

Summit County Monthly Indicators

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



December 2015



Quick Facts

+ 2.1% **+ 9.9%** **- 16.3%**

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.



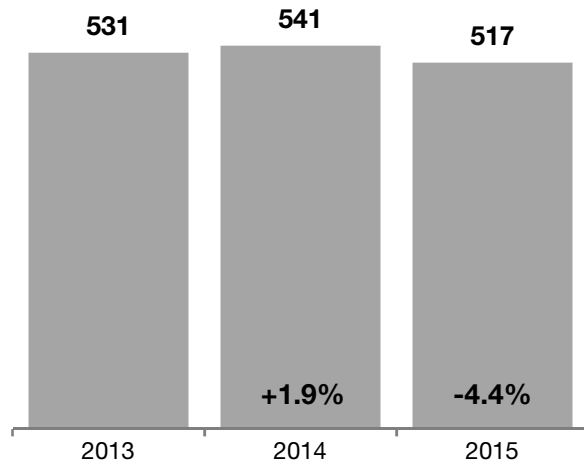
Key Metrics	Historical Sparklines	12-2014	12-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		541	517	- 4.4%	10,451	10,933	+ 4.6%
Pending Sales		429	485	+ 13.1%	6,616	7,830	+ 18.3%
Closed Sales		581	593	+ 2.1%	6,628	7,550	+ 13.9%
Days on Market Until Sale		95	96	+ 1.1%	94	90	- 4.3%
Median Sales Price		\$106,900	\$117,500	+ 9.9%	\$116,000	\$117,500	+ 1.3%
Average Sales Price		\$135,511	\$150,376	+ 11.0%	\$141,310	\$143,712	+ 1.7%
Percent of Original List Price Received		90.6%	91.0%	+ 0.4%	91.2%	92.0%	+ 0.9%
Housing Affordability Index		227	206	- 9.3%	209	206	- 1.4%
Inventory of Homes for Sale		2,855	2,391	- 16.3%	--	--	--
Months Supply of Homes for Sale		5.2	3.7	- 28.8%	--	--	--

New Listings

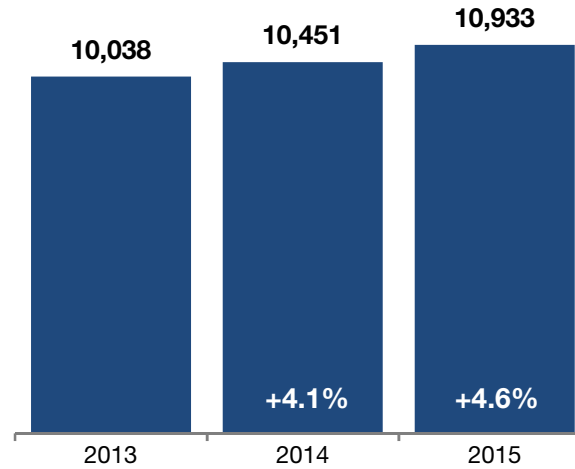
A count of the properties that have been newly listed on the market in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	747	806	+7.9%
February	636	718	+12.9%
March	862	975	+13.1%
April	1,013	1,127	+11.3%
May	1,134	1,172	+3.4%
June	1,071	1,120	+4.6%
July	1,089	1,092	+0.3%
August	960	1,031	+7.4%
September	851	864	+1.5%
October	883	868	-1.7%
November	664	643	-3.2%
December	541	517	-4.4%
12-Month Avg	871	911	+4.6%

