

Summit County Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE AKRON CLEVELAND ASSOCIATION OF REALTORS®



January 2015



Quick Facts

+ 0.9% **- 19.1%** **- 7.7%**

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.



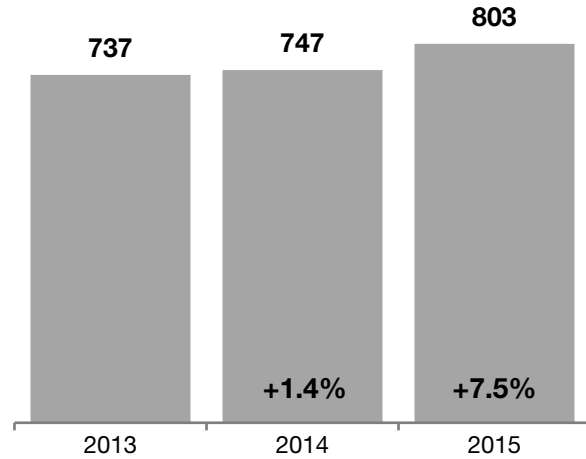
Key Metrics	Historical Sparklines	1-2014	1-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		747	803	+ 7.5%	747	803	+ 7.5%
Pending Sales		392	578	+ 47.4%	392	578	+ 47.4%
Closed Sales		348	351	+ 0.9%	348	351	+ 0.9%
Days on Market Until Sale		107	106	- 1.5%	107	106	- 1.5%
Median Sales Price		\$97,588	\$78,950	- 19.1%	\$97,588	\$78,950	- 19.1%
Average Sales Price		\$123,643	\$113,582	- 8.1%	\$123,643	\$113,582	- 8.1%
Percent of Original List Price Received		89.2%	90.3%	+ 1.2%	89.2%	90.3%	+ 1.2%
Housing Affordability Index		235	313	+ 33.2%	235	313	+ 33.2%
Inventory of Homes for Sale		2,912	2,687	- 7.7%	--	--	--
Months Supply of Homes for Sale		5.5	4.7	- 15.3%	--	--	--

New Listings

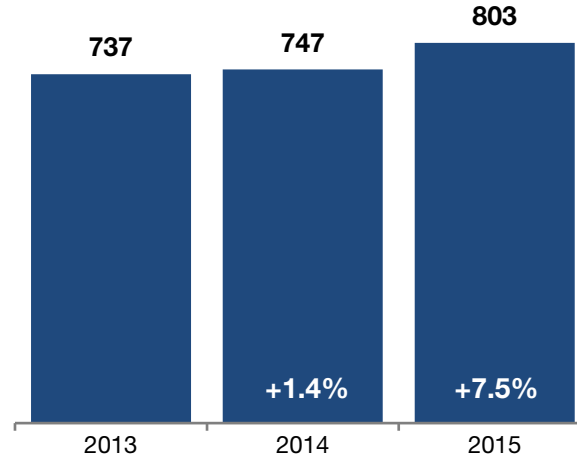
A count of the properties that have been newly listed on the market in a given month.



January

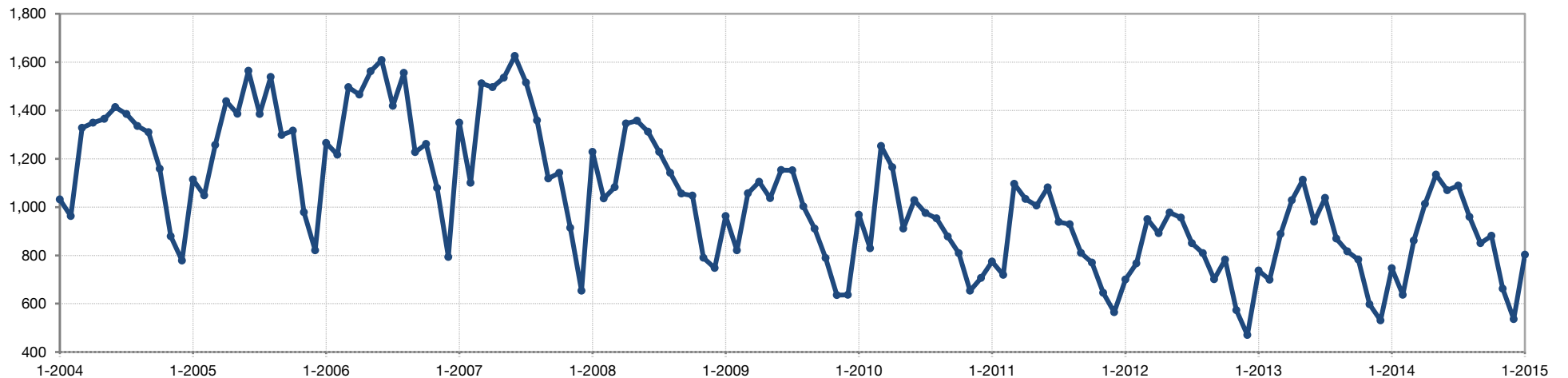


Year To Date



Month	Prior Year	Current Year	+ / -
February	699	637	-8.9%
March	888	861	-3.0%
April	1,028	1,013	-1.5%
May	1,113	1,134	+1.9%
June	939	1,069	+13.8%
July	1,038	1,088	+4.8%
August	869	959	+10.4%
September	816	850	+4.2%
October	783	881	+12.5%
November	597	662	+10.9%
December	531	536	+0.9%
January	747	803	+7.5%
12-Month Avg	837	874	+4.4%

