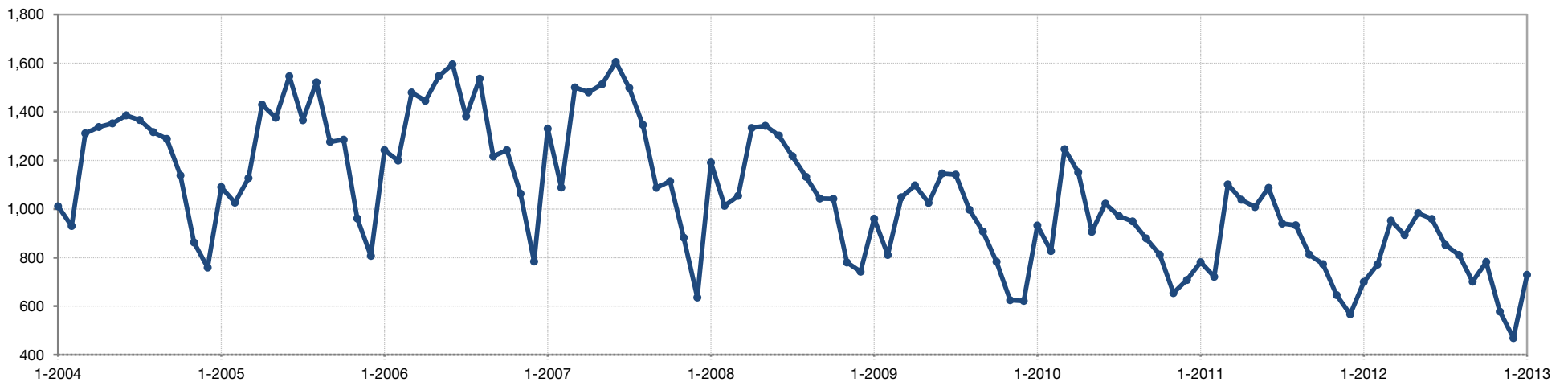


Year To Date



Month	Prior Year	Current Year	+ / -
February	721	771	+6.9%
March	1,101	952	-13.5%
April	1,038	893	-14.0%
May	1,008	983	-2.5%
June	1,087	959	-11.8%
July	940	852	-9.4%
August	933	811	-13.1%
September	812	701	-13.7%
October	773	782	+1.2%
November	646	578	-10.5%
December	567	469	-17.3%
January	700	729	+4.1%
12-Month Avg	861	790	-8.2%

Historical New Listing Activity

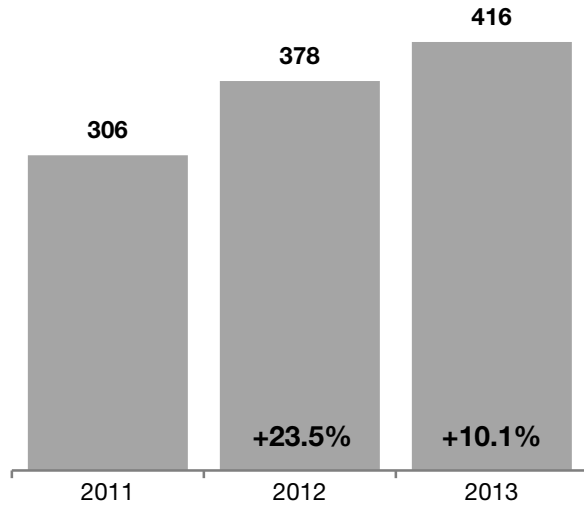


Pending Sales

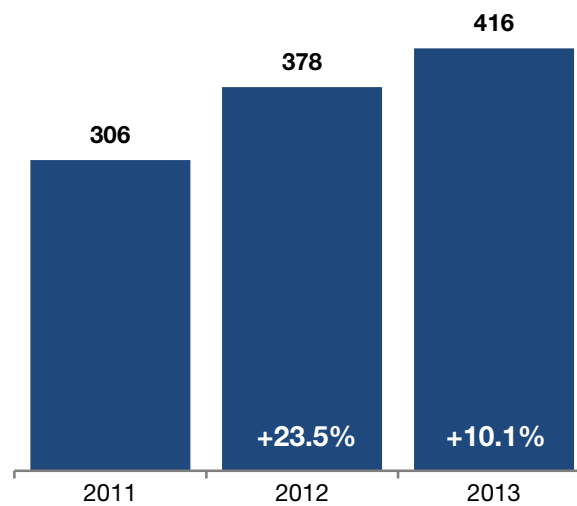
A count of the properties on which contracts have been accepted in a given month.



