

Summit County Monthly Indicators

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



February 2013

Quick Facts

- 23.4% **+ 27.7%** **- 21.1%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory



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Summit County Market Overview

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



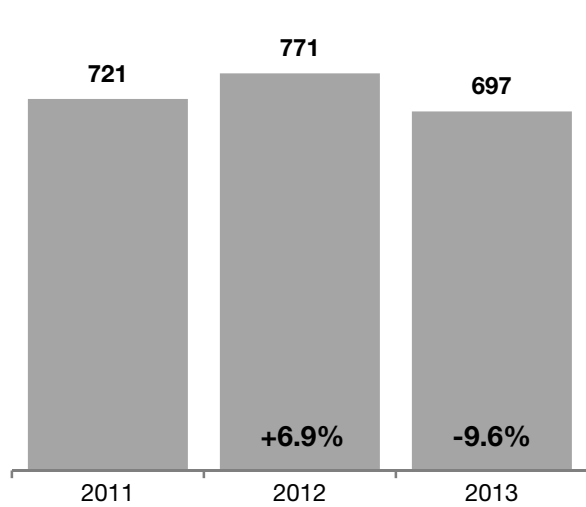
Key Metrics	Historical Sparklines	2-2012	2-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		771	697	- 9.6%	1,471	1,429	- 2.9%
Pending Sales		461	448	- 2.8%	839	864	+ 3.0%
Closed Sales		359	275	- 23.4%	676	560	- 17.2%
Days on Market Until Sale		128	129	+ 1.4%	130	128	- 1.4%
Median Sales Price		\$80,250	\$102,500	+ 27.7%	\$82,000	\$108,500	+ 32.3%
Average Sales Price		\$105,509	\$129,905	+ 23.1%	\$109,625	\$131,399	+ 19.9%
Percent of Original List Price Received		86.2%	89.2%	+ 3.5%	86.9%	89.1%	+ 2.5%
Housing Affordability Index		305	267	- 12.7%	301	256	- 15.0%
Inventory of Homes for Sale		3,726	2,940	- 21.1%	--	--	--
Months Supply of Homes for Sale		8.5	6.0	- 29.2%	--	--	--

New Listings

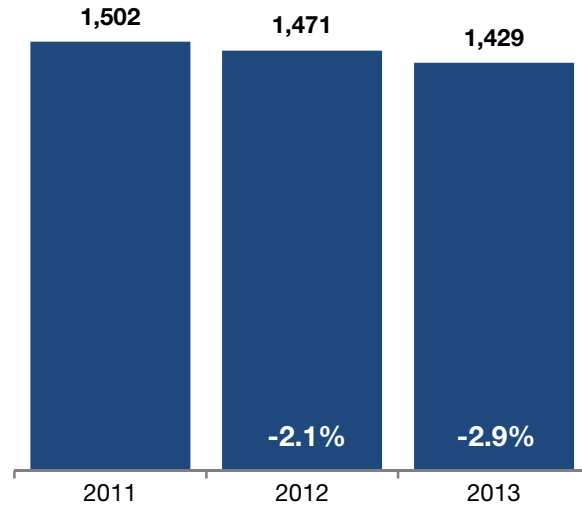
A count of the properties that have been newly listed on the market in a given month.



February

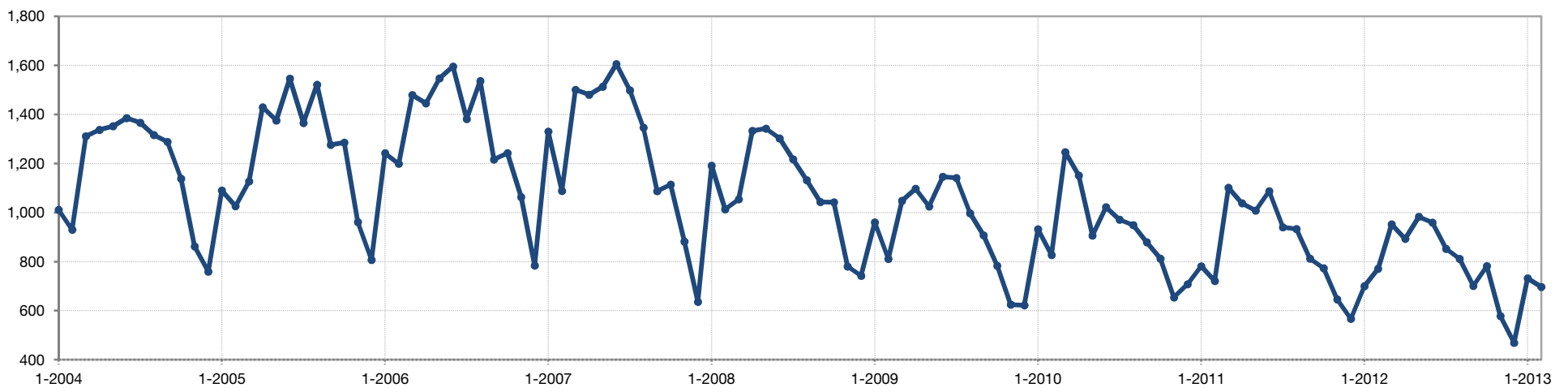


Year To Date



Month	Prior Year	Current Year	+ / -
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	732	+4.6%
February	771	697	-9.6%
12-Month Avg	865	784	-9.3%

