

# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE TUSCARAWAS COUNTY BOARD OF REALTORS®



## January 2013



## Quick Facts

**+ 25.0%**

**- 5.7%**

**- 28.6%**

Change in  
Closed Sales

Change in  
Median Sales Price

Change in  
Inventory

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# Tuscarawas County Market Overview

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



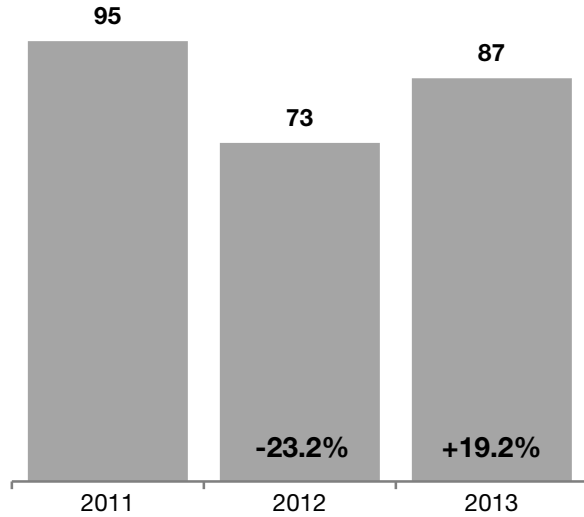
Key Metrics	Historical Sparklines	1-2012	1-2013	+ / -	YTD 2012	YTD 2013	+ / -
<b>New Listings</b>		73	<b>87</b>	+ 19.2%	73	<b>87</b>	+ 19.2%
<b>Pending Sales</b>		40	<b>59</b>	+ 47.5%	40	<b>59</b>	+ 47.5%
<b>Closed Sales</b>		44	<b>55</b>	+ 25.0%	44	<b>55</b>	+ 25.0%
<b>Days on Market Until Sale</b>		144	<b>124</b>	- 13.6%	144	<b>124</b>	- 13.6%
<b>Median Sales Price</b>		\$89,900	<b>\$84,750</b>	- 5.7%	\$89,900	<b>\$84,750</b>	- 5.7%
<b>Average Sales Price</b>		\$108,010	<b>\$95,278</b>	- 11.8%	\$108,010	<b>\$95,278</b>	- 11.8%
<b>Percent of Original List Price Received</b>		91.7%	<b>90.3%</b>	- 1.5%	91.7%	<b>90.3%</b>	- 1.5%
<b>Housing Affordability Index</b>		232	<b>252</b>	+ 8.6%	232	<b>252</b>	+ 8.6%
<b>Inventory of Homes for Sale</b>		433	<b>309</b>	- 28.6%	--	--	--
<b>Months Supply of Homes for Sale</b>		6.9	<b>4.5</b>	- 33.6%	--	--	--

# New Listings

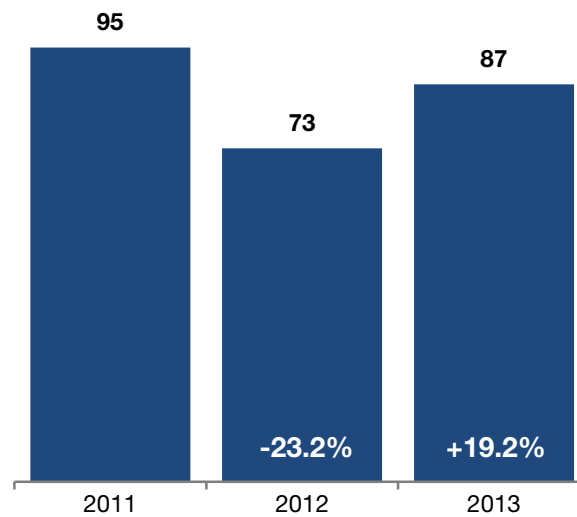
A count of the properties that have been newly listed on the market in a given month.



