

Summit County Monthly Indicators

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



June 2013

Quick Facts

+ 10.5% **+ 8.3%** **- 13.1%**

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.



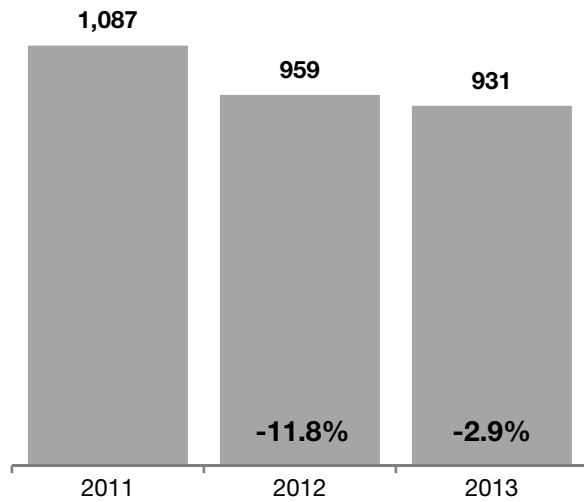
Key Metrics	Historical Sparklines	6-2012	6-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		959	931	- 2.9%	5,258	5,398	+ 2.7%
Pending Sales		531	630	+ 18.6%	3,030	3,322	+ 9.6%
Closed Sales		570	630	+ 10.5%	2,734	2,806	+ 2.6%
Days on Market Until Sale		114	100	- 12.4%	132	119	- 9.6%
Median Sales Price		\$126,450	\$137,000	+ 8.3%	\$110,000	\$120,000	+ 9.1%
Average Sales Price		\$159,271	\$174,344	+ 9.5%	\$135,673	\$147,193	+ 8.5%
Percent of Original List Price Received		91.7%	93.0%	+ 1.5%	89.3%	91.2%	+ 2.2%
Housing Affordability Index		225	200	- 11.0%	250	222	- 11.1%
Inventory of Homes for Sale		3,911	3,397	- 13.1%	--	--	--
Months Supply of Homes for Sale		8.4	6.8	- 18.6%	--	--	--

New Listings

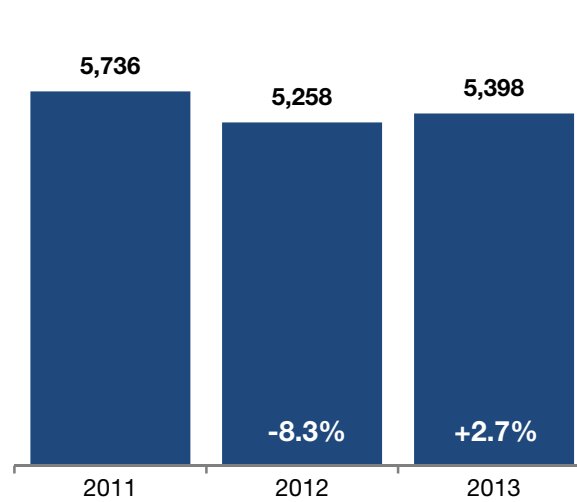
A count of the properties that have been newly listed on the market in a given month.



June

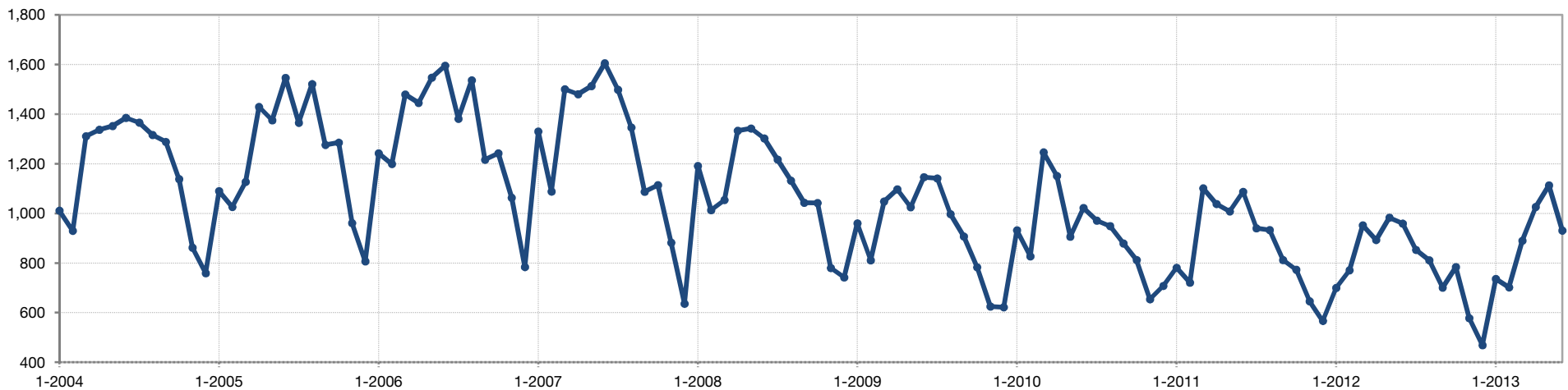


Year To Date



Month	Prior Year	Current Year	+ / -
July	940	853	-9.3%
August	933	811	-13.1%
September	812	701	-13.7%
October	773	784	+1.4%
November	646	578	-10.5%
December	567	469	-17.3%
January	700	736	+5.1%
February	771	702	-8.9%
March	952	890	-6.5%
April	893	1,026	+14.9%
May	983	1,113	+13.2%
June	959	931	-2.9%
12-Month Avg	827	800	-3.4%

