

Summit County Monthly Indicators

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



October 2015



Quick Facts

- 0.8% **0.0%** **- 13.9%**

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.



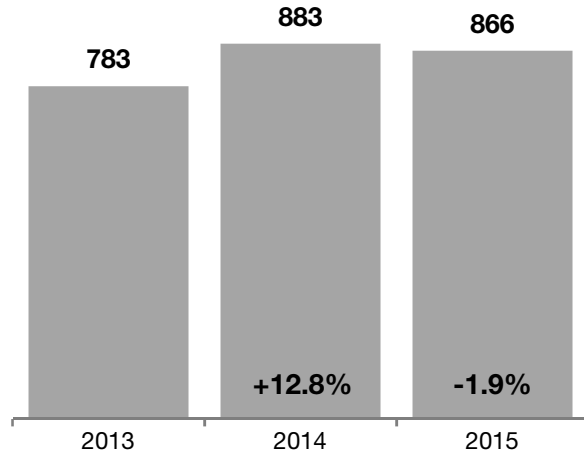
Key Metrics	Historical Sparklines	10-2014	10-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		883	866	- 1.9%	9,246	9,757	+ 5.5%
Pending Sales		554	709	+ 28.0%	5,737	6,932	+ 20.8%
Closed Sales		661	656	- 0.8%	5,562	6,460	+ 16.1%
Days on Market Until Sale		91	80	- 12.3%	95	90	- 4.4%
Median Sales Price		\$115,000	\$115,000	0.0%	\$117,000	\$118,000	+ 0.9%
Average Sales Price		\$137,495	\$142,765	+ 3.8%	\$142,195	\$143,771	+ 1.1%
Percent of Original List Price Received		91.1%	91.5%	+ 0.5%	91.3%	92.1%	+ 0.9%
Housing Affordability Index		209	212	+ 1.3%	205	206	+ 0.5%
Inventory of Homes for Sale		3,311	2,850	- 13.9%	--	--	--
Months Supply of Homes for Sale		6.1	4.4	- 28.2%	--	--	--

New Listings

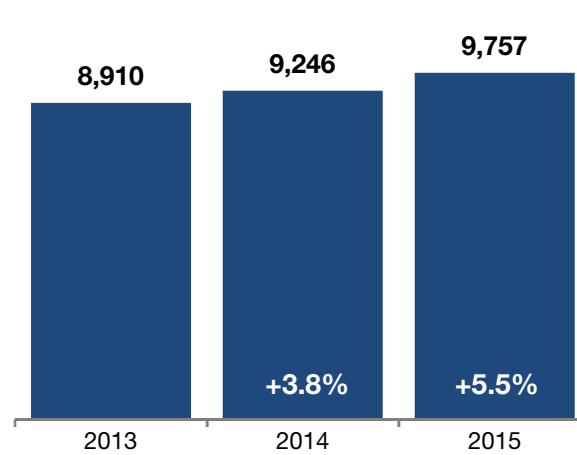
A count of the properties that have been newly listed on the market in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	597	664	+11.2%
December	531	541	+1.9%
January	747	806	+7.9%
February	636	717	+12.7%
March	862	973	+12.9%
April	1,013	1,126	+11.2%
May	1,134	1,171	+3.3%
June	1,071	1,116	+4.2%
July	1,089	1,090	+0.1%
August	960	1,028	+7.1%
September	851	864	+1.5%
October	883	866	-1.9%
12-Month Avg	865	914	+5.7%