Historical New Listing Activity

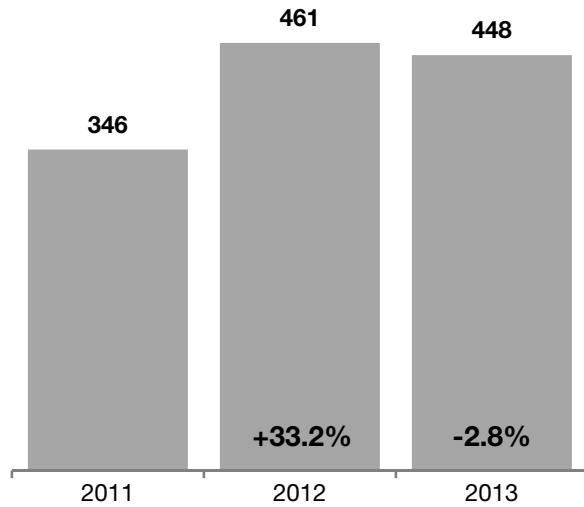


Pending Sales

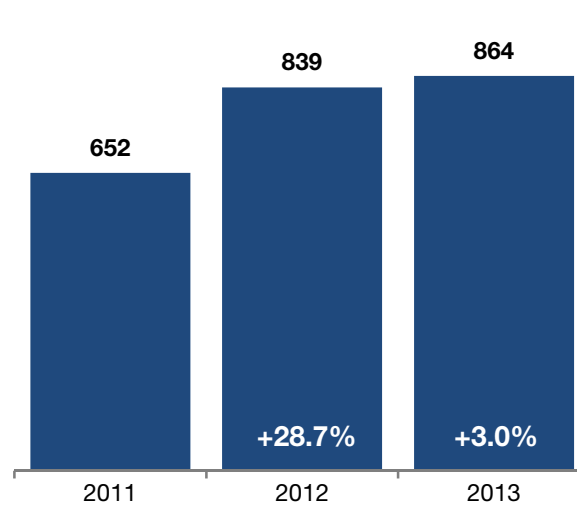
A count of the properties on which contracts have been accepted in a given month.



February

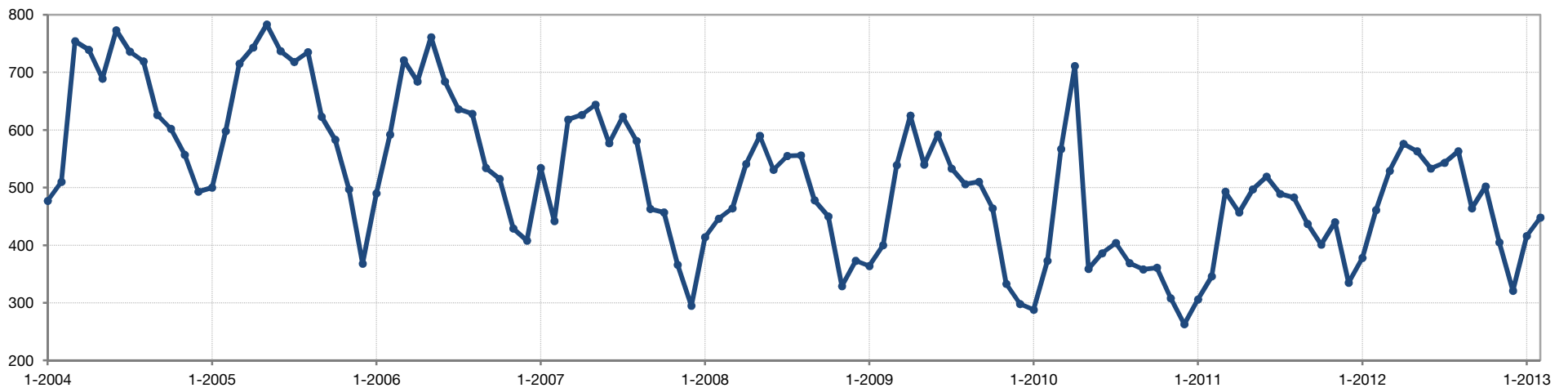


Year To Date



Month	Prior Year	Current Year	+ / -
March	493	529	+7.3%
April	457	576	+26.0%
May	497	563	+13.3%
June	519	533	+2.7%
July	489	543	+11.0%
August	483	563	+16.6%
September	437	464	+6.2%
October	401	502	+25.2%
November	440	405	-8.0%
December	335	321	-4.2%
January	378	416	+10.1%
February	461	448	-2.8%
12-Month Avg	449	489	+8.8%

