

Trumbull County Monthly Indicators

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



April 2015



Quick Facts

+ 15.7% **+ 13.4%** **- 11.3%**

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.



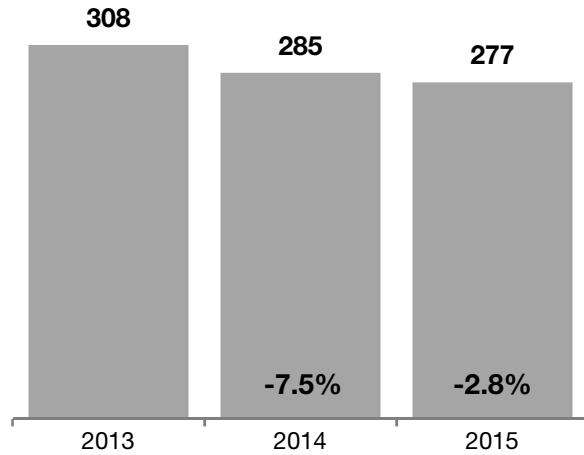
Key Metrics	Historical Sparklines	4-2014	4-2015	+/-	YTD 2014	YTD 2015	+/-
New Listings		285	277	- 2.8%	916	876	- 4.4%
Pending Sales		157	233	+ 48.4%	577	731	+ 26.7%
Closed Sales		153	177	+ 15.7%	521	589	+ 13.1%
Days on Market Until Sale		126	120	- 4.8%	129	119	- 7.7%
Median Sales Price		\$69,250	\$78,500	+ 13.4%	\$65,000	\$67,000	+ 3.1%
Average Sales Price		\$84,559	\$90,575	+ 7.1%	\$78,972	\$87,586	+ 10.9%
Percent of Original List Price Received		88.1%	88.7%	+ 0.8%	86.1%	86.3%	+ 0.3%
Housing Affordability Index		334	314	- 6.1%	356	368	+ 3.3%
Inventory of Homes for Sale		1,076	954	- 11.3%	--	--	--
Months Supply of Homes for Sale		7.2	5.6	- 21.7%	--	--	--

New Listings

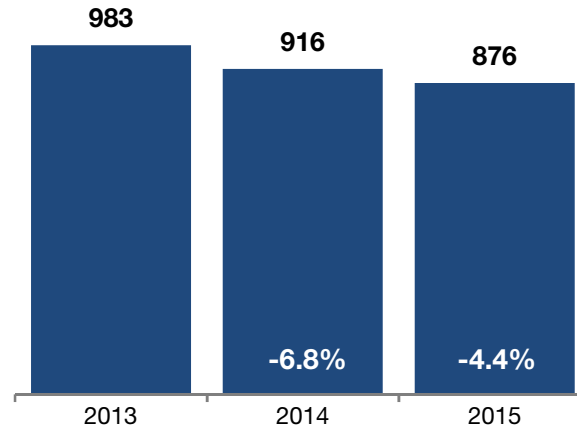
A count of the properties that have been newly listed on the market in a given month.



April

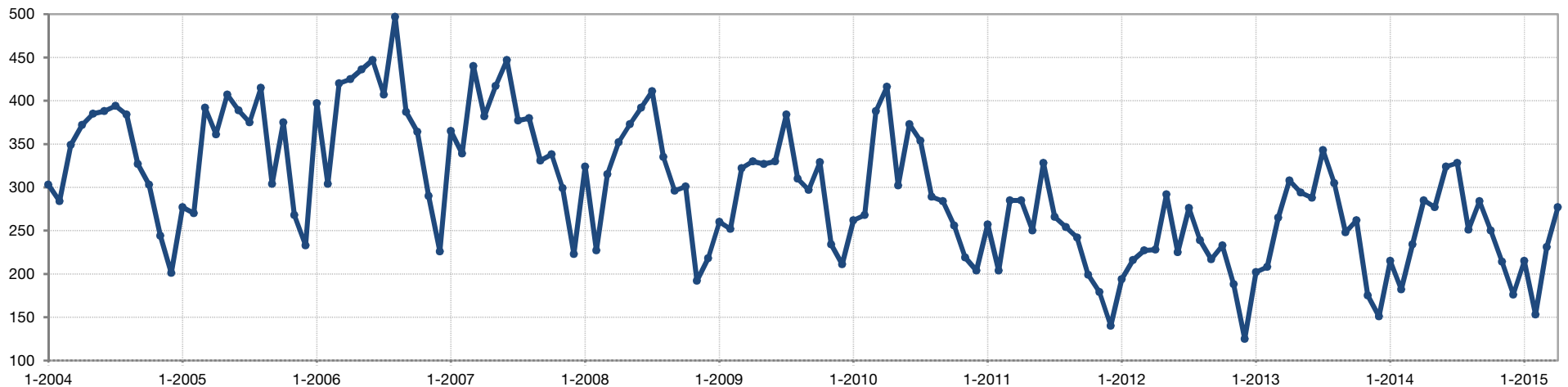


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	234	231	-1.3%
April	285	277	-2.8%
12-Month Avg	249	248	-0.1%