Historical New Listing Activity

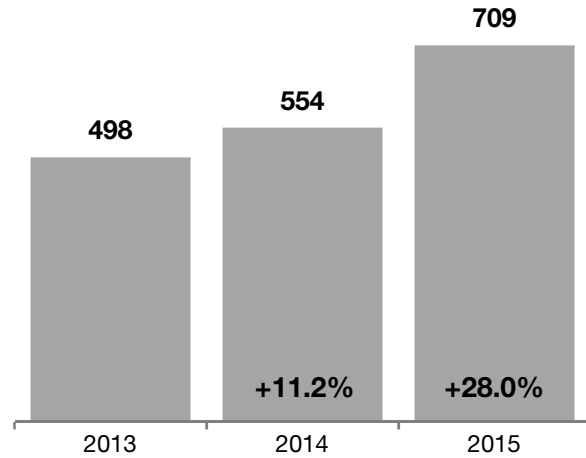


Pending Sales

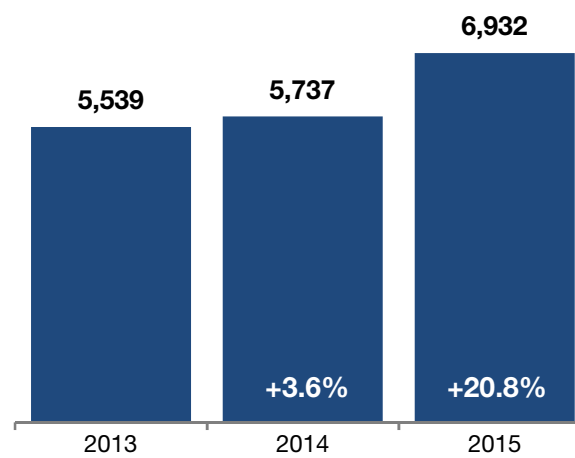
A count of the properties on which contracts have been accepted in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	409	450	+10.0%
December	367	428	+16.6%
January	392	465	+18.6%
February	423	550	+30.0%
March	507	753	+48.5%
April	609	785	+28.9%
May	643	794	+23.5%
June	680	780	+14.7%
July	676	743	+9.9%
August	585	721	+23.2%
September	668	632	-5.4%
October	554	709	+28.0%
12-Month Avg	543	651	+19.9%

Historical Pending Sales Activity

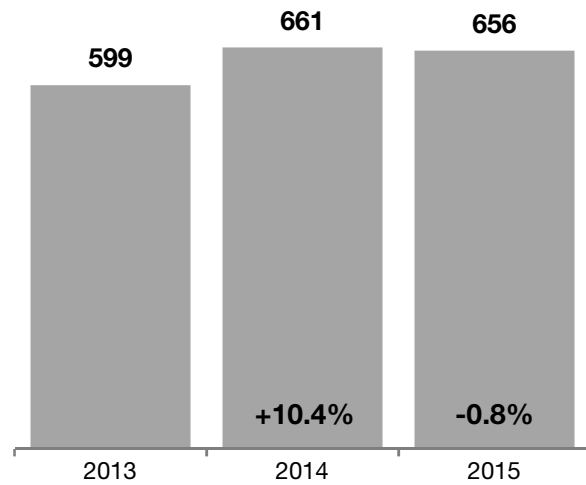


Closed Sales

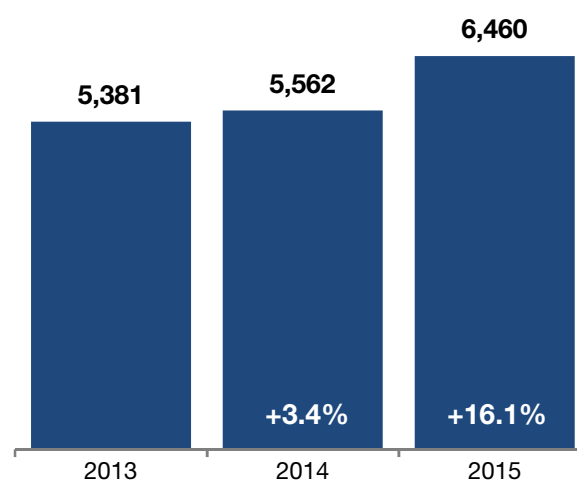
A count of the actual sales that have closed in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	464	484	+4.3%
December	470	581	+23.6%
January	348	352	+1.1%
February	336	407	+21.1%
March	458	582	+27.1%
April	521	605	+16.1%
May	583	728	+24.9%
June	677	808	+19.4%
July	692	879	+27.0%
August	683	765	+12.0%
September	603	678	+12.4%
October	661	656	-0.8%
12-Month Avg	541	627	+15.7%

