

Summit County Monthly Indicators

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



September 2015



Quick Facts

+ 10.3%

+ 6.7%

- 13.8%

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

Summit County Market Overview

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



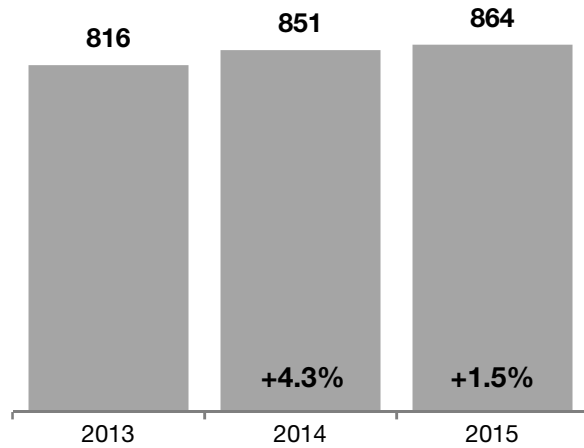
Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		851	864	+ 1.5%	8,363	8,883	+ 6.2%
Pending Sales		668	707	+ 5.8%	5,183	6,340	+ 22.3%
Closed Sales		603	665	+ 10.3%	4,901	5,787	+ 18.1%
Days on Market Until Sale		80	85	+ 6.6%	95	92	- 3.6%
Median Sales Price		\$117,200	\$125,000	+ 6.7%	\$118,000	\$118,500	+ 0.4%
Average Sales Price		\$138,113	\$151,195	+ 9.5%	\$142,828	\$143,783	+ 0.7%
Percent of Original List Price Received		91.6%	92.8%	+ 1.3%	91.3%	92.2%	+ 1.0%
Housing Affordability Index		202	195	- 3.3%	200	206	+ 2.7%
Inventory of Homes for Sale		3,399	2,930	- 13.8%	--	--	--
Months Supply of Homes for Sale		6.3	4.5	- 28.4%	--	--	--

New Listings

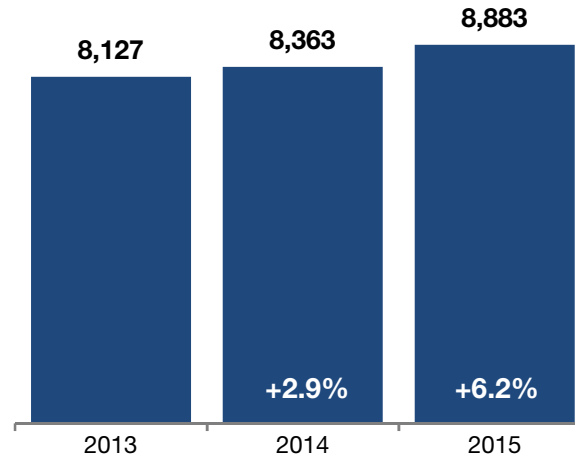
A count of the properties that have been newly listed on the market in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
October	783	883	+12.8%
November	597	664	+11.2%
December	531	541	+1.9%
January	747	806	+7.9%
February	636	716	+12.6%
March	862	972	+12.8%
April	1,013	1,122	+10.8%
May	1,134	1,171	+3.3%
June	1,071	1,116	+4.2%
July	1,089	1,089	0.0%
August	960	1,027	+7.0%
September	851	864	+1.5%
12-Month Avg	856	914	+6.8%

Historical New Listing Activity

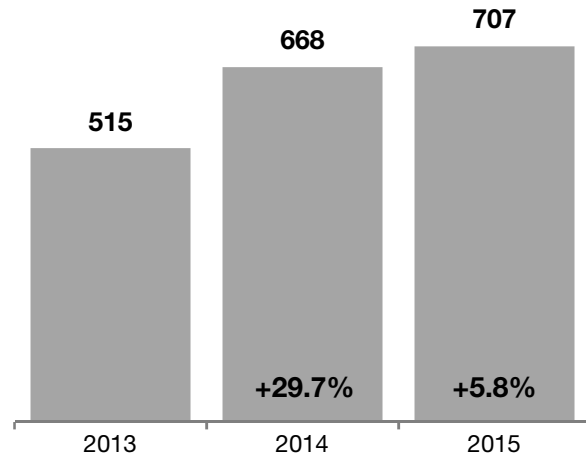


Pending Sales

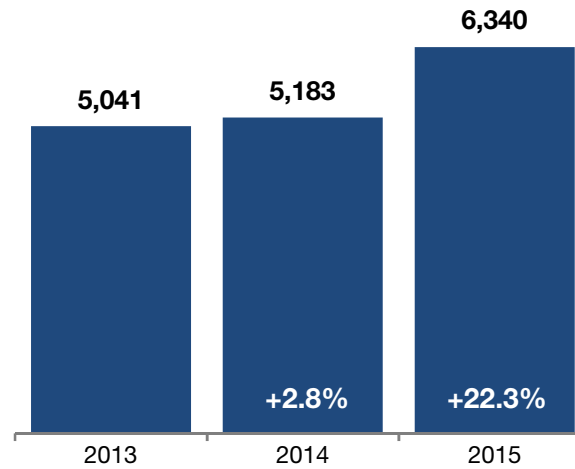
A count of the properties on which contracts have been accepted in a given month.