Historical New Listing Activity

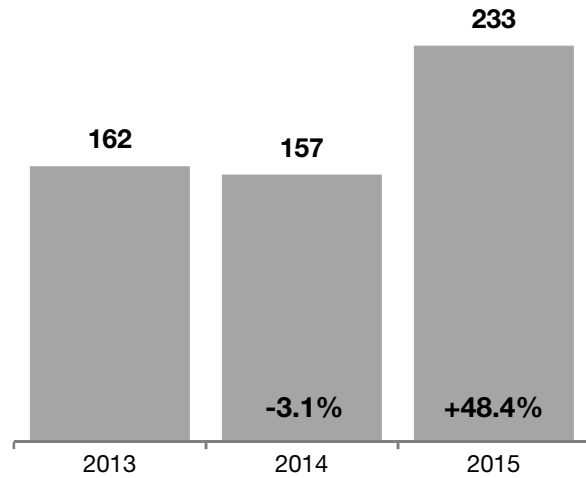


Pending Sales

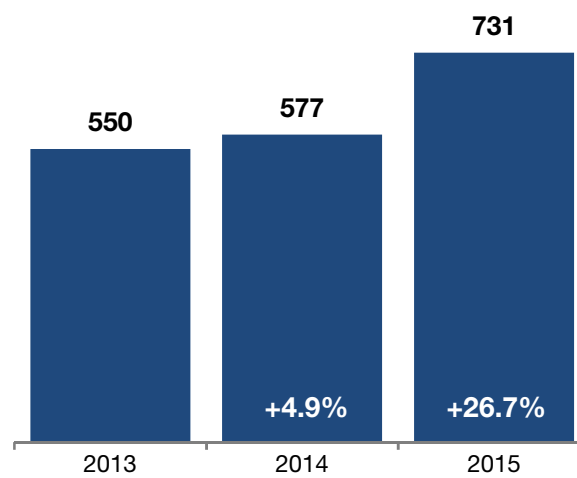
A count of the properties on which contracts have been accepted in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	157	160	+1.9%
June	148	177	+19.6%
July	159	191	+20.1%
August	191	151	-20.9%
September	151	179	+18.5%
October	157	167	+6.4%
November	132	139	+5.3%
December	125	141	+12.8%
January	125	146	+16.8%
February	134	142	+6.0%
March	161	210	+30.4%
April	157	233	+48.4%
12-Month Avg	150	170	+13.3%

Historical Pending Sales Activity

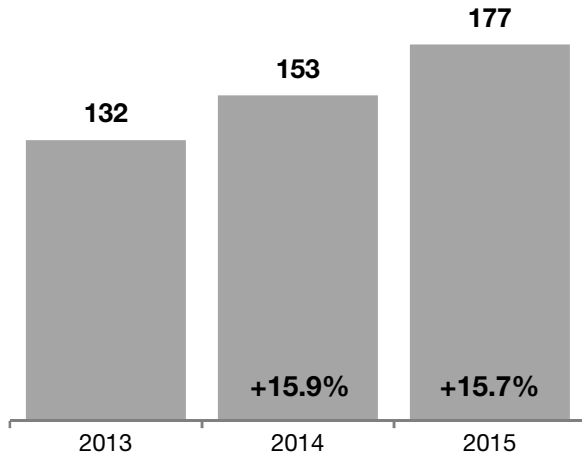


Closed Sales

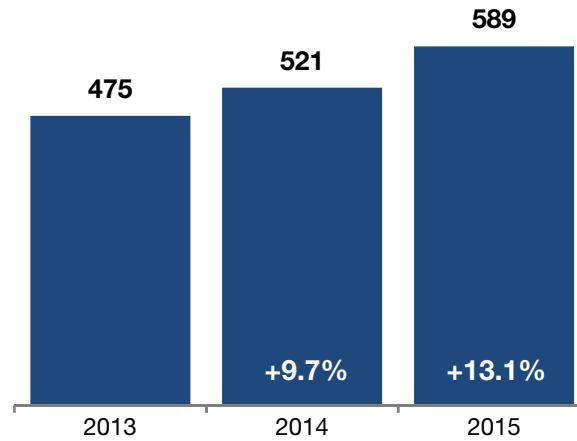
A count of the actual sales that have closed in a given month.