Historical New Listing Activity

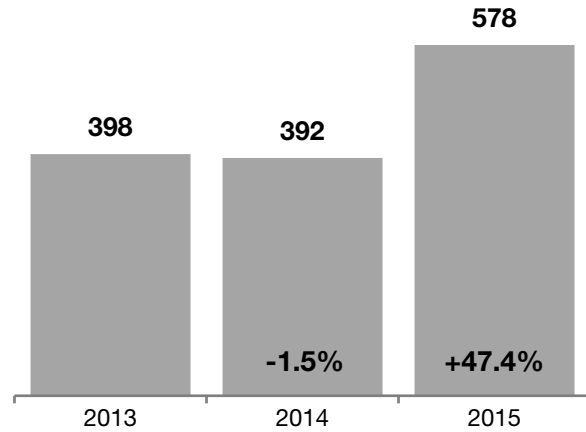


Pending Sales

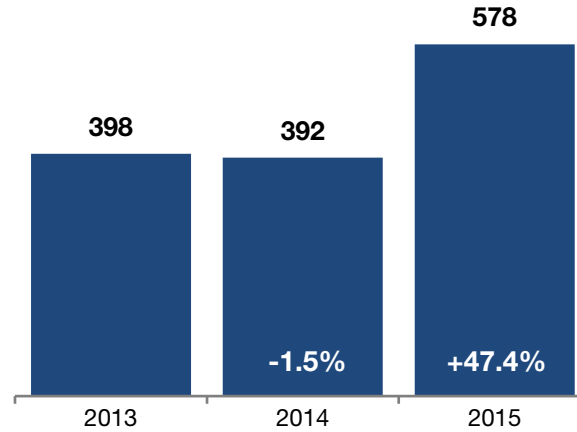
A count of the properties on which contracts have been accepted in a given month.



January

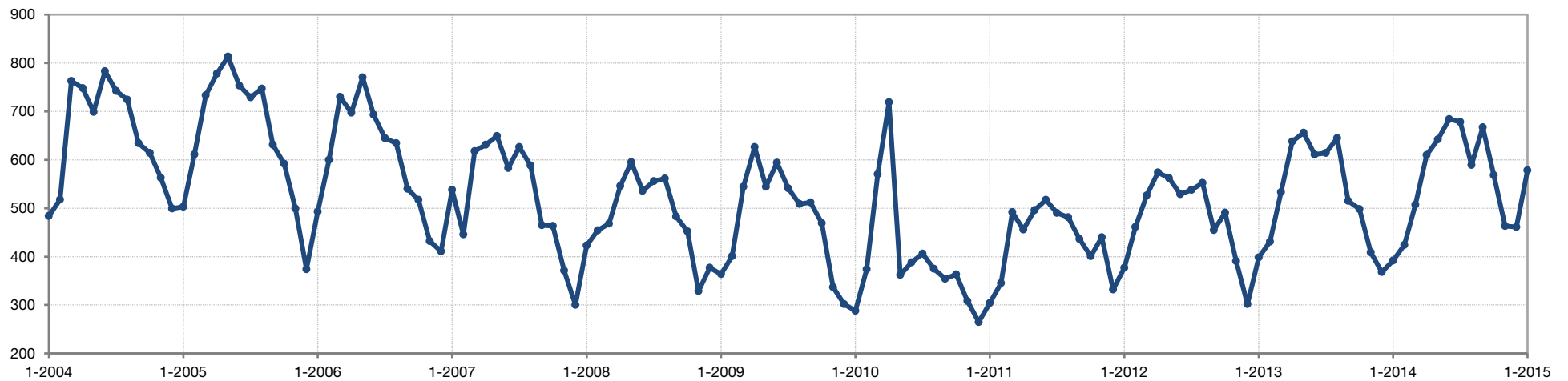


Year To Date



Month	Prior Year	Current Year	+ / -
February	431	424	-1.6%
March	533	507	-4.9%
April	638	610	-4.4%
May	656	642	-2.1%
June	611	684	+11.9%
July	614	678	+10.4%
August	645	589	-8.7%
September	515	667	+29.5%
October	498	568	+14.1%
November	409	463	+13.2%
December	368	461	+25.3%
January	392	578	+47.4%
12-Month Avg	526	573	+8.9%

