

Summit County Monthly Indicators

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



April 2013

Quick Facts

- 3.1%

- 10.9%

- 20.0%

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.



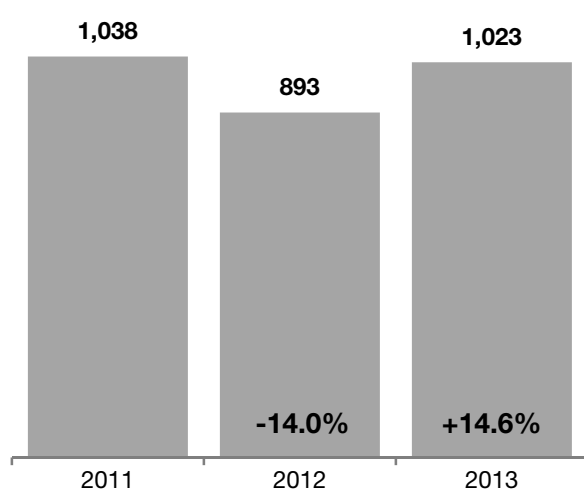
Key Metrics	Historical Sparklines	4-2012	4-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		893	1,023	+ 14.6%	3,316	3,346	+ 0.9%
Pending Sales		575	664	+ 15.5%	1,939	2,064	+ 6.4%
Closed Sales		477	462	- 3.1%	1,591	1,514	- 4.8%
Days on Market Until Sale		143	124	- 13.2%	137	127	- 7.0%
Median Sales Price		\$115,000	\$102,500	- 10.9%	\$98,000	\$109,000	+ 11.2%
Average Sales Price		\$145,006	\$136,018	- 6.2%	\$125,750	\$135,603	+ 7.8%
Percent of Original List Price Received		88.9%	91.4%	+ 2.8%	88.1%	90.0%	+ 2.2%
Housing Affordability Index		238	270	+ 13.4%	267	258	- 3.3%
Inventory of Homes for Sale		3,847	3,076	- 20.0%	--	--	--
Months Supply of Homes for Sale		8.5	6.3	- 25.7%	--	--	--

New Listings

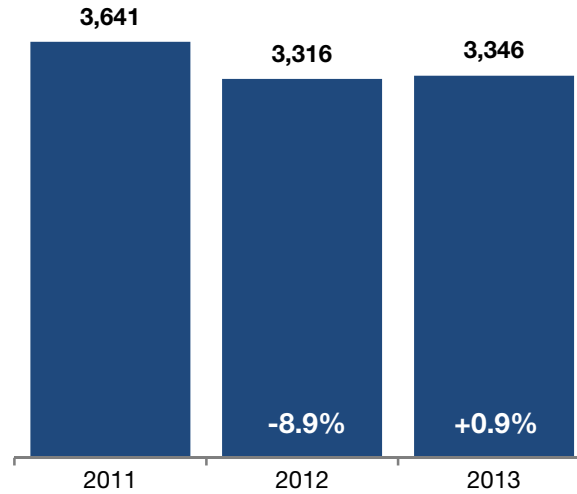
A count of the properties that have been newly listed on the market in a given month.



April

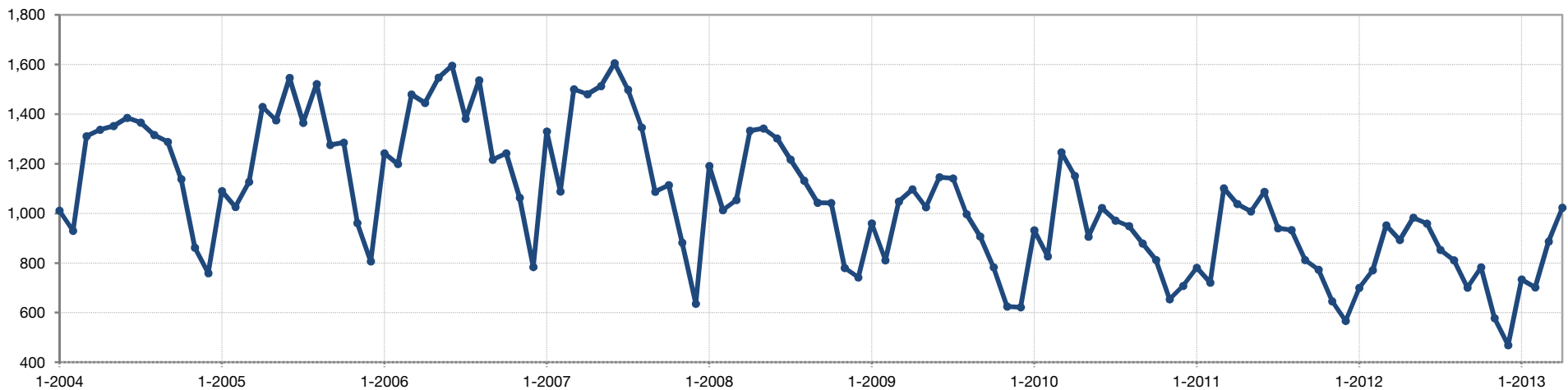


Year To Date



Month	Prior Year	Current Year	+ / -
May	1,008	983	-2.5%
June	1,087	959	-11.8%
July	940	853	-9.3%
August	933	811	-13.1%
September	812	701	-13.7%
October	773	783	+1.3%
November	646	578	-10.5%
December	567	469	-17.3%
January	700	734	+4.9%
February	771	702	-8.9%
March	952	887	-6.8%
April	893	1,023	+14.6%
12-Month Avg	840	790	-5.9%