April

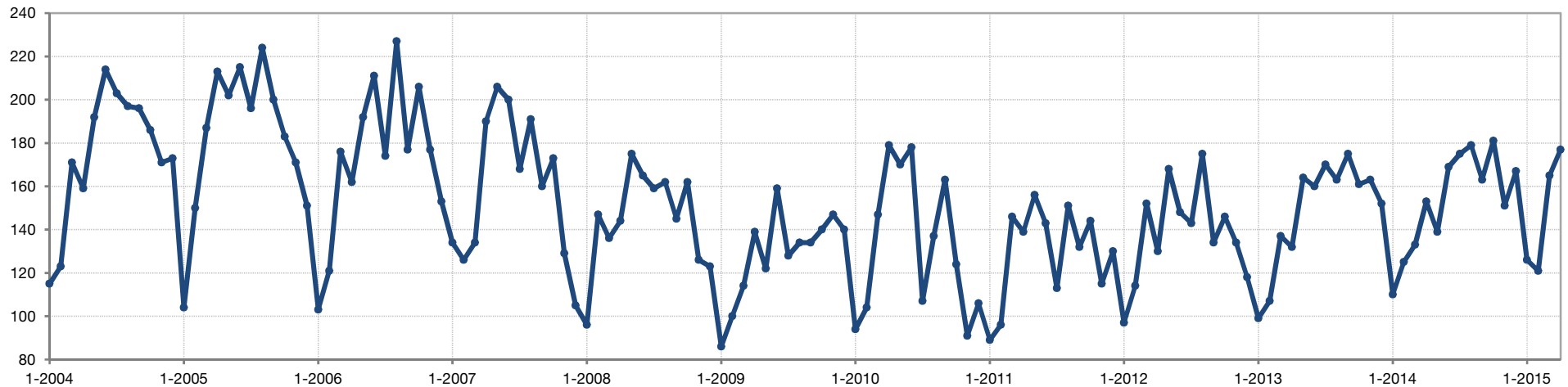


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	133	165	+24.1%
April	153	177	+15.7%
12-Month Avg	152	159	+5.2%

Historical Closed Sales Activity

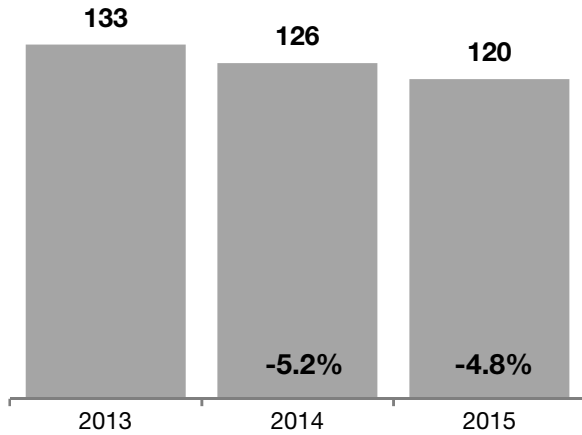


Days on Market Until Sale

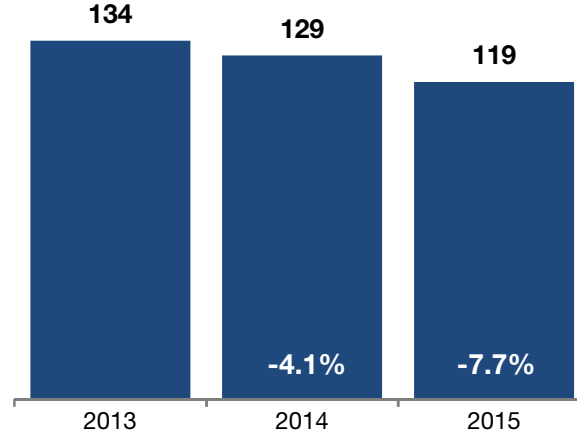
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