Historical Pending Sales Activity

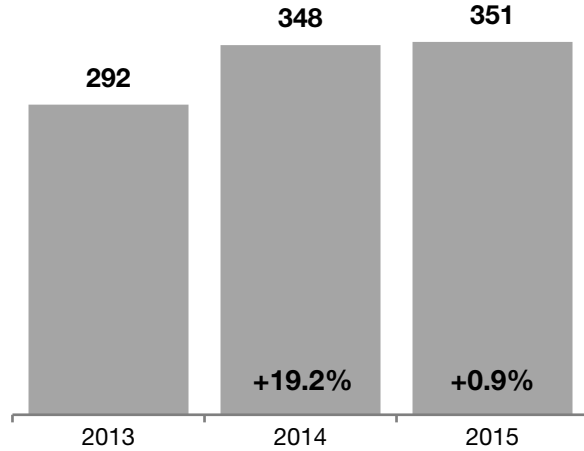


Closed Sales

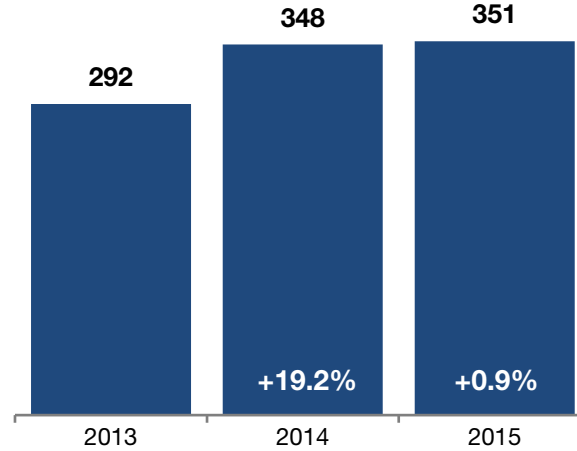
A count of the actual sales that have closed in a given month.



January

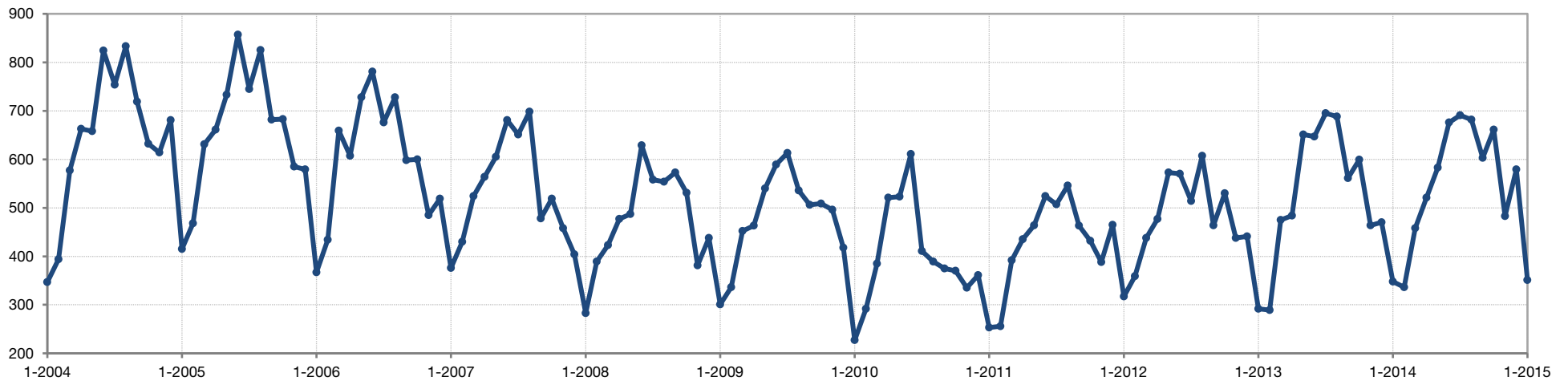


Year To Date



Month	Prior Year	Current Year	+ / -
February	289	336	+16.3%
March	475	458	-3.6%
April	484	521	+7.6%
May	651	583	-10.4%
June	647	676	+4.5%
July	695	691	-0.6%
August	688	682	-0.9%
September	561	603	+7.5%
October	599	661	+10.4%
November	464	483	+4.1%
December	470	579	+23.2%
January	348	351	+0.9%
12-Month Avg	531	552	+4.9%

Historical Closed Sales Activity

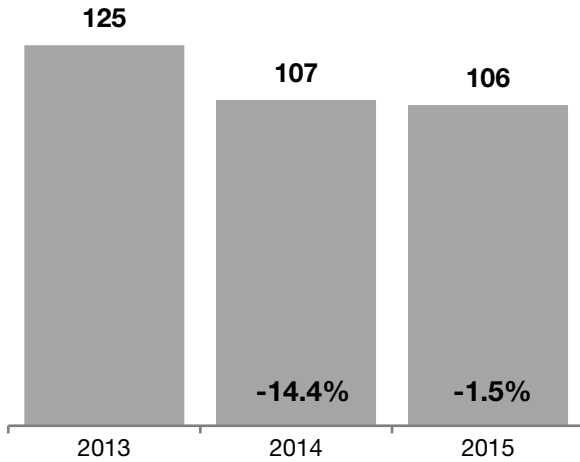


Days on Market Until Sale

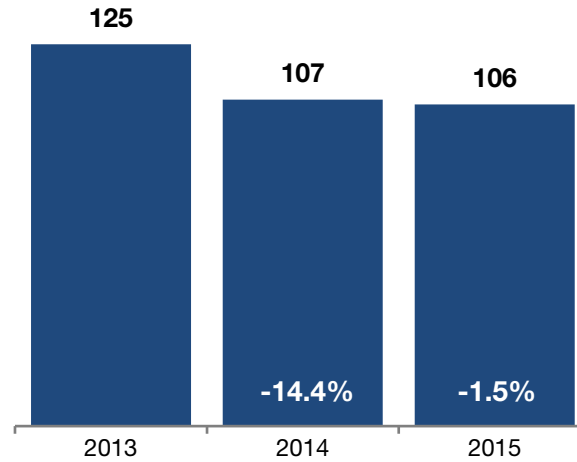
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