## January



## Year To Date



Month	Prior Year	Current Year	+ / -
February	72	91	+26.4%
March	110	101	-8.2%
April	120	125	+4.2%
May	133	106	-20.3%
June	128	112	-12.5%
July	110	114	+3.6%
August	127	126	-0.8%
September	105	91	-13.3%
October	105	101	-3.8%
November	72	76	+5.6%
December	60	38	-36.7%
January	73	87	+19.2%
<b>12-Month Avg</b>	<b>101</b>	<b>97</b>	<b>-3.9%</b>

## Historical New Listing Activity

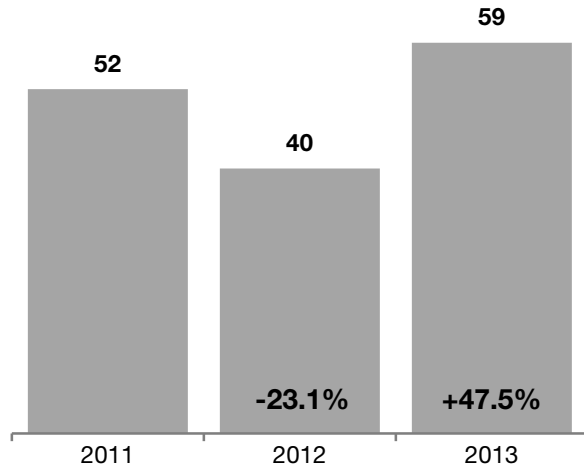


# Pending Sales

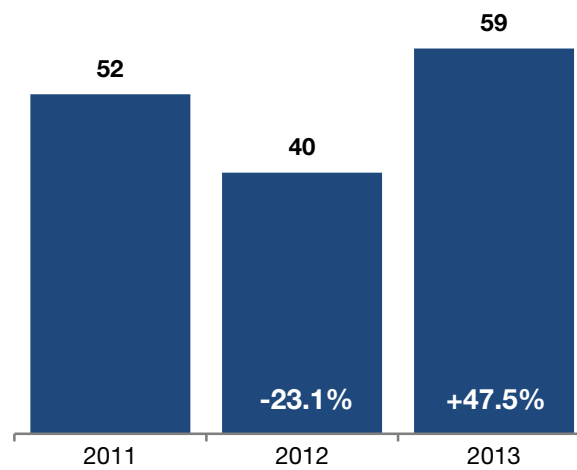
A count of the properties on which contracts have been accepted in a given month.



## January

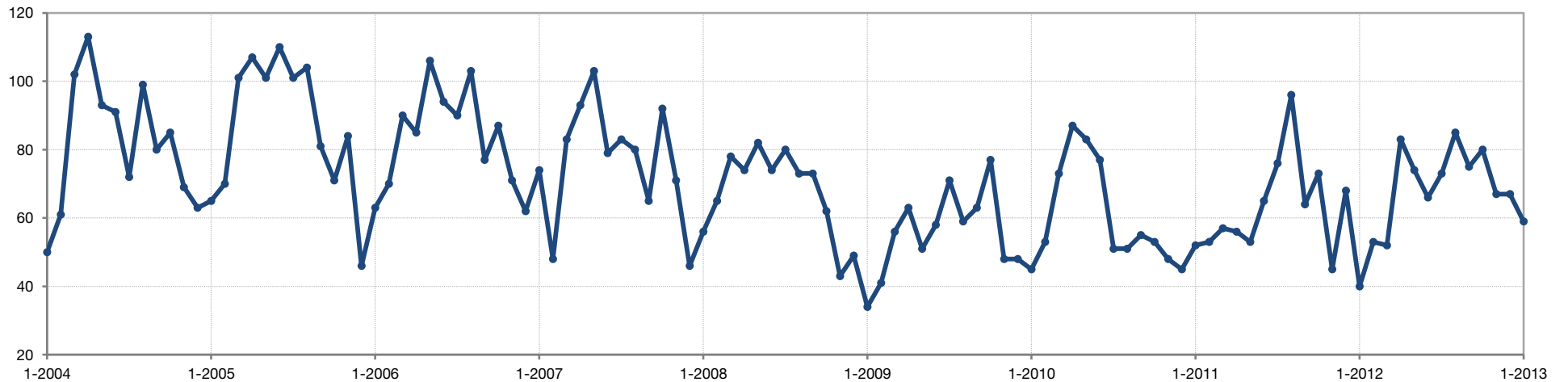


## Year To Date



Month	Prior Year	Current Year	+ / -
February	53	53	0.0%
March	57	52	-8.8%
April	56	83	+48.2%
May	53	74	+39.6%
June	65	66	+1.5%
July	76	73	-3.9%
August	96	85	-11.5%
September	64	75	+17.2%
October	73	80	+9.6%
November	45	67	+48.9%
December	68	67	-1.5%
January	40	59	+47.5%
<b>12-Month Avg</b>	<b>62</b>	<b>70</b>	<b>+11.8%</b>