Historical New Listing Activity

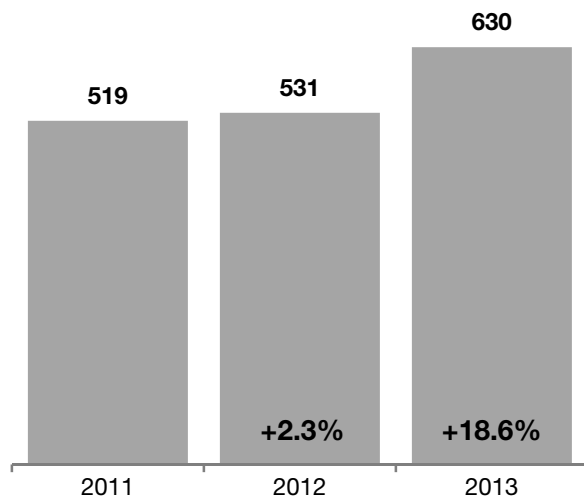


Pending Sales

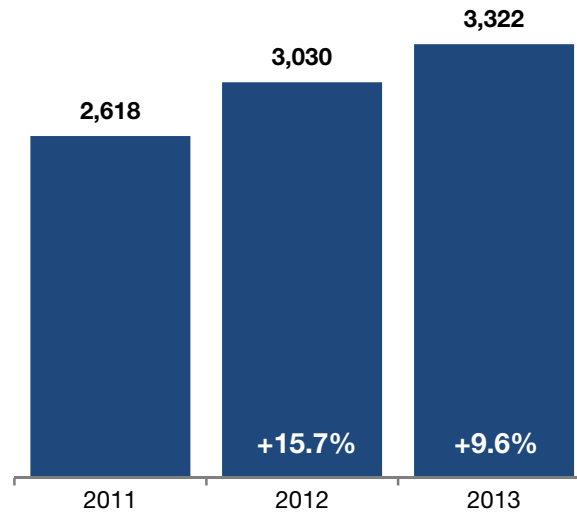
A count of the properties on which contracts have been accepted in a given month.



June

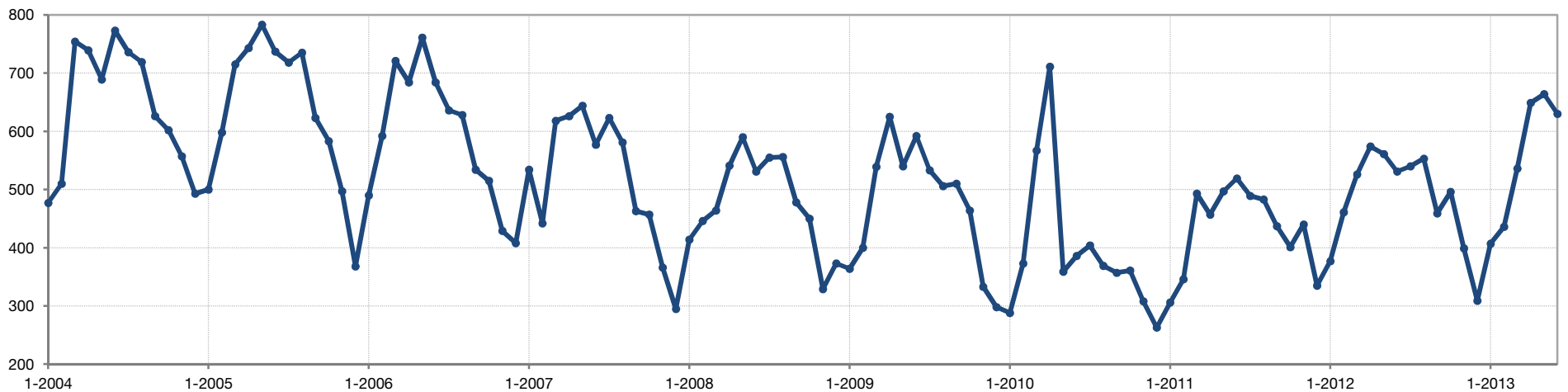


Year To Date



Month	Prior Year	Current Year	+ / -
July	489	540	+10.4%
August	483	553	+14.5%
September	437	459	+5.0%
October	401	496	+23.7%
November	440	399	-9.3%
December	335	309	-7.8%
January	377	407	+8.0%
February	461	436	-5.4%
March	526	536	+1.9%
April	574	649	+13.1%
May	561	664	+18.4%
June	531	630	+18.6%
12-Month Avg	468	507	+8.2%