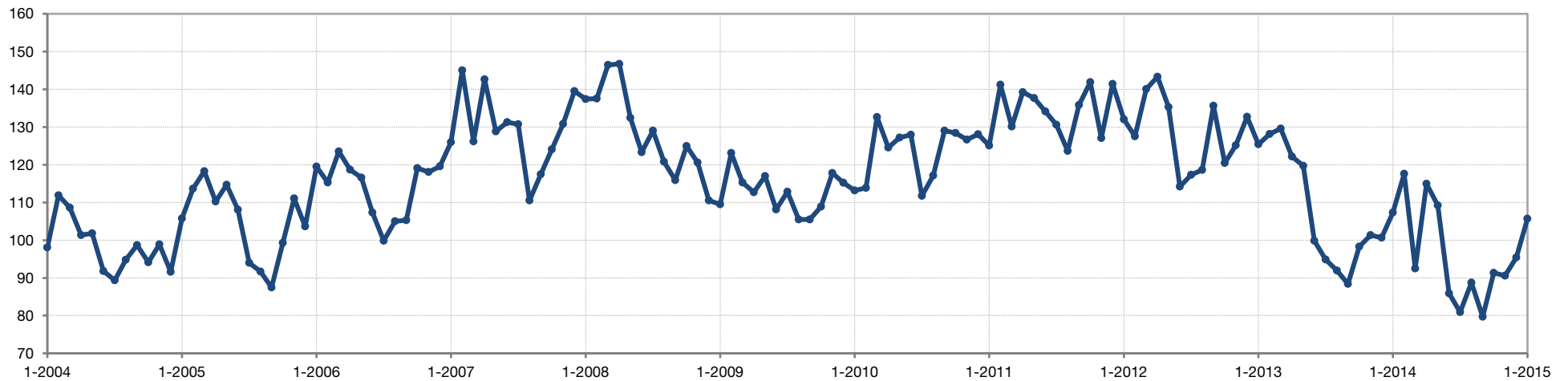


Year To Date



Month	Prior Year	Current Year	+ / -
February	128	118	-8.2%
March	130	93	-28.6%
April	122	115	-5.9%
May	120	109	-8.8%
June	100	86	-14.0%
July	95	81	-14.7%
August	92	89	-3.5%
September	88	80	-9.9%
October	98	91	-7.0%
November	101	91	-10.6%
December	101	95	-5.2%
January	107	106	-1.5%
12-Month Avg	105	94	-10.3%

Historical Days on Market Until Sale

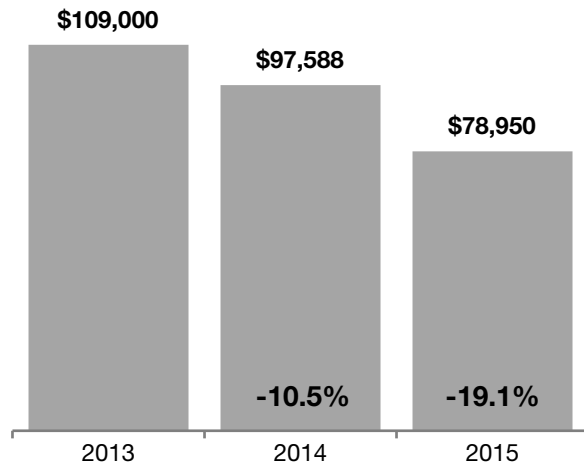


Median Sales Price

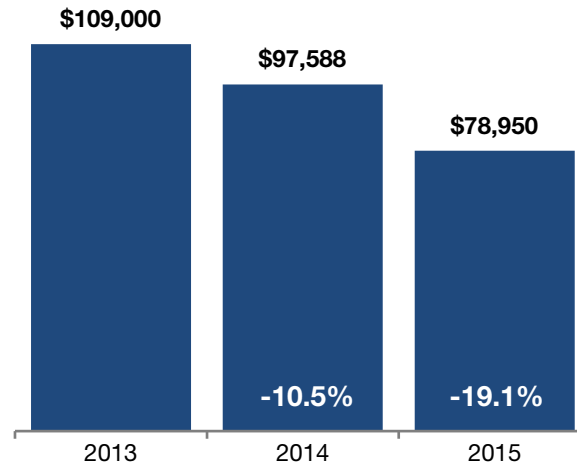
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January