Historical Closed Sales Activity

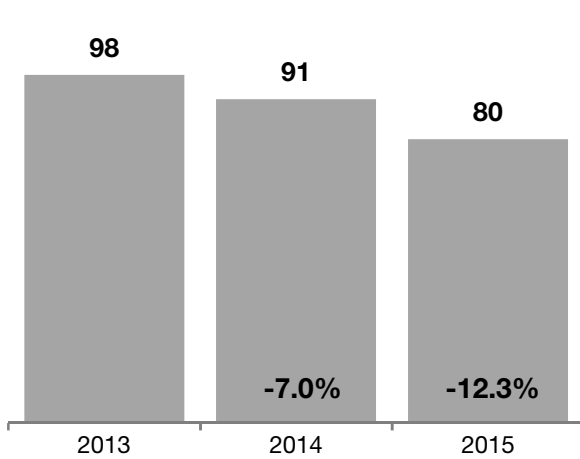


Days on Market Until Sale

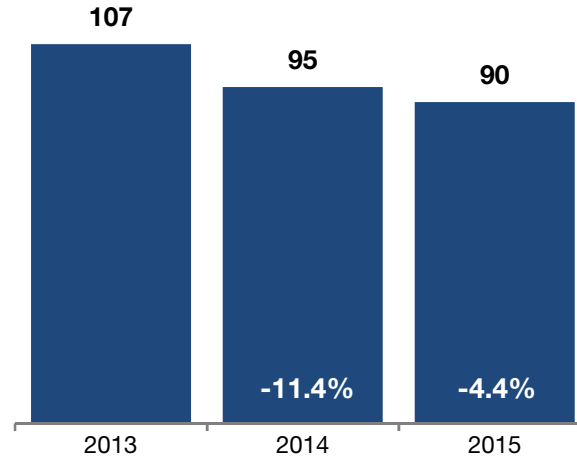
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	101	90	-10.8%
December	101	95	-5.4%
January	107	106	-1.5%
February	118	96	-18.5%
March	93	105	+13.9%
April	115	104	-9.7%
May	109	90	-17.7%
June	86	88	+2.2%
July	81	86	+5.6%
August	89	81	-8.6%
September	80	84	+6.0%
October	91	80	-12.3%
12-Month Avg	96	91	-5.0%

Historical Days on Market Until Sale

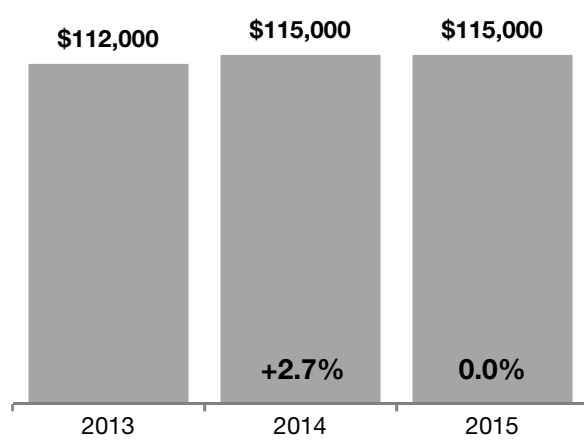


Median Sales Price

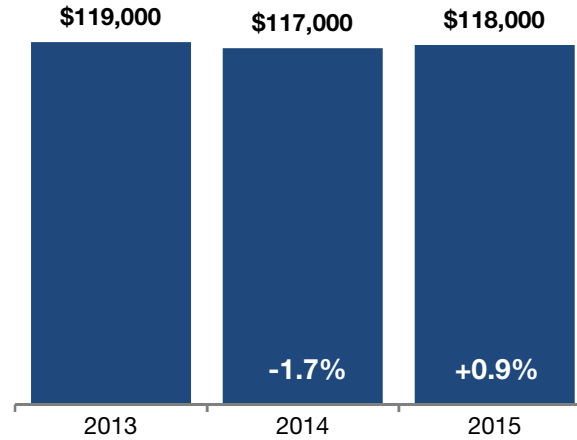
Median price point for all closed sales, not accounting for seller concessions, in a given month.