September

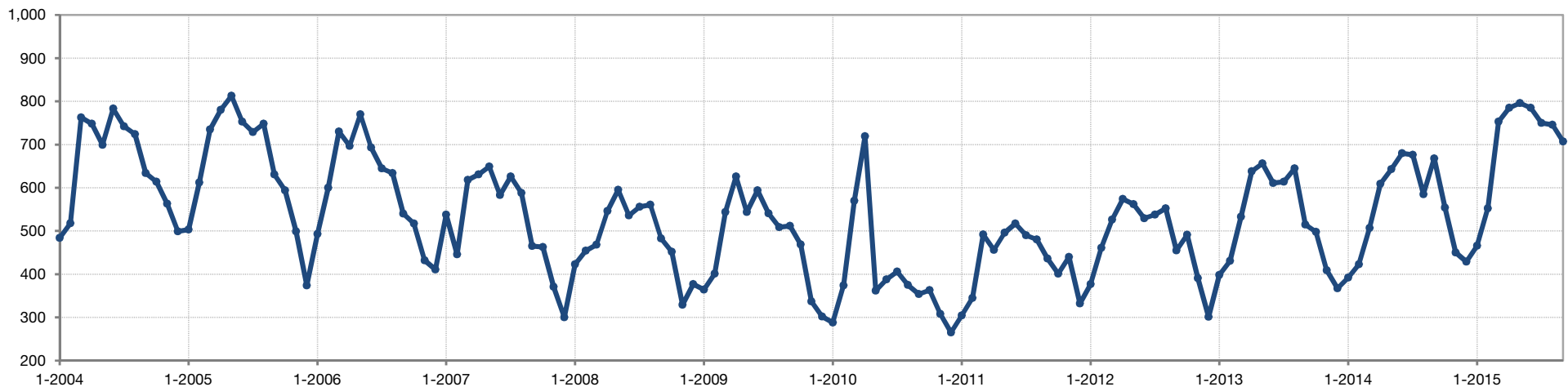


Year To Date



Month	Prior Year	Current Year	+ / -
October	498	554	+11.2%
November	409	450	+10.0%
December	367	429	+16.9%
January	392	466	+18.9%
February	423	552	+30.5%
March	507	753	+48.5%
April	609	785	+28.9%
May	643	796	+23.8%
June	680	785	+15.4%
July	676	750	+10.9%
August	585	746	+27.5%
September	668	707	+5.8%
12-Month Avg	538	648	+20.4%

Historical Pending Sales Activity

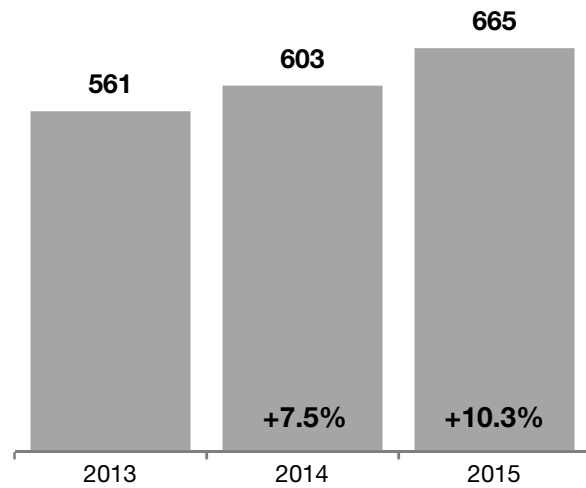


Closed Sales

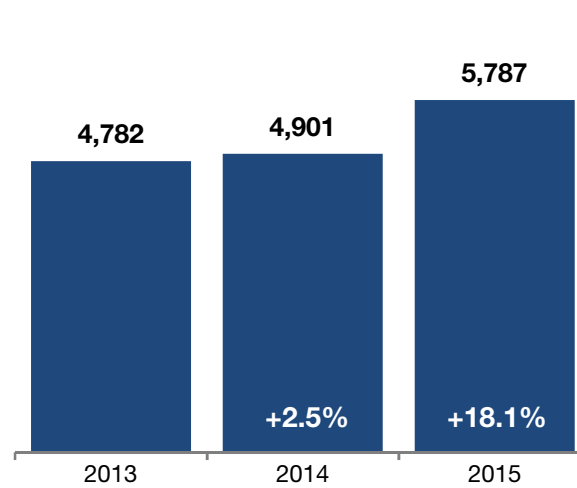
A count of the actual sales that have closed in a given month.



