

Trumbull County Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE WARREN AREA BOARD OF REALTORS®



February 2015



Quick Facts

- 3.2% **- 18.2%** **- 7.0%**

Change in Closed Sales Change in Median Sales Price Change in Inventory

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Trumbull County Market Overview

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



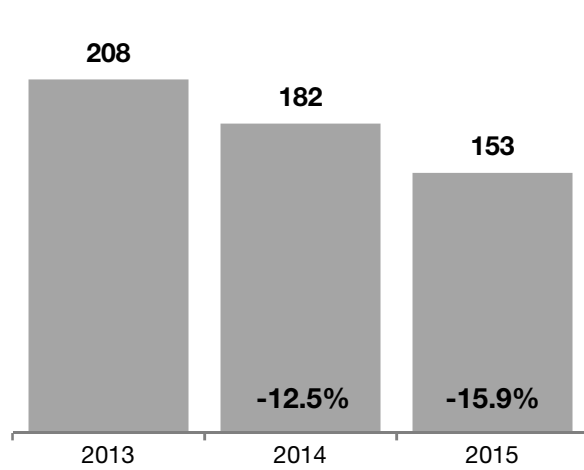
Key Metrics	Historical Sparklines	2-2014	2-2015	+/-	YTD 2014	YTD 2015	+/-
New Listings		182	153	- 15.9%	397	368	- 7.3%
Pending Sales		134	167	+ 24.6%	259	319	+ 23.2%
Closed Sales		125	121	- 3.2%	235	247	+ 5.1%
Days on Market Until Sale		142	103	- 27.1%	135	108	- 20.2%
Median Sales Price		\$68,750	\$56,250	- 18.2%	\$66,000	\$59,750	- 9.5%
Average Sales Price		\$80,653	\$91,932	+ 14.0%	\$80,615	\$86,781	+ 7.6%
Percent of Original List Price Received		84.3%	84.9%	+ 0.7%	84.8%	85.5%	+ 0.8%
Housing Affordability Index		338	439	+ 30.0%	352	414	+ 17.5%
Inventory of Homes for Sale		1,049	976	- 7.0%	--	--	--
Months Supply of Homes for Sale		7.0	6.0	- 14.5%	--	--	--

New Listings

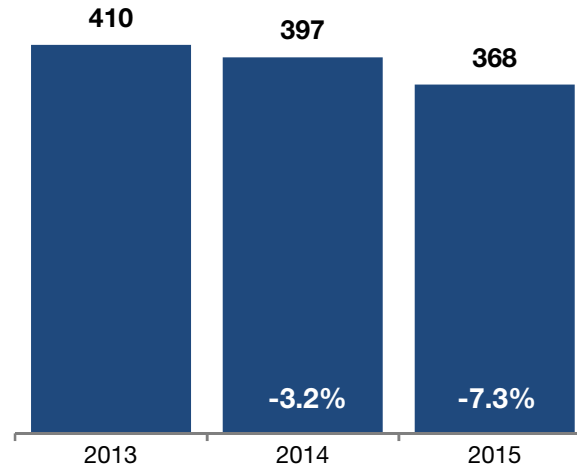
A count of the properties that have been newly listed on the market in a given month.



February

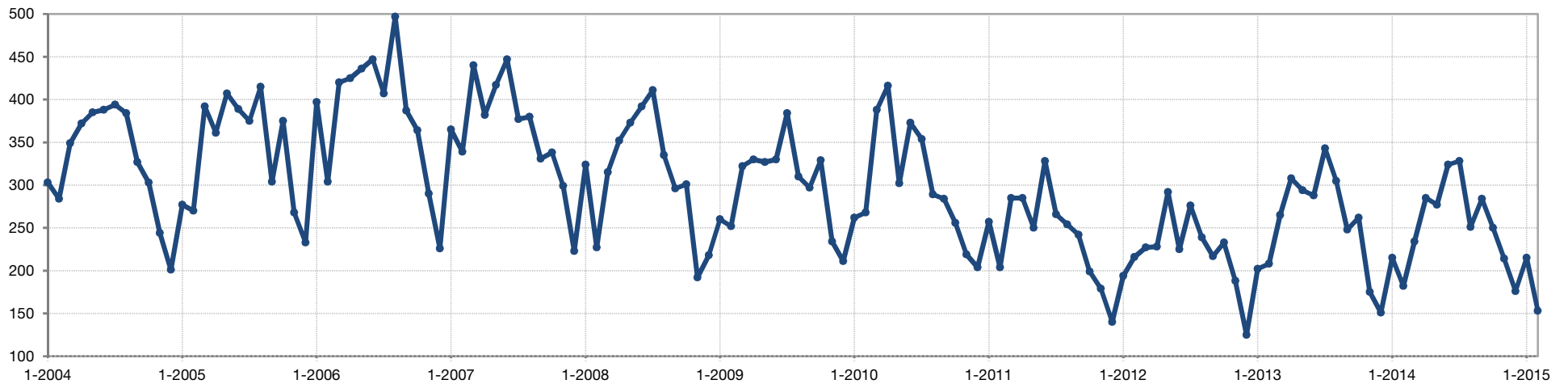


Year To Date



Month	Prior Year	Current Year	+ / -
March	265	234	-11.7%
April	308	285	-7.5%
May	294	277	-5.8%
June	288	324	+12.5%
July	343	328	-4.4%
August	305	251	-17.7%
September	248	284	+14.5%
October	262	250	-4.6%
November	175	214	+22.3%
December	151	176	+16.6%
January	215	215	0.0%
February	182	153	-15.9%
12-Month Avg	253	249	-1.5%