Historical New Listing Activity

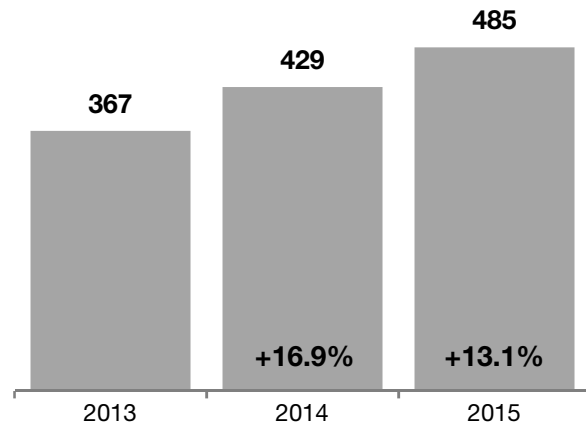


Pending Sales

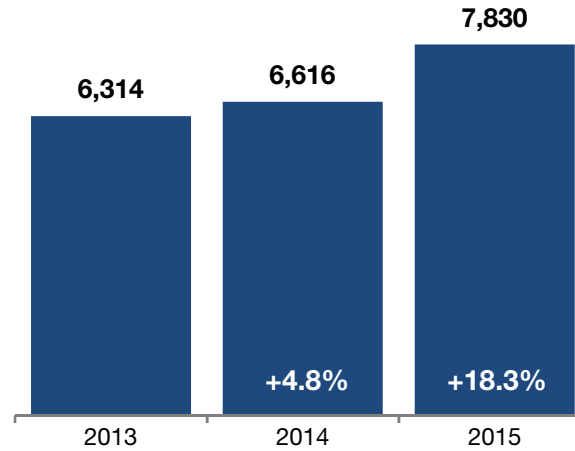
A count of the properties on which contracts have been accepted in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	391	465	+18.9%
February	423	548	+29.6%
March	507	752	+48.3%
April	609	784	+28.7%
May	643	793	+23.3%
June	680	780	+14.7%
July	676	740	+9.5%
August	586	718	+22.5%
September	668	614	-8.1%
October	554	610	+10.1%
November	450	541	+20.2%
December	429	485	+13.1%
12-Month Avg	551	653	+18.3%

Historical Pending Sales Activity

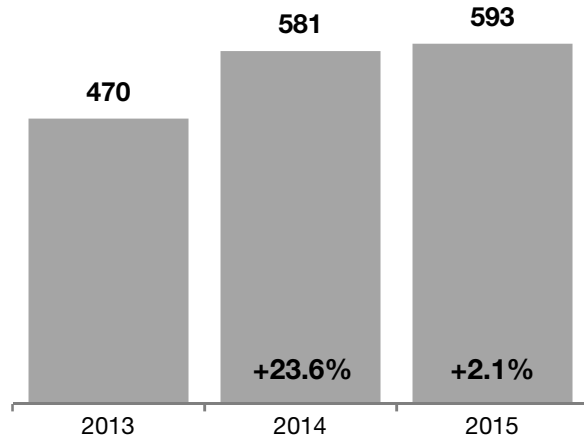


Closed Sales

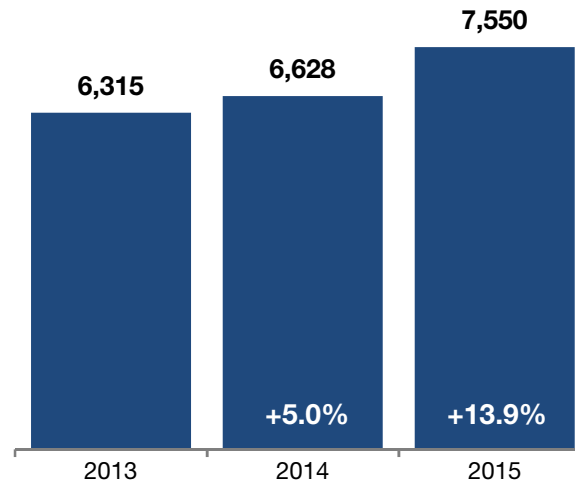
A count of the actual sales that have closed in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	348	352	+1.1%
February	336	407	+21.1%
March	458	583	+27.3%
April	521	606	+16.3%
May	583	730	+25.2%
June	677	811	+19.8%
July	692	881	+27.3%
August	683	769	+12.6%
September	603	681	+12.9%
October	662	661	-0.2%
November	484	476	-1.7%
December	581	593	+2.1%
12-Month Avg	552	629	+13.7%