January

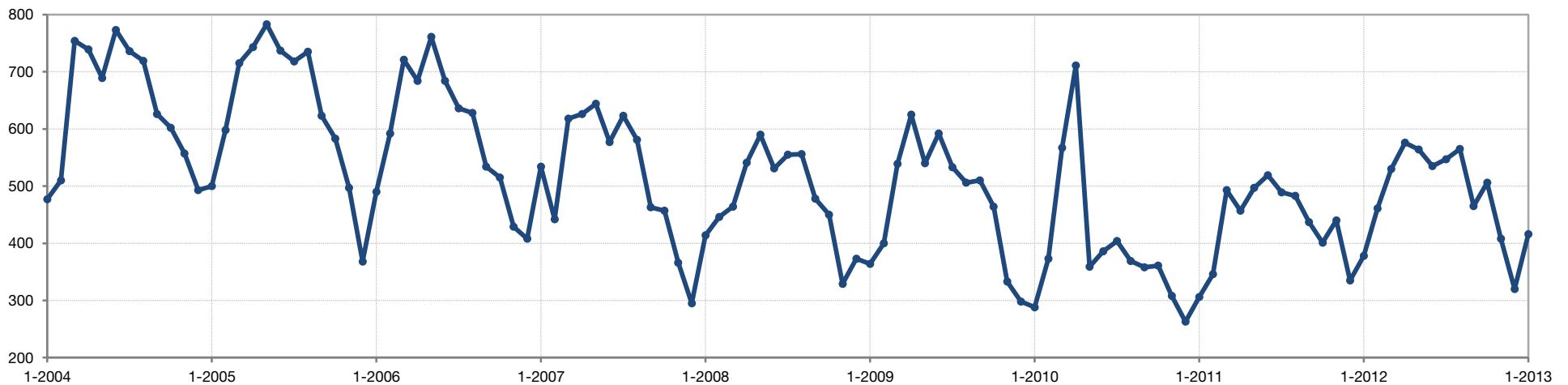


Year To Date



Month	Prior Year	Current Year	+ / -
February	346	461	+33.2%
March	493	530	+7.5%
April	457	576	+26.0%
May	497	564	+13.5%
June	519	535	+3.1%
July	489	547	+11.9%
August	483	565	+17.0%
September	437	465	+6.4%
October	401	506	+26.2%
November	440	408	-7.3%
December	335	320	-4.5%
January	378	416	+10.1%
12-Month Avg	440	491	+11.7%

Historical Pending Sales Activity

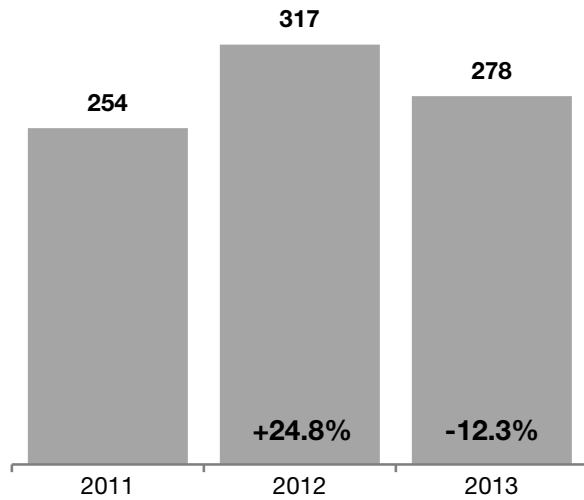


Closed Sales

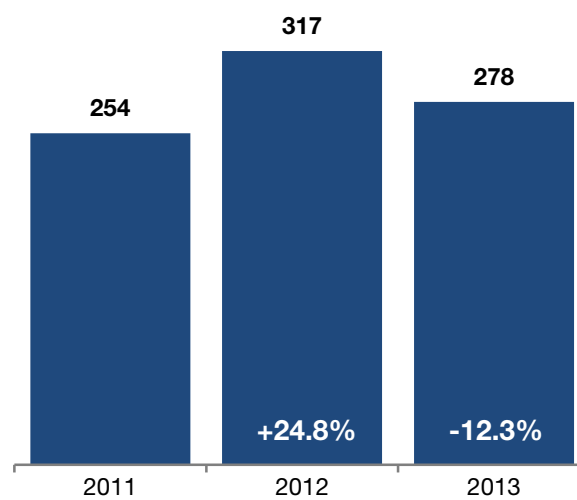
A count of the actual sales that have closed in a given month.