Historical New Listing Activity

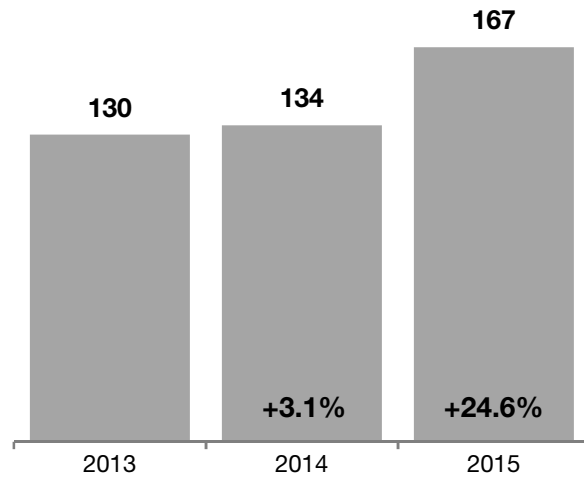


Pending Sales

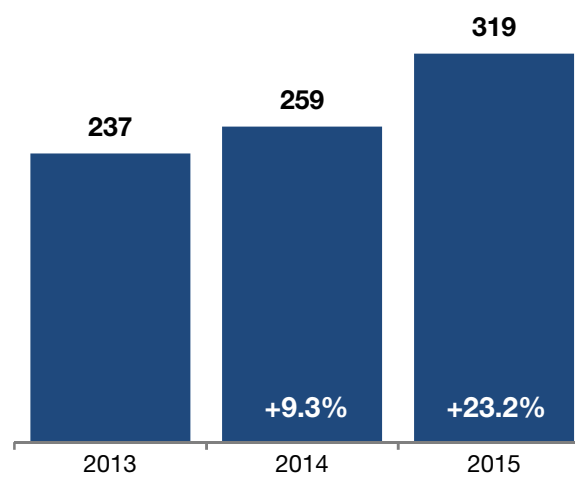
A count of the properties on which contracts have been accepted in a given month.



February

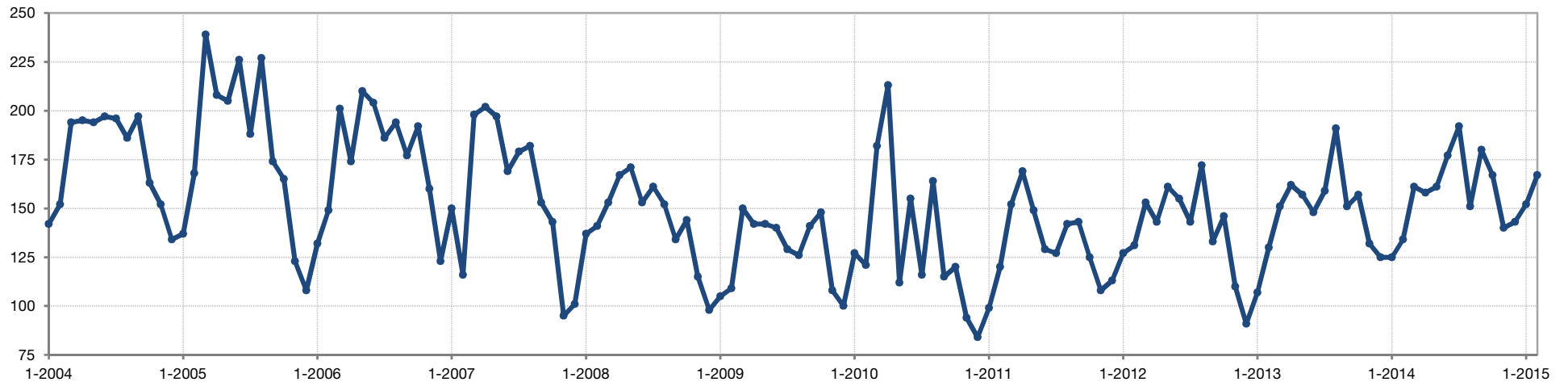


Year To Date



Month	Prior Year	Current Year	+ / -
March	151	161	+6.6%
April	162	158	-2.5%
May	157	161	+2.5%
June	148	177	+19.6%
July	159	192	+20.8%
August	191	151	-20.9%
September	151	180	+19.2%
October	157	167	+6.4%
November	132	140	+6.1%
December	125	143	+14.4%
January	125	152	+21.6%
February	134	167	+24.6%
12-Month Avg	149	162	+8.8%