September

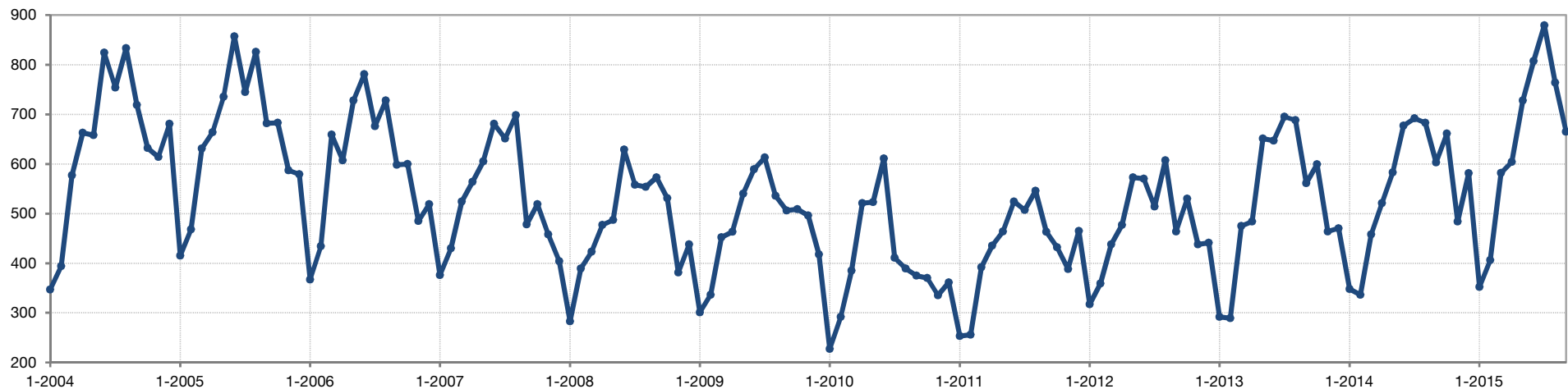


Year To Date



Month	Prior Year	Current Year	+ / -
October	599	661	+10.4%
November	464	484	+4.3%
December	470	581	+23.6%
January	348	352	+1.1%
February	336	406	+20.8%
March	458	582	+27.1%
April	521	604	+15.9%
May	583	728	+24.9%
June	677	807	+19.2%
July	692	879	+27.0%
August	683	764	+11.9%
September	603	665	+10.3%
12-Month Avg	536	626	+16.4%

Historical Closed Sales Activity

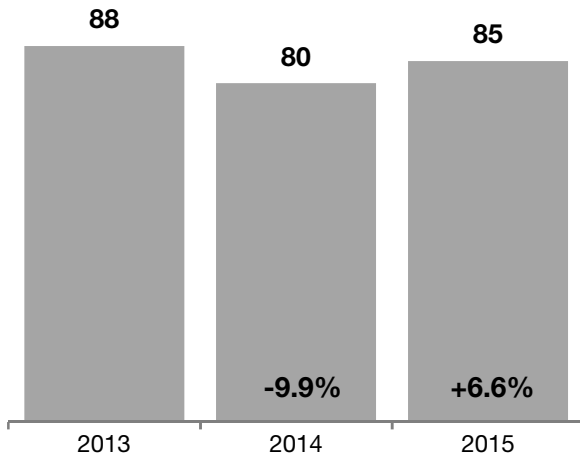


Days on Market Until Sale

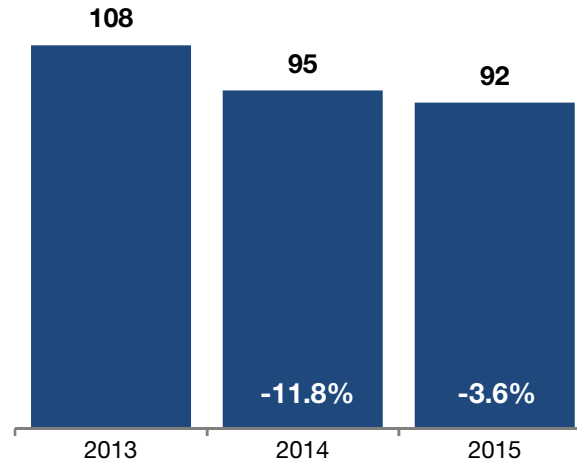
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
October	98	91	-7.0%
November	101	90	-10.8%
December	101	95	-5.4%
January	107	106	-1.5%
February	118	96	-18.3%
March	93	105	+13.9%
April	115	104	-9.9%
May	109	90	-17.7%
June	86	88	+2.3%
July	81	86	+5.6%
August	89	81	-8.5%
September	80	85	+6.6%
12-Month Avg	96	92	-4.6%