Historical Pending Sales Activity

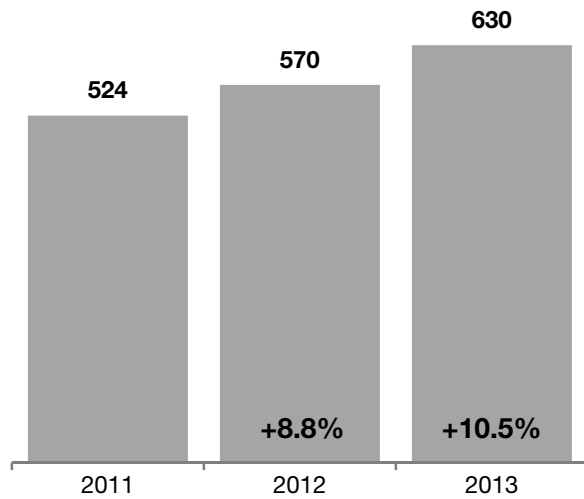


Closed Sales

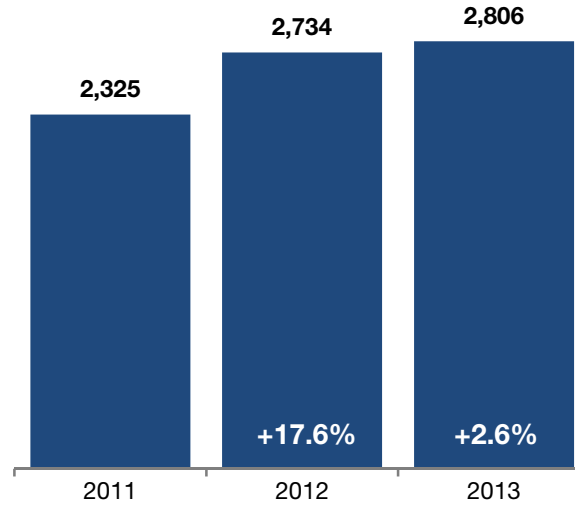
A count of the actual sales that have closed in a given month.



June

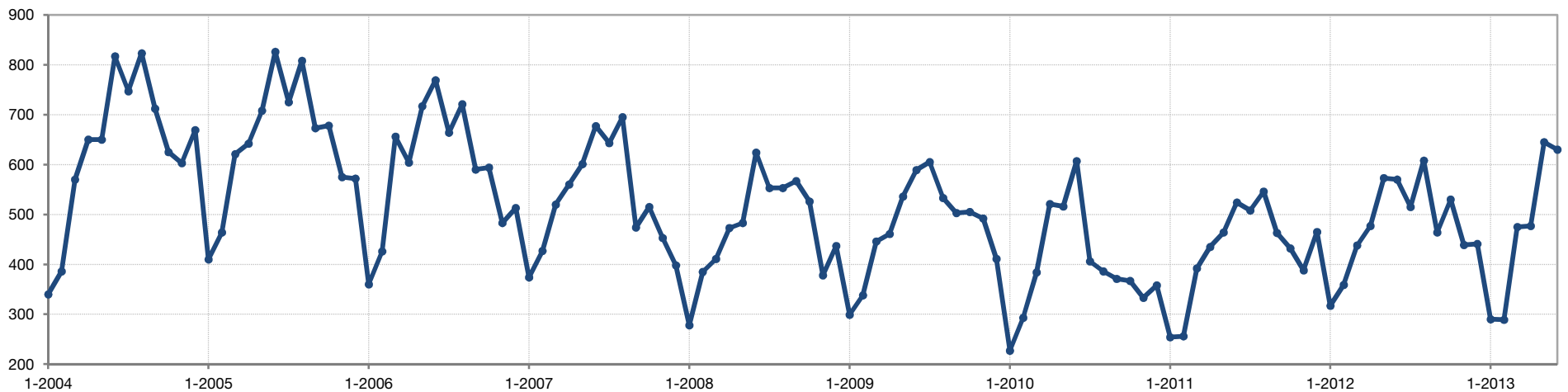


Year To Date



Month	Prior Year	Current Year	+ / -
July	508	515	+1.4%
August	546	608	+11.4%
September	463	464	+0.2%
October	432	530	+22.7%
November	388	439	+13.1%
December	465	441	-5.2%
January	317	290	-8.5%
February	359	289	-19.5%
March	438	475	+8.4%
April	477	477	0.0%
May	573	645	+12.6%
June	570	630	+10.5%
12-Month Avg	461	484	+3.9%

Historical Closed Sales Activity

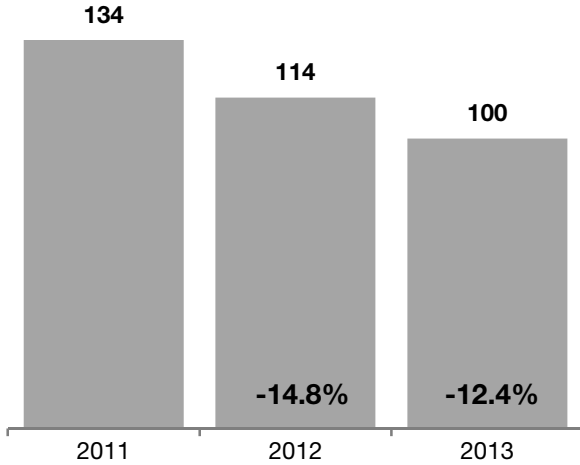


Days on Market Until Sale

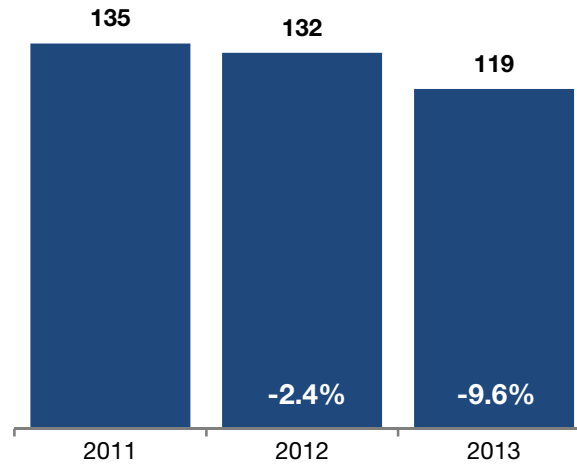
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