Historical Pending Sales Activity

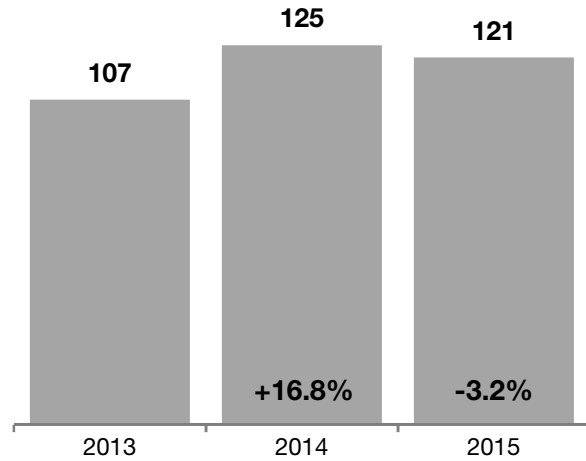


Closed Sales

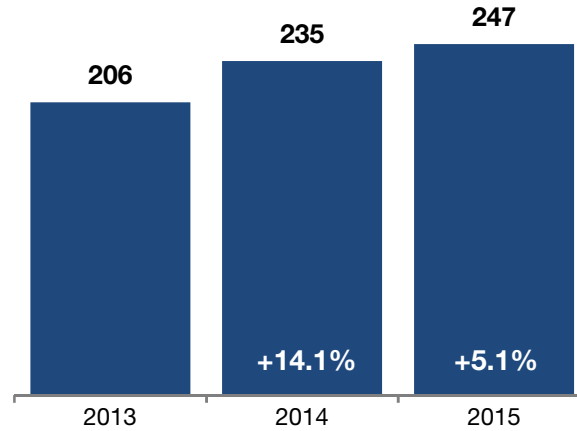
A count of the actual sales that have closed in a given month.



February

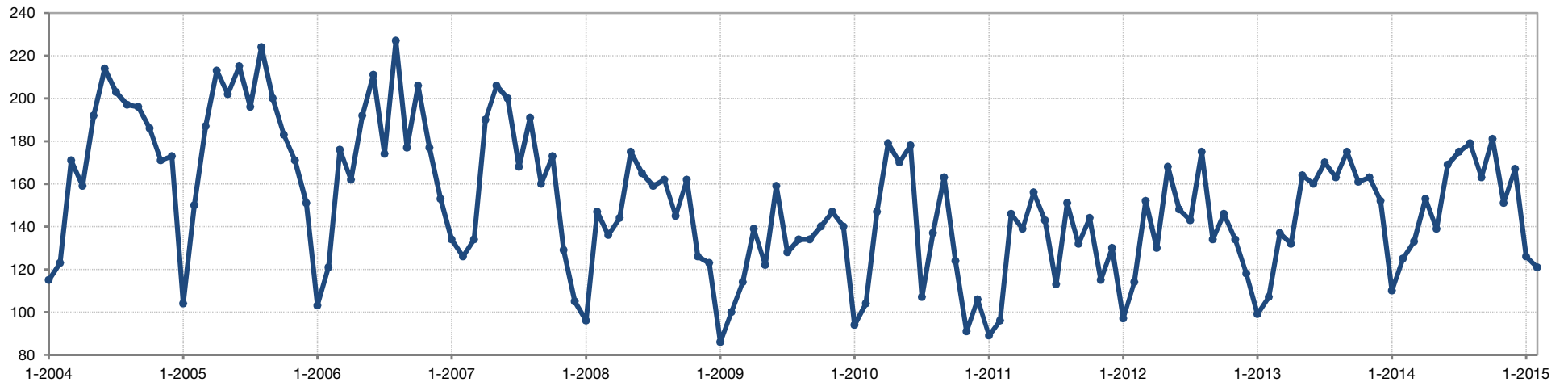


Year To Date



Month	Prior Year	Current Year	+ / -
March	137	133	-2.9%
April	132	153	+15.9%
May	164	139	-15.2%
June	160	169	+5.6%
July	170	175	+2.9%
August	163	179	+9.8%
September	175	163	-6.9%
October	161	181	+12.4%
November	163	151	-7.4%
December	152	167	+9.9%
January	110	126	+14.5%
February	125	121	-3.2%
12-Month Avg	151	155	+3.0%

Historical Closed Sales Activity

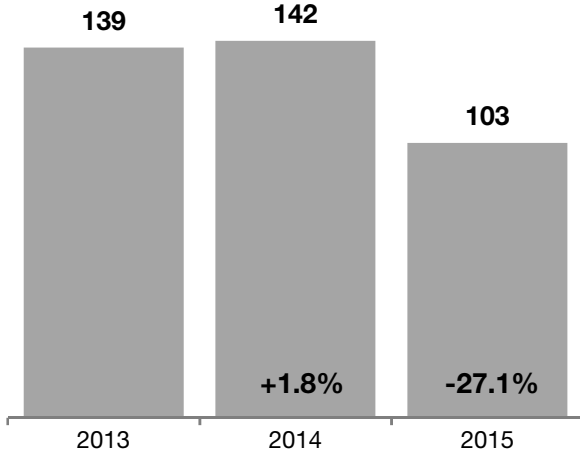


Days on Market Until Sale

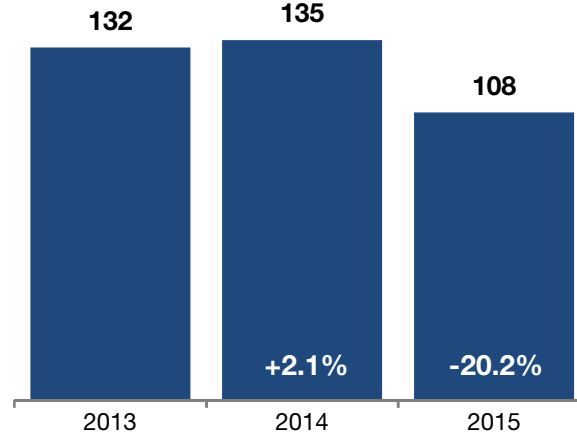
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