Historical Pending Sales Activity

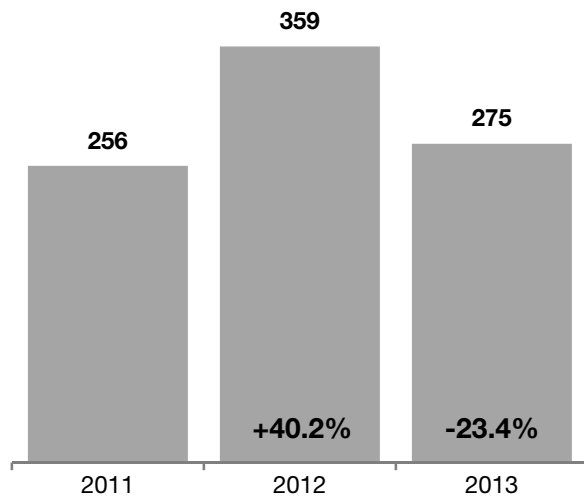


Closed Sales

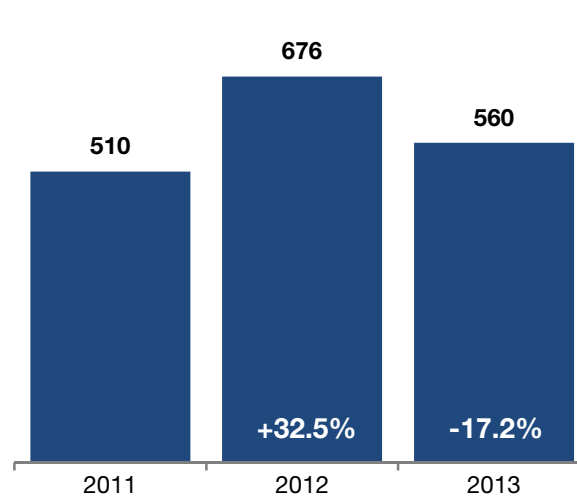
A count of the actual sales that have closed in a given month.



February

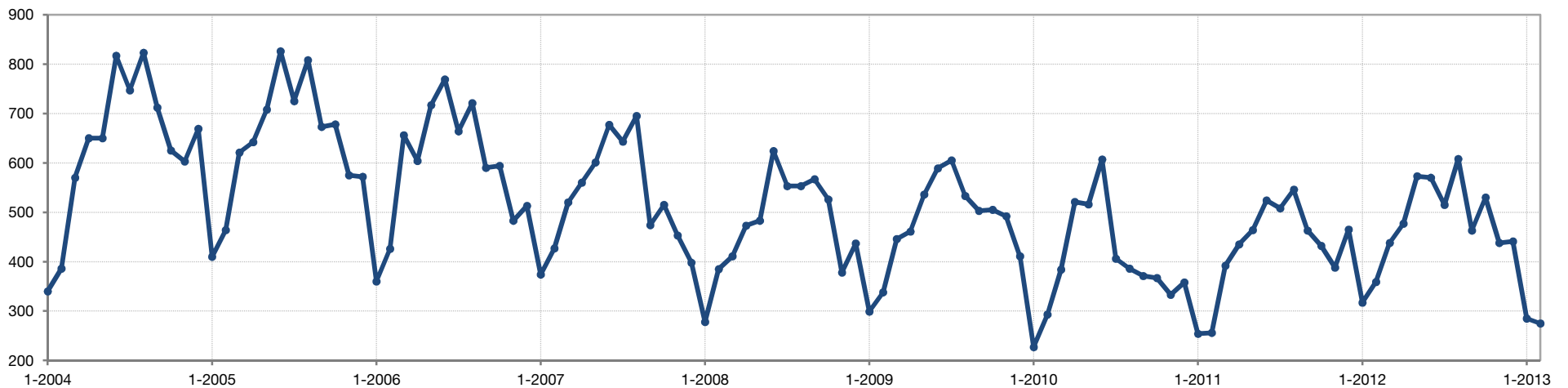


Year To Date



Month	Prior Year	Current Year	+ / -
March	392	438	+11.7%
April	435	477	+9.7%
May	464	573	+23.5%
June	524	570	+8.8%
July	508	515	+1.4%
August	546	608	+11.4%
September	463	463	0.0%
October	432	530	+22.7%
November	388	438	+12.9%
December	465	441	-5.2%
January	317	285	-10.1%
February	359	275	-23.4%
12-Month Avg	441	468	+5.3%