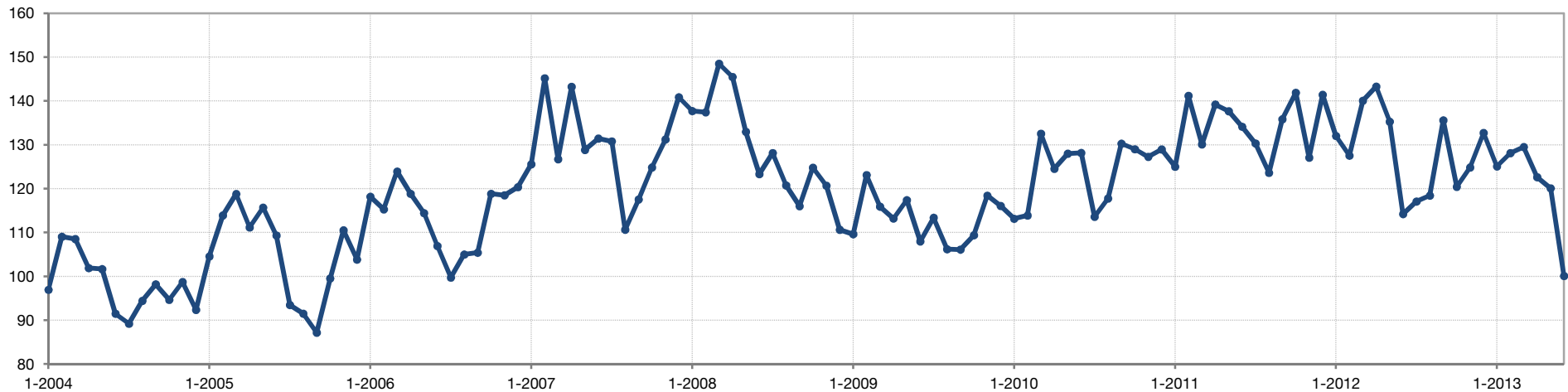


Year To Date



Month	Prior Year	Current Year	+ / -
July	130	117	-10.2%
August	124	118	-4.2%
September	136	136	-0.2%
October	142	120	-15.1%
November	127	125	-1.8%
December	141	133	-6.2%
January	132	125	-5.3%
February	128	128	+0.5%
March	140	130	-7.5%
April	143	123	-14.4%
May	135	120	-11.2%
June	114	100	-12.4%
12-Month Avg	104	99	-4.5%

Historical Days on Market Until Sale

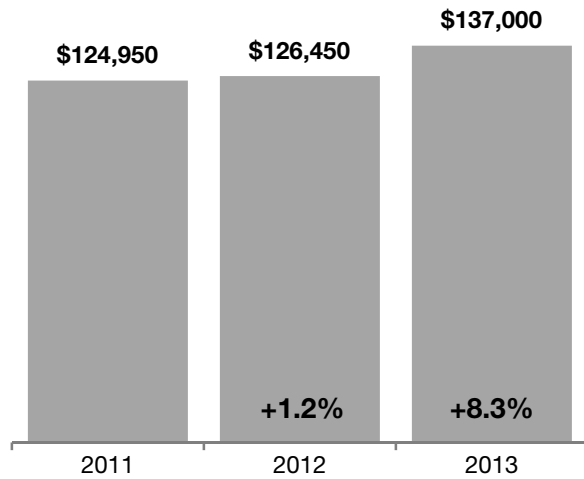


Median Sales Price

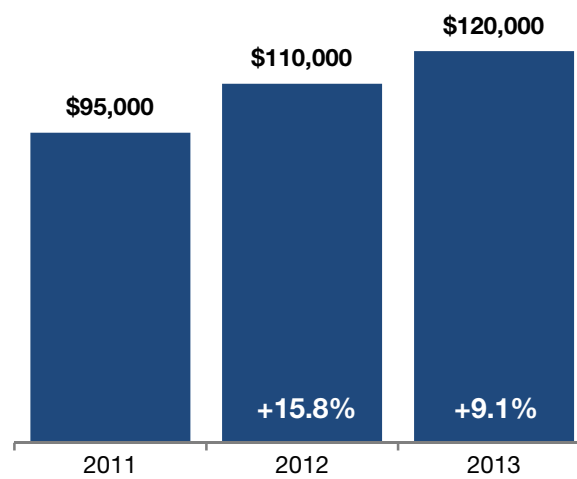
Median price point for all closed sales, not accounting for seller concessions, in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
July	\$96,500	\$120,000	+24.4%
August	\$109,950	\$124,000	+12.8%
September	\$100,000	\$114,938	+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	\$113,000	+34.5%
February	\$80,250	\$98,900	+23.2%
March	\$109,900	\$117,000	+6.5%
April	\$115,000	\$103,000	-10.4%
May	\$117,000	\$128,000	+9.4%
June	\$126,450	\$137,000	+8.3%
12-Month Med	\$105,000	\$119,000	+13.3%