Historical Closed Sales Activity

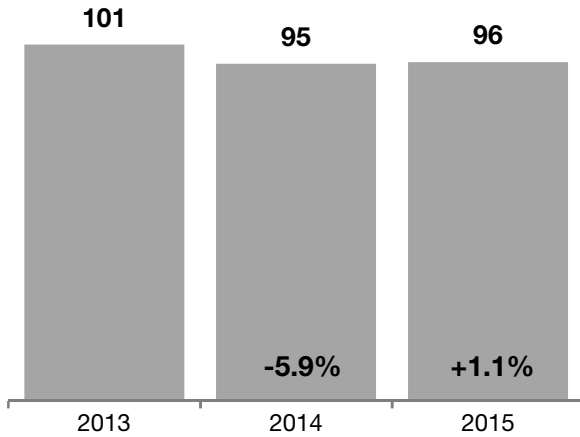


Days on Market Until Sale

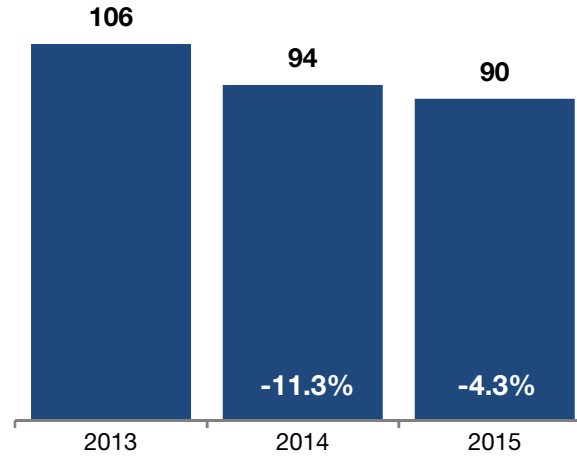
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	107	106	-0.9%
February	118	96	-18.6%
March	93	105	+12.9%
April	115	104	-9.6%
May	109	90	-17.4%
June	86	88	+2.3%
July	81	86	+6.2%
August	89	81	-9.0%
September	80	84	+5.0%
October	91	80	-12.1%
November	90	85	-5.6%
December	95	96	+1.1%
12-Month Avg	94	90	-4.3%

Historical Days on Market Until Sale

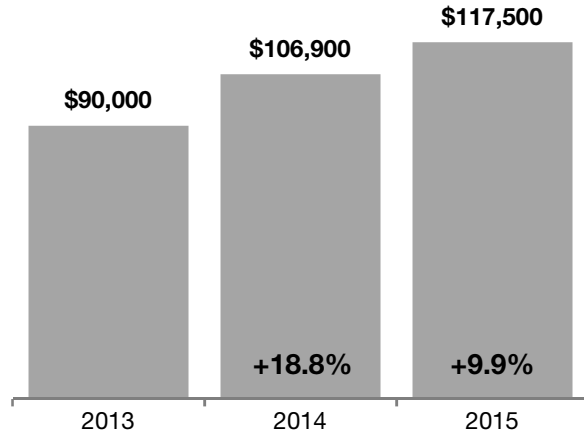


Median Sales Price

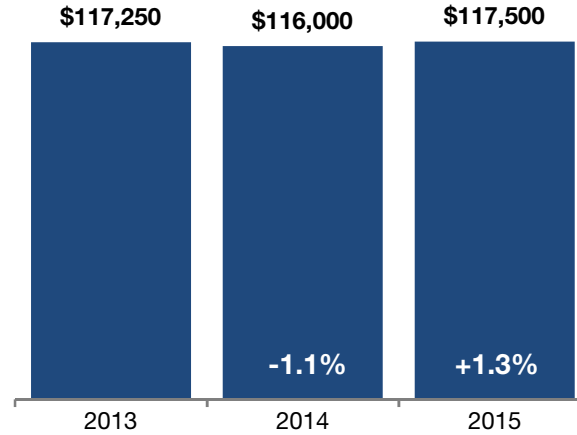
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December