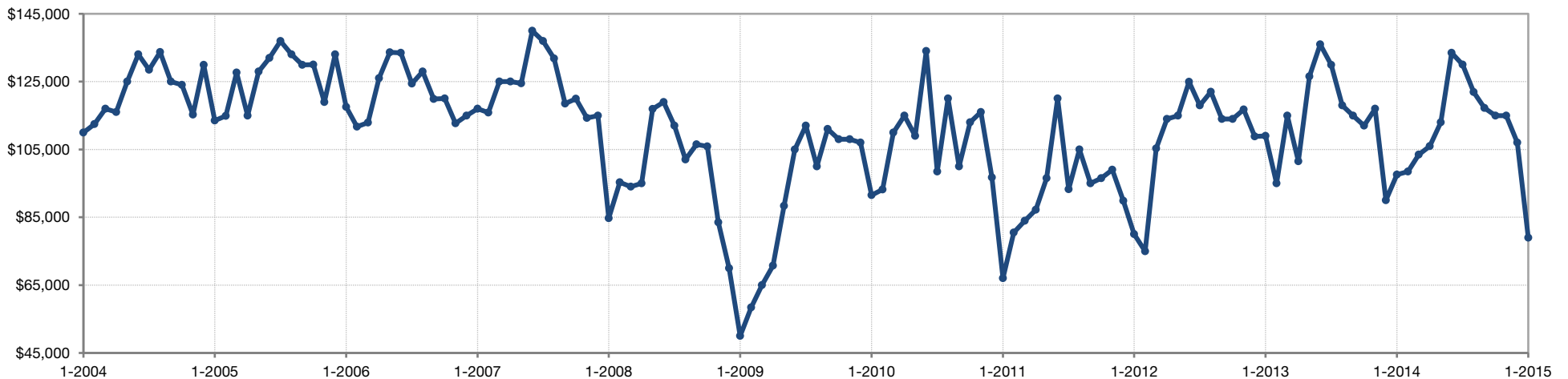


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$95,000	\$98,500	+3.7%
March	\$115,000	\$103,437	-10.1%
April	\$101,500	\$106,000	+4.4%
May	\$126,500	\$113,000	-10.7%
June	\$136,000	\$133,500	-1.8%
July	\$129,900	\$130,000	+0.1%
August	\$118,000	\$121,950	+3.3%
September	\$115,000	\$117,200	+1.9%
October	\$112,000	\$115,000	+2.7%
November	\$117,000	\$115,000	-1.7%
December	\$90,000	\$107,000	+18.9%
January	\$97,588	\$78,950	-19.1%
12-Month Med	\$116,500	\$115,000	-1.3%

Historical Median Sales Price

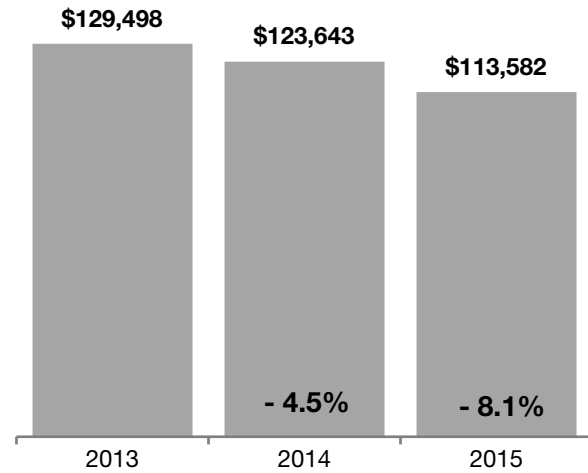


Average Sales Price

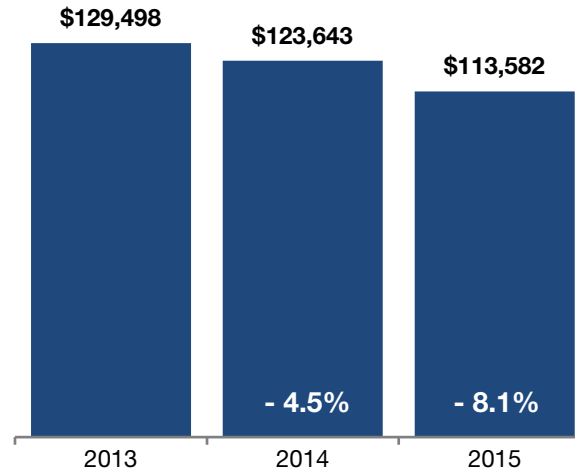
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	\$126,692	\$126,323	-0.3%
March	\$138,404	\$129,955	-6.1%
April	\$136,162	\$135,853	-0.2%
May	\$145,619	\$142,983	-1.8%
June	\$172,675	\$161,470	-6.5%
July	\$150,910	\$156,574	+3.8%
August	\$147,558	\$146,088	-1.0%
September	\$134,716	\$138,113	+2.5%
October	\$134,650	\$137,495	+2.1%
November	\$139,587	\$137,209	-1.7%
December	\$123,238	\$135,798	+10.2%
January	\$123,643	\$113,582	-8.1%
12-Month Avg	\$141,774	\$140,743	-0.7%