Historical Closed Sales Activity

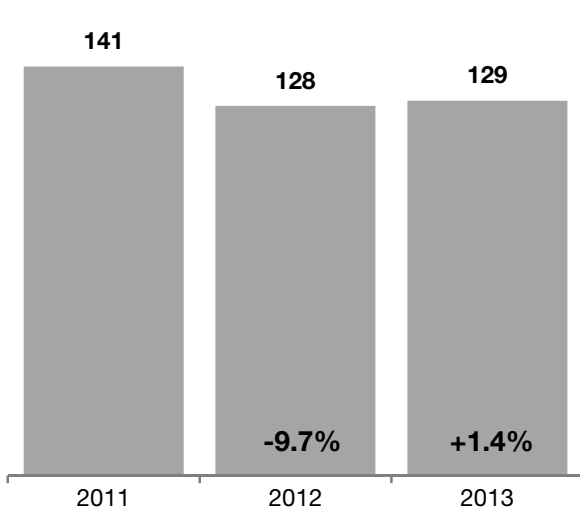


Days on Market Until Sale

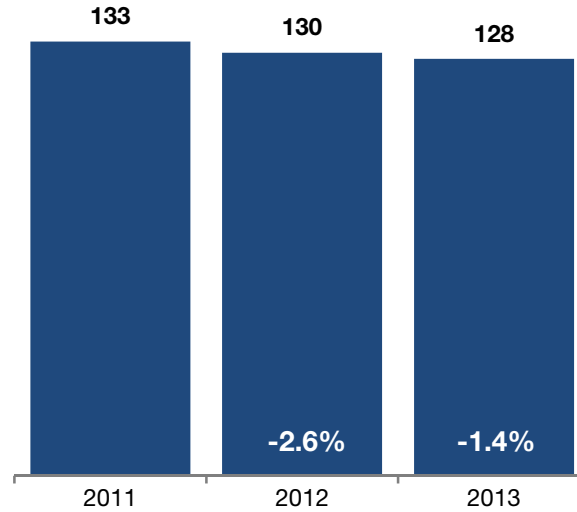
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

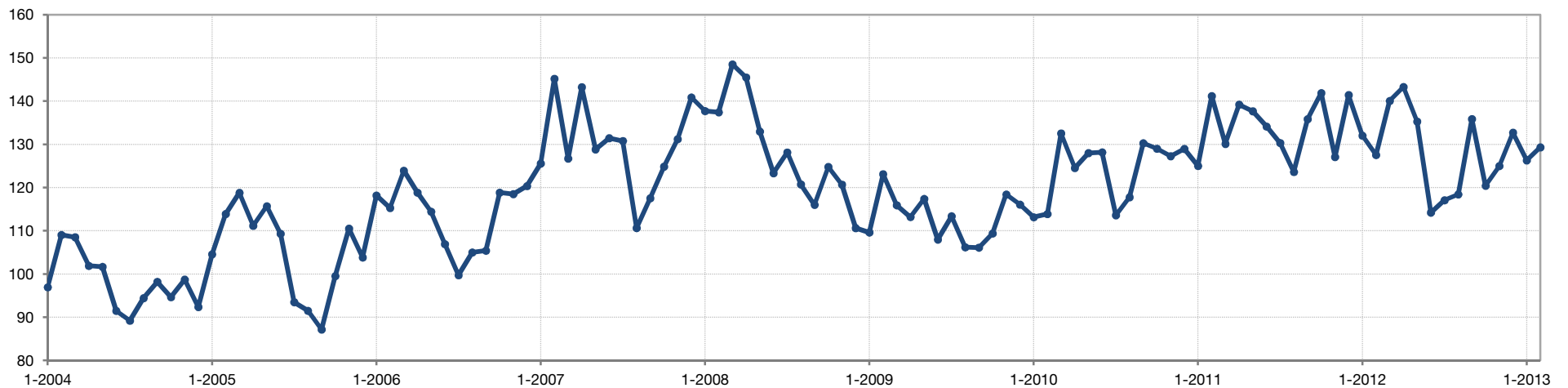


Year To Date



Month	Prior Year	Current Year	+ / -
March	130	140	+7.6%
April	139	143	+2.9%
May	138	135	-1.7%
June	134	114	-14.8%
July	130	117	-10.2%
August	124	118	-4.2%
September	136	136	+0.0%
October	142	120	-15.1%
November	127	125	-1.6%
December	141	133	-6.2%
January	132	126	-4.3%
February	128	129	+1.4%
12-Month Avg	104	104	-0.1%

Historical Days on Market Until Sale

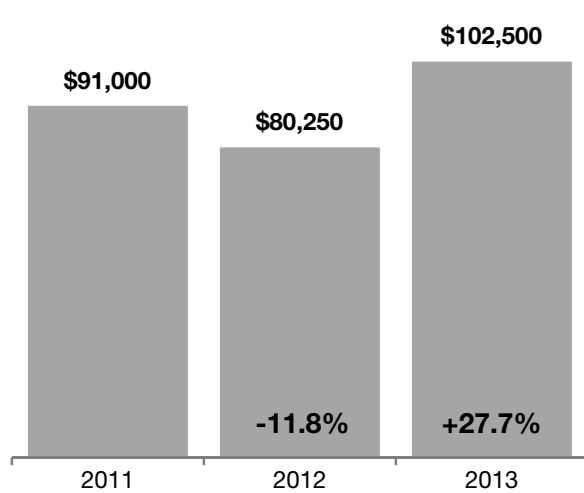


Median Sales Price

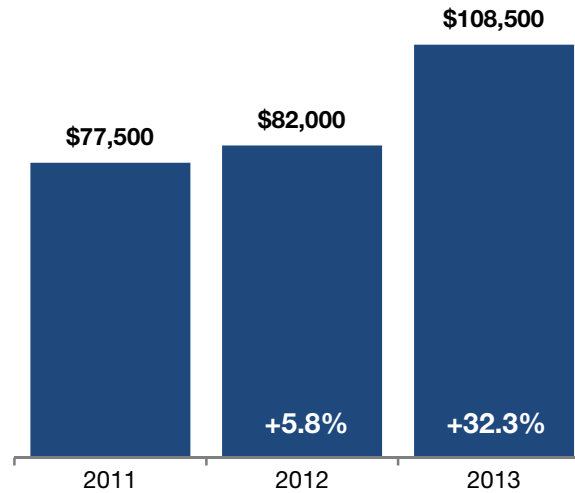
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