Historical Days on Market Until Sale

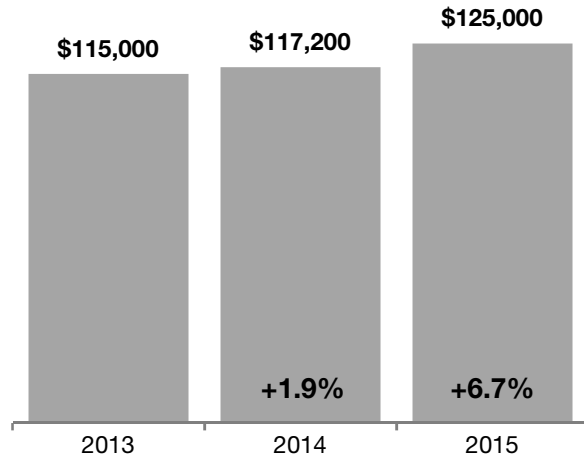


Median Sales Price

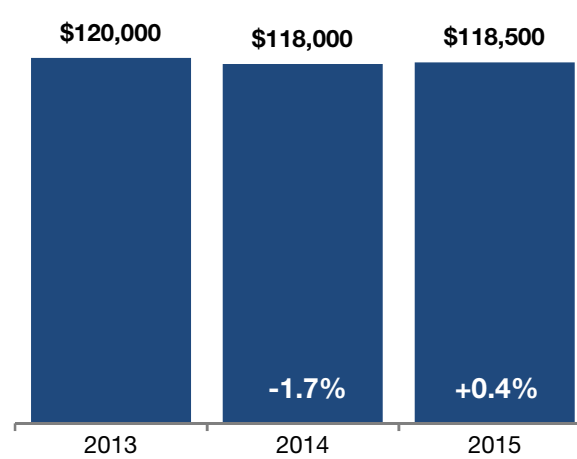
Median price point for all closed sales, not accounting for seller concessions, in a given month.



September

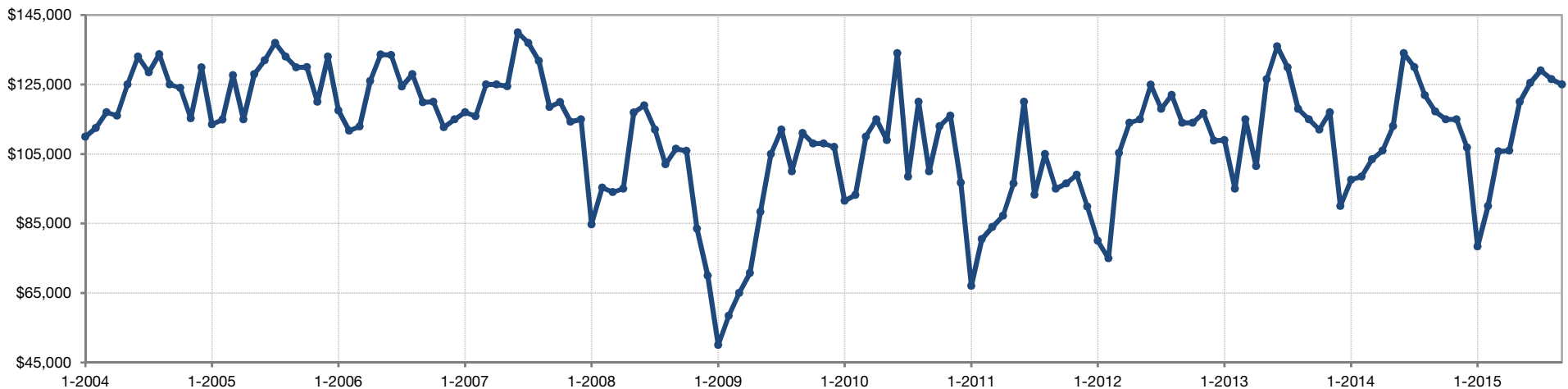


Year To Date



Month	Prior Year	Current Year	+ / -
October	\$112,000	\$115,000	+2.7%
November	\$117,000	\$115,000	-1.7%
December	\$90,000	\$106,900	+18.8%
January	\$97,588	\$78,400	-19.7%
February	\$98,500	\$90,000	-8.6%
March	\$103,437	\$105,750	+2.2%
April	\$106,000	\$106,000	0.0%
May	\$113,000	\$120,000	+6.2%
June	\$134,000	\$125,500	-6.3%
July	\$130,000	\$129,000	-0.8%
August	\$121,900	\$126,500	+3.8%
September	\$117,200	\$125,000	+6.7%
12-Month Med	\$115,000	\$117,000	+1.7%