Historical New Listing Activity

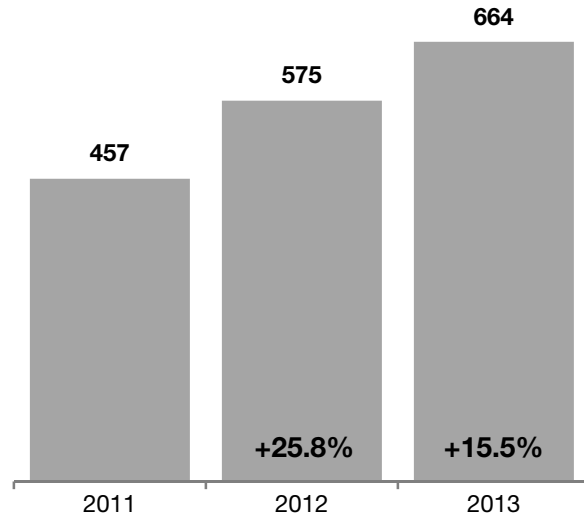


Pending Sales

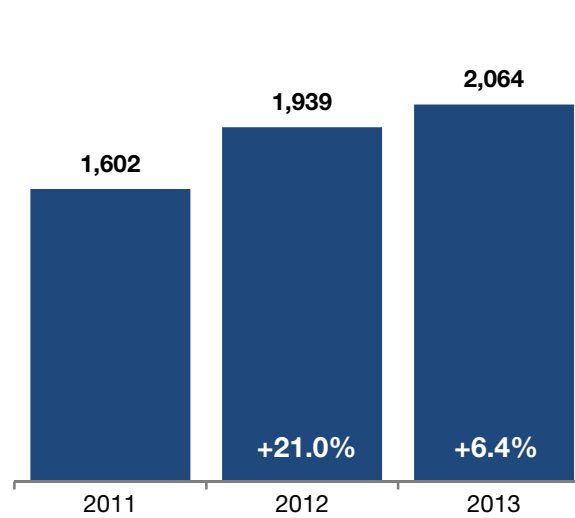
A count of the properties on which contracts have been accepted in a given month.



April

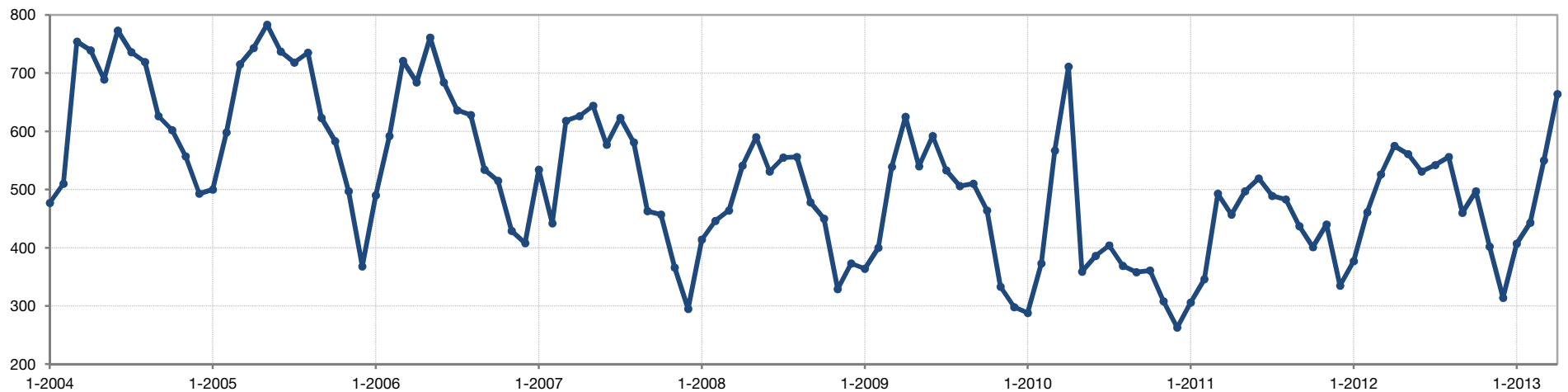


Year To Date



Month	Prior Year	Current Year	+ / -
May	497	561	+12.9%
June	519	531	+2.3%
July	489	542	+10.8%
August	483	556	+15.1%
September	437	460	+5.3%
October	401	497	+23.9%
November	440	402	-8.6%
December	335	314	-6.3%
January	377	407	+8.0%
February	461	443	-3.9%
March	526	550	+4.6%
April	575	664	+15.5%
12-Month Avg	462	494	+7.0%