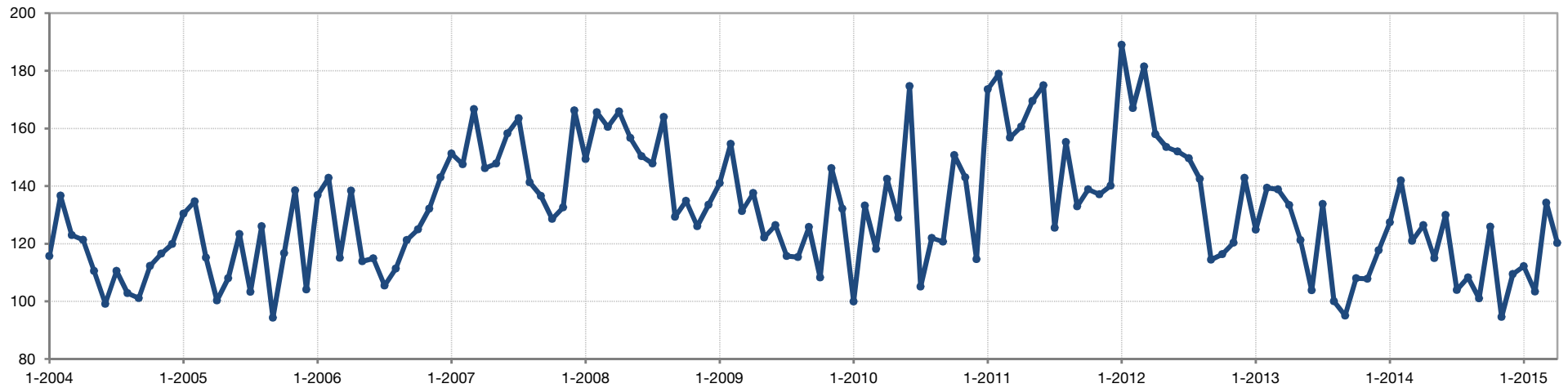


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	121	134	+11.0%
April	126	120	-4.8%
12-Month Avg	116	114	-2.0%

Historical Days on Market Until Sale

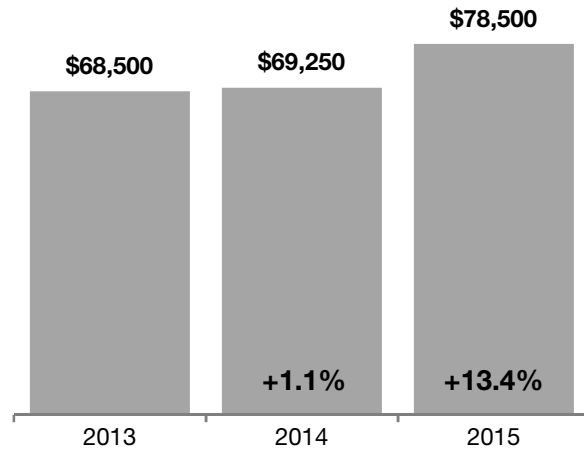


Median Sales Price

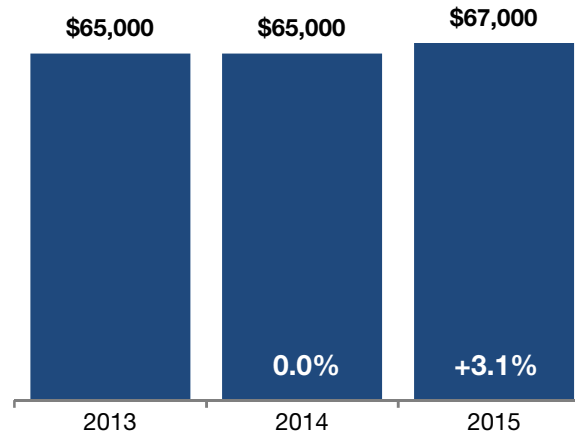
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