Historical Median Sales Price

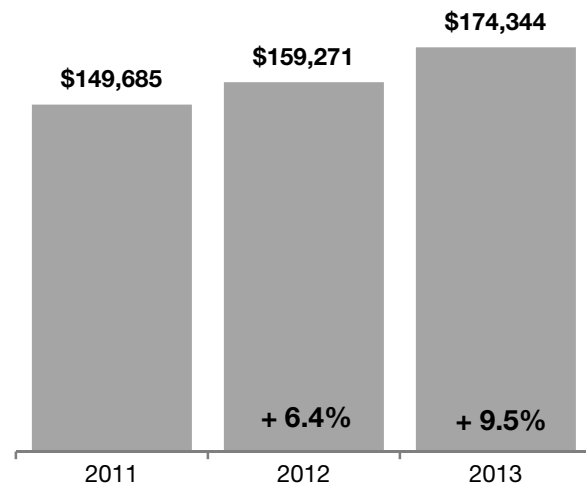


Average Sales Price

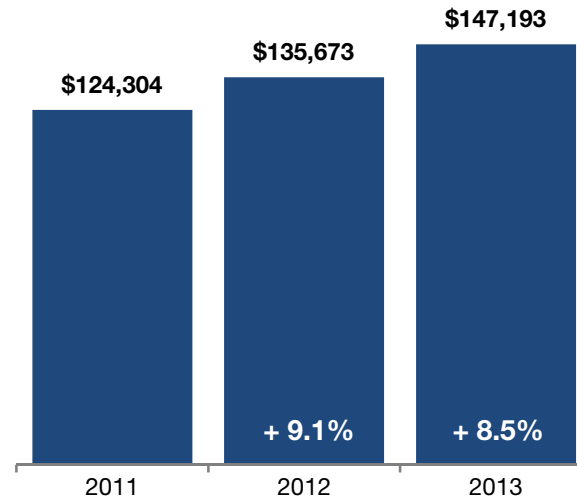
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

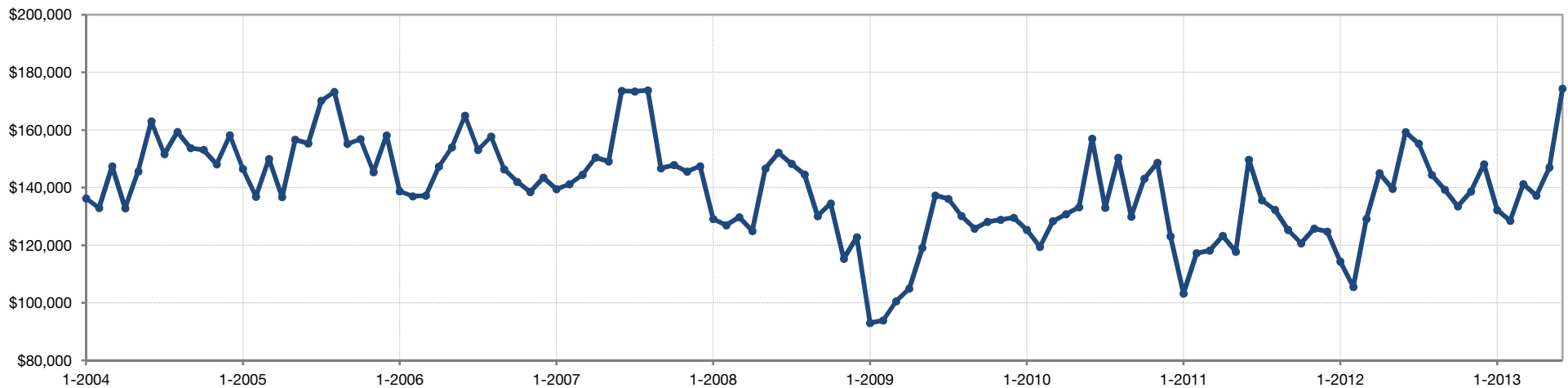


Year To Date



Month	Prior Year	Current Year	+ / -
July	\$135,605	\$155,253	+14.5%
August	\$132,305	\$144,411	+9.1%
September	\$125,330	\$139,264	+11.1%
October	\$120,642	\$133,500	+10.7%
November	\$125,748	\$138,656	+10.3%
December	\$124,730	\$148,093	+18.7%
January	\$114,329	\$132,166	+15.6%
February	\$105,509	\$128,500	+21.8%
March	\$129,111	\$141,230	+9.4%
April	\$145,006	\$137,191	-5.4%
May	\$139,576	\$147,010	+5.3%
June	\$159,271	\$174,344	+9.5%
12-Month Avg	\$131,720	\$145,161	+10.2%

