

Summit County Monthly Indicators

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



January 2016



Quick Facts

+ 13.4% **+ 25.0%** **- 18.4%**

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.



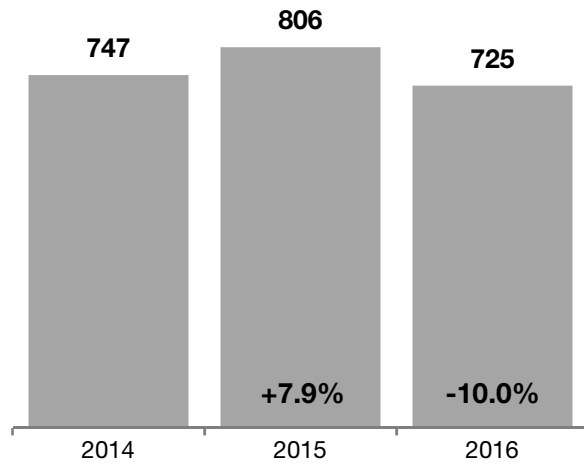
Key Metrics	Historical Sparklines	1-2015	1-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		806	725	- 10.0%	806	725	- 10.0%
Pending Sales		465	563	+ 21.1%	465	563	+ 21.1%
Closed Sales		352	399	+ 13.4%	352	399	+ 13.4%
Days on Market Until Sale		106	103	- 2.8%	106	103	- 2.8%
Median Sales Price		\$78,400	\$98,000	+ 25.0%	\$78,400	\$98,000	+ 25.0%
Average Sales Price		\$113,527	\$125,988	+ 11.0%	\$113,527	\$125,988	+ 11.0%
Percent of Original List Price Received		90.3%	89.8%	- 0.6%	90.3%	89.8%	- 0.6%
Housing Affordability Index		315	249	- 21.0%	315	249	- 21.0%
Inventory of Homes for Sale		2,933	2,392	- 18.4%	--	--	--
Months Supply of Homes for Sale		5.3	3.7	- 30.2%	--	--	--

New Listings

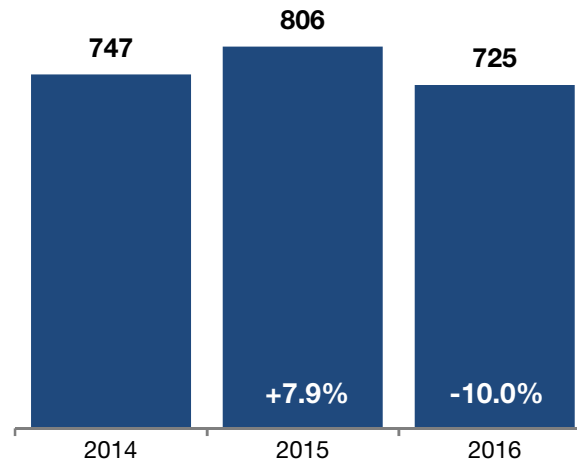
A count of the properties that have been newly listed on the market in a given month.



January

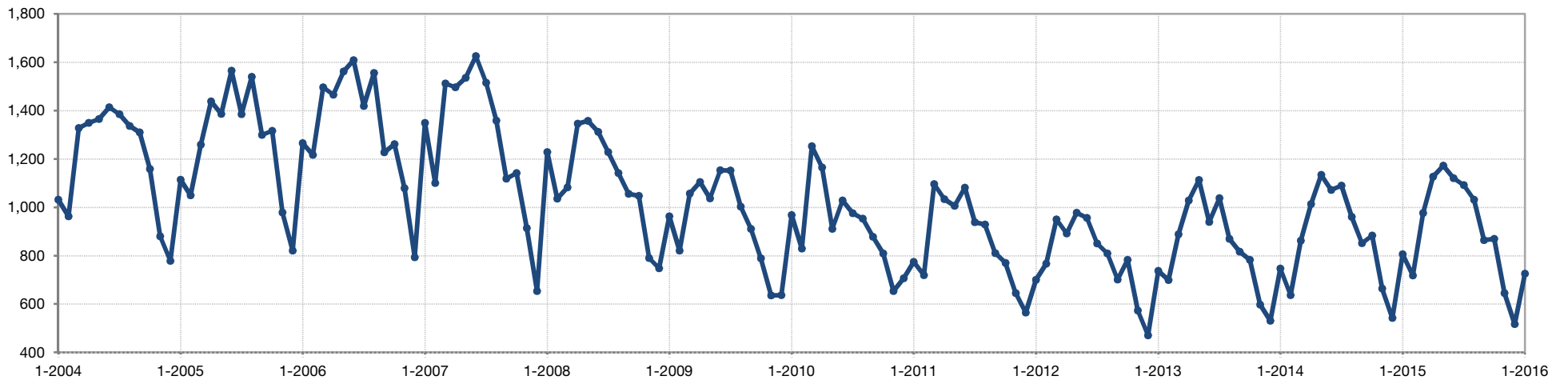


Year To Date



Month	Prior Year	Current Year	+ / -
February	636	718	+12.9%
March	862	976	+13.2%
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	869	-1.6%
November	664	645	-2.9%
December	542	517	-4.6%
January	806	725	-10.0%
12-Month Avg	876	905	+3.3%