Historical Average Sales Price

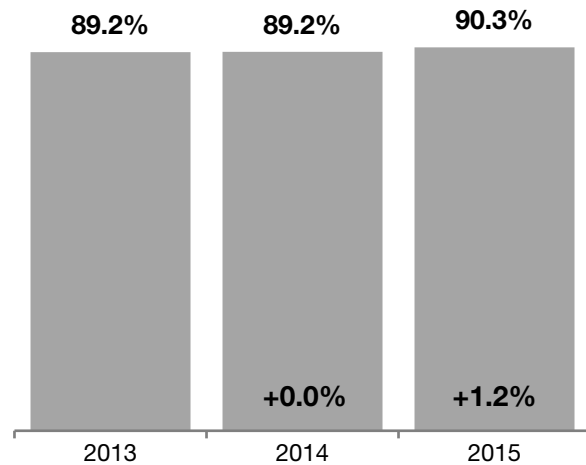


Percent of Original List Price Received

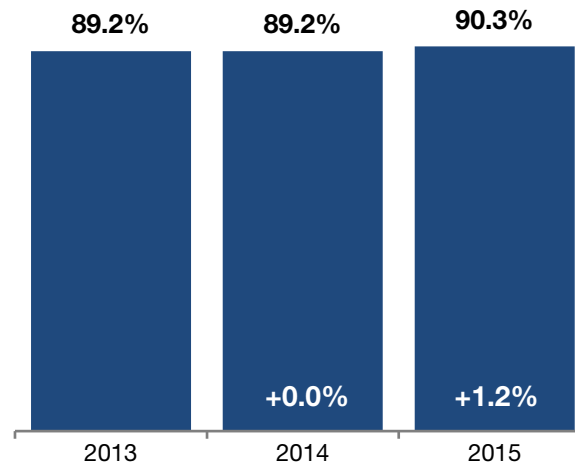
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January

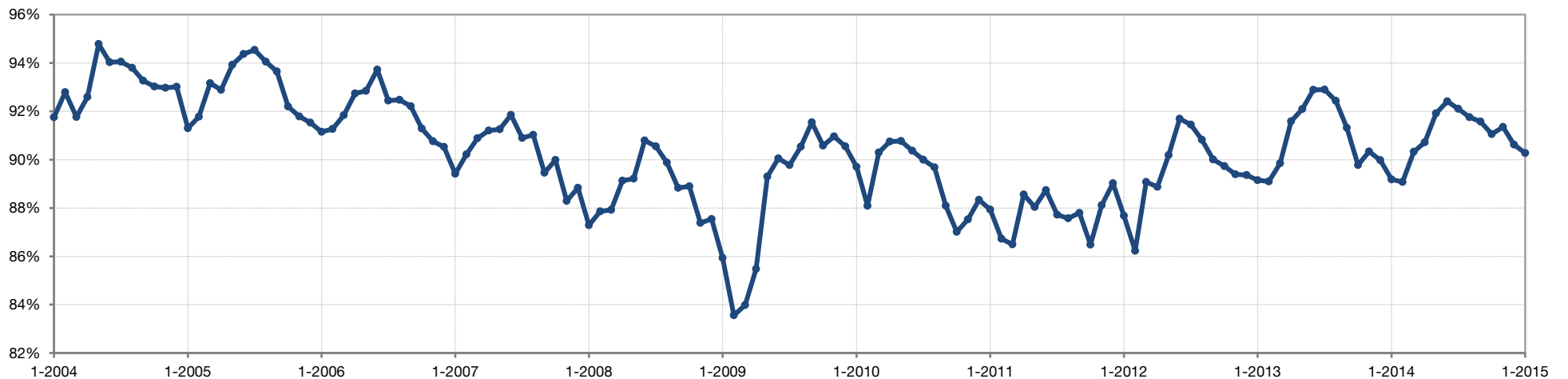


Year To Date



Month	Prior Year	Current Year	+ / -
February	89.1%	89.1%	-0.0%
March	89.8%	90.3%	+0.5%
April	91.6%	90.7%	-0.9%
May	92.1%	91.9%	-0.2%
June	92.9%	92.4%	-0.5%
July	92.9%	92.1%	-0.9%
August	92.4%	91.7%	-0.7%
September	91.3%	91.6%	+0.3%
October	89.8%	91.1%	+1.4%
November	90.3%	91.3%	+1.1%
December	90.0%	90.6%	+0.7%
January	89.2%	90.3%	+1.2%
12-Month Avg	91.2%	91.3%	+0.0%