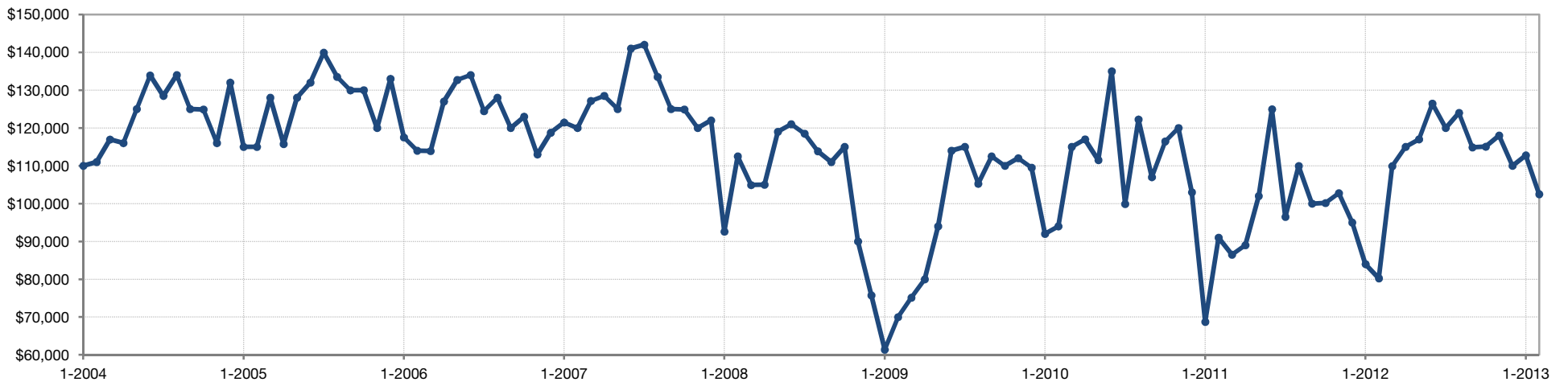


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$86,500	\$109,900	+27.1%
April	\$89,000	\$115,000	+29.2%
May	\$102,000	\$117,000	+14.7%
June	\$124,950	\$126,450	+1.2%
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	\$112,750	+34.2%
February	\$80,250	\$102,500	+27.7%
12-Month Med	\$98,250	\$116,500	+18.6%

Historical Median Sales Price

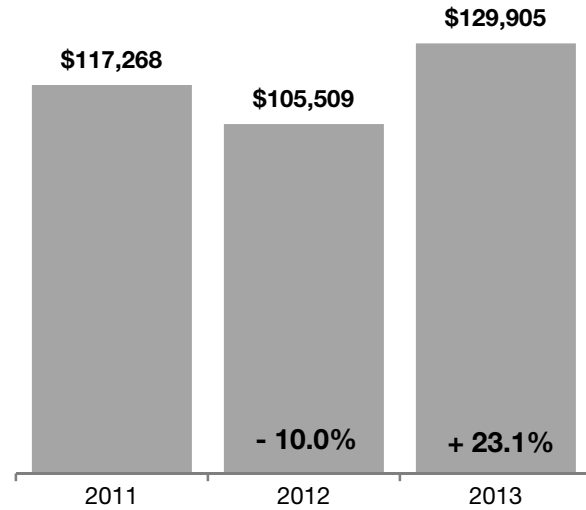


Average Sales Price

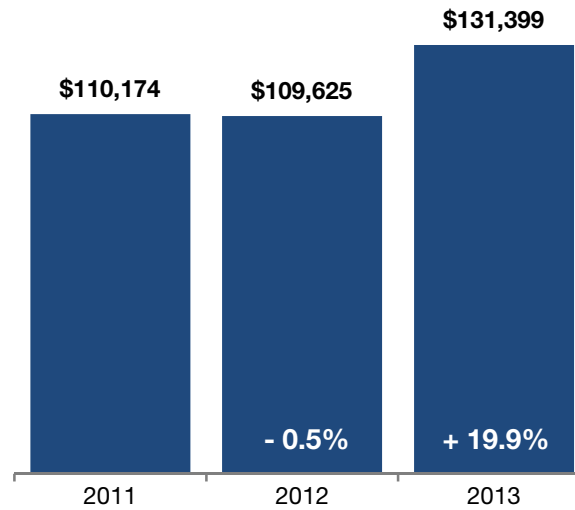
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