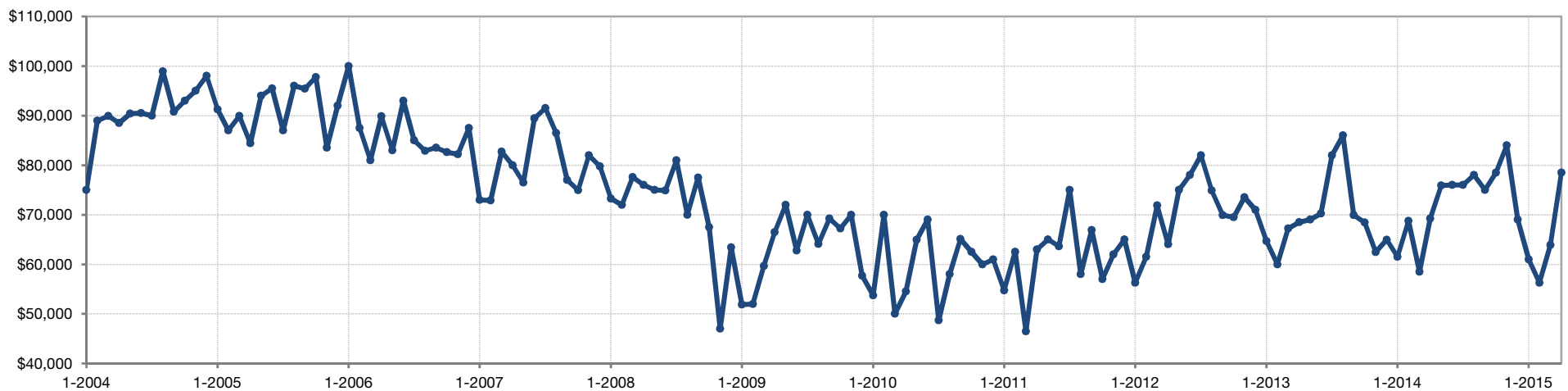


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	\$58,500	\$63,900	+9.2%
April	\$69,250	\$78,500	+13.4%
12-Month Med	\$69,900	\$75,000	+7.3%

Historical Median Sales Price

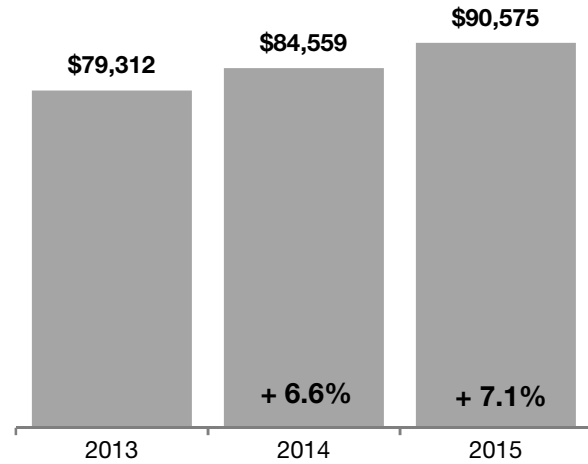


Average Sales Price

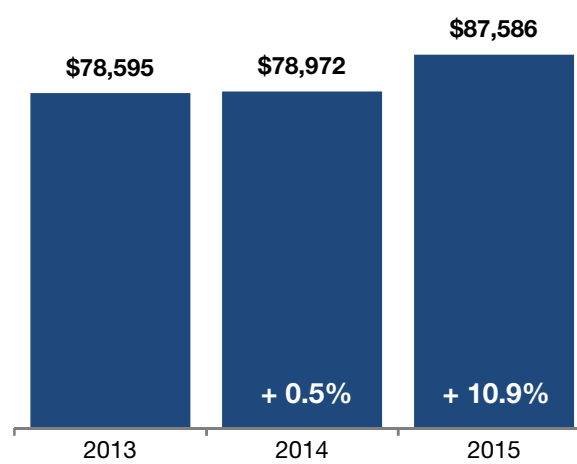
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	\$69,418	\$85,535	+23.2%
April	\$84,559	\$90,575	+7.1%
12-Month Avg	\$86,111	\$90,813	+5.5%