Historical New Listing Activity

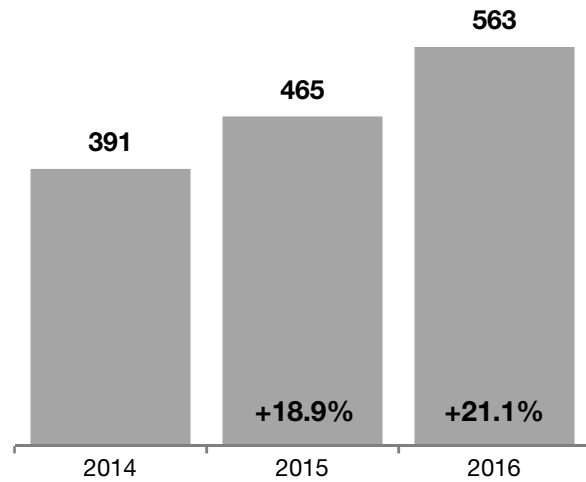


Pending Sales

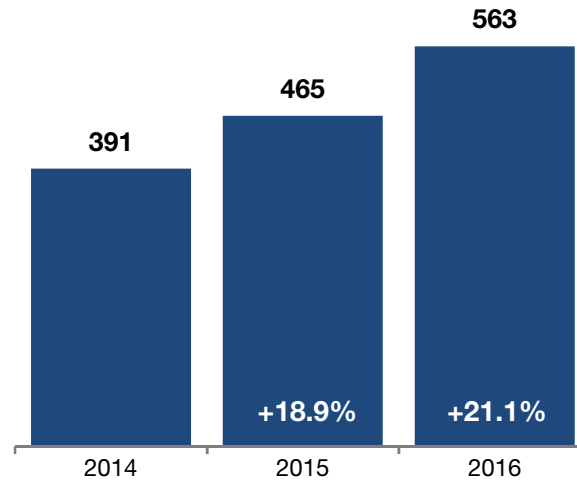
A count of the properties on which contracts have been accepted in a given month.



January

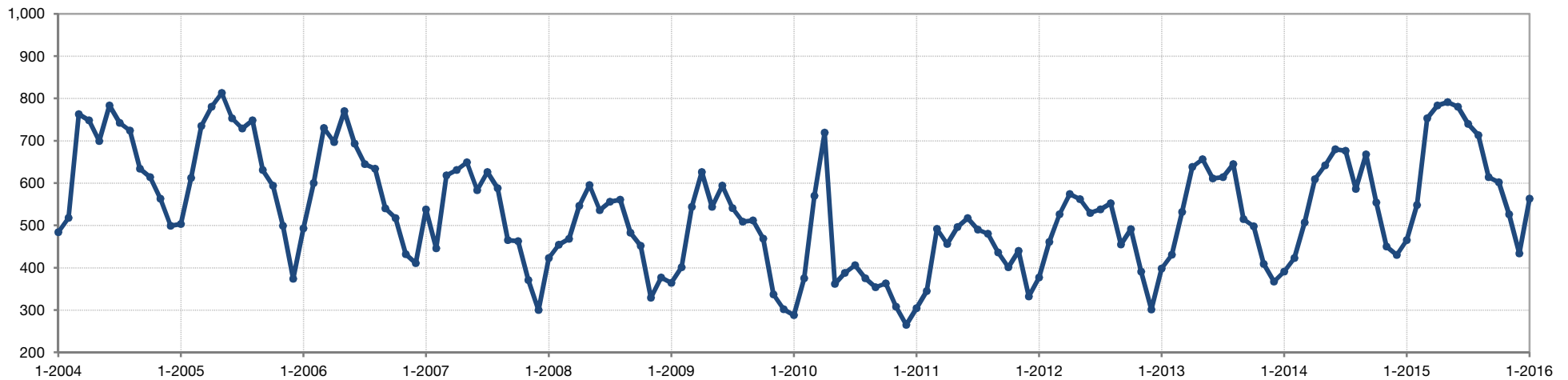


Year To Date



Month	Prior Year	Current Year	+ / -
February	423	548	+29.6%
March	507	753	+48.5%
April	609	783	+28.6%
May	642	791	+23.2%
June	680	780	+14.7%
July	676	740	+9.5%
August	586	713	+21.7%
September	668	614	-8.1%
October	554	602	+8.7%
November	450	526	+16.9%
December	430	434	+0.9%
January	465	563	+21.1%
12-Month Avg	558	654	+17.3%