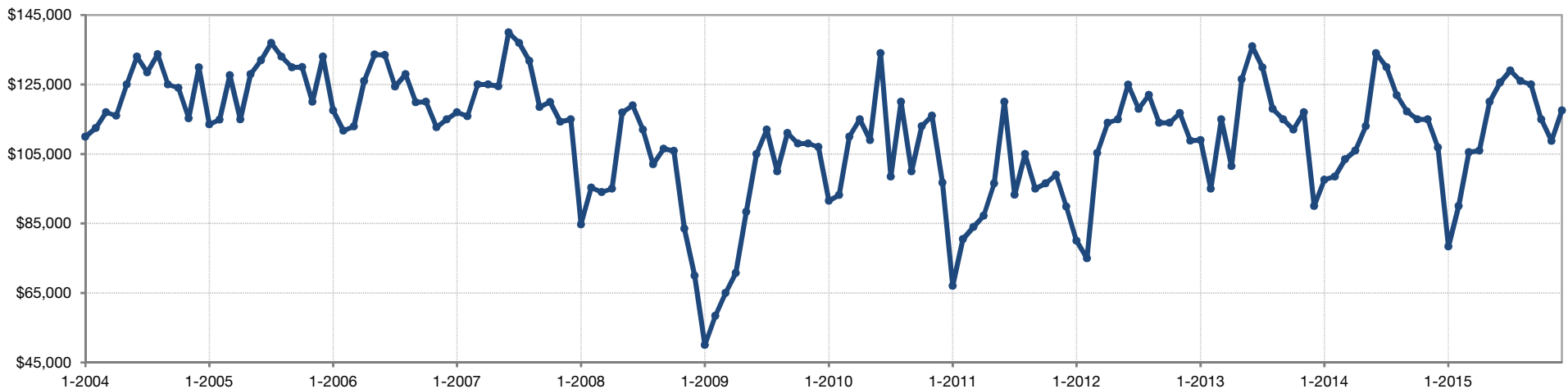


Year To Date



Month	Prior Year	Current Year	+ / -
January	\$97,588	\$78,400	-19.7%
February	\$98,500	\$90,000	-8.6%
March	\$103,437	\$105,500	+2.0%
April	\$106,000	\$106,000	0.0%
May	\$113,000	\$120,000	+6.2%
June	\$134,000	\$125,535	-6.3%
July	\$130,000	\$129,000	-0.8%
August	\$121,900	\$126,000	+3.4%
September	\$117,200	\$125,000	+6.7%
October	\$115,000	\$115,000	0.0%
November	\$115,000	\$108,800	-5.4%
December	\$106,900	\$117,500	+9.9%
12-Month Med	\$116,000	\$117,500	+1.3%