Historical Median Sales Price

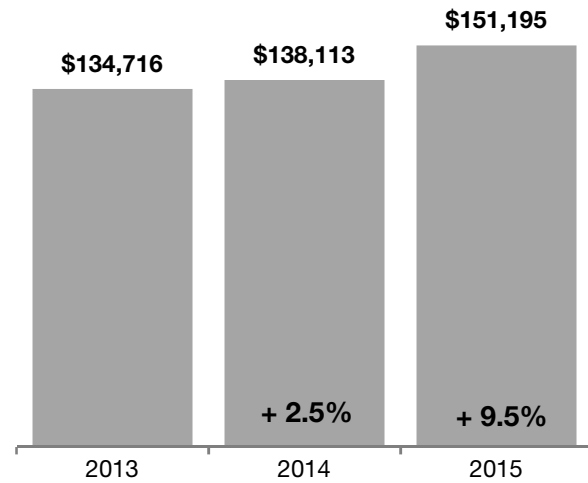


Average Sales Price

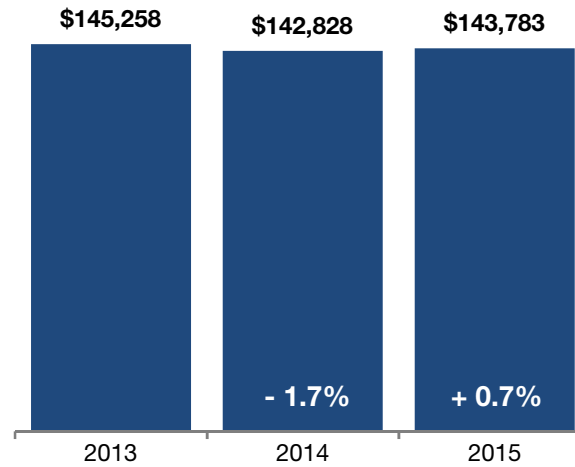
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September

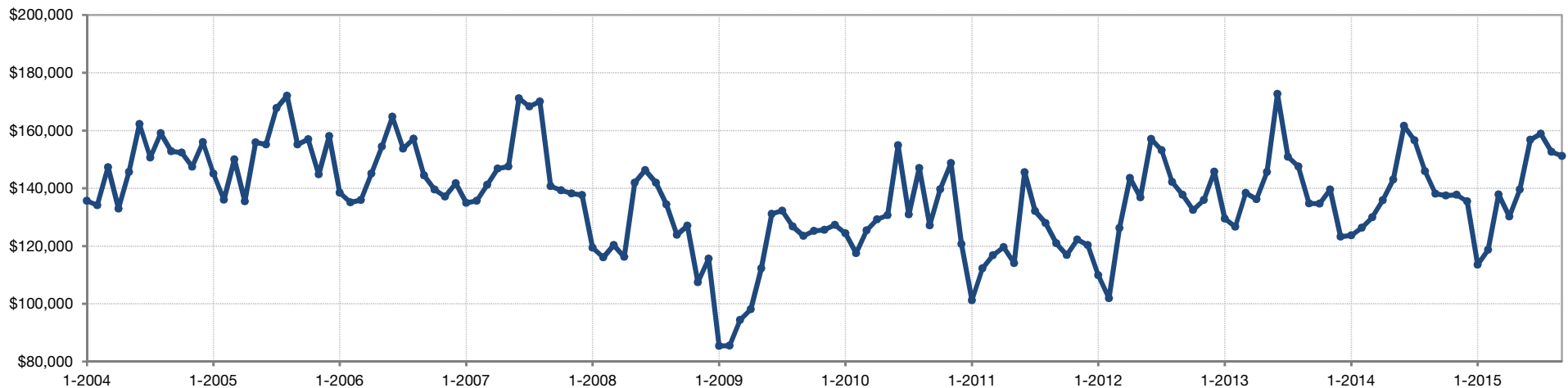


Year To Date



Month	Prior Year	Current Year	+ / -
October	\$134,650	\$137,495	+2.1%
November	\$139,587	\$137,731	-1.3%
December	\$123,238	\$135,511	+10.0%
January	\$123,643	\$113,527	-8.2%
February	\$126,323	\$118,645	-6.1%
March	\$129,955	\$137,872	+6.1%
April	\$135,853	\$130,209	-4.2%
May	\$142,983	\$139,548	-2.4%
June	\$161,641	\$156,766	-3.0%
July	\$156,594	\$158,892	+1.5%
August	\$145,899	\$152,578	+4.6%
September	\$138,113	\$151,195	+9.5%
12-Month Avg	\$140,405	\$142,211	+1.3%