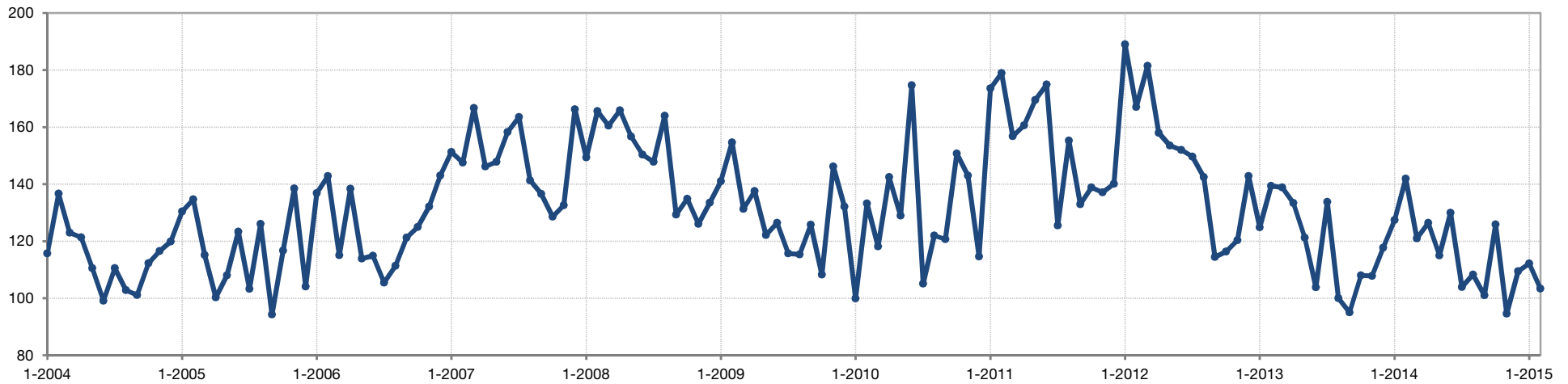


Year To Date



Month	Prior Year	Current Year	+ / -
March	139	121	-12.9%
April	133	126	-5.2%
May	121	115	-5.2%
June	104	130	+25.2%
July	134	104	-22.3%
August	100	108	+8.3%
September	95	101	+6.3%
October	108	126	+16.6%
November	108	95	-12.3%
December	118	109	-7.0%
January	127	112	-12.0%
February	142	103	-27.1%
12-Month Avg	118	113	-4.2%

Historical Days on Market Until Sale

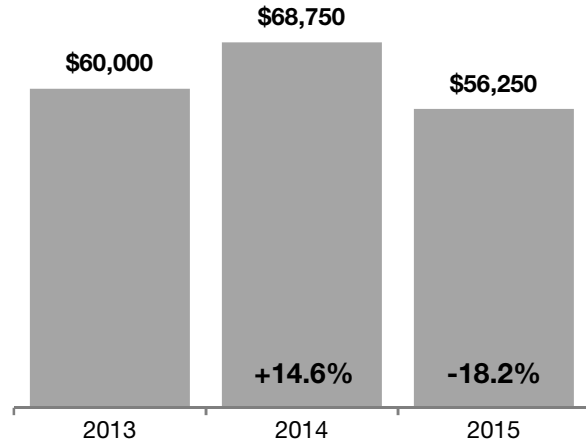


Median Sales Price

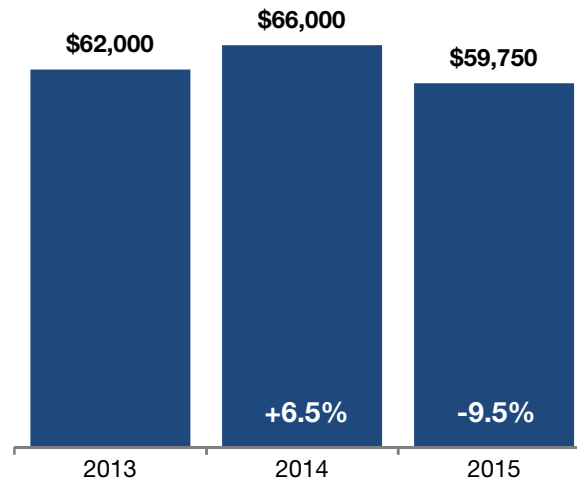
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