Historical Percent of Original List Price Received

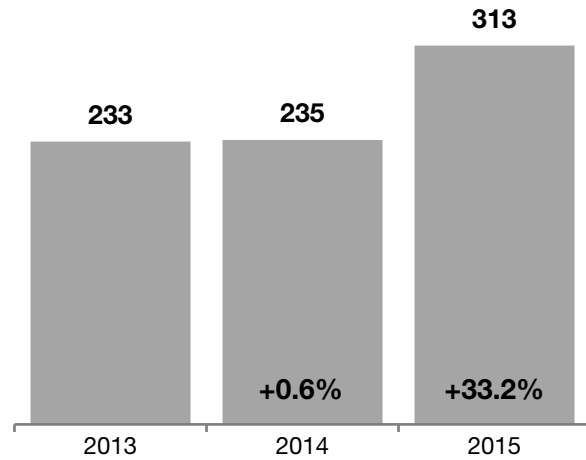


Housing Affordability Index

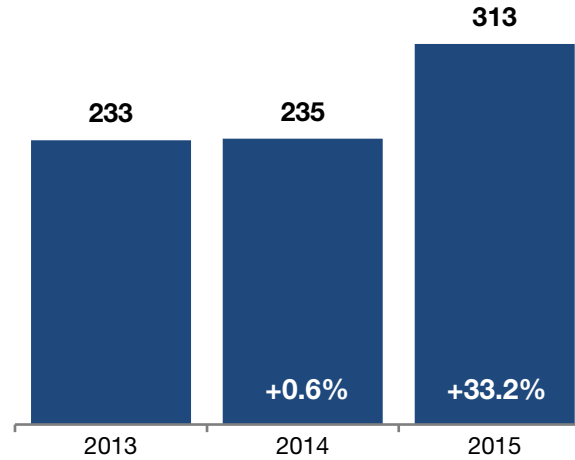
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



January

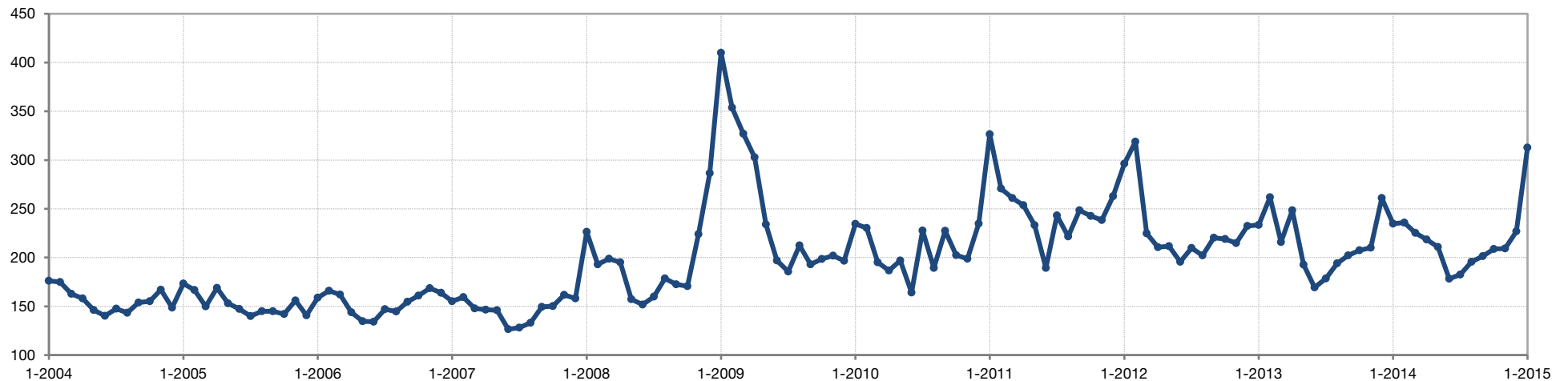


Year To Date



Month	Prior Year	Current Year	+ / -
February	262	236	-9.9%
March	216	225	+4.3%
April	249	219	-12.1%
May	193	211	+9.4%
June	169	178	+5.2%
July	178	183	+2.3%
August	194	196	+0.7%
September	202	202	-0.3%
October	208	209	+0.6%
November	210	209	-0.3%
December	261	227	-13.1%
January	235	313	+33.2%
12-Month Avg	215	217	+1.7%