January

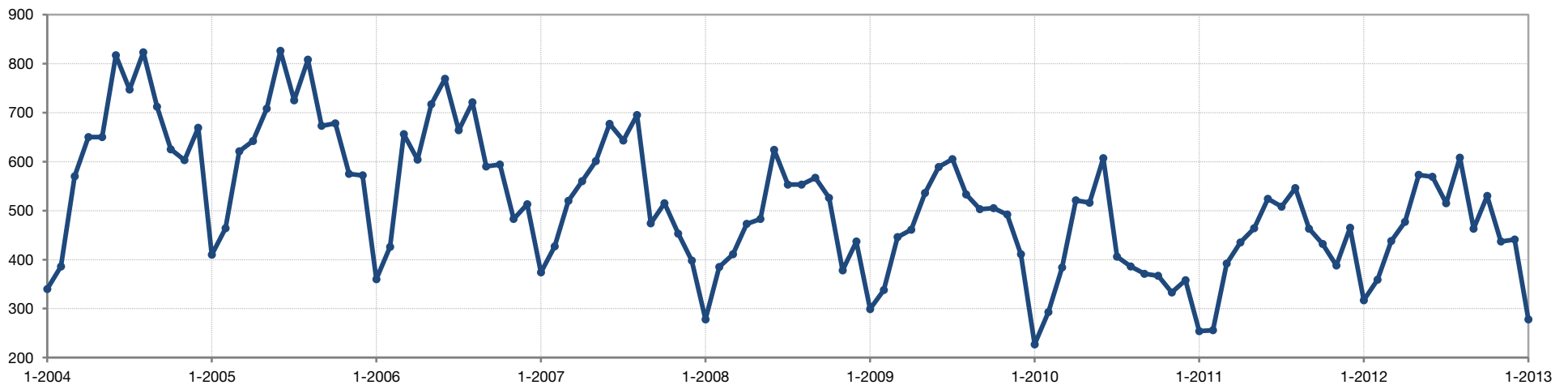


Year To Date



Month	Prior Year	Current Year	+ / -
February	256	359	+40.2%
March	392	438	+11.7%
April	435	477	+9.7%
May	464	573	+23.5%
June	524	569	+8.6%
July	508	515	+1.4%
August	546	608	+11.4%
September	463	463	0.0%
October	432	530	+22.7%
November	388	437	+12.6%
December	465	441	-5.2%
January	317	278	-12.3%
12-Month Avg	433	474	+10.4%

Historical Closed Sales Activity

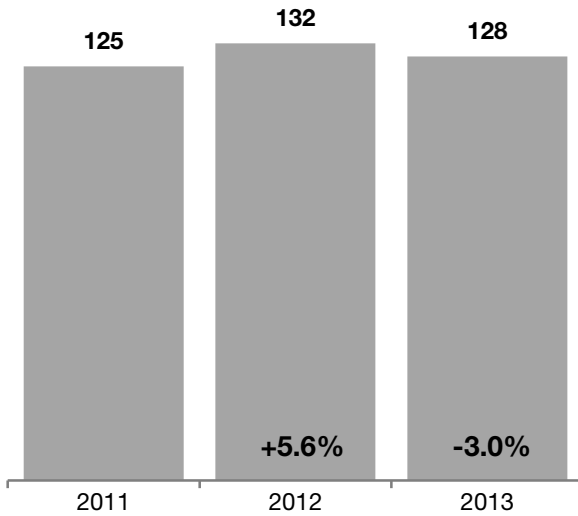


Days on Market Until Sale

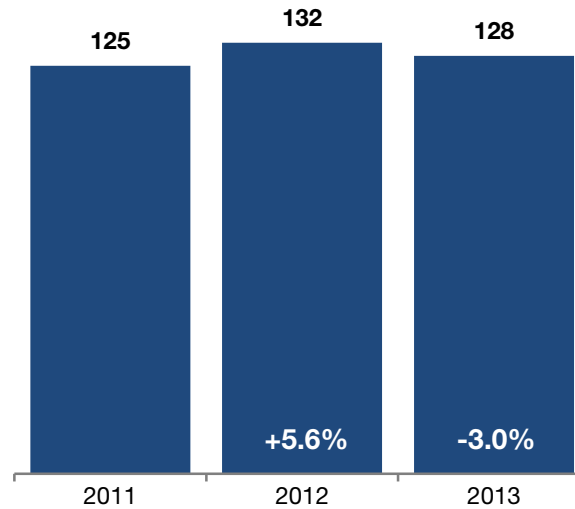
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

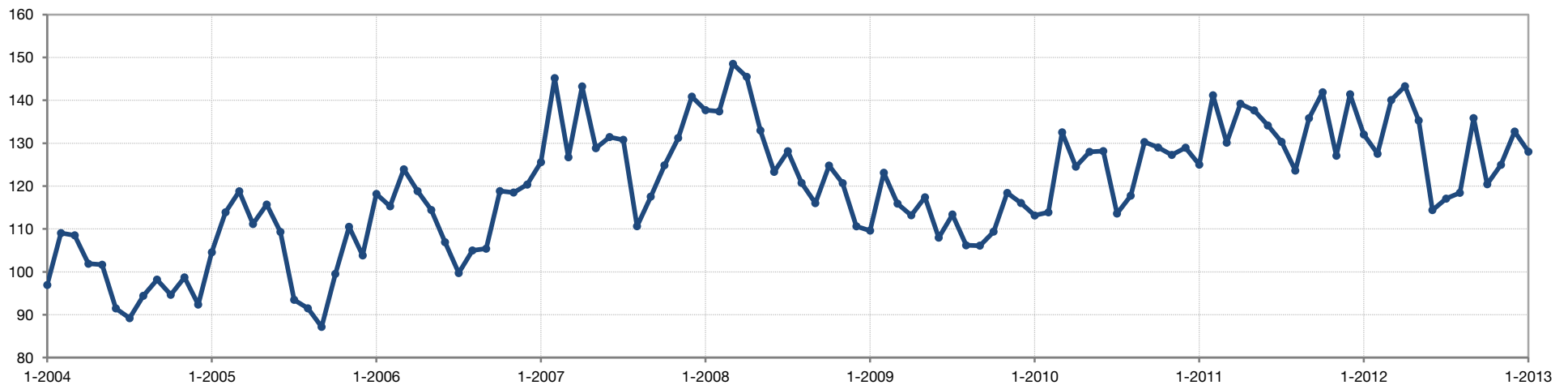


Year To Date



Month	Prior Year	Current Year	+ / -
February	141	128	-9.7%
March	130	140	+7.6%
April	139	143	+2.9%
May	138	135	-1.7%
June	134	114	-14.7%
July	130	117	-10.2%
August	124	118	-4.2%
September	136	136	+0.0%
October	142	120	-15.1%
November	127	125	-1.7%
December	141	133	-6.2%
January	132	128	-3.0%
12-Month Avg	104	103	-0.7%