October

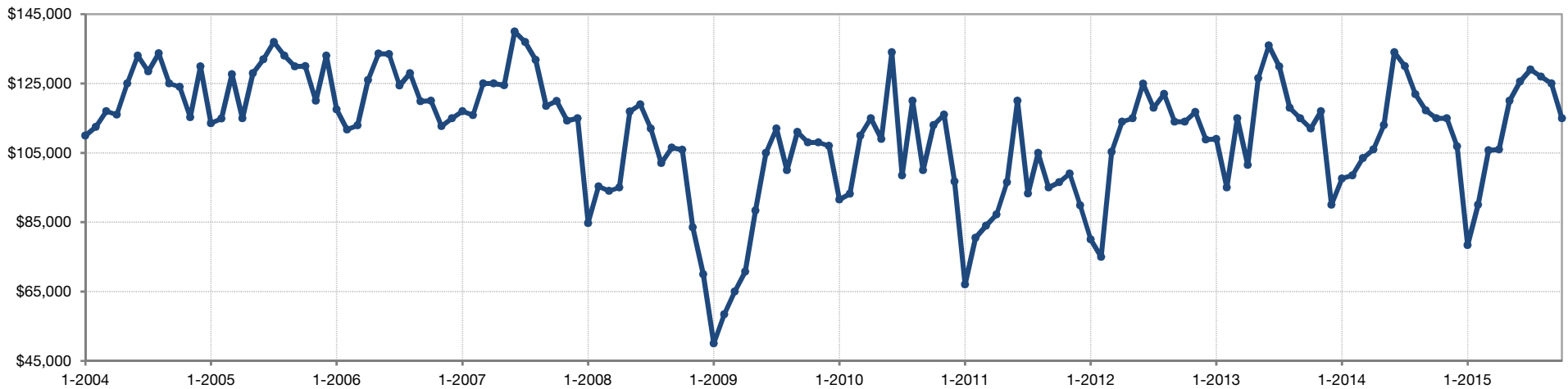


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$125,518	-6.3%
July	\$130,000	\$129,000	-0.8%
August	\$121,900	\$127,000	+4.2%
September	\$117,200	\$125,000	+6.7%
October	\$115,000	\$115,000	0.0%
12-Month Med	\$115,001	\$117,000	+1.7%

Historical Median Sales Price

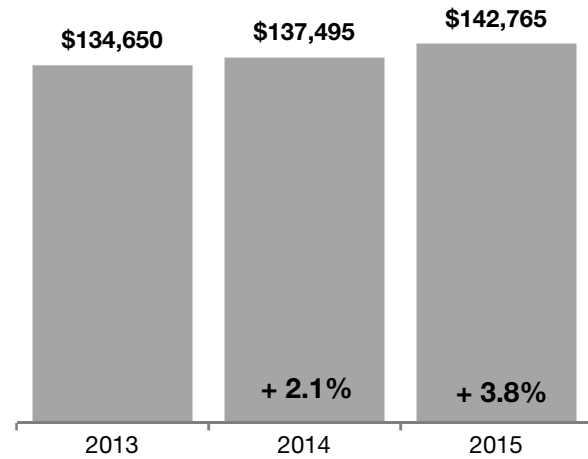


Average Sales Price

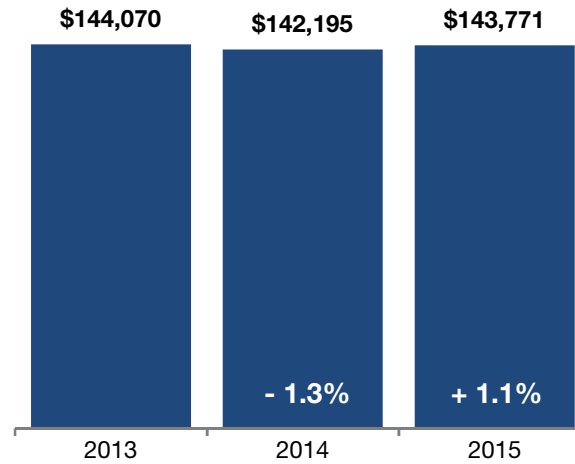
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	\$139,587	\$137,731	-1.3%
December	\$123,238	\$135,511	+10.0%
January	\$123,643	\$113,527	-8.2%
February	\$126,323	\$118,928	-5.9%
March	\$129,955	\$137,872	+6.1%
April	\$135,853	\$130,275	-4.1%
May	\$142,983	\$139,548	-2.4%
June	\$161,641	\$156,915	-2.9%
July	\$156,594	\$158,892	+1.5%
August	\$145,899	\$152,812	+4.7%
September	\$138,113	\$151,291	+9.5%
October	\$137,495	\$142,765	+3.8%
12-Month Avg	\$140,643	\$142,757	+1.5%