Historical Pending Sales Activity

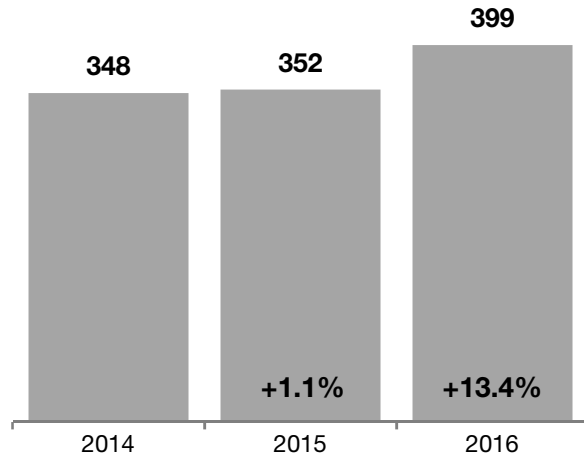


Closed Sales

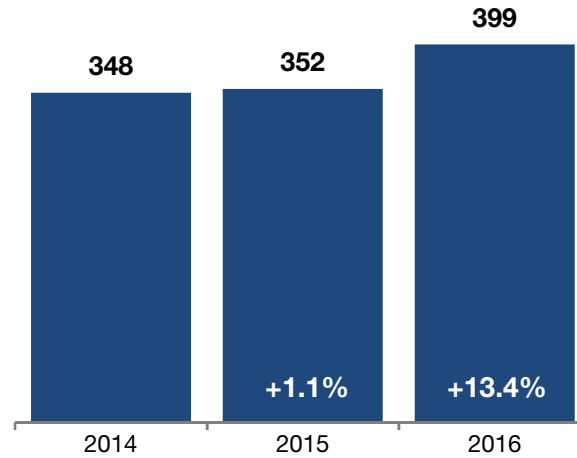
A count of the actual sales that have closed in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	336	407	+21.1%
March	458	583	+27.3%
April	521	606	+16.3%
May	583	731	+25.4%
June	677	811	+19.8%
July	692	881	+27.3%
August	683	769	+12.6%
September	603	682	+13.1%
October	662	661	-0.2%
November	484	476	-1.7%
December	581	604	+4.0%
January	352	399	+13.4%
12-Month Avg	553	634	+14.9%

Historical Closed Sales Activity

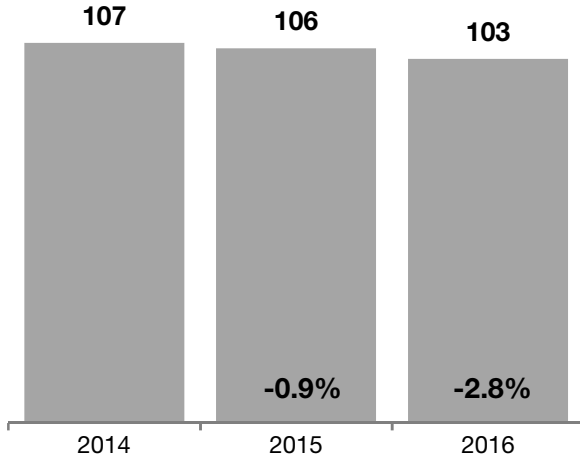


Days on Market Until Sale

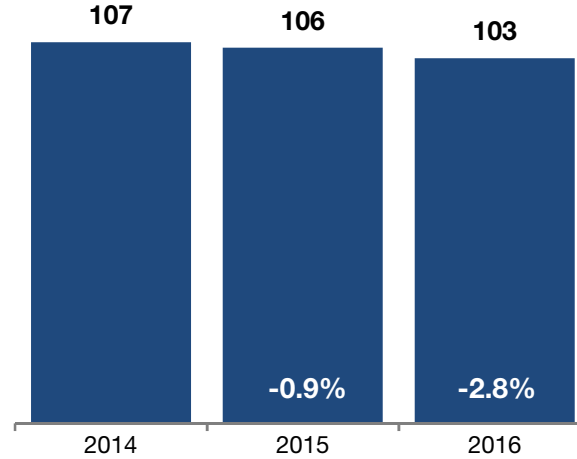
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