Historical Average Sales Price

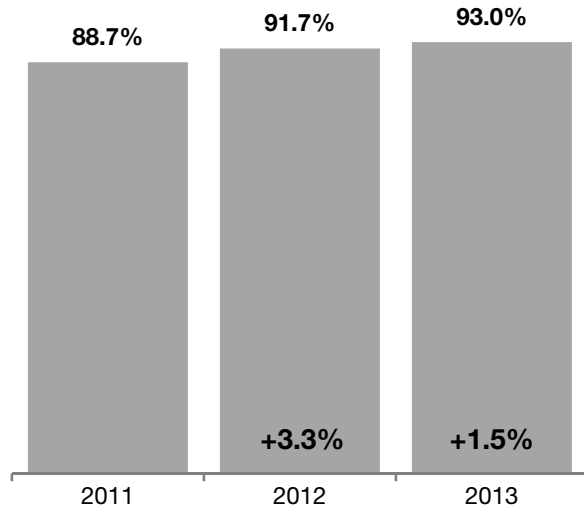


Percent of Original List Price Received

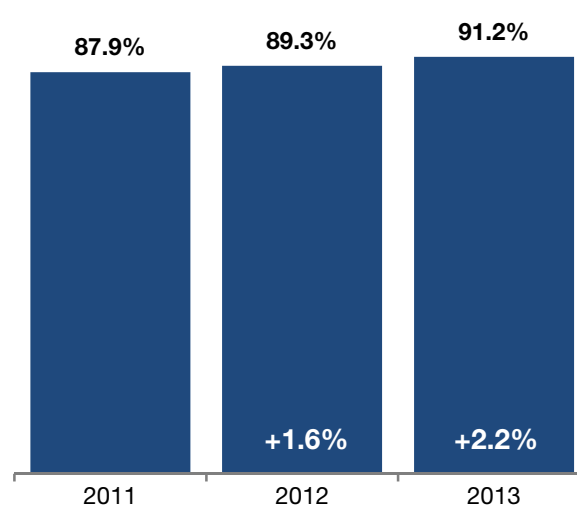
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June

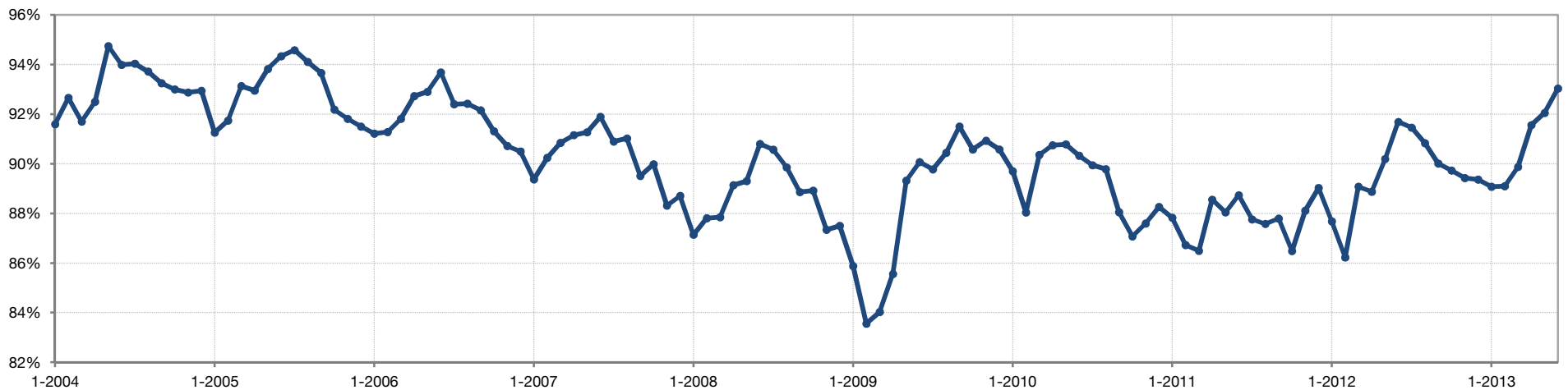


Year To Date



Month	Prior Year	Current Year	+ / -
July	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%	+1.5%
December	89.0%	89.4%	+0.4%
January	87.7%	89.1%	+1.6%
February	86.2%	89.1%	+3.3%
March	89.1%	89.9%	+0.9%
April	88.9%	91.6%	+3.0%
May	90.2%	92.0%	+2.1%
June	91.7%	93.0%	+1.5%
12-Month Avg	88.5%	90.7%	+2.4%