Historical Pending Sales Activity

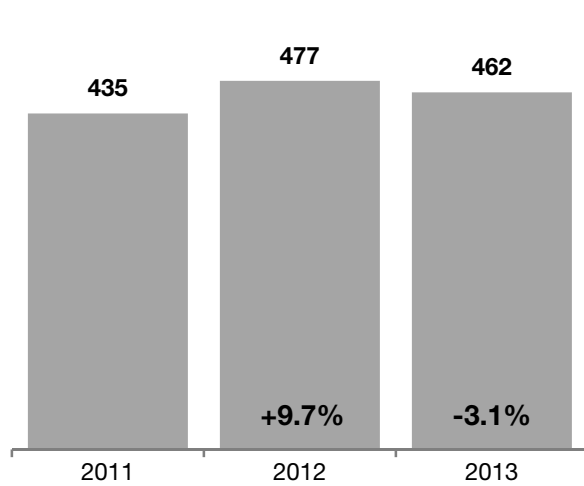


Closed Sales

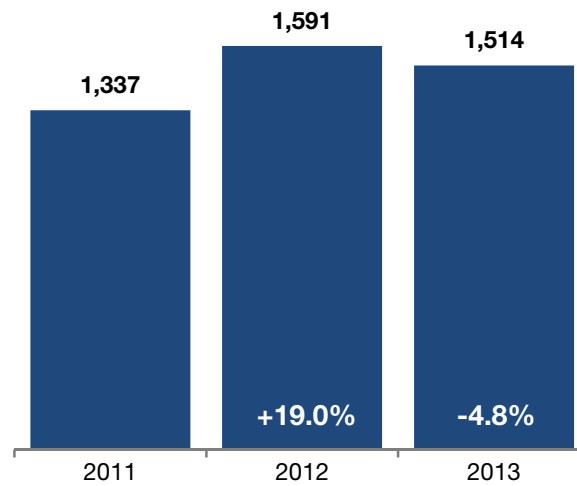
A count of the actual sales that have closed in a given month.



April

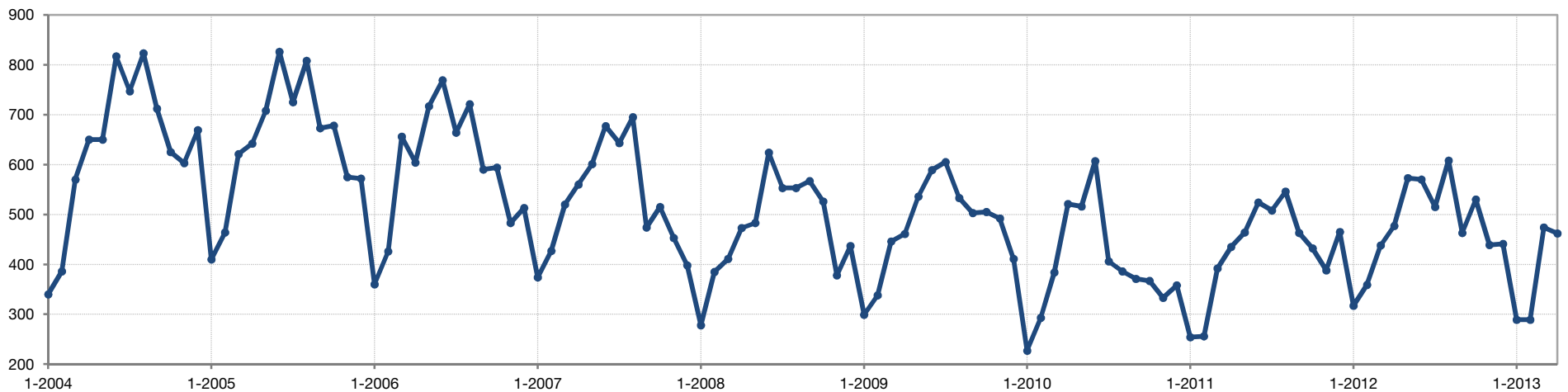


Year To Date



Month	Prior Year	Current Year	+ / -
May	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	439	+13.1%
December	465	441	-5.2%
January	317	289	-8.8%
February	359	289	-19.5%
March	438	474	+8.2%
April	477	462	-3.1%
12-Month Avg	448	471	+4.4%