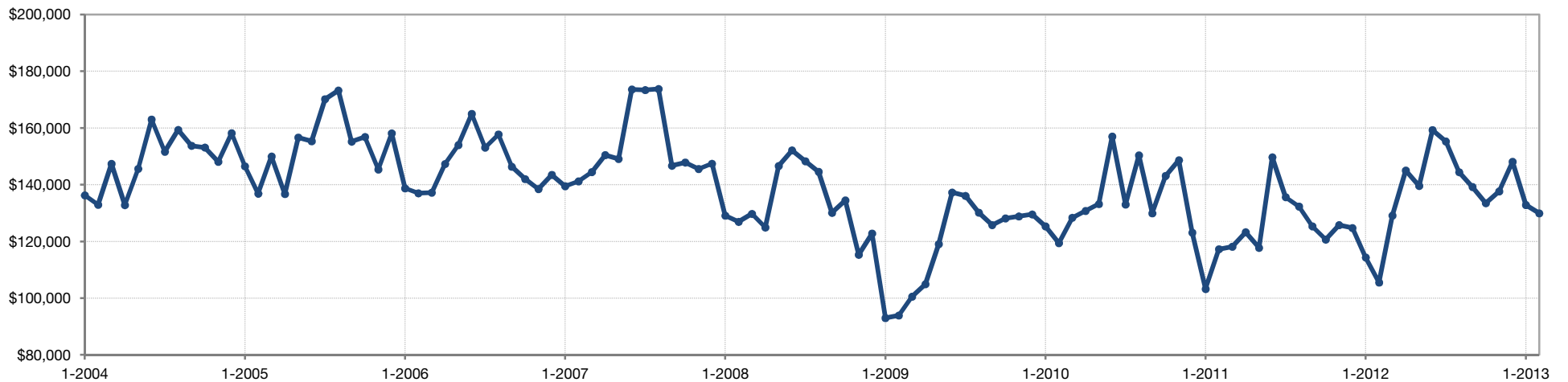


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$118,146	\$129,111	+9.3%
April	\$123,266	\$145,006	+17.6%
May	\$117,740	\$139,576	+18.5%
June	\$149,685	\$159,271	+6.4%
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	\$132,850	+16.2%
February	\$105,509	\$129,905	+23.1%
12-Month Avg	\$125,619	\$142,296	+13.3%

Historical Average Sales Price

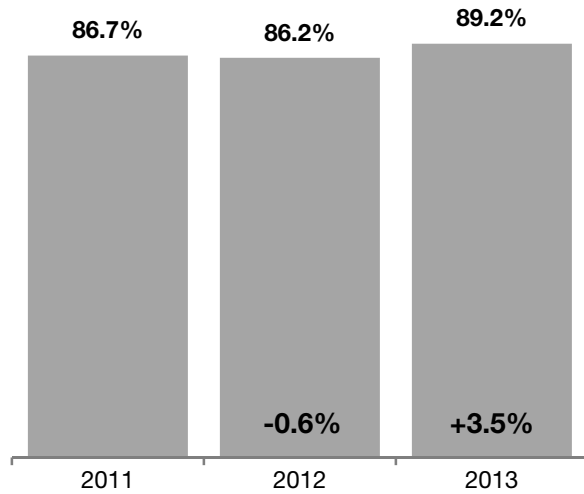


Percent of Original List Price Received

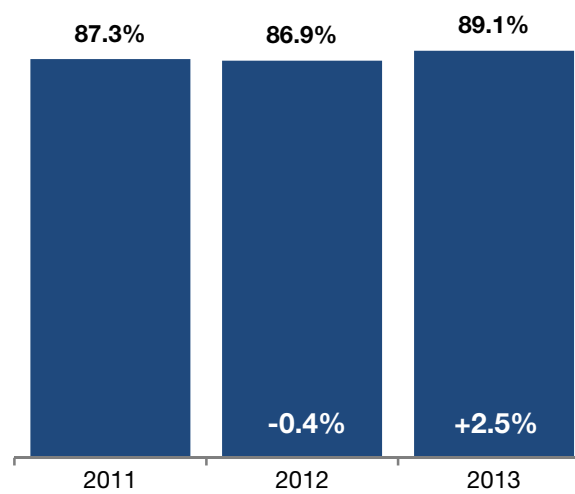
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	86.2%	89.2%	+3.5%
12-Month Avg	87.8%	90.0%	+2.6%

Historical Percent of Original List Price Received

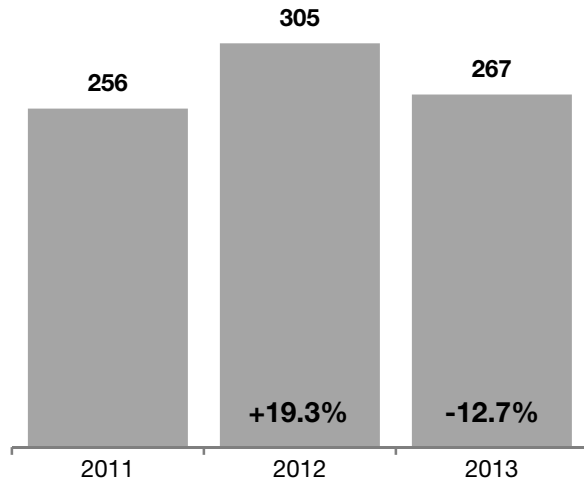


Housing Affordability Index

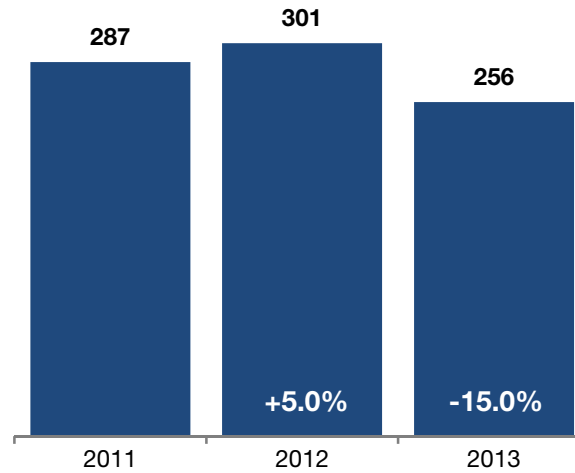
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