Historical Percent of Original List Price Received

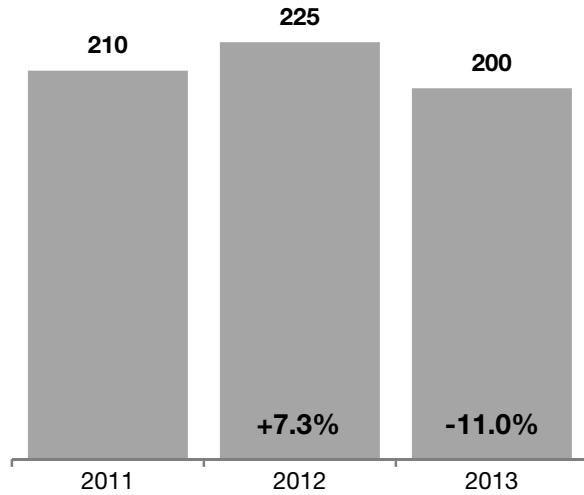


Housing Affordability Index

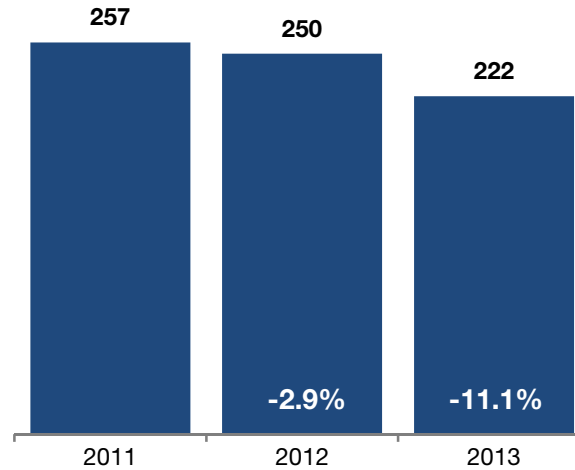
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



June

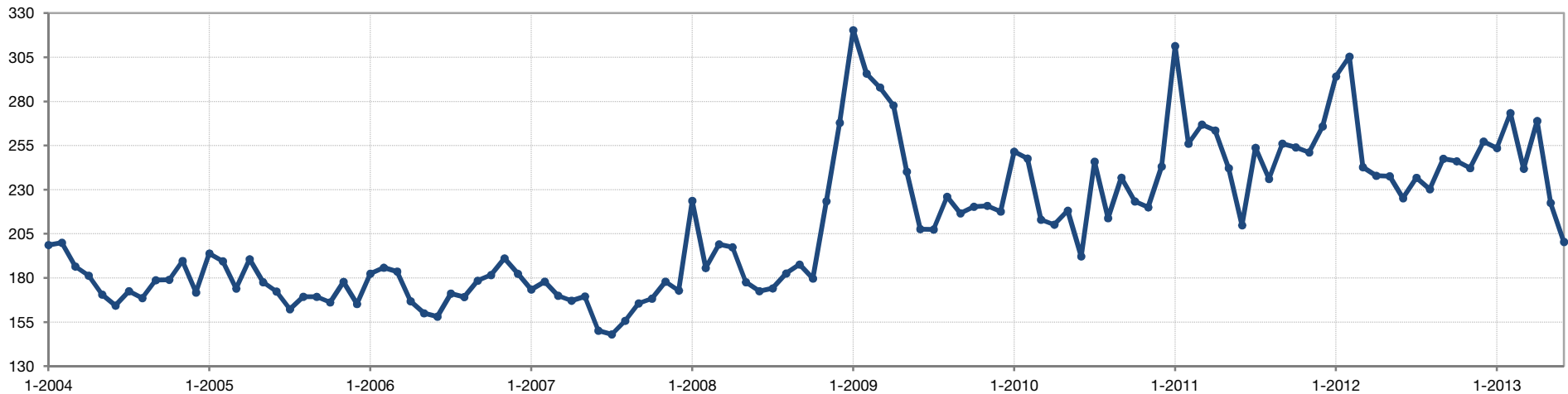


Year To Date



Month	Prior Year	Current Year	+ / -
July	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	-13.8%
February	305	273	-10.5%
March	243	242	-0.4%
April	238	269	+13.1%
May	238	223	-6.4%
June	225	200	-11.0%
12-Month Avg	255	243	-4.3%