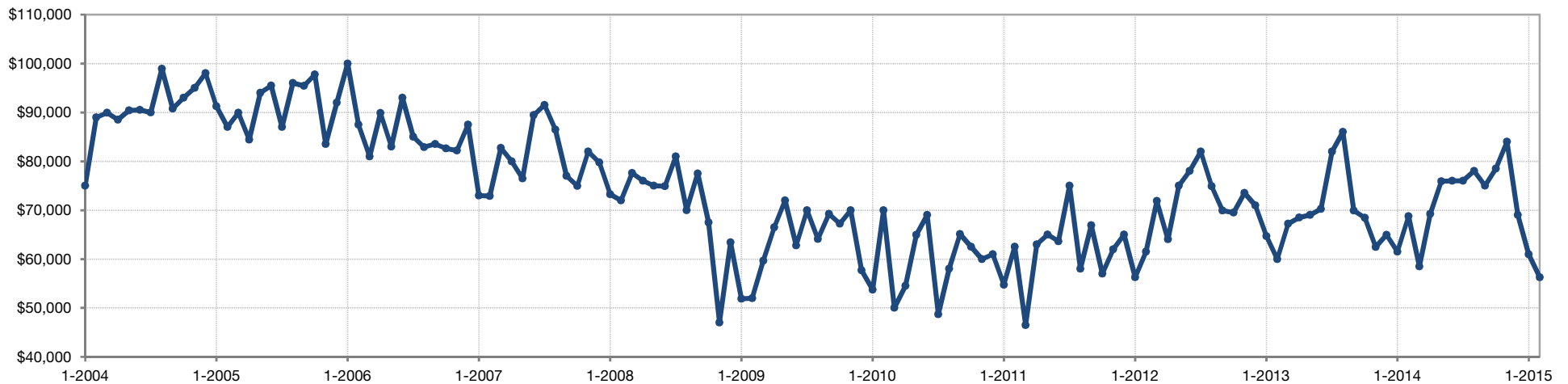


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$67,250	\$58,500	-13.0%
April	\$68,500	\$69,250	+1.1%
May	\$69,000	\$75,900	+10.0%
June	\$70,250	\$76,000	+8.2%
July	\$82,000	\$76,000	-7.3%
August	\$86,000	\$78,000	-9.3%
September	\$69,900	\$75,000	+7.3%
October	\$68,450	\$78,500	+14.7%
November	\$62,450	\$84,000	+34.5%
December	\$64,950	\$69,000	+6.2%
January	\$61,500	\$61,000	-0.8%
February	\$68,750	\$56,250	-18.2%
12-Month Med	\$70,000	\$73,250	+4.6%

Historical Median Sales Price

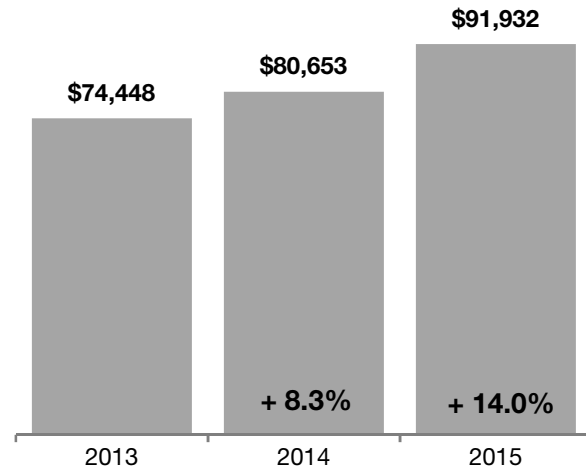


Average Sales Price

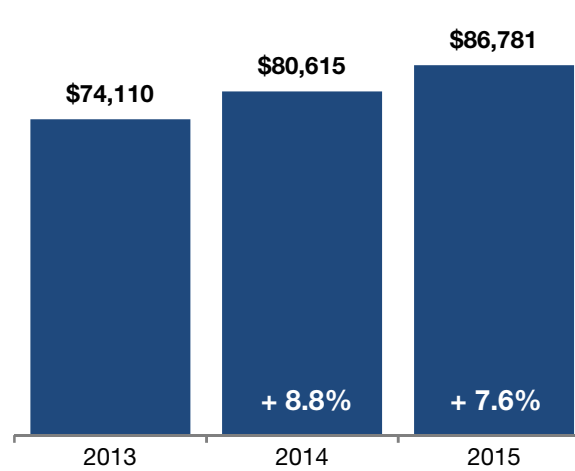
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	\$84,698	\$69,418	-18.0%
April	\$79,312	\$84,559	+6.6%
May	\$90,402	\$85,271	-5.7%
June	\$87,967	\$91,387	+3.9%
July	\$101,240	\$99,662	-1.6%
August	\$97,956	\$89,462	-8.7%
September	\$88,341	\$94,095	+6.5%
October	\$82,850	\$96,592	+16.6%
November	\$79,196	\$93,286	+17.8%
December	\$82,478	\$86,534	+4.9%
January	\$80,572	\$81,882	+1.6%
February	\$80,653	\$91,932	+14.0%
12-Month Avg	\$86,855	\$89,261	+2.8%