Historical Days on Market Until Sale

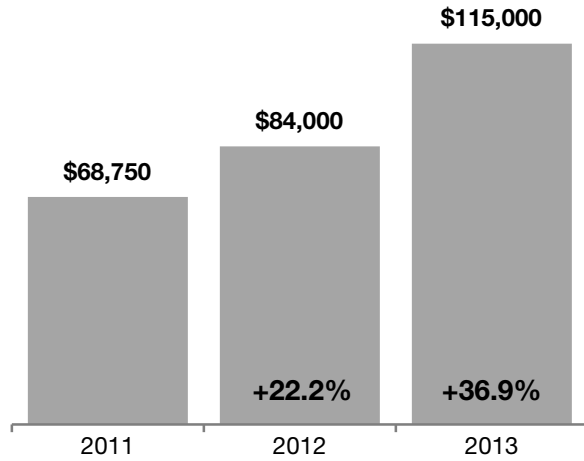


Median Sales Price

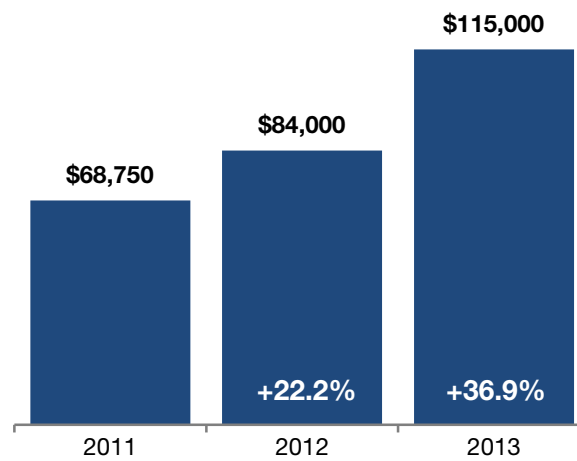
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January

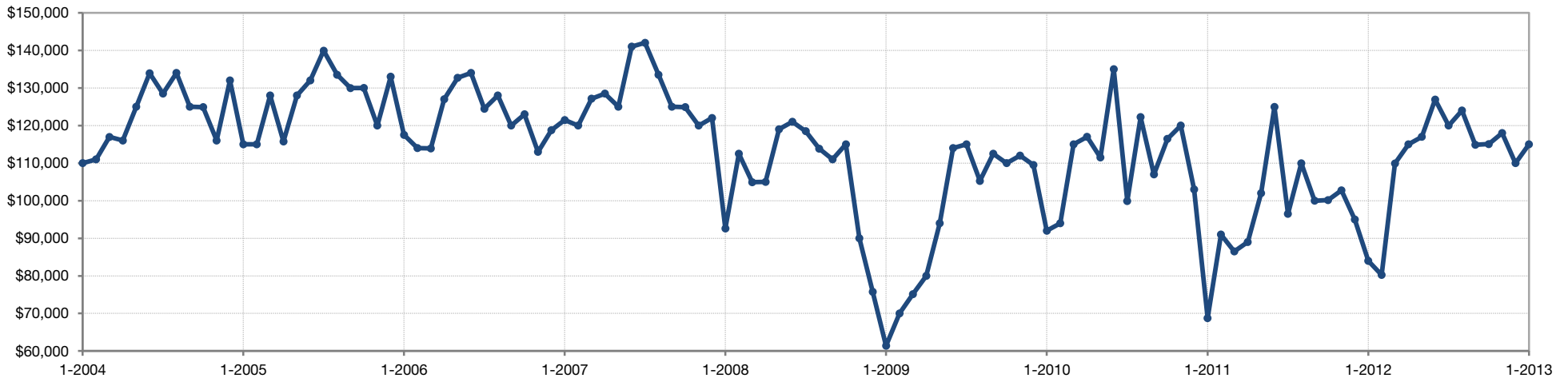


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$91,000	\$80,250	-11.8%
March	\$86,500	\$109,900	+27.1%
April	\$89,000	\$115,000	+29.2%
May	\$102,000	\$117,000	+14.7%
June	\$124,950	\$126,900	+1.6%
July	\$96,500	\$120,000	+24.4%
August	\$109,950	\$124,000	+12.8%
September	\$100,000	\$114,875	+14.9%
October	\$100,150	\$115,050	+14.9%
November	\$102,750	\$118,000	+14.8%
December	\$95,000	\$110,000	+15.8%
January	\$84,000	\$115,000	+36.9%
12-Month Med	\$99,500	\$115,000	+15.6%