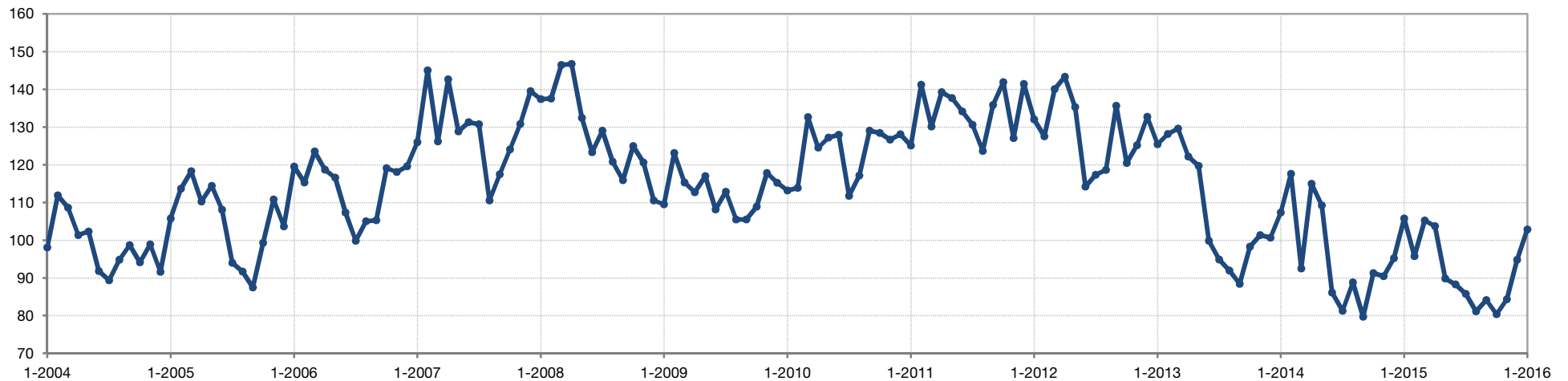


Year To Date



Month	Prior Year	Current Year	+ / -
February	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	84	-6.7%
December	95	95	0.0%
January	106	103	-2.8%
12-Month Avg	94	90	-4.3%

Historical Days on Market Until Sale

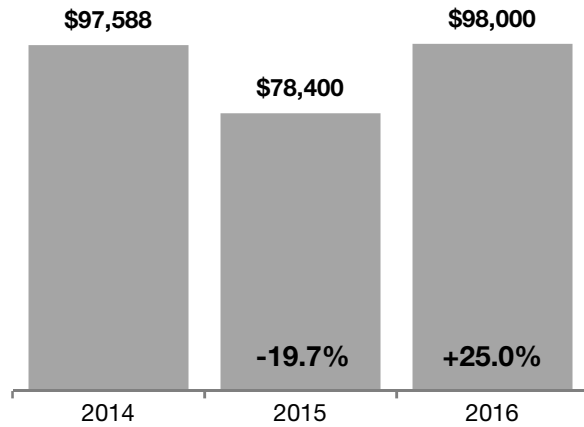


Median Sales Price

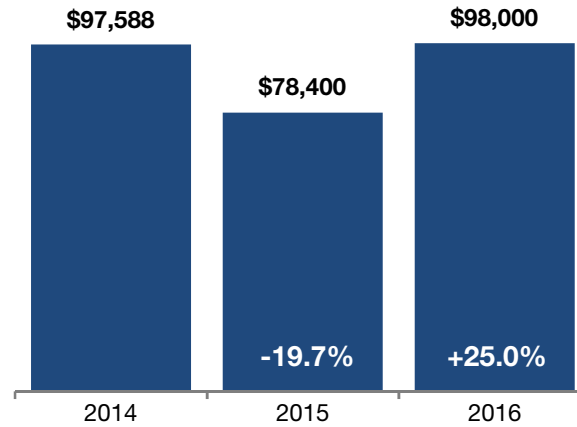
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January