Historical Average Sales Price

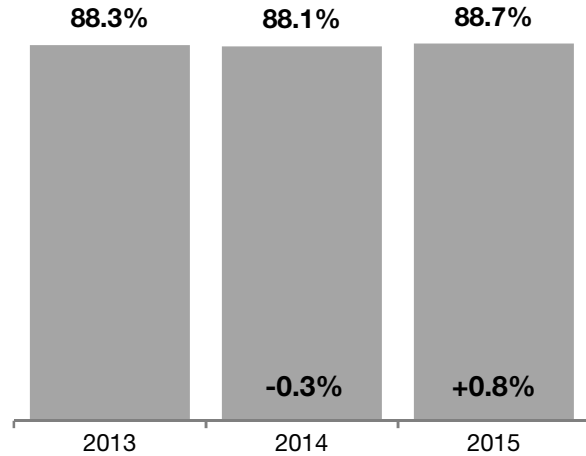


Percent of Original List Price Received

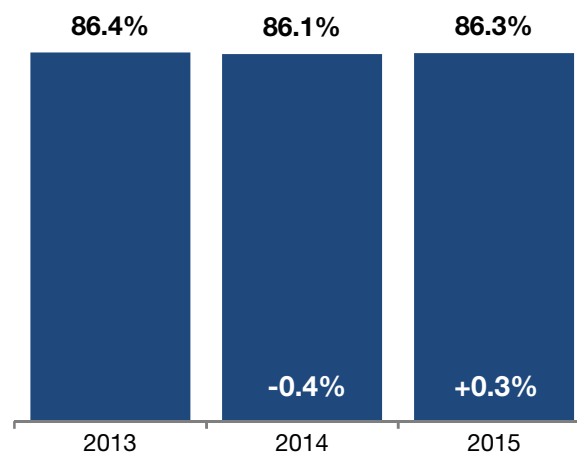
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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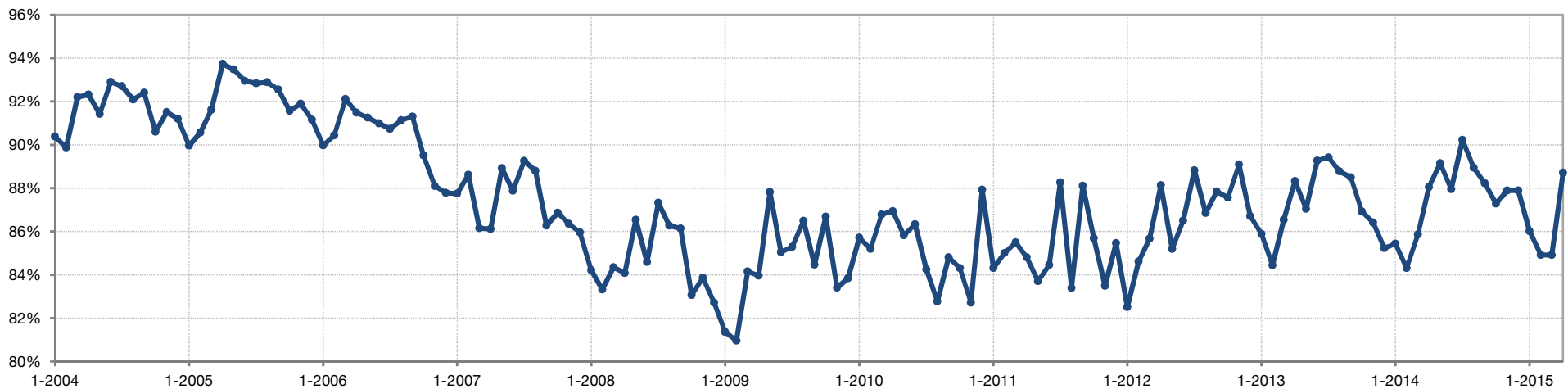


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	85.9%	84.9%	-1.1%
April	88.1%	88.7%	+0.8%
12-Month Avg	87.3%	87.8%	+0.6%

Historical Percent of Original List Price Received

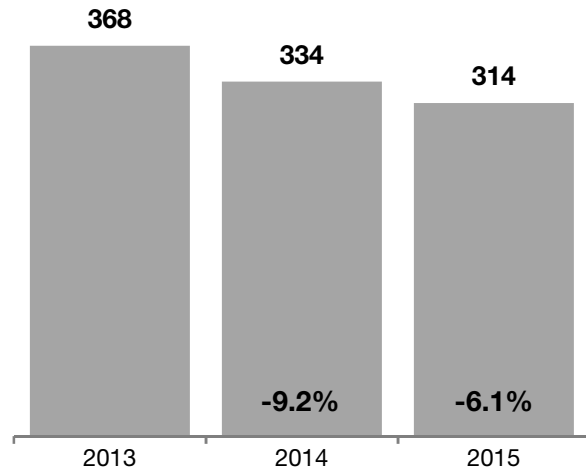


Housing Affordability Index

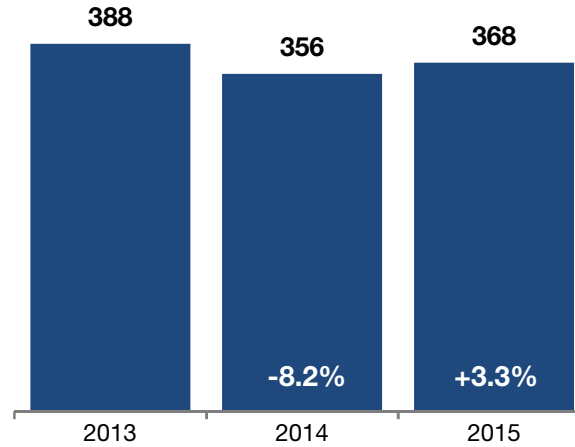
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