Historical Closed Sales Activity

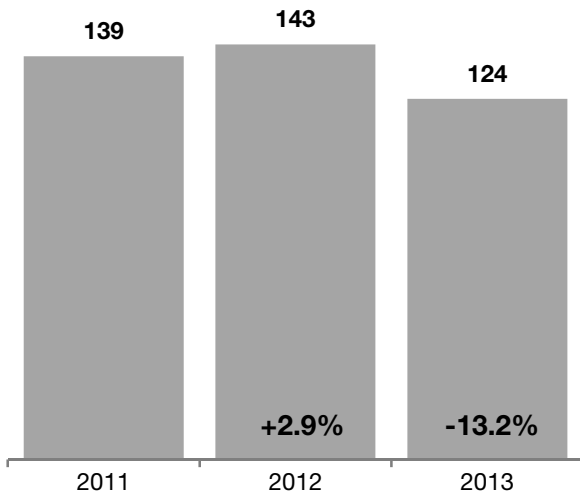


Days on Market Until Sale

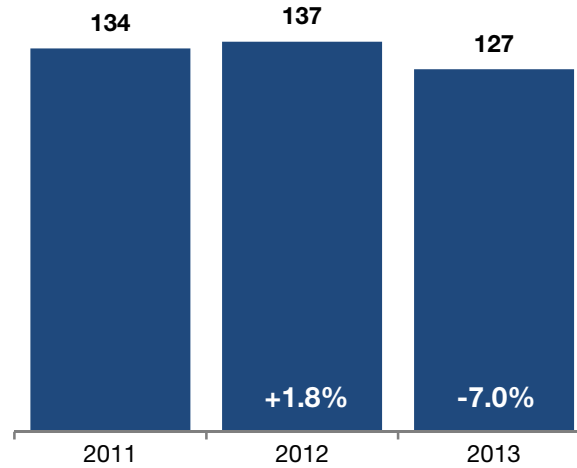
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

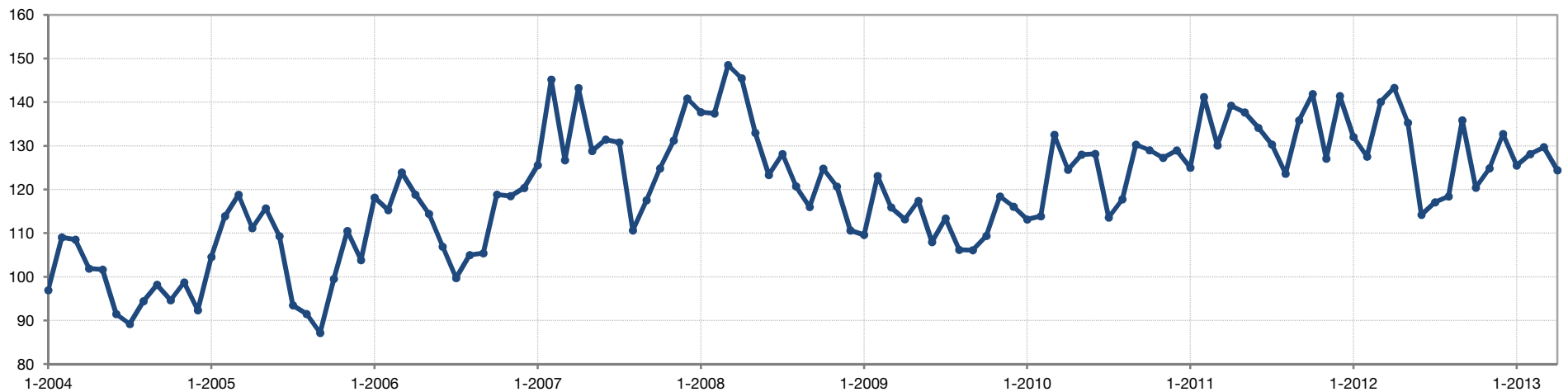


Year To Date



Month	Prior Year	Current Year	+ / -
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	-1.8%
December	141	133	-6.2%
January	132	126	-4.9%
February	128	128	+0.5%
March	140	130	-7.4%
April	143	124	-13.2%
12-Month Avg	105	102	-3.0%

Historical Days on Market Until Sale

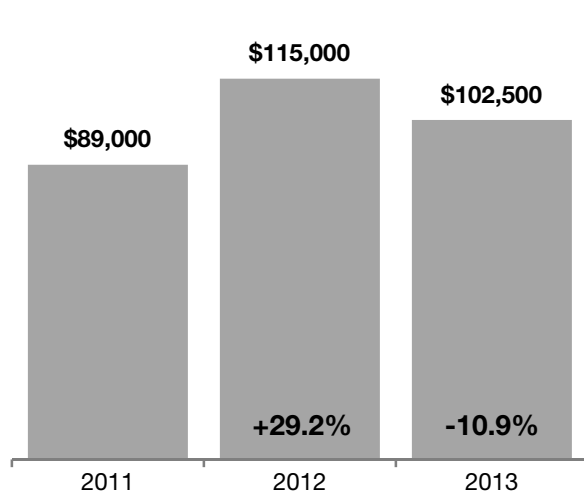


Median Sales Price

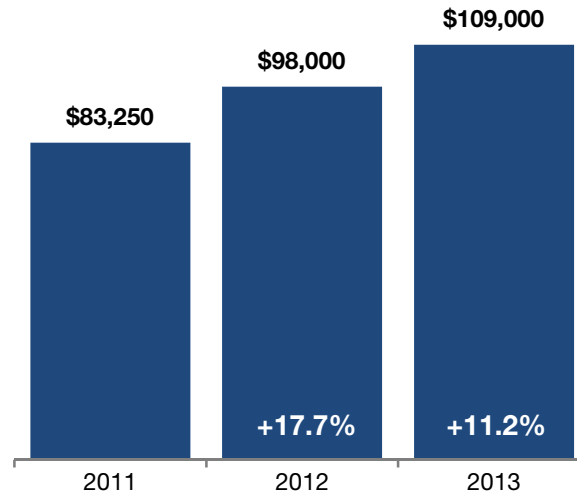
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