Historical Average Sales Price



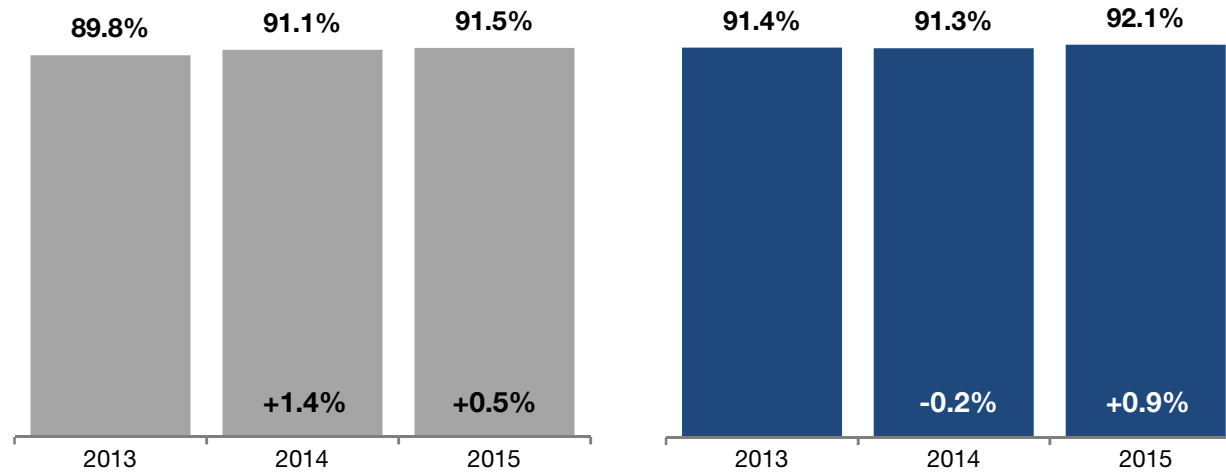
Percent of Original List Price Received

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.



October

Year To Date



Month	Prior Year	Current Year	+ / -
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%	+1.4%
October	91.1%	91.5%	+0.5%
12-Month Avg	91.1%	91.9%	+0.9%

Historical Percent of Original List Price Received



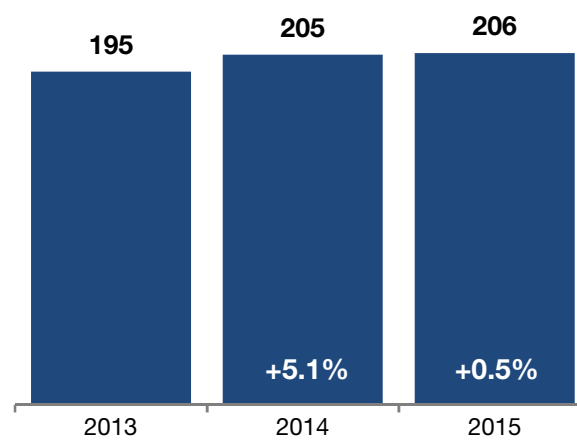
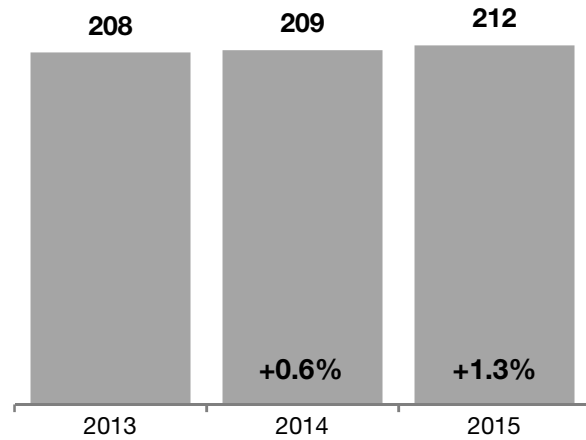
Housing Affordability Index

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.