February

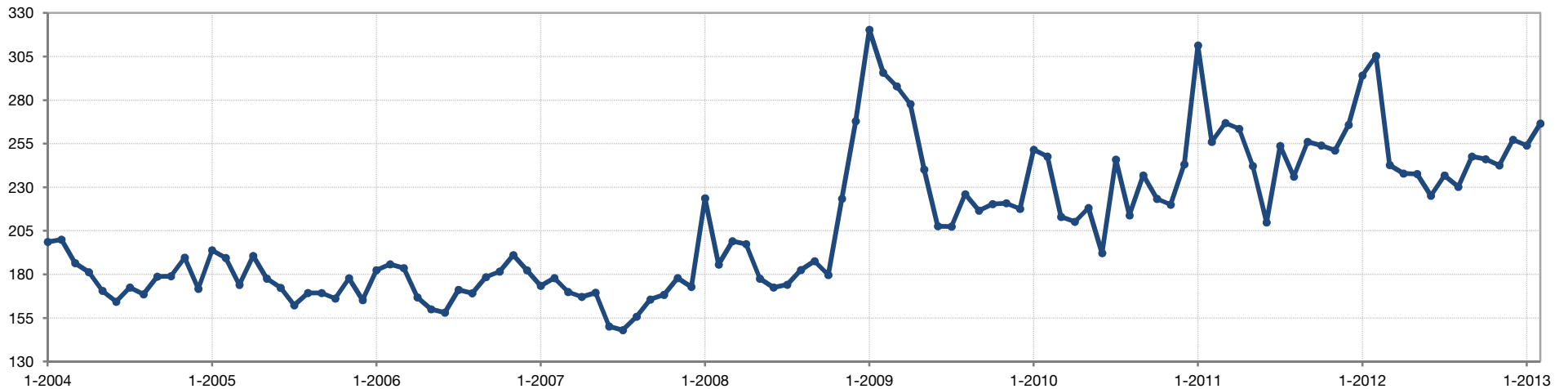


Year To Date



Month	Prior Year	Current Year	+ / -
March	267	243	-9.0%
April	264	238	-9.7%
May	242	238	-1.9%
June	210	225	+7.3%
July	254	237	-6.7%
August	236	230	-2.5%
September	256	248	-3.3%
October	254	246	-3.1%
November	251	243	-3.4%
December	266	257	-3.2%
January	294	254	-13.7%
February	305	267	-12.7%
12-Month Avg	258	244	-5.2%