Historical Housing Affordability Index

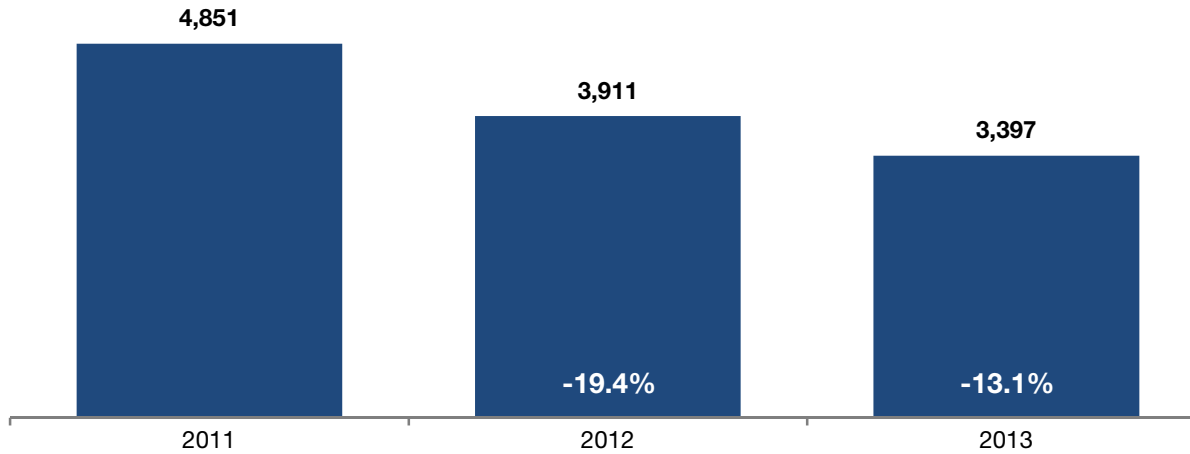


Inventory of Homes for Sale

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

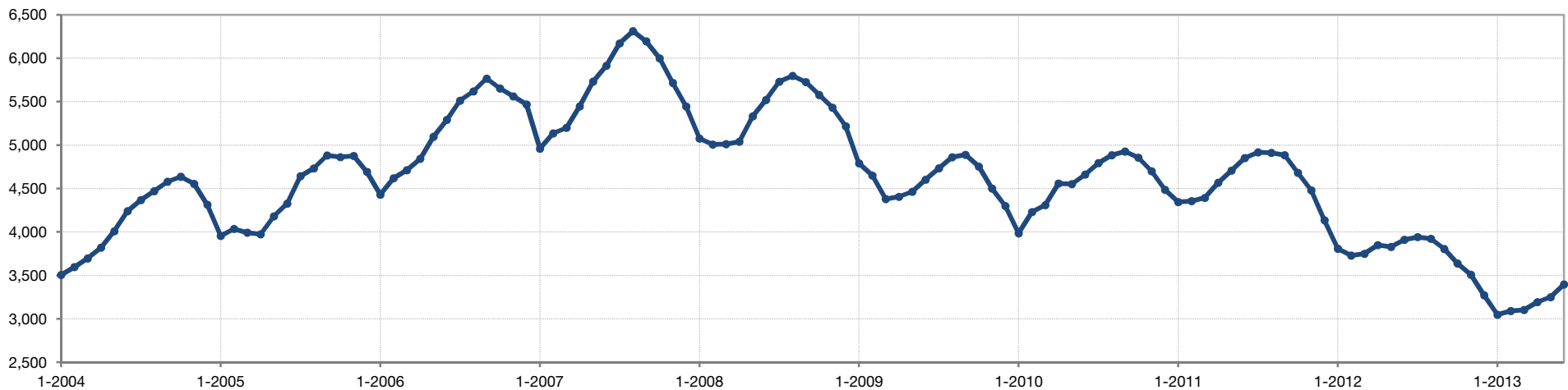


June



Month	Prior Year	Current Year	+ / -
July	4,917	3,942	-19.8%
August	4,911	3,922	-20.1%
September	4,884	3,805	-22.1%
October	4,681	3,638	-22.3%
November	4,480	3,509	-21.7%
December	4,135	3,272	-20.9%
January	3,808	3,048	-20.0%
February	3,729	3,091	-17.1%
March	3,749	3,103	-17.2%
April	3,849	3,193	-17.0%
May	3,828	3,250	-15.1%
June	3,911	3,397	-13.1%
12-Month Avg	4,240	3,431	-18.9%

Historical Inventory of Homes for Sale

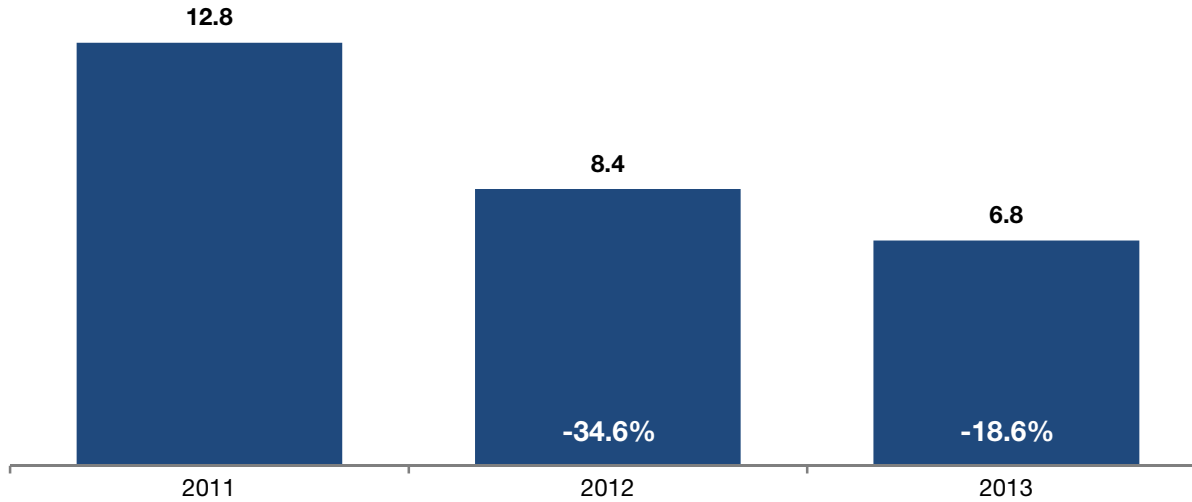


Months Supply of Inventory

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	12.6	8.4	-33.2%
August	12.4	8.3	-32.8%
September	12.0	8.0	-33.7%
October	11.3	7.6	-33.1%
November	10.8	7.2	-33.1%
December	9.7	6.8	-30.1%
January	8.8	6.3	-28.0%
February	8.5	6.4	-24.8%
March	8.3	6.4	-23.0%
April	8.5	6.6	-22.5%
May	8.3	6.6	-20.0%
June	8.4	6.8	-18.6%
12-Month Avg	10.0	7.1	-28.6%

Historical Months Supply of Inventory