Historical Median Sales Price

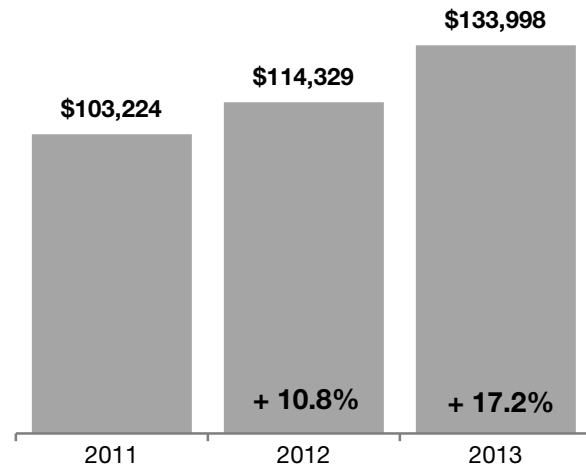


Average Sales Price

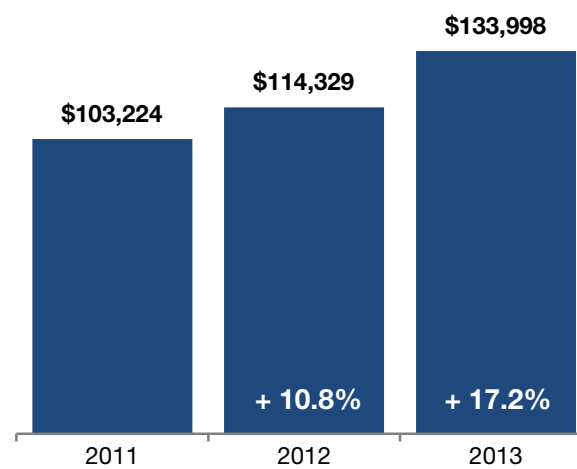
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

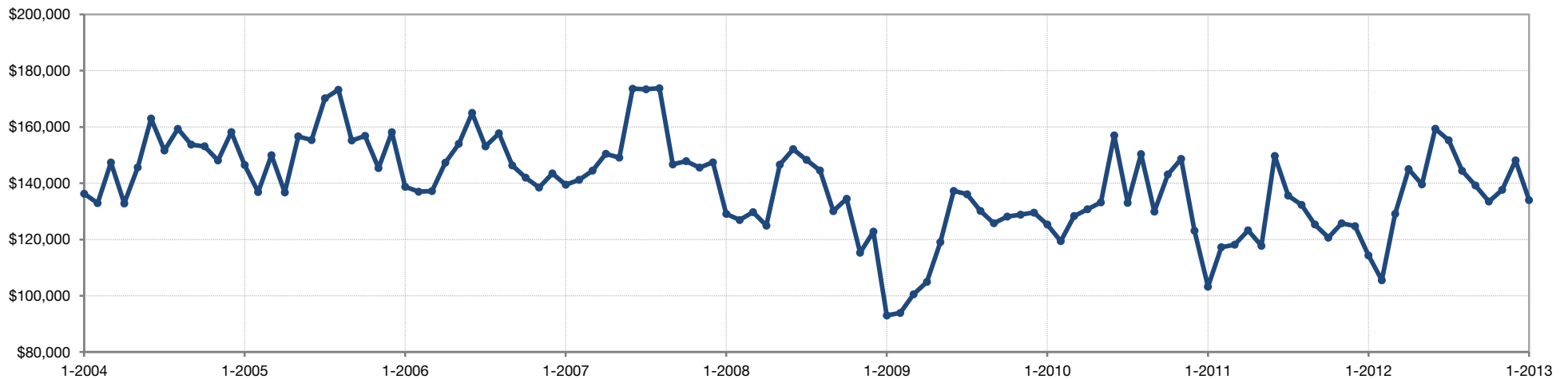


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$117,268	\$105,509	-10.0%
March	\$118,146	\$129,111	+9.3%
April	\$123,266	\$145,006	+17.6%
May	\$117,740	\$139,576	+18.5%
June	\$149,685	\$159,352	+6.5%
July	\$135,605	\$155,253	+14.5%
August	\$132,305	\$144,411	+9.1%
September	\$125,330	\$139,207	+11.1%
October	\$120,642	\$133,500	+10.7%
November	\$125,748	\$137,653	+9.5%
December	\$124,730	\$148,093	+18.7%
January	\$114,329	\$133,998	+17.2%
12-Month Avg	\$126,617	\$140,663	+11.1%