April

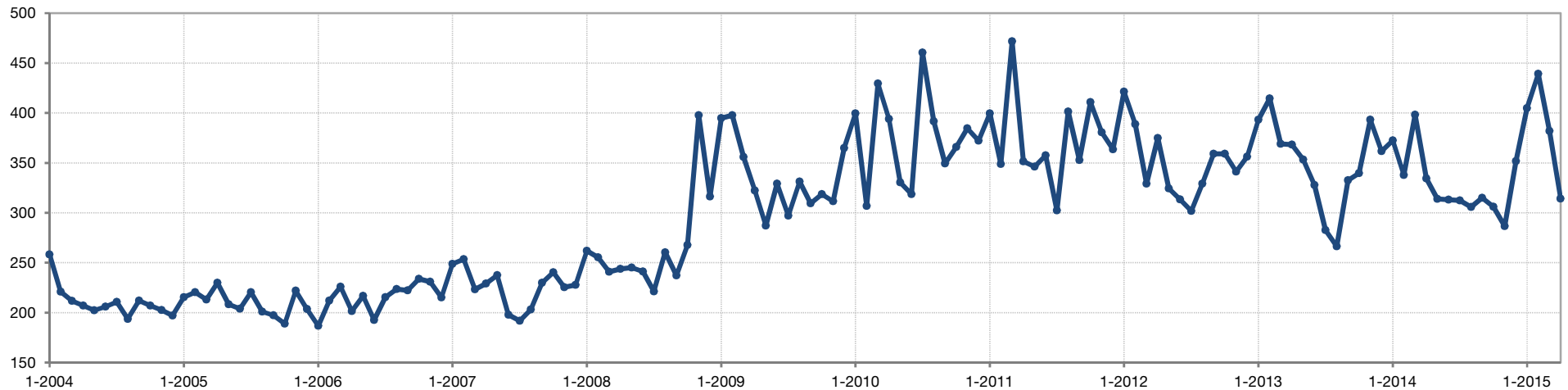


Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	398	382	-4.1%
April	334	314	-6.1%
12-Month Avg	342	337	-0.6%