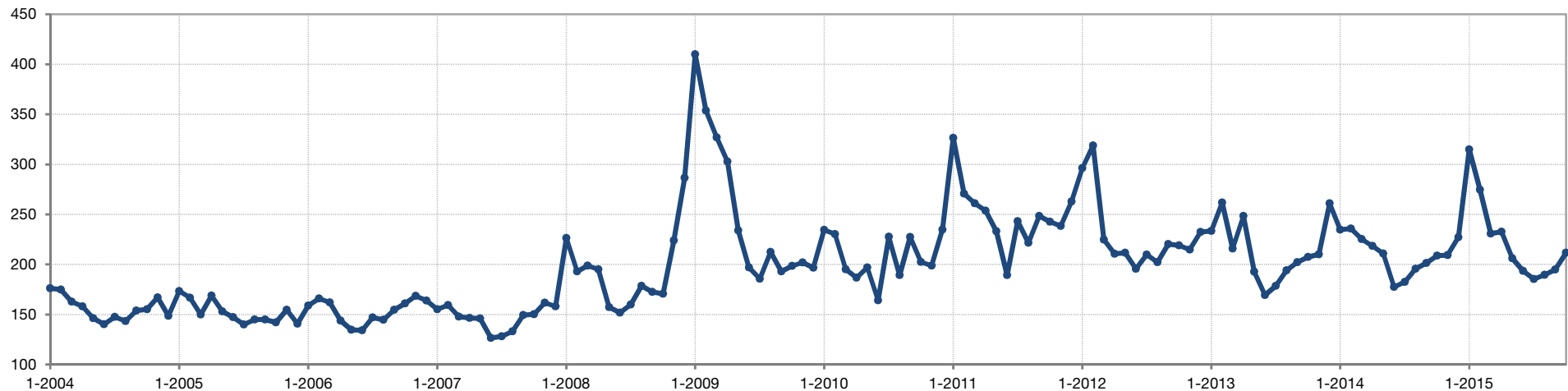
October

Year To Date



Month	Prior Year	Current Year	+ / -
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	-3.0%
September	202	195	-3.3%
October	209	212	+1.3%
12-Month Avg	214	223	+4.1%