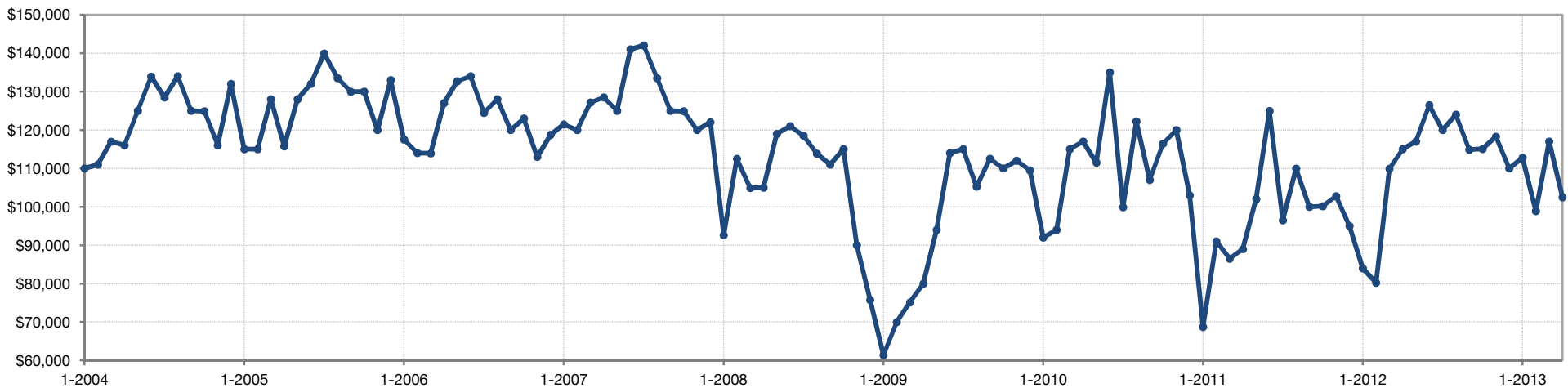


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$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	\$118,250	+15.1%
December	\$95,000	\$110,000	+15.8%
January	\$84,000	\$112,750	+34.2%
February	\$80,250	\$98,900	+23.2%
March	\$109,900	\$117,000	+6.5%
April	\$115,000	\$102,500	-10.9%
12-Month Med	\$102,000	\$116,000	+13.7%

Historical Median Sales Price

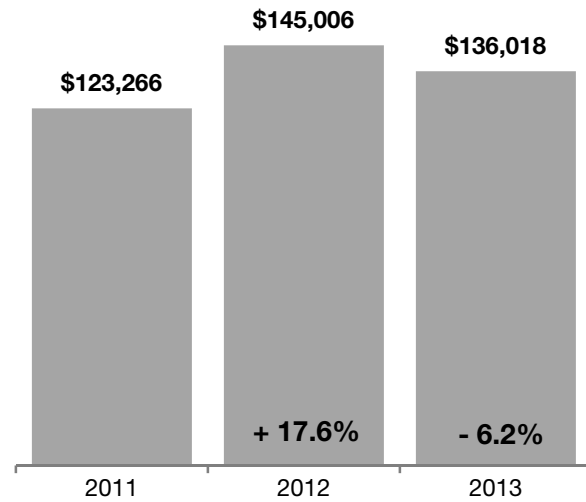


Average Sales Price

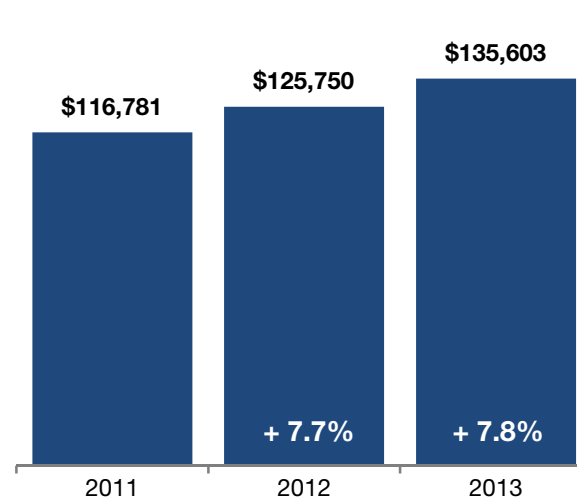
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