Historical Median Sales Price

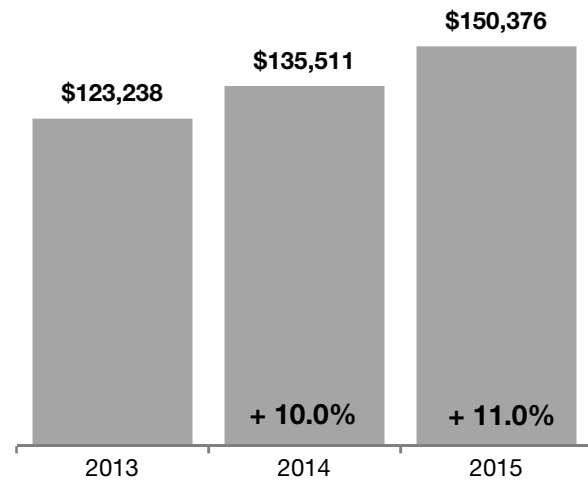


Average Sales Price

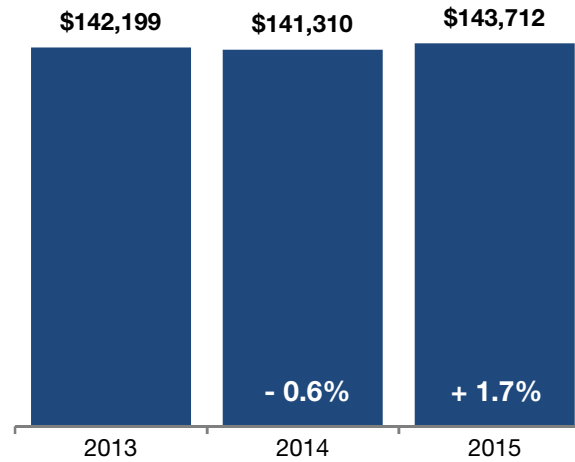
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	\$123,643	\$113,527	-8.2%
February	\$126,323	\$118,928	-5.9%
March	\$129,955	\$137,777	+6.0%
April	\$135,853	\$130,486	-4.0%
May	\$142,983	\$139,335	-2.6%
June	\$161,641	\$156,855	-3.0%
July	\$156,594	\$159,037	+1.6%
August	\$145,899	\$152,457	+4.5%
September	\$138,113	\$150,904	+9.3%
October	\$137,660	\$142,562	+3.6%
November	\$137,731	\$135,792	-1.4%
December	\$135,511	\$150,376	+11.0%
12-Month Avg	\$141,310	\$143,712	+1.7%

Historical Average Sales Price

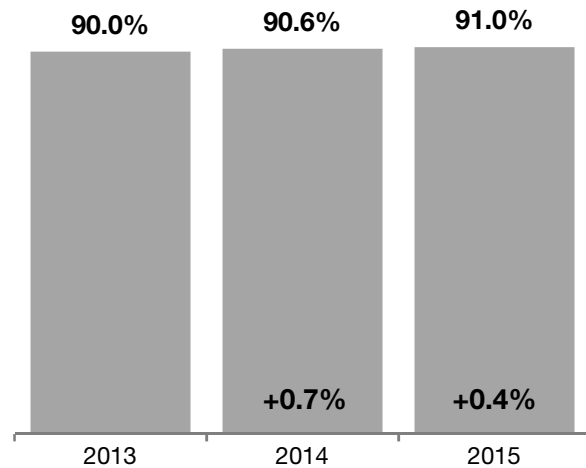


Percent of Original List Price Received

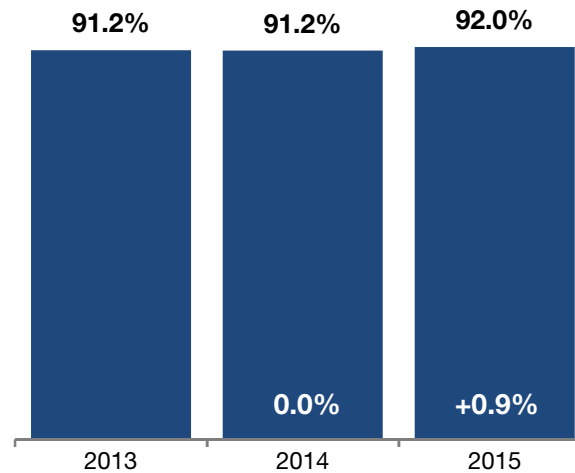
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	89.2%	90.3%	+1.2%
February	89.1%	90.8%	+1.9%
March	90.3%	91.2%	+1.0%
April	90.7%	91.2%	+0.6%
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%	92.9%	+1.4%
October	91.1%	91.5%	+0.4%
November	91.4%	92.2%	+0.9%
December	90.6%	91.0%	+0.4%
12-Month Avg	91.2%	92.0%	+0.9%