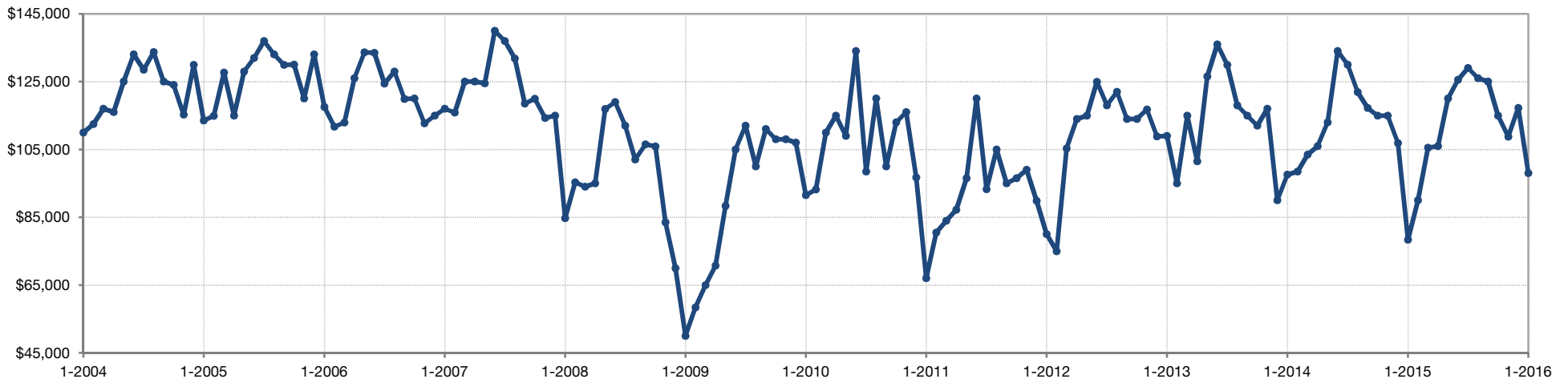


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$117,250	+9.7%
January	\$78,400	\$98,000	+25.0%
12-Month Med	\$115,000	\$118,000	+2.6%

Historical Median Sales Price

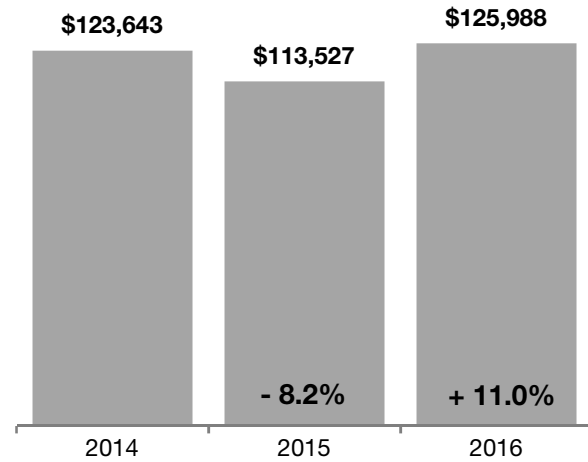


Average Sales Price

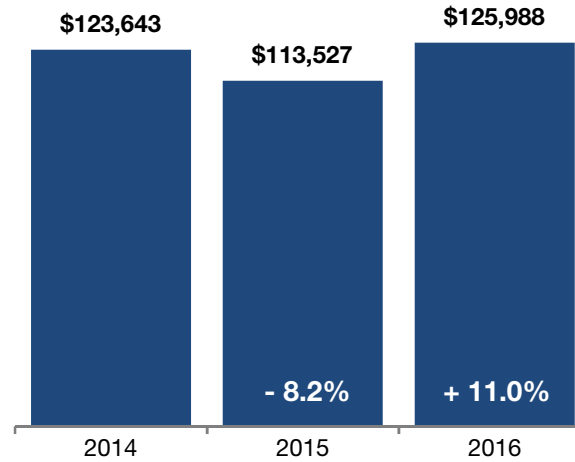
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	\$126,323	\$118,928	-5.9%
March	\$129,955	\$137,777	+6.0%
April	\$135,853	\$130,486	-4.0%
May	\$142,983	\$139,608	-2.4%
June	\$161,641	\$156,855	-3.0%
July	\$156,594	\$159,037	+1.6%
August	\$145,899	\$152,457	+4.5%
September	\$138,113	\$151,368	+9.6%
October	\$137,660	\$142,552	+3.6%
November	\$137,731	\$135,792	-1.4%
December	\$135,511	\$149,615	+10.4%
January	\$113,527	\$125,988	+11.0%
12-Month Avg	\$140,769	\$144,193	+2.4%