Historical Housing Affordability Index

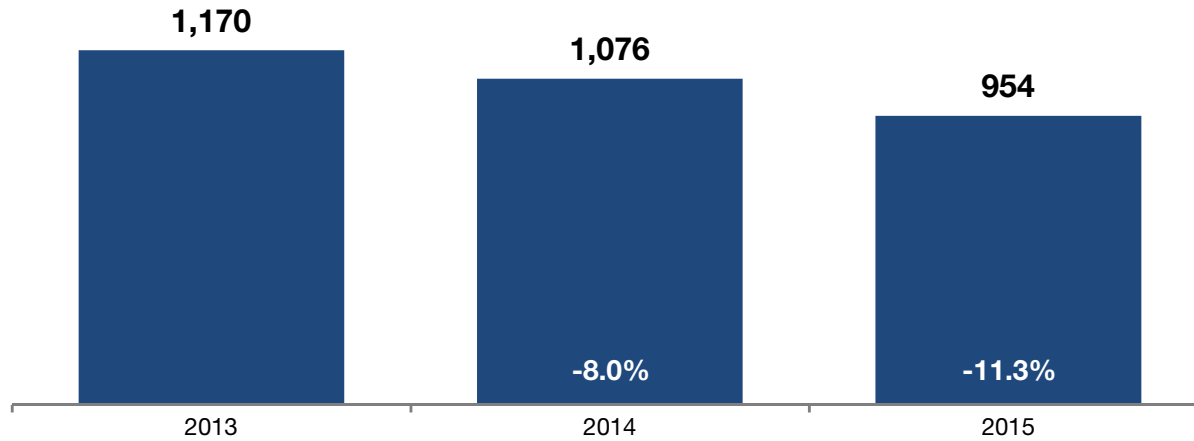


Inventory of Homes for Sale

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

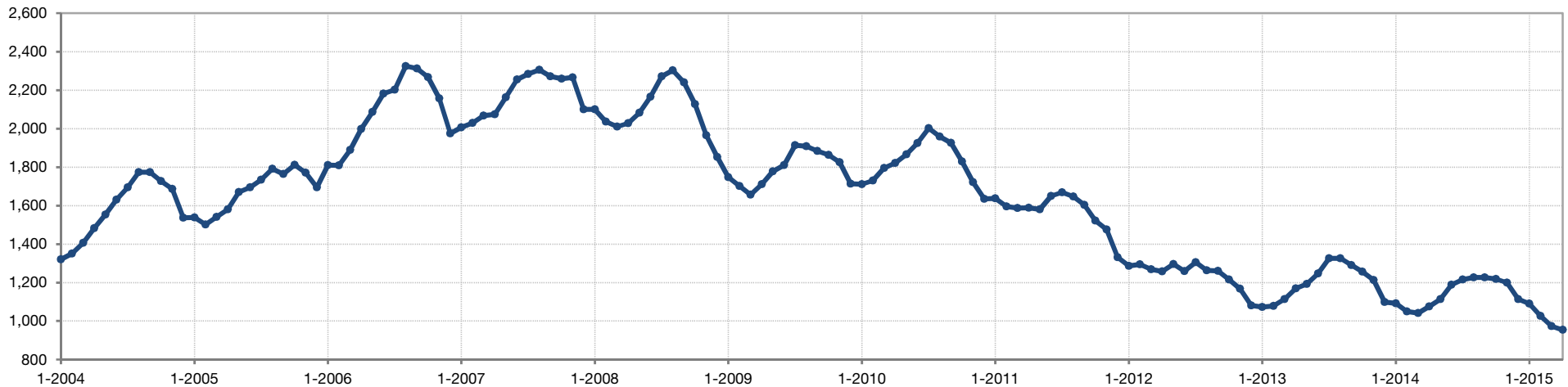


April



Month	Prior Year	Current Year	+ / -
May	1,193	1,114	-6.6%
June	1,247	1,188	-4.7%
July	1,326	1,216	-8.3%
August	1,326	1,226	-7.5%
September	1,291	1,227	-5.0%
October	1,256	1,219	-2.9%
November	1,213	1,200	-1.1%
December	1,099	1,113	+1.3%
January	1,092	1,090	-0.2%
February	1,049	1,027	-2.1%
March	1,042	974	-6.5%
April	1,076	954	-11.3%
12-Month Avg	1,184	1,129	-4.6%

Historical Inventory of Homes for Sale

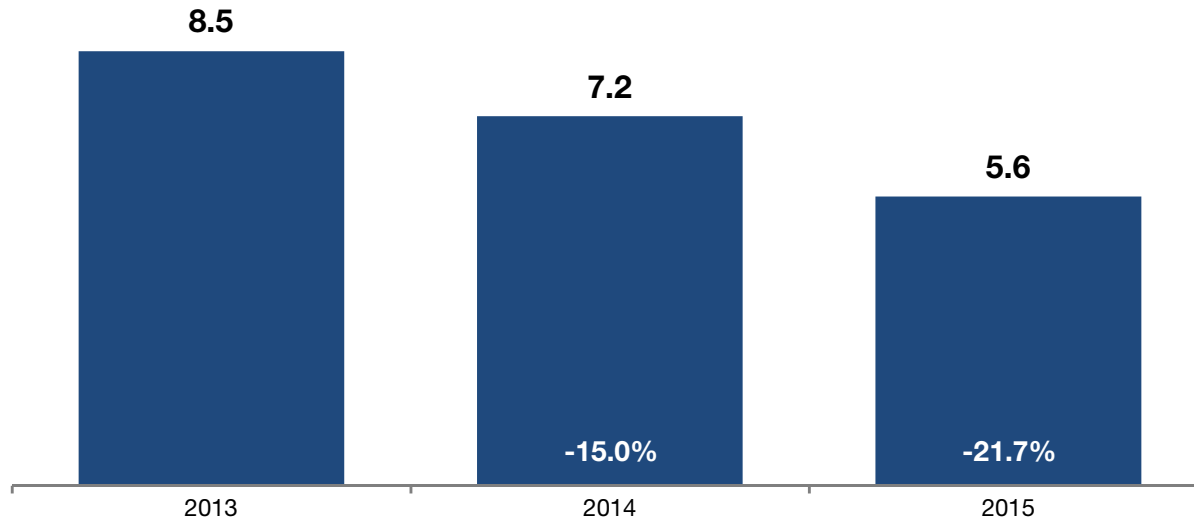


Months Supply of Inventory

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.



April



Month	Prior Year	Current Year	+ / -
May	8.6	7.4	-14.0%
June	9.1	7.8	-14.1%
July	9.6	7.8	-17.9%
August	9.4	8.1	-14.4%
September	9.1	8.0	-12.5%
October	8.8	7.9	-10.5%
November	8.4	7.7	-8.0%
December	7.5	7.1	-4.8%
January	7.3	6.9	-6.2%
February	7.0	6.4	-8.2%
March	6.9	6.0	-14.1%
April	7.2	5.6	-21.7%
12-Month Avg	8.2	7.2	-12.3%

Historical Months Supply of Inventory