Historical Average Sales Price

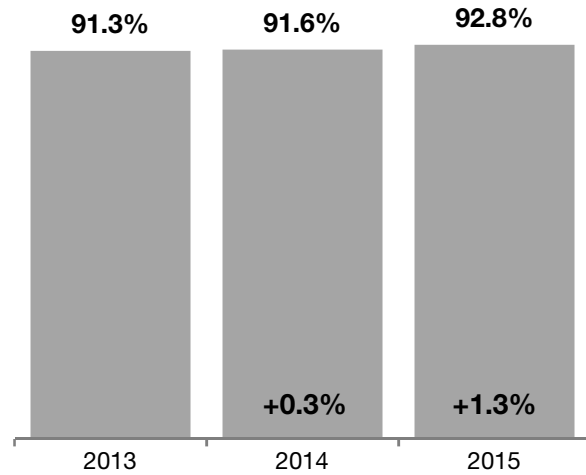


Percent of Original List Price Received

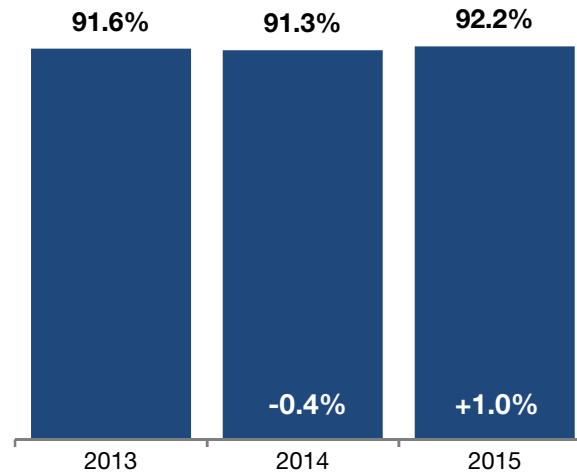
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September

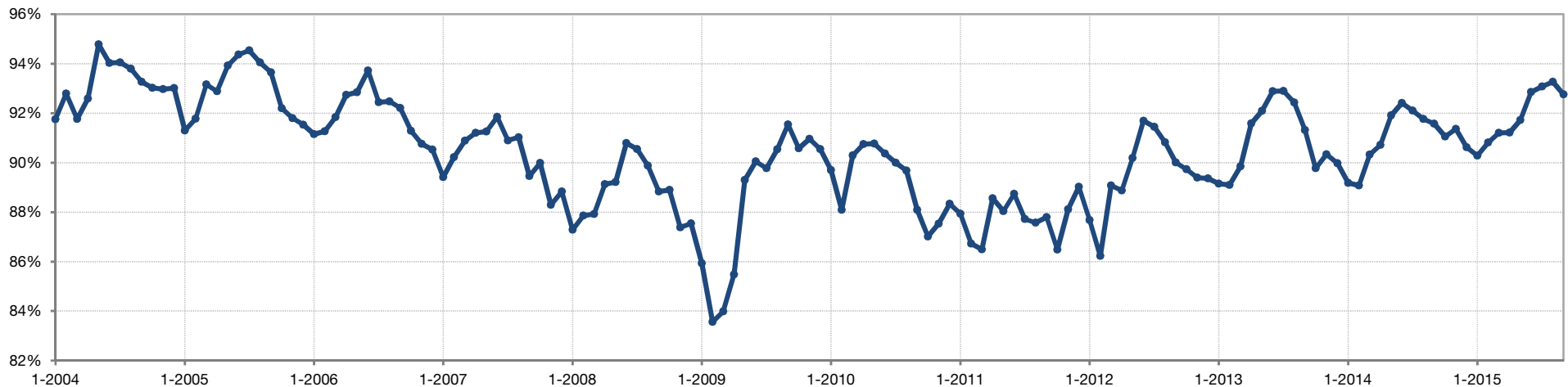


Year To Date



Month	Prior Year	Current Year	+ / -
October	89.8%	91.1%	+1.4%
November	90.3%	91.4%	+1.1%
December	90.0%	90.6%	+0.7%
January	89.2%	90.3%	+1.2%
February	89.1%	90.8%	+2.0%
March	90.3%	91.2%	+1.0%
April	90.7%	91.2%	+0.5%
May	91.9%	91.7%	-0.2%
June	92.4%	92.9%	+0.5%
July	92.1%	93.1%	+1.1%
August	91.8%	93.3%	+1.6%
September	91.6%	92.8%	+1.3%
12-Month Avg	91.0%	91.9%	+1.0%

Historical Percent of Original List Price Received

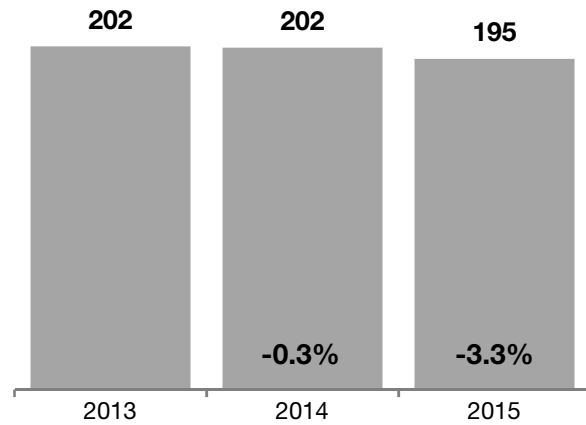


Housing Affordability Index

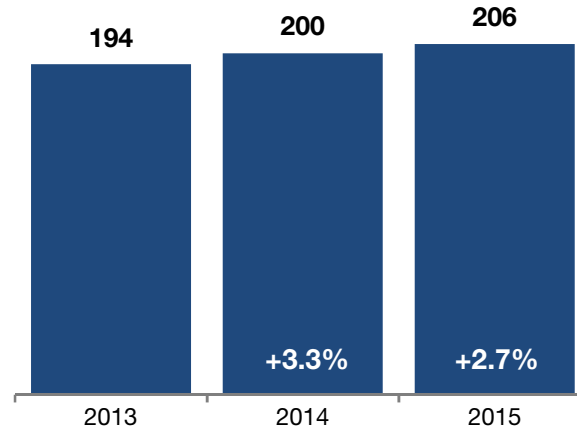
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