Historical Average Sales Price

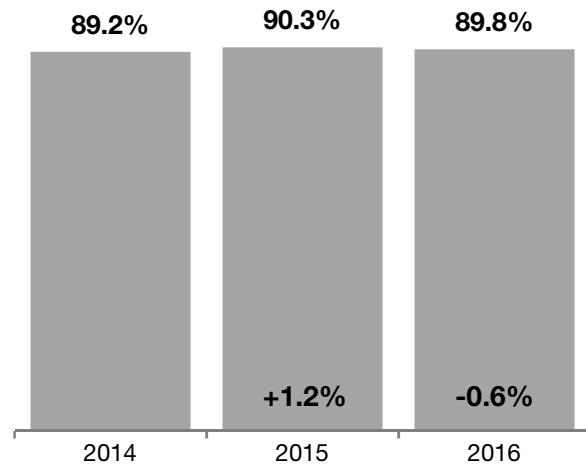


Percent of Original List Price Received

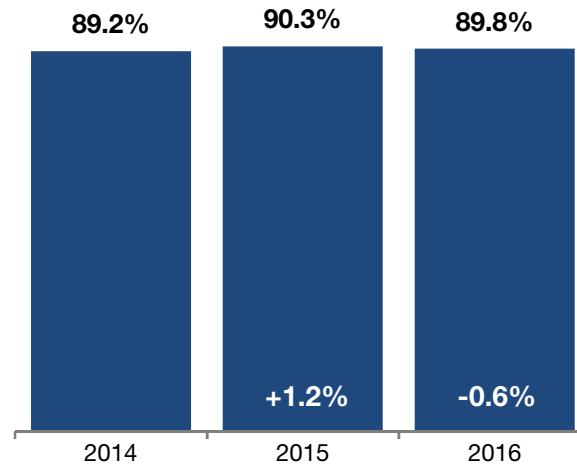
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January

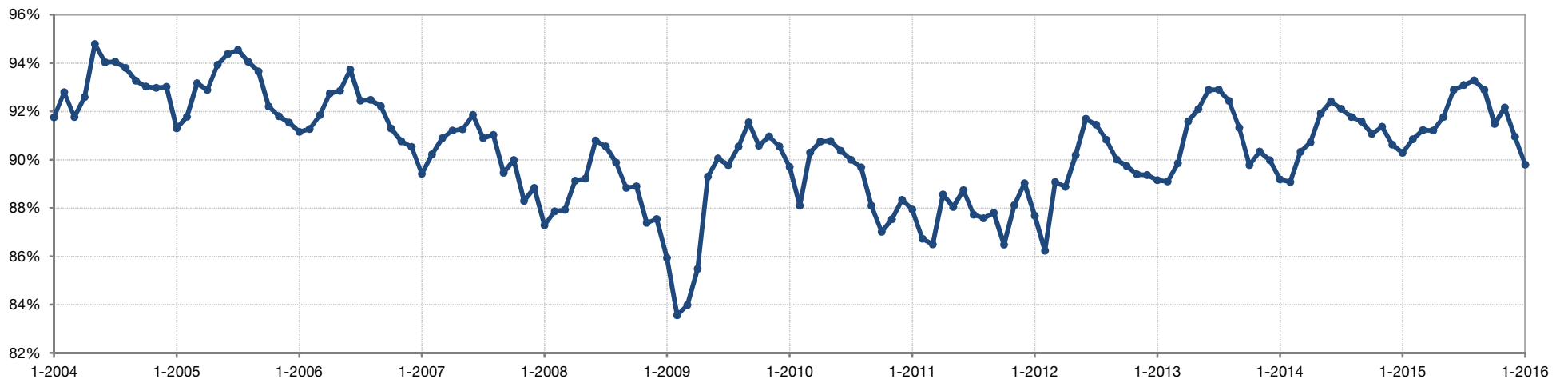


Year To Date



Month	Prior Year	Current Year	+ / -
February	89.1%	90.8%	+1.9%
March	90.3%	91.2%	+1.0%
April	90.7%	91.2%	+0.6%
May	91.9%	91.8%	-0.1%
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%
January	90.3%	89.8%	-0.6%
12-Month Avg	91.3%	92.0%	+0.8%

Historical Percent of Original List Price Received

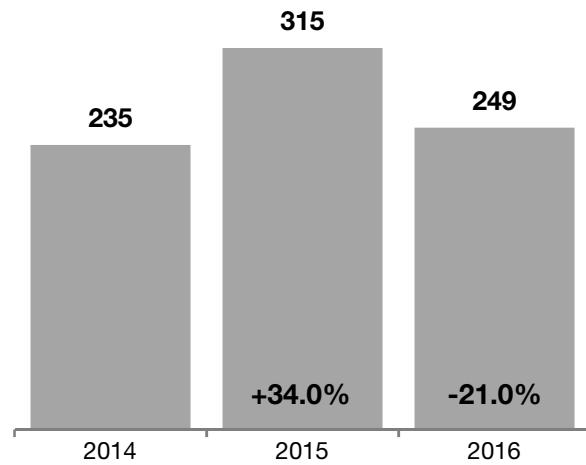


Housing Affordability Index

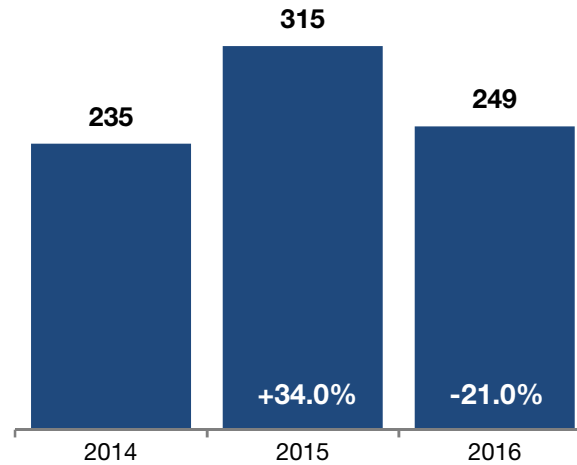
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