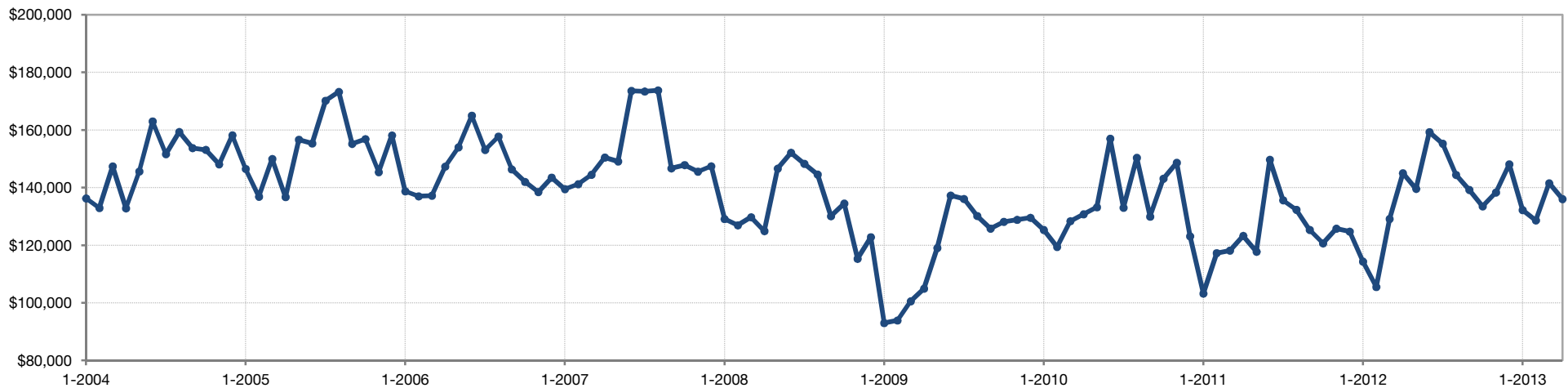


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$138,309	+10.0%
December	\$124,730	\$148,093	+18.7%
January	\$114,329	\$132,210	+15.6%
February	\$105,509	\$128,620	+21.9%
March	\$129,111	\$141,514	+9.6%
April	\$145,006	\$136,018	-6.2%
12-Month Avg	\$128,417	\$142,407	+10.9%

Historical Average Sales Price

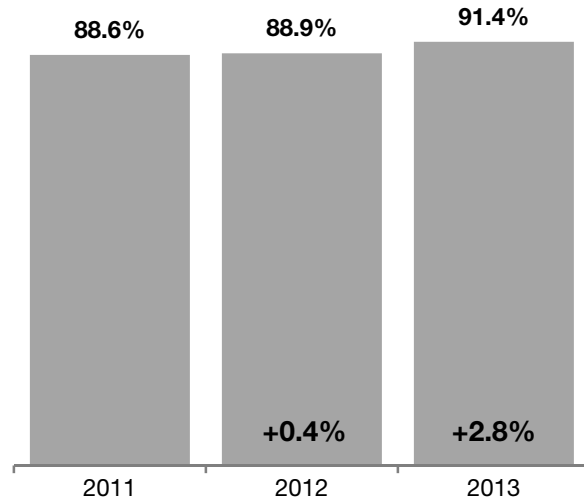


Percent of Original List Price Received

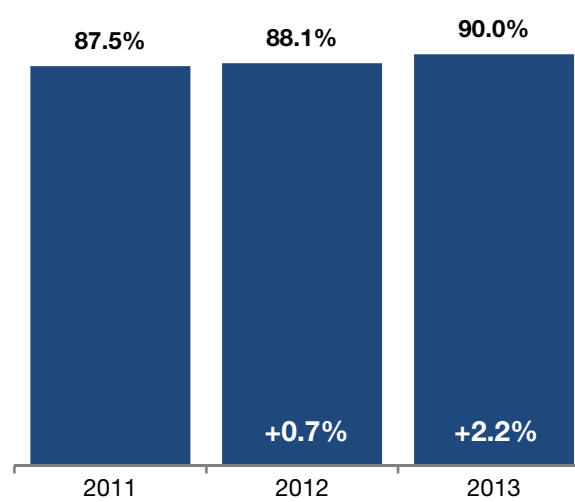
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	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%	89.3%	+1.4%
December	89.0%	89.4%	+0.4%
January	87.7%	89.0%	+1.6%
February	86.2%	89.2%	+3.5%
March	89.1%	89.8%	+0.9%
April	88.9%	91.4%	+2.8%
12-Month Avg	88.0%	90.3%	+2.6%

Historical Percent of Original List Price Received

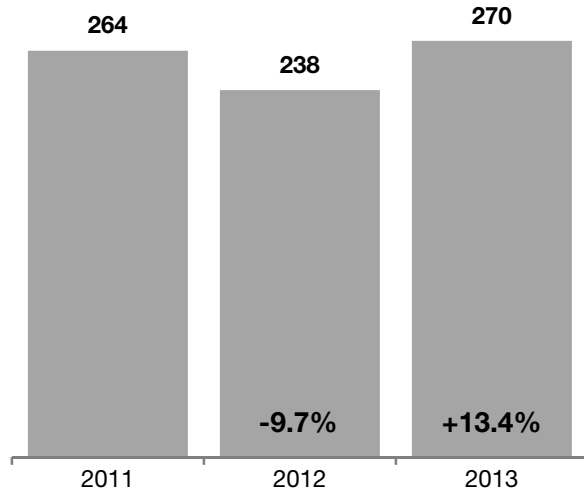


Housing Affordability Index

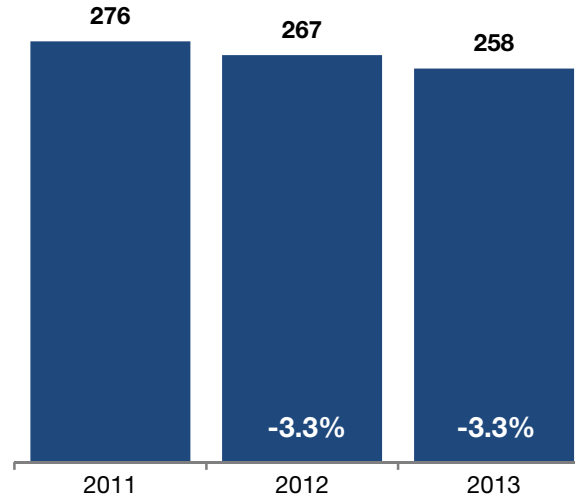
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