September

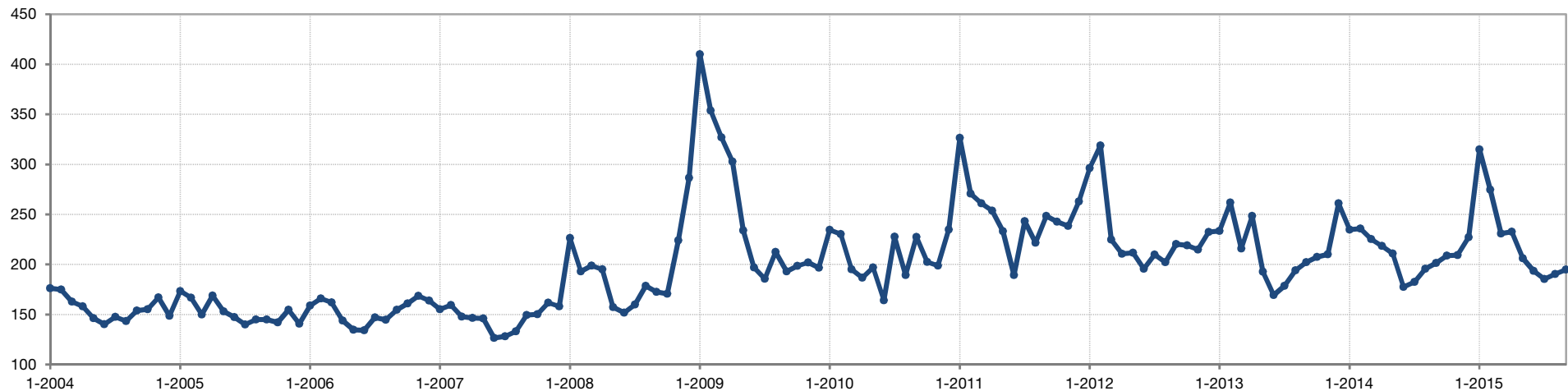


Year To Date



Month	Prior Year	Current Year	+ / -
October	208	209	+0.6%
November	210	209	-0.3%
December	261	227	-13.0%
January	235	315	+34.1%
February	236	275	+16.4%
March	225	231	+2.5%
April	219	233	+6.5%
May	211	206	-2.2%
June	178	194	+9.0%
July	183	185	+1.5%
August	196	190	-2.6%
September	202	195	-3.3%
12-Month Avg	213	222	+4.1%