Historical Percent of Original List Price Received

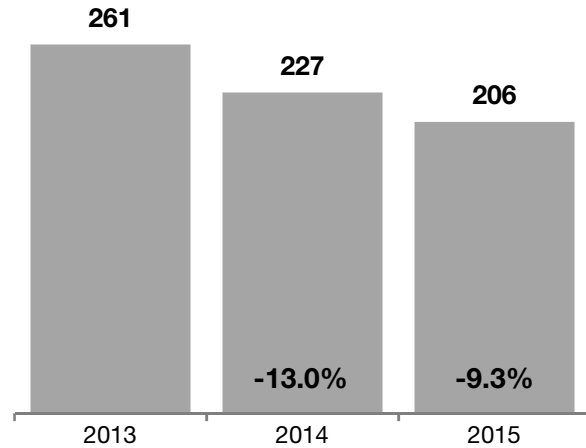


Housing Affordability Index

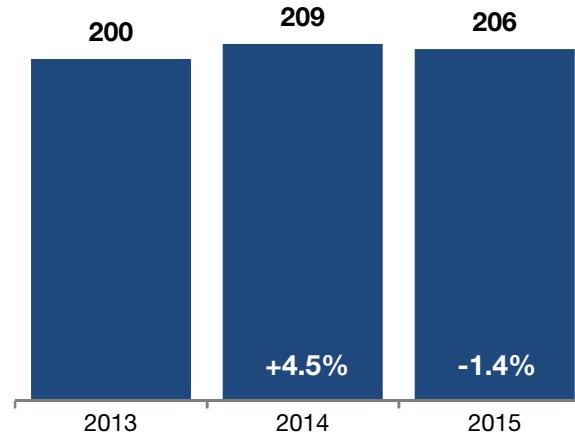
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	235	315	+34.2%
February	236	275	+16.5%
March	225	231	+2.8%
April	219	233	+6.5%
May	211	206	-2.2%
June	178	194	+9.0%
July	183	185	+1.5%
August	196	191	-2.2%
September	202	195	-3.3%
October	209	212	+1.3%
November	209	222	+6.1%
December	227	206	-9.3%
12-Month Avg	211	222	+5.4%