Historical Average Sales Price

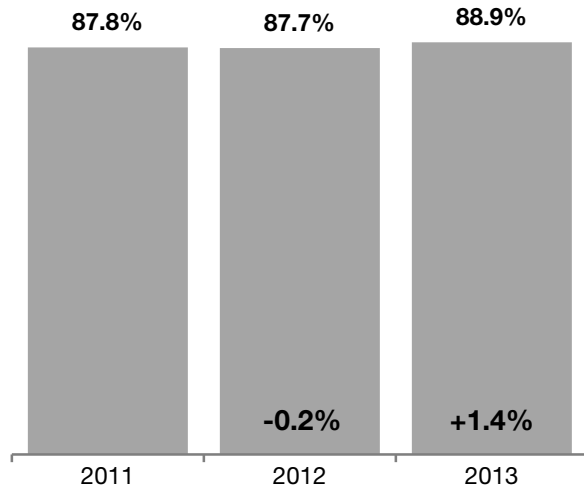


Percent of Original List Price Received

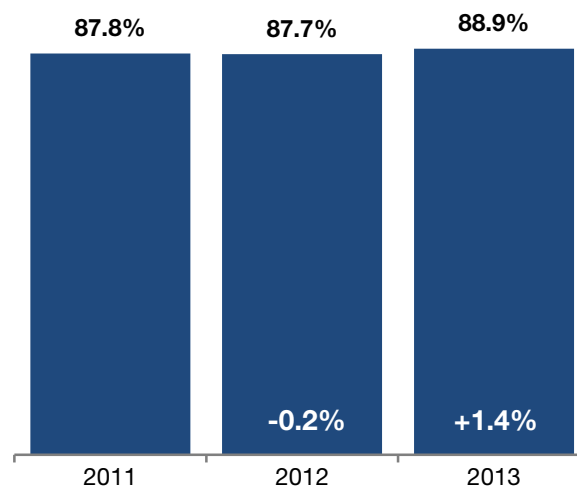
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January

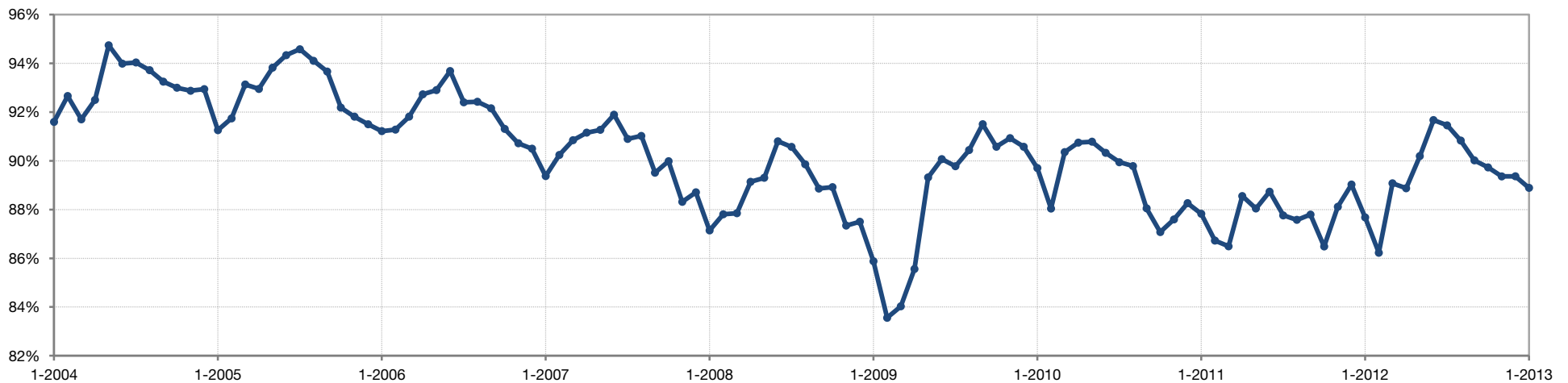


Year To Date



Month	Prior Year	Current Year	+ / -
February	86.7%	86.2%	-0.6%
March	86.5%	89.1%	+3.0%
April	88.6%	88.9%	+0.4%
May	88.0%	90.2%	+2.4%
June	88.7%	91.7%	+3.3%
July	87.8%	91.5%	+4.2%
August	87.6%	90.8%	+3.7%
September	87.8%	90.0%	+2.5%
October	86.5%	89.7%	+3.7%
November	88.1%	89.4%	+1.4%
December	89.0%	89.4%	+0.4%
January	87.7%	88.9%	+1.4%
12-Month Avg	87.8%	89.8%	+2.3%

Historical Percent of Original List Price Received

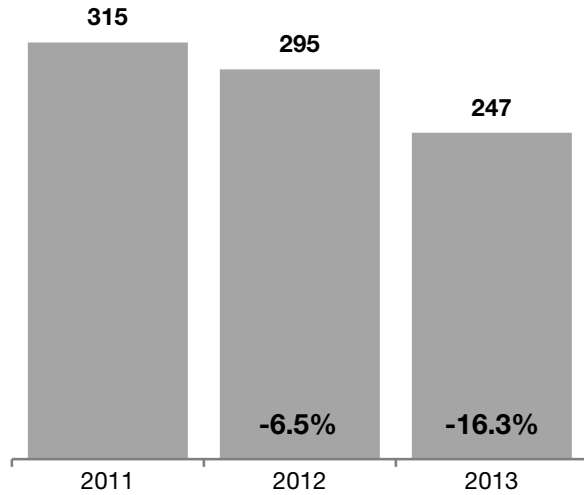


Housing Affordability Index

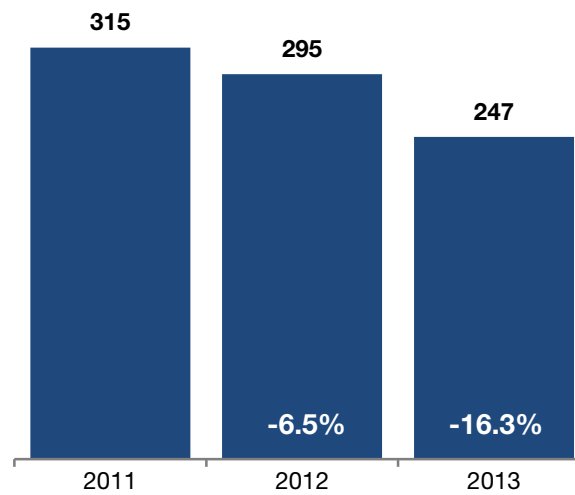
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