Historical Average Sales Price

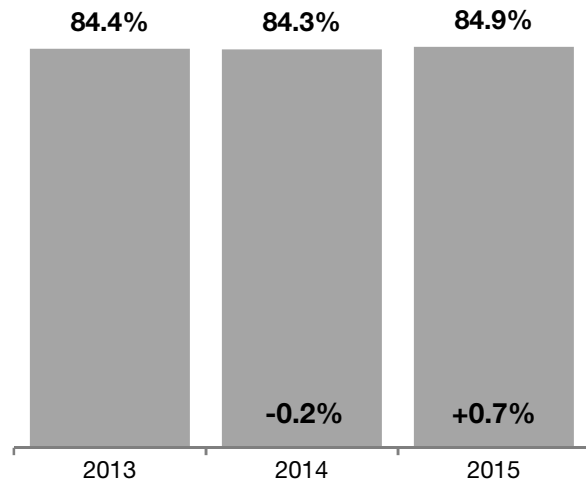


Percent of Original List Price Received

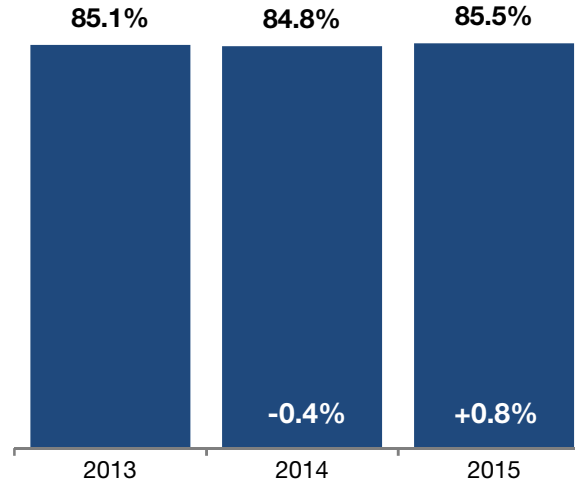
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February

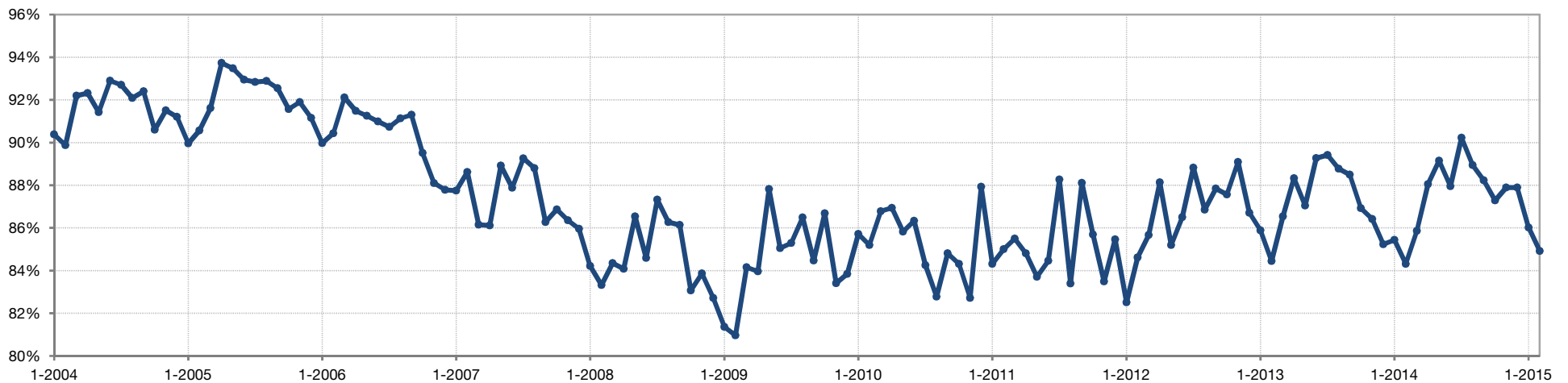


Year To Date



Month	Prior Year	Current Year	+ / -
March	86.5%	85.9%	-0.8%
April	88.3%	88.1%	-0.3%
May	87.0%	89.2%	+2.4%
June	89.3%	88.0%	-1.5%
July	89.4%	90.2%	+0.9%
August	88.8%	88.9%	+0.2%
September	88.5%	88.2%	-0.3%
October	86.9%	87.3%	+0.4%
November	86.4%	87.9%	+1.7%
December	85.2%	87.9%	+3.1%
January	85.4%	86.0%	+0.7%
February	84.3%	84.9%	+0.7%
12-Month Avg	87.3%	87.9%	+0.6%