Historical Housing Affordability Index

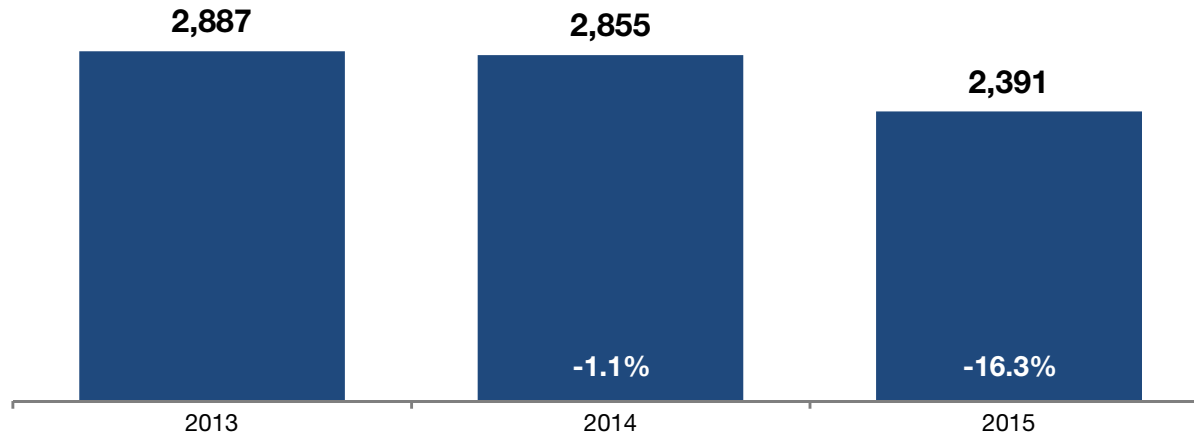


Inventory of Homes for Sale

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

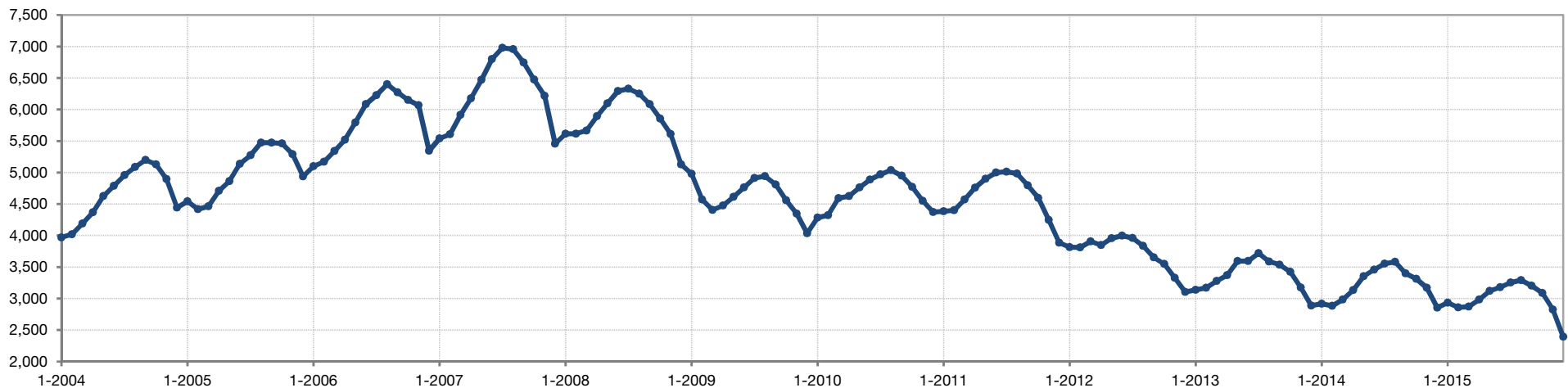


December



Month	Prior Year	Current Year	+ / -
January	2,918	2,932	+0.5%
February	2,882	2,857	-0.9%
March	2,983	2,870	-3.8%
April	3,133	2,985	-4.7%
May	3,353	3,121	-6.9%
June	3,456	3,180	-8.0%
July	3,553	3,255	-8.4%
August	3,584	3,289	-8.2%
September	3,400	3,202	-5.8%
October	3,312	3,087	-6.8%
November	3,169	2,826	-10.8%
December	2,855	2,391	-16.3%
12-Month Avg	3,217	3,000	-6.7%

Historical Inventory of Homes for Sale

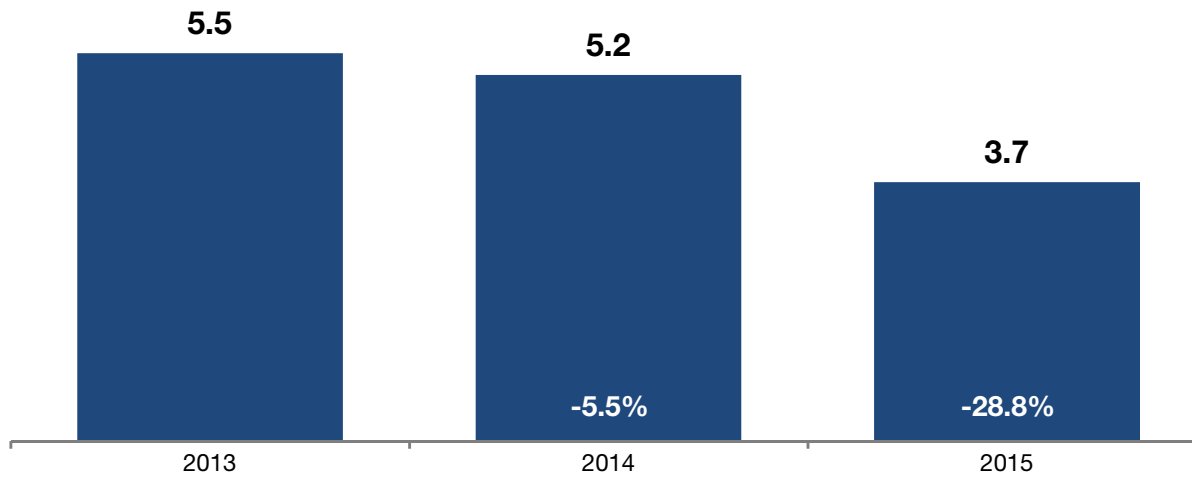


Months Supply of Inventory

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.



December



Month	Prior Year	Current Year	+ / -
January	5.6	5.3	-5.4%
February	5.5	5.0	-9.1%
March	5.7	4.9	-14.0%
April	6.0	5.0	-16.7%
May	6.5	5.1	-21.5%
June	6.6	5.1	-22.7%
July	6.7	5.2	-22.4%
August	6.8	5.1	-25.0%
September	6.3	5.0	-20.6%
October	6.1	4.8	-21.3%
November	5.8	4.4	-24.1%
December	5.2	3.7	-28.8%
12-Month Avg	6.1	4.9	-19.7%

Historical Months Supply of Inventory