January

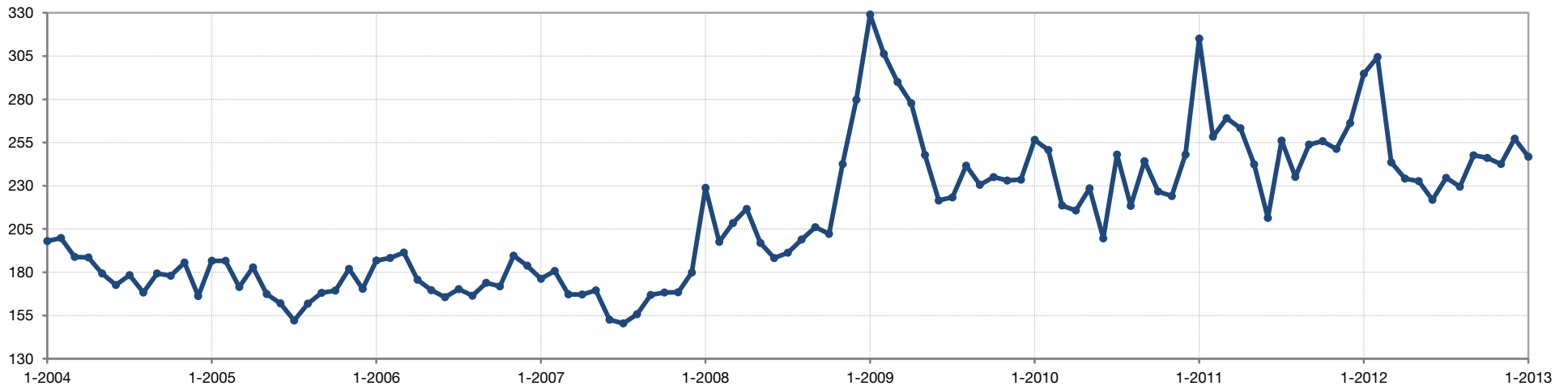


Year To Date



Month	Prior Year	Current Year	+ / -
February	258	304	+17.8%
March	269	244	-9.5%
April	263	234	-11.1%
May	242	233	-4.0%
June	211	222	+5.0%
July	256	235	-8.4%
August	235	229	-2.4%
September	254	248	-2.5%
October	256	246	-3.8%
November	251	243	-3.5%
December	266	257	-3.4%
January	295	247	-16.3%
12-Month Avg	255	245	-3.5%