Historical Percent of Original List Price Received

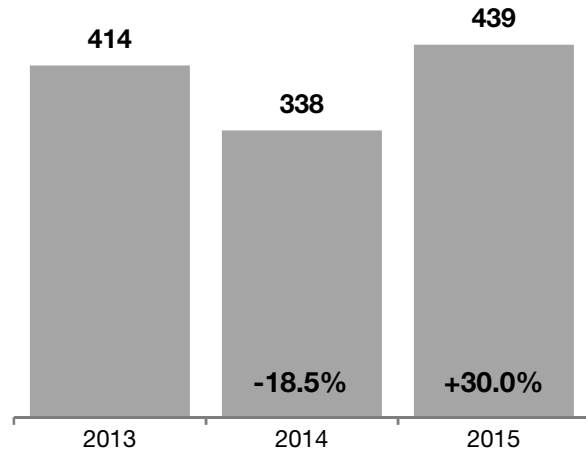


Housing Affordability Index

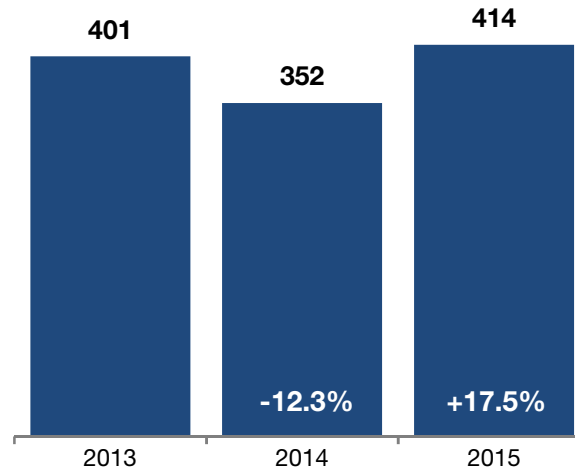
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



February

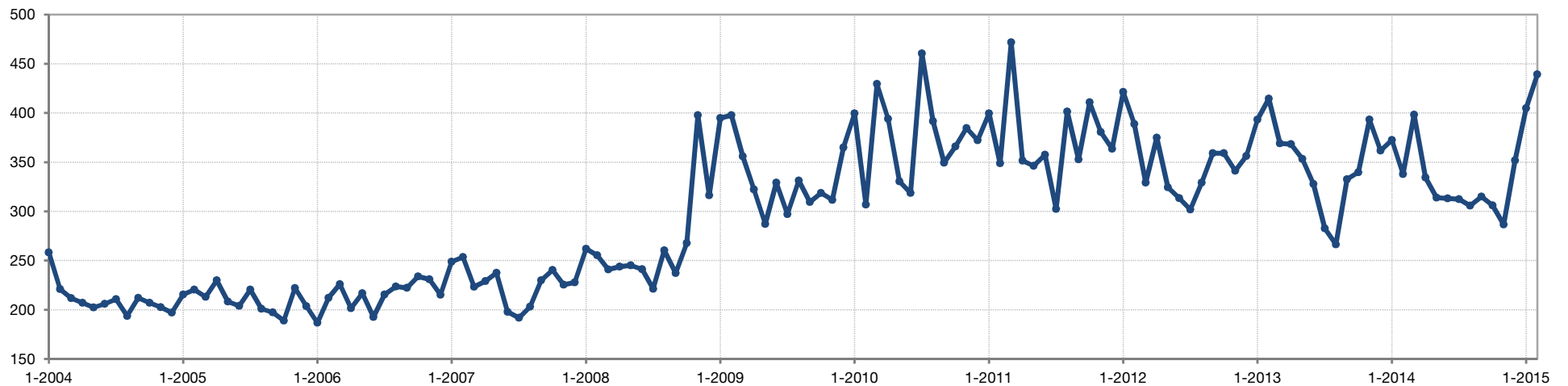


Year To Date



Month	Prior Year	Current Year	+ / -
March	369	398	+7.9%
April	368	334	-9.2%
May	353	314	-11.2%
June	328	313	-4.5%
July	283	312	+10.4%
August	266	306	+14.8%
September	333	315	-5.3%
October	340	306	-9.9%
November	393	287	-27.2%
December	362	352	-2.7%
January	372	405	+8.6%
February	338	439	+30.0%
12-Month Avg	342	340	+0.1%