Historical Housing Affordability Index

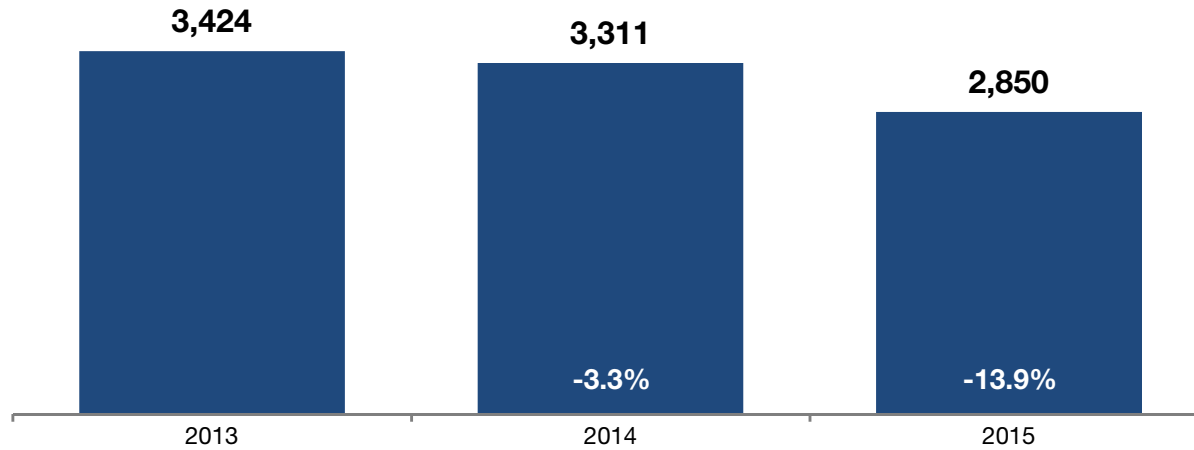


Inventory of Homes for Sale

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

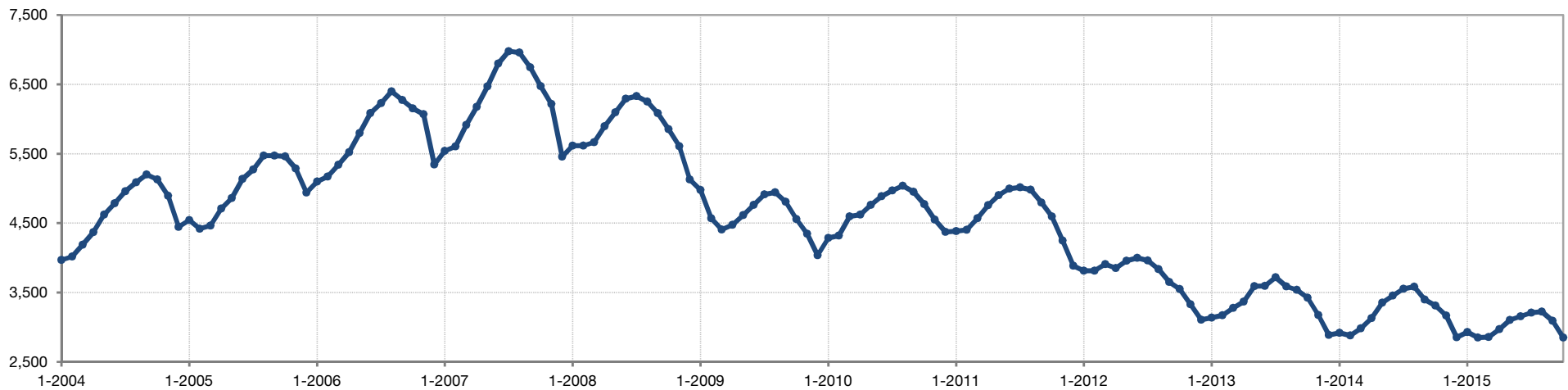


October



Month	Prior Year	Current Year	+ / -
November	3,175	3,168	-0.2%
December	2,886	2,853	-1.1%
January	2,916	2,929	+0.4%
February	2,880	2,849	-1.1%
March	2,981	2,858	-4.1%
April	3,131	2,970	-5.1%
May	3,351	3,103	-7.4%
June	3,454	3,154	-8.7%
July	3,551	3,207	-9.7%
August	3,583	3,223	-10.0%
September	3,399	3,093	-9.0%
October	3,311	2,850	-13.9%
12-Month Avg	3,218	3,021	-5.8%

Historical Inventory of Homes for Sale

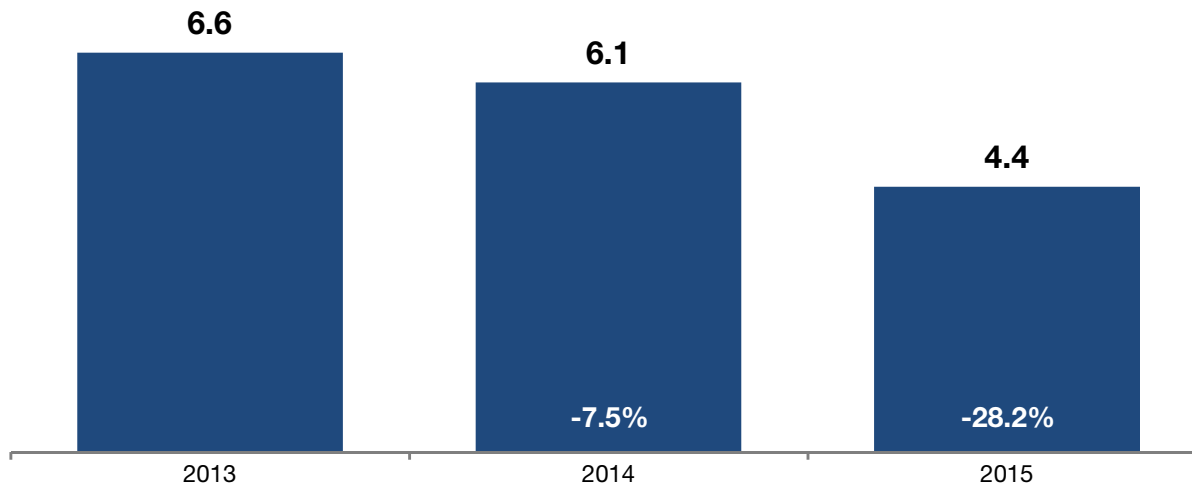


Months Supply of Inventory

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.



October



Month	Prior Year	Current Year	+ / -
November	6.1	5.8	-4.9%
December	5.5	5.2	-5.6%
January	5.5	5.3	-5.2%
February	5.5	5.0	-8.5%
March	5.7	4.9	-14.8%
April	6.0	4.9	-18.1%
May	6.5	5.0	-21.9%
June	6.6	5.1	-23.1%
July	6.7	5.1	-23.9%
August	6.8	5.0	-26.3%
September	6.3	4.8	-23.2%
October	6.1	4.4	-28.2%
12-Month Avg	6.1	5.0	-17.5%

Historical Months Supply of Inventory