Historical Housing Affordability Index

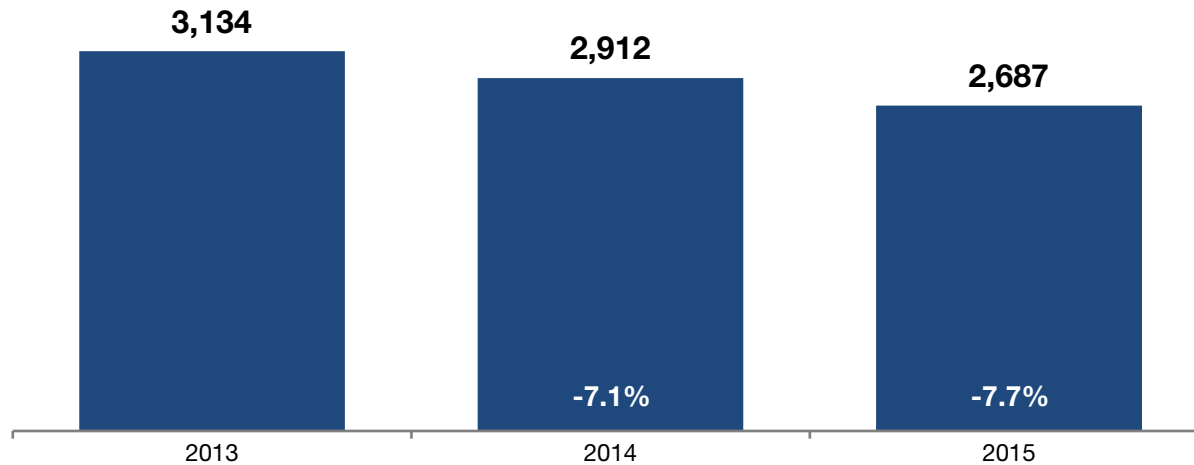


Inventory of Homes for Sale

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

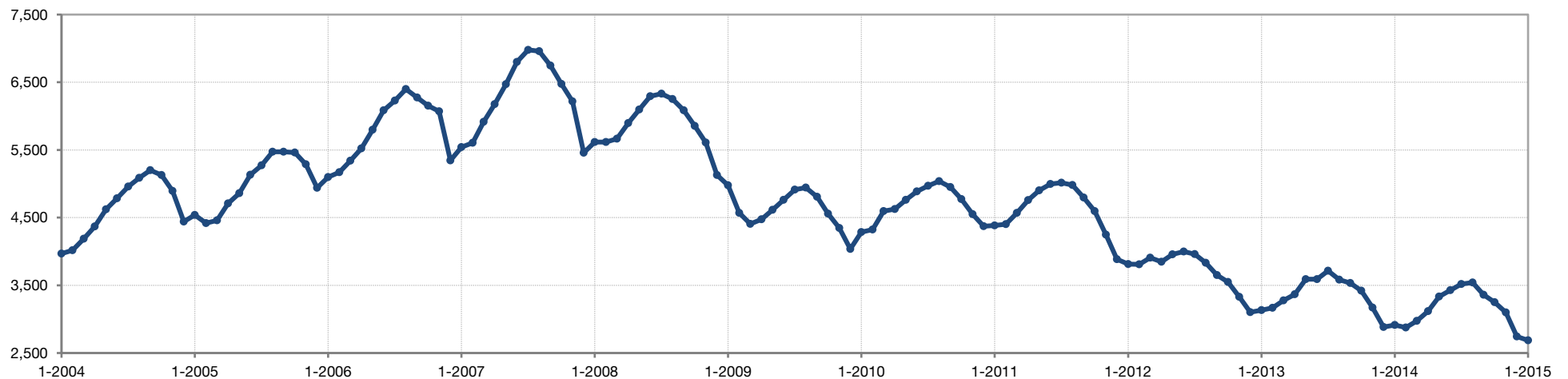


January



Month	Prior Year	Current Year	+ / -
February	3,167	2,876	-9.2%
March	3,276	2,974	-9.2%
April	3,367	3,118	-7.4%
May	3,590	3,334	-7.1%
June	3,591	3,429	-4.5%
July	3,715	3,519	-5.3%
August	3,583	3,543	-1.1%
September	3,534	3,360	-4.9%
October	3,421	3,251	-5.0%
November	3,172	3,098	-2.3%
December	2,882	2,742	-4.9%
January	2,912	2,687	-7.7%
12-Month Avg	3,351	3,161	-5.7%

Historical Inventory of Homes for Sale

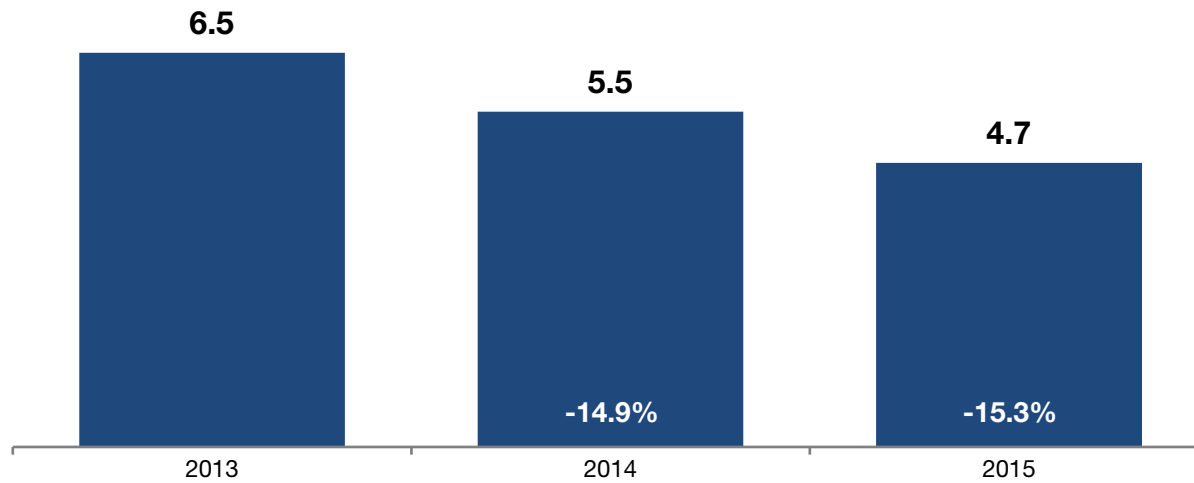


Months Supply of Inventory

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	6.6	5.5	-17.2%
March	6.8	5.7	-16.8%
April	6.9	6.0	-13.8%
May	7.3	6.4	-11.9%
June	7.2	6.5	-9.2%
July	7.3	6.6	-9.7%
August	7.0	6.7	-3.5%
September	6.8	6.2	-8.5%
October	6.6	6.0	-9.4%
November	6.1	5.6	-7.4%
December	5.5	4.9	-10.1%
January	5.5	4.7	-15.3%
12-Month Avg	6.6	5.9	-11.0%

Historical Months Supply of Inventory