Historical Housing Affordability Index

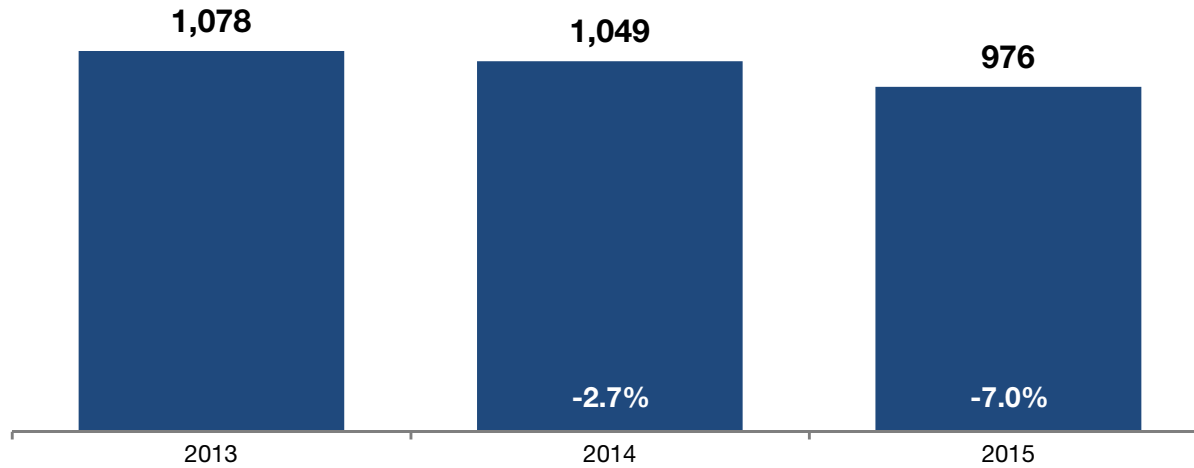


Inventory of Homes for Sale

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

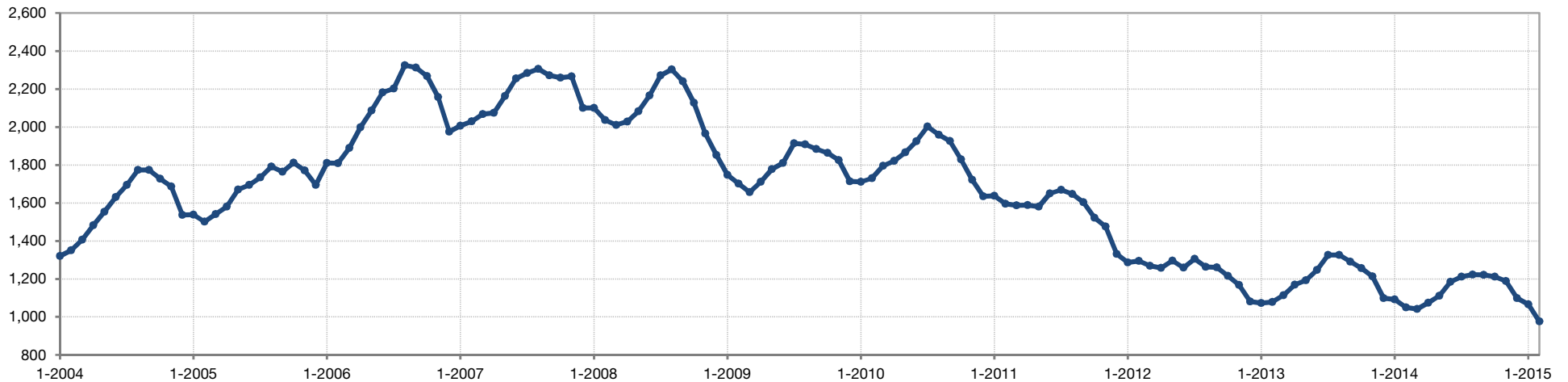


February



Month	Prior Year	Current Year	+ / -
March	1,113	1,042	-6.4%
April	1,170	1,074	-8.2%
May	1,193	1,111	-6.9%
June	1,247	1,185	-5.0%
July	1,326	1,212	-8.6%
August	1,326	1,222	-7.8%
September	1,291	1,221	-5.4%
October	1,256	1,211	-3.6%
November	1,213	1,188	-2.1%
December	1,099	1,098	-0.1%
January	1,092	1,066	-2.4%
February	1,049	976	-7.0%
12-Month Avg	1,198	1,134	-5.3%

Historical Inventory of Homes for Sale

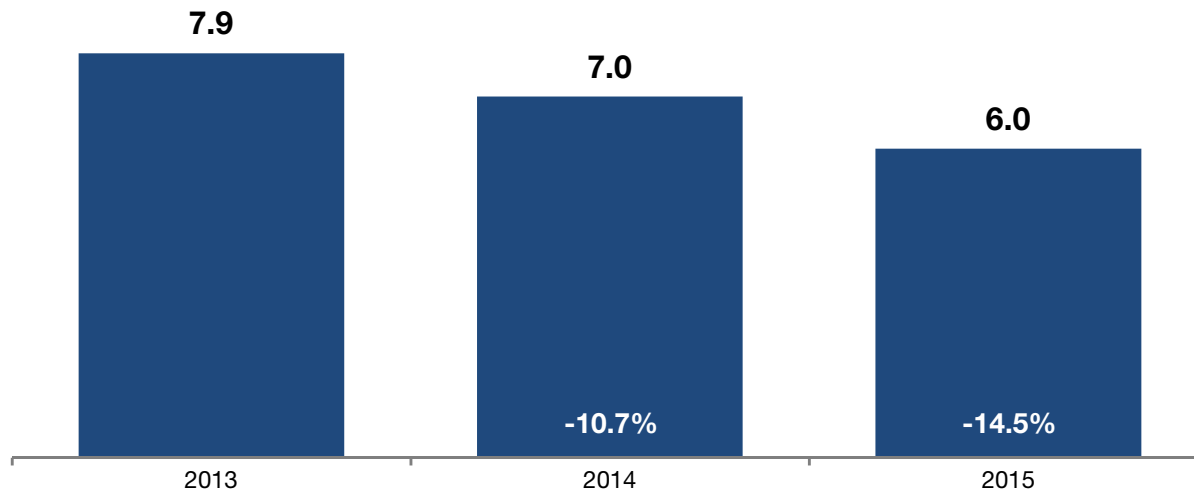


Months Supply of Inventory

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.



February



Month	Prior Year	Current Year	+ / -
March	8.1	6.9	-14.7%
April	8.5	7.2	-15.2%
May	8.6	7.4	-14.4%
June	9.1	7.8	-14.4%
July	9.6	7.8	-18.3%
August	9.4	8.0	-14.9%
September	9.1	7.9	-13.1%
October	8.8	7.8	-11.3%
November	8.4	7.6	-9.1%
December	7.5	7.0	-6.4%
January	7.3	6.7	-8.9%
February	7.0	6.0	-14.5%
12-Month Avg	8.4	7.3	-13.1%

Historical Months Supply of Inventory