April

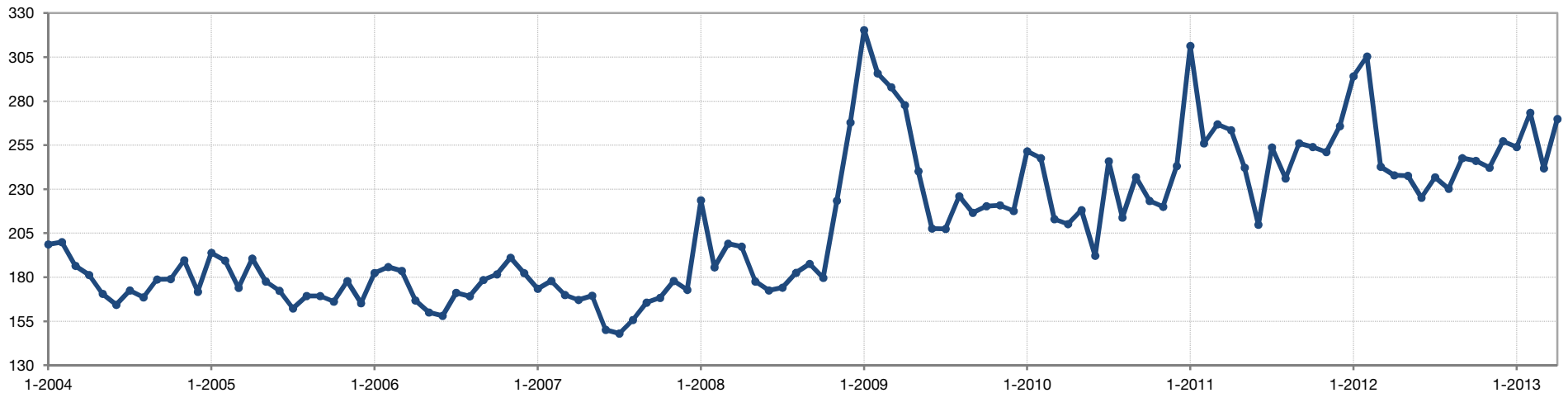


Year To Date



Month	Prior Year	Current Year	+ / -
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	242	-3.6%
December	266	257	-3.2%
January	294	254	-13.7%
February	305	273	-10.5%
March	243	242	-0.4%
April	238	270	+13.4%
12-Month Avg	254	247	-2.3%