January

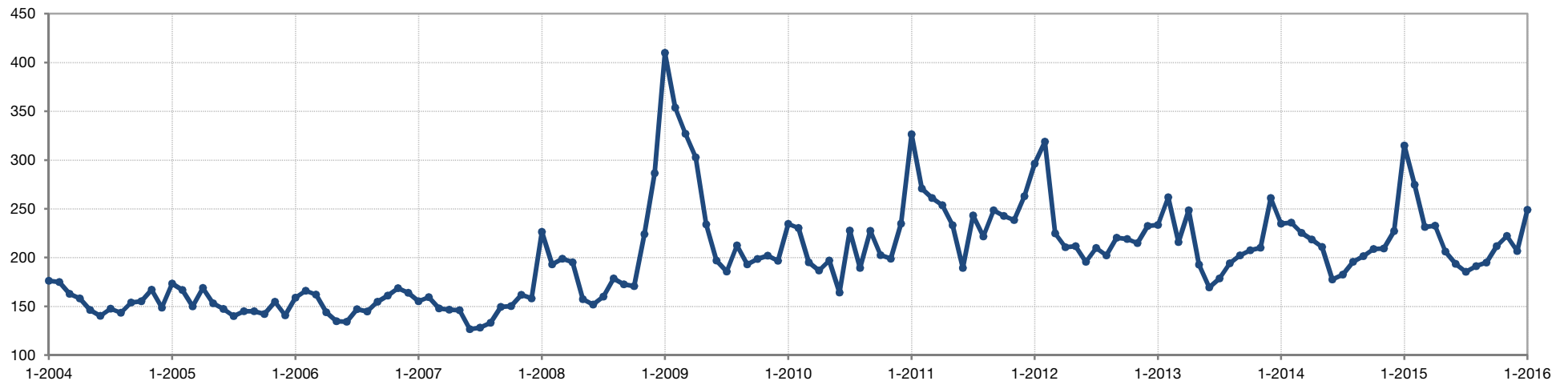


Year To Date



Month	Prior Year	Current Year	+ / -
February	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	207	-9.0%
January	315	249	-20.9%
12-Month Avg	217	217	-0.3%