Historical Housing Affordability Index

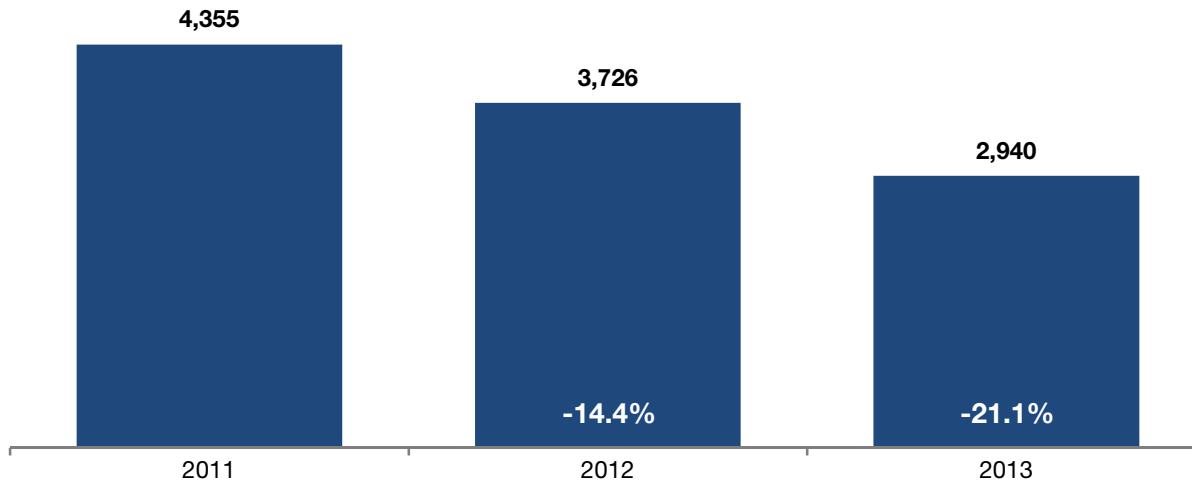


Inventory of Homes for Sale

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

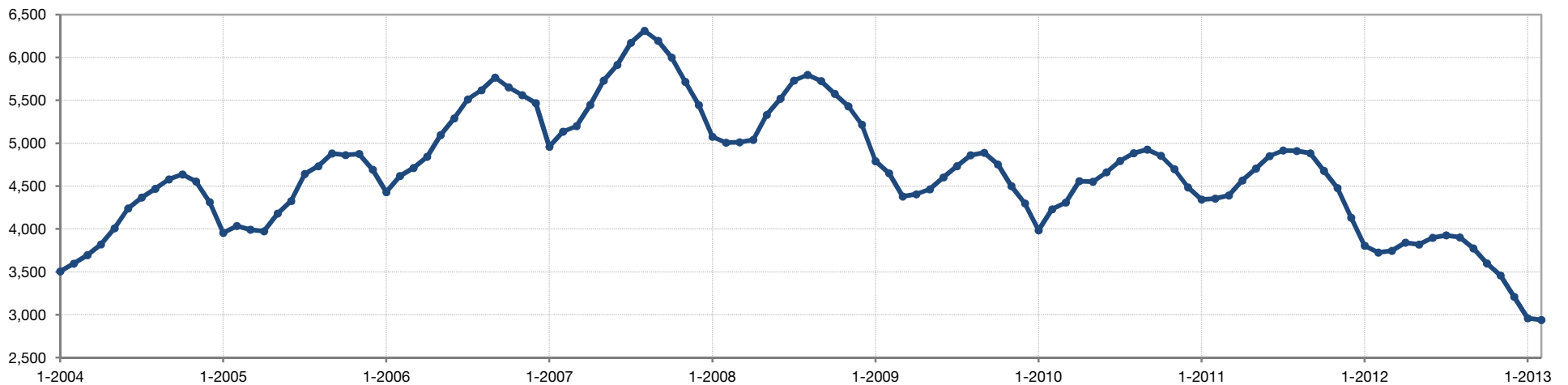


February



Month	Prior Year	Current Year	+ / -
March	4,392	3,746	-14.7%
April	4,566	3,842	-15.9%
May	4,706	3,819	-18.8%
June	4,850	3,898	-19.6%
July	4,916	3,927	-20.1%
August	4,910	3,903	-20.5%
September	4,883	3,774	-22.7%
October	4,679	3,599	-23.1%
November	4,478	3,459	-22.8%
December	4,133	3,210	-22.3%
January	3,806	2,960	-22.2%
February	3,726	2,940	-21.1%
12-Month Avg	4,504	3,590	-20.3%

Historical Inventory of Homes for Sale

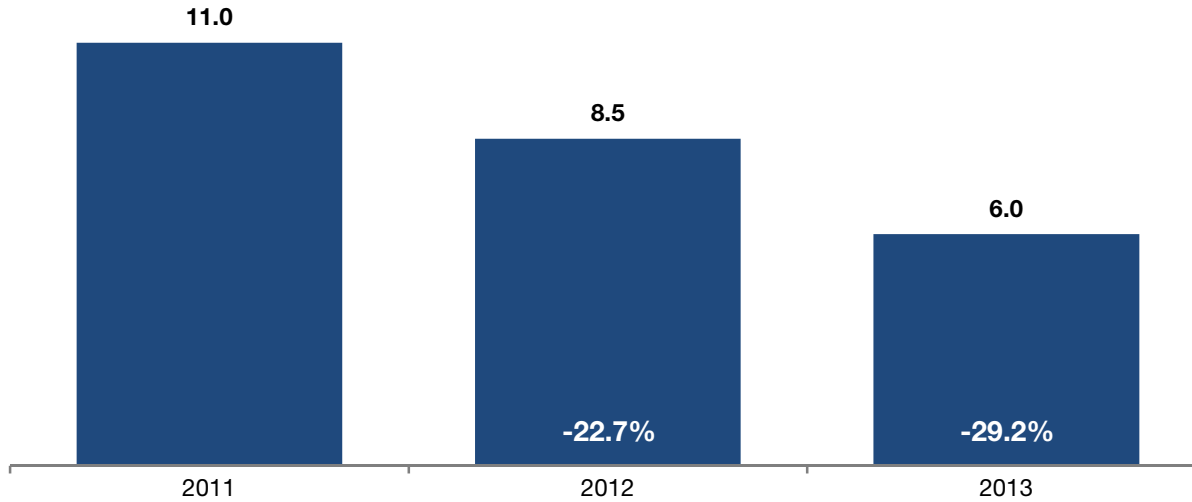


Months Supply of Inventory

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.



February



Month	Prior Year	Current Year	+ / -
March	11.1	8.3	-25.0%
April	11.7	8.5	-27.7%
May	12.8	8.3	-35.5%
June	12.8	8.3	-34.9%
July	12.6	8.4	-33.5%
August	12.4	8.2	-33.3%
September	12.0	7.9	-34.5%
October	11.3	7.5	-34.1%
November	10.7	7.1	-34.4%
December	9.7	6.6	-31.9%
January	8.8	6.1	-30.7%
February	8.5	6.0	-29.2%
12-Month Avg	11.2	7.6	-32.2%

Historical Months Supply of Inventory