Historical Housing Affordability Index

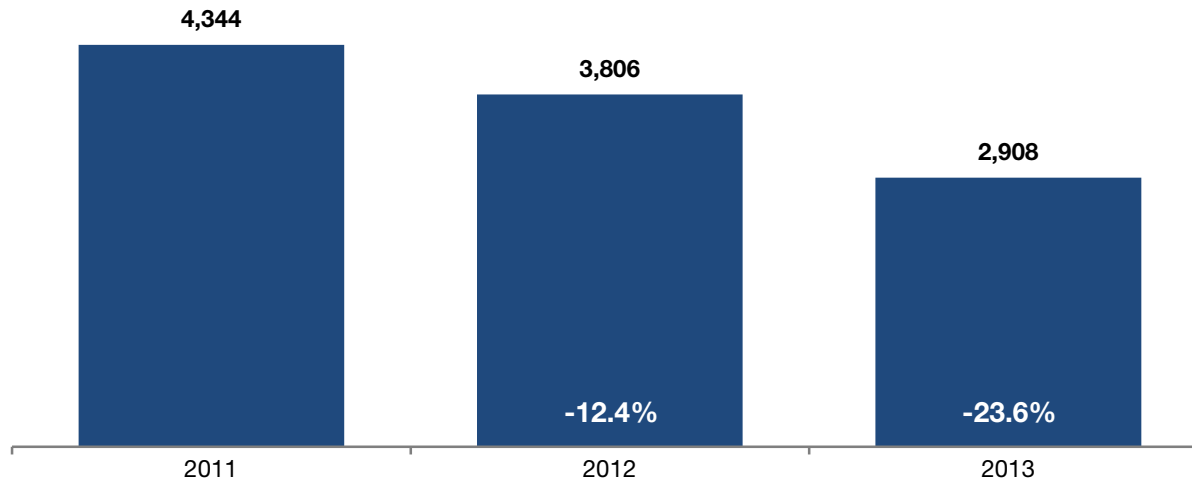


Inventory of Homes for Sale

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

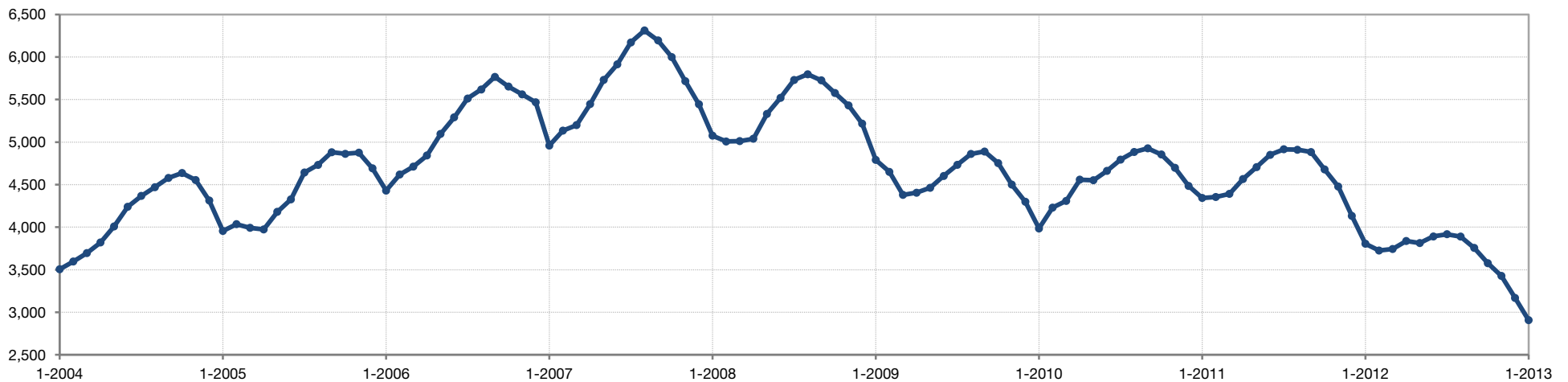


January



Month	Prior Year	Current Year	+ / -
February	4,355	3,726	-14.4%
March	4,392	3,744	-14.8%
April	4,566	3,838	-15.9%
May	4,706	3,814	-19.0%
June	4,850	3,891	-19.8%
July	4,916	3,918	-20.3%
August	4,910	3,890	-20.8%
September	4,883	3,757	-23.1%
October	4,679	3,577	-23.6%
November	4,478	3,428	-23.4%
December	4,133	3,169	-23.3%
January	3,806	2,908	-23.6%
12-Month Avg	4,556	3,638	-20.2%

Historical Inventory of Homes for Sale

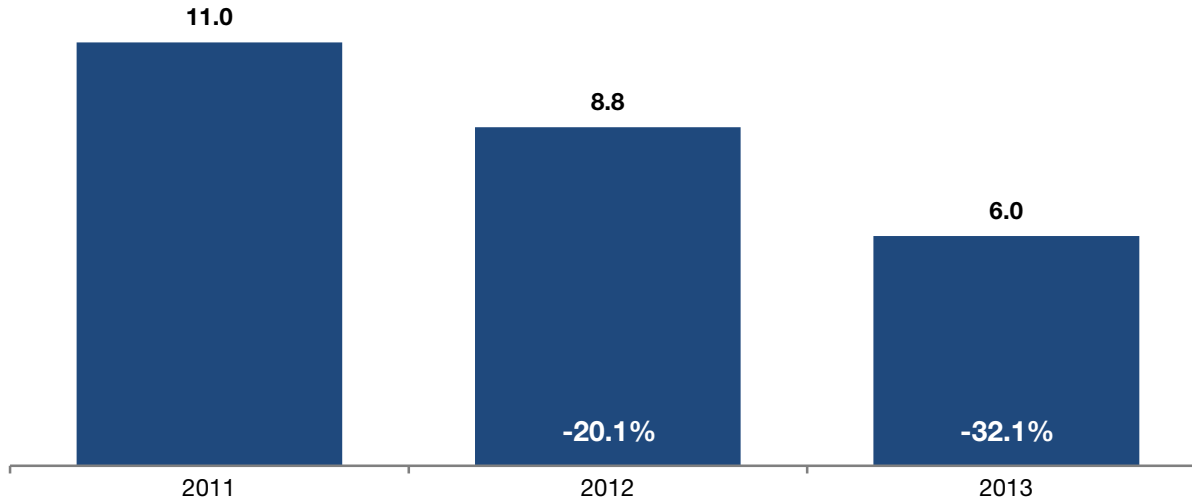


Months Supply of Inventory

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	11.0	8.5	-22.7%
March	11.1	8.3	-25.1%
April	11.7	8.5	-27.8%
May	12.8	8.3	-35.6%
June	12.8	8.3	-35.0%
July	12.6	8.4	-33.7%
August	12.4	8.2	-33.6%
September	12.0	7.8	-34.9%
October	11.3	7.4	-34.6%
November	10.7	7.0	-35.2%
December	9.7	6.5	-33.0%
January	8.8	6.0	-32.1%
12-Month Avg	11.4	7.8	-32.0%

Historical Months Supply of Inventory