Historical Housing Affordability Index

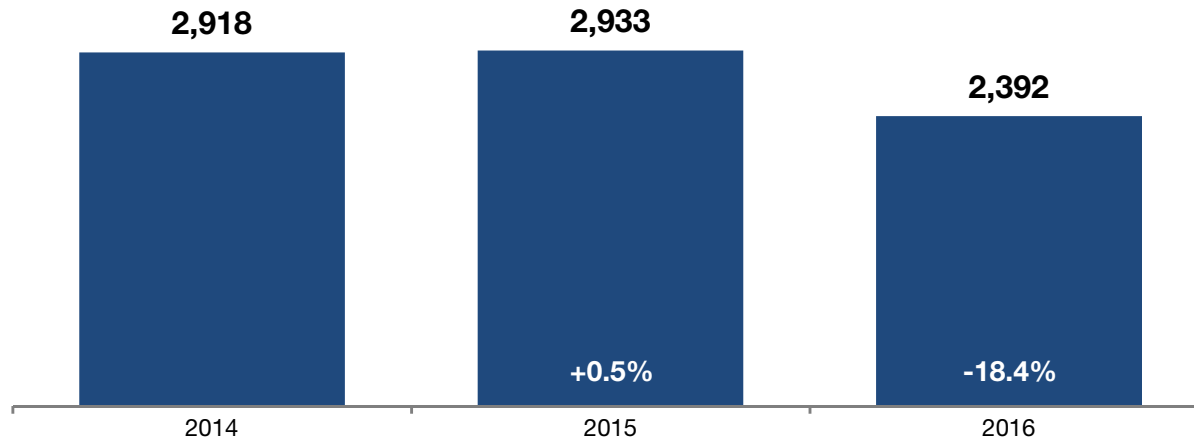


Inventory of Homes for Sale

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

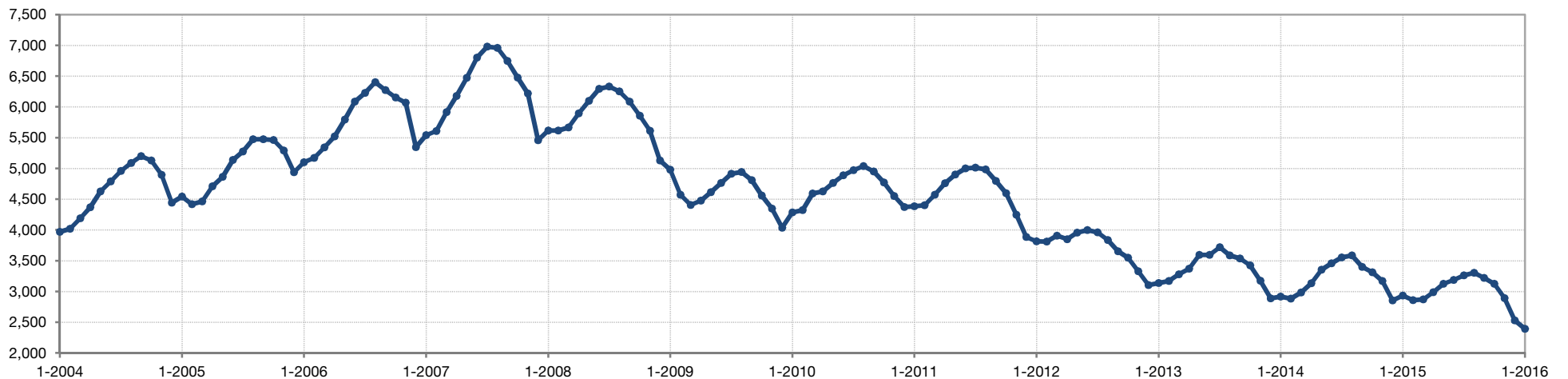


January



Month	Prior Year	Current Year	+ / -
February	2,882	2,858	-0.8%
March	2,983	2,871	-3.8%
April	3,133	2,987	-4.7%
May	3,354	3,126	-6.8%
June	3,457	3,185	-7.9%
July	3,554	3,260	-8.3%
August	3,585	3,302	-7.9%
September	3,401	3,220	-5.3%
October	3,313	3,123	-5.7%
November	3,170	2,891	-8.8%
December	2,856	2,532	-11.3%
January	2,933	2,392	-18.4%
12-Month Avg	3,218	2,979	-7.5%

Historical Inventory of Homes for Sale

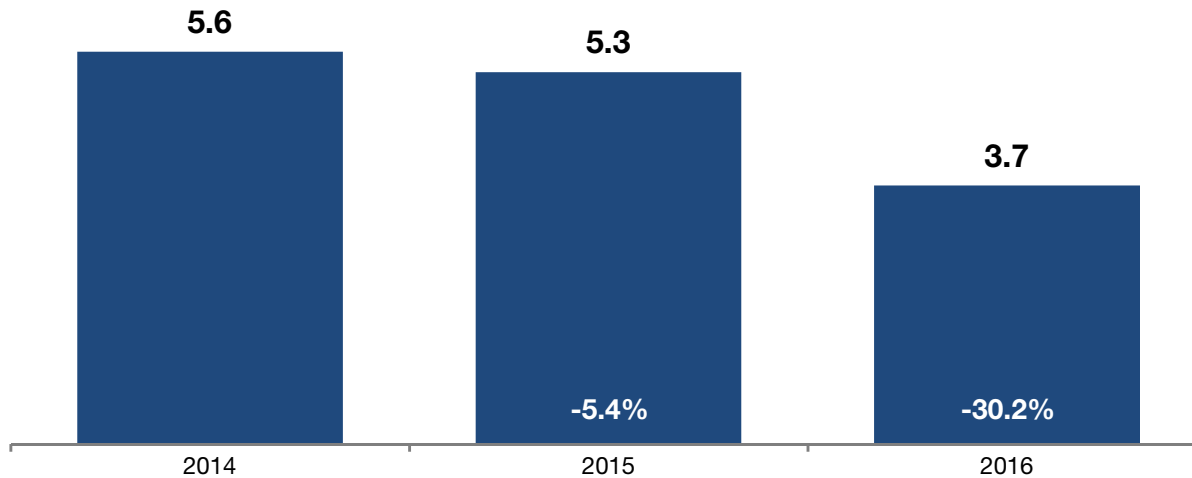


Months Supply of Inventory

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	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	5.2	-23.5%
September	6.3	5.1	-19.0%
October	6.1	4.9	-19.7%
November	5.8	4.5	-22.4%
December	5.2	3.9	-25.0%
January	5.3	3.7	-30.2%
12-Month Avg	6.0	4.8	-20.0%

Historical Months Supply of Inventory