Historical Housing Affordability Index

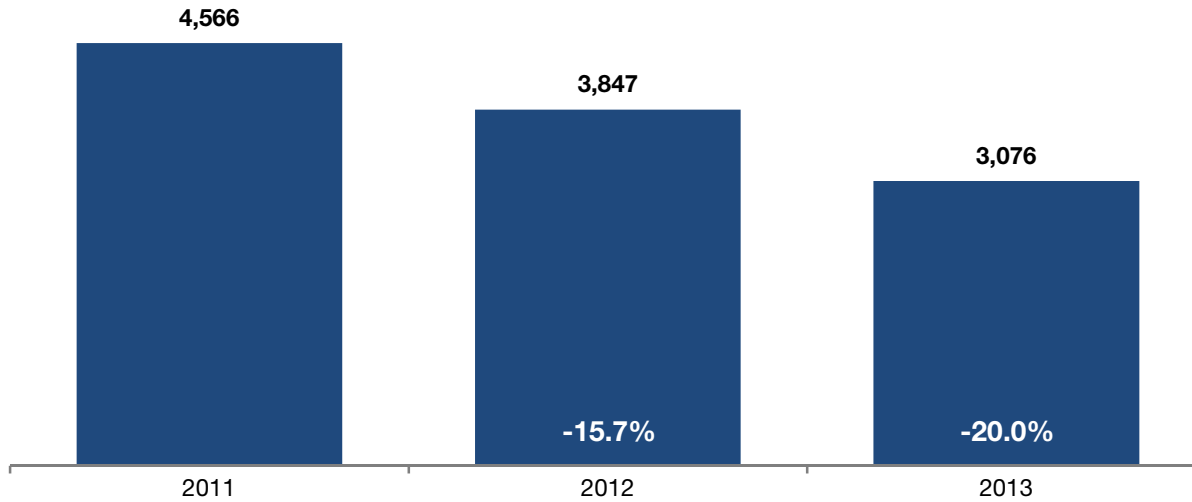


Inventory of Homes for Sale

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

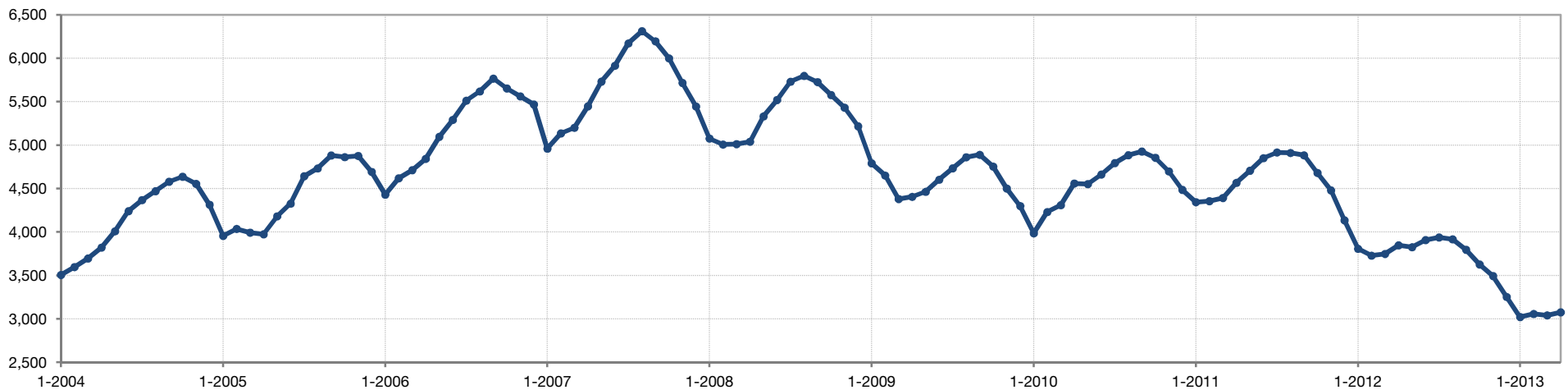


April



Month	Prior Year	Current Year	+ / -
May	4,706	3,825	-18.7%
June	4,850	3,907	-19.4%
July	4,916	3,938	-19.9%
August	4,910	3,916	-20.2%
September	4,883	3,796	-22.3%
October	4,680	3,626	-22.5%
November	4,479	3,493	-22.0%
December	4,134	3,253	-21.3%
January	3,807	3,022	-20.6%
February	3,728	3,057	-18.0%
March	3,748	3,041	-18.9%
April	3,847	3,076	-20.0%
12-Month Avg	4,391	3,496	-20.3%

Historical Inventory of Homes for Sale

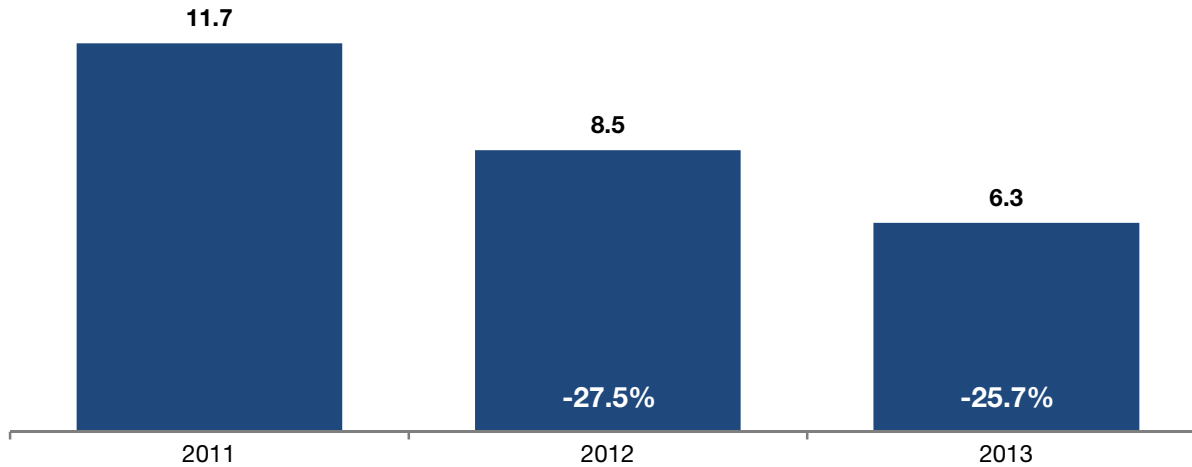


Months Supply of Inventory

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.



April



Month	Prior Year	Current Year	+ / -
May	12.8	8.3	-35.3%
June	12.8	8.4	-34.6%
July	12.6	8.4	-33.2%
August	12.4	8.3	-32.9%
September	12.0	7.9	-33.9%
October	11.3	7.5	-33.4%
November	10.8	7.2	-33.5%
December	9.7	6.7	-30.7%
January	8.8	6.3	-28.8%
February	8.5	6.3	-25.8%
March	8.3	6.3	-24.8%
April	8.5	6.3	-25.7%
12-Month Avg	10.7	7.3	-31.6%

Historical Months Supply of Inventory