Historical Housing Affordability Index

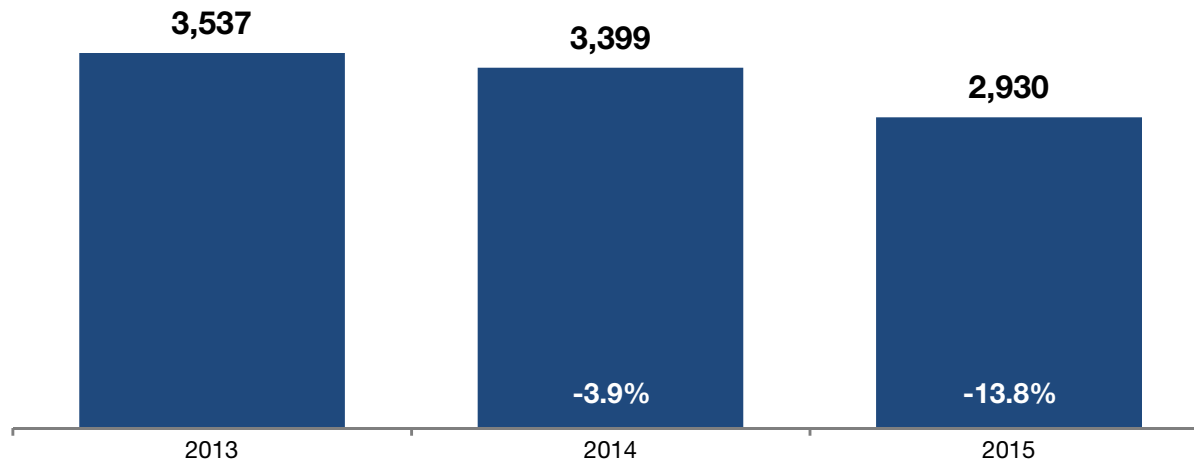


Inventory of Homes for Sale

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

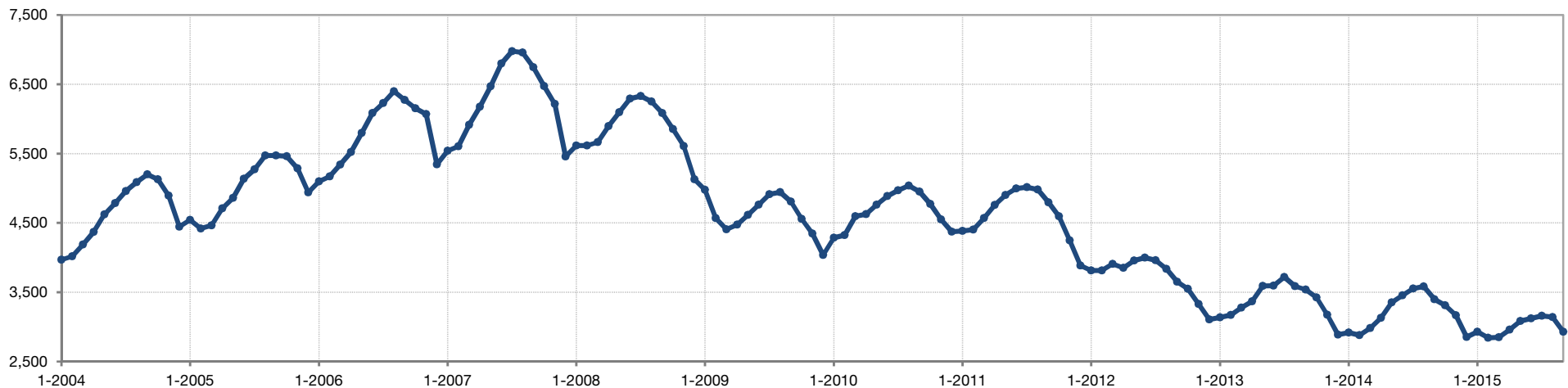


September



Month	Prior Year	Current Year	+ / -
October	3,424	3,311	-3.3%
November	3,175	3,168	-0.2%
December	2,886	2,852	-1.2%
January	2,916	2,927	+0.4%
February	2,880	2,843	-1.3%
March	2,981	2,850	-4.4%
April	3,131	2,959	-5.5%
May	3,351	3,085	-7.9%
June	3,454	3,122	-9.6%
July	3,551	3,161	-11.0%
August	3,583	3,142	-12.3%
September	3,399	2,930	-13.8%
12-Month Avg	3,228	3,029	-5.8%

Historical Inventory of Homes for Sale

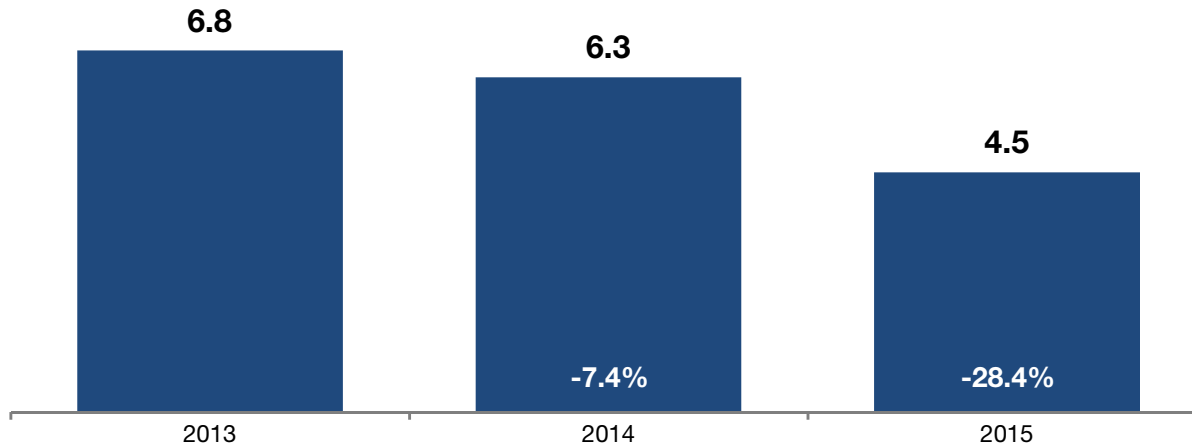


Months Supply of Inventory

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.



September



Month	Prior Year	Current Year	+ / -
October	6.6	6.1	-7.5%
November	6.1	5.8	-4.9%
December	5.5	5.2	-5.7%
January	5.5	5.3	-5.3%
February	5.5	5.0	-8.8%
March	5.7	4.8	-15.1%
April	6.0	4.9	-18.5%
May	6.5	5.0	-22.4%
June	6.6	5.0	-24.0%
July	6.7	5.0	-25.2%
August	6.8	4.9	-28.5%
September	6.3	4.5	-28.4%
12-Month Avg	6.1	5.1	-16.7%

Historical Months Supply of Inventory