## Historical Pending Sales Activity

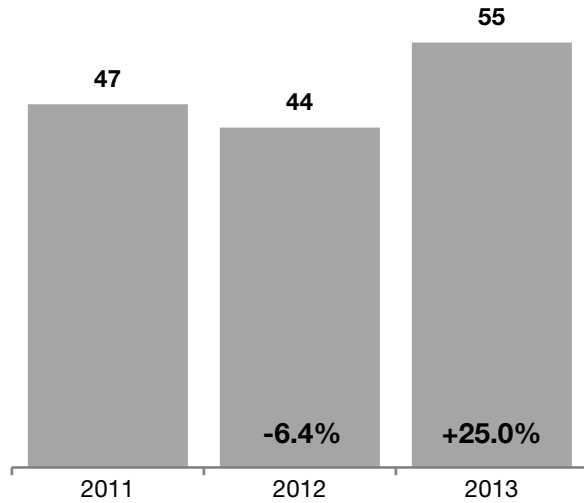


# Closed Sales

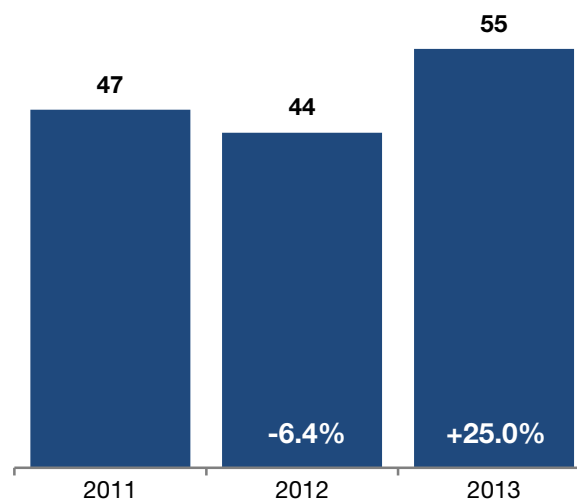
A count of the actual sales that have closed in a given month.



## January

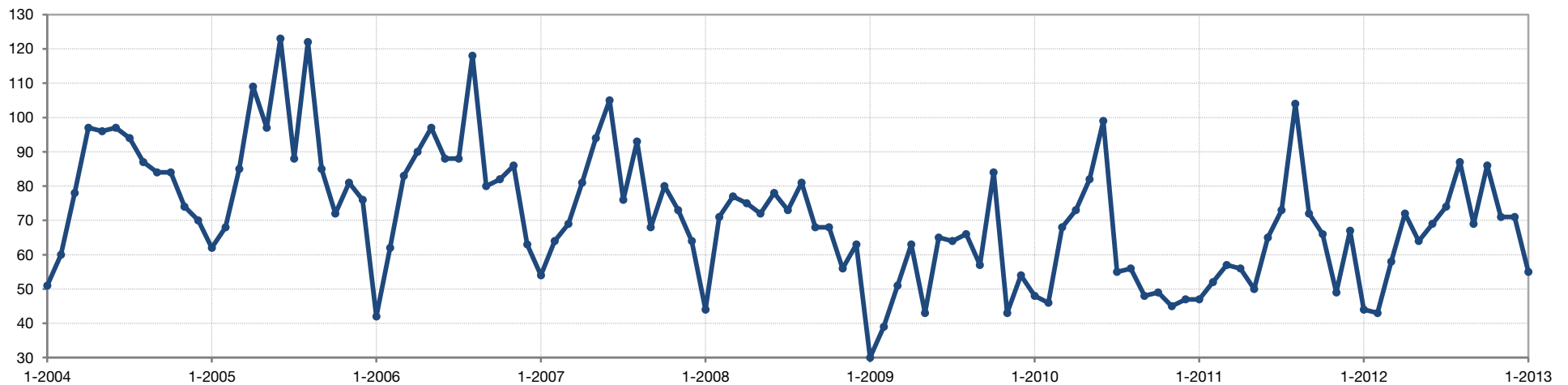


## Year To Date



Month	Prior Year	Current Year	+ / -
February	52	43	-17.3%
March	57	58	+1.8%
April	56	72	+28.6%
May	50	64	+28.0%
June	65	69	+6.2%
July	73	74	+1.4%
August	104	87	-16.3%
September	72	69	-4.2%
October	66	86	+30.3%
November	49	71	+44.9%
December	67	71	+6.0%
January	44	55	+25.0%
<b>12-Month Avg</b>	<b>63</b>	<b>68</b>	<b>+11.2%</b>

## Historical Closed Sales Activity

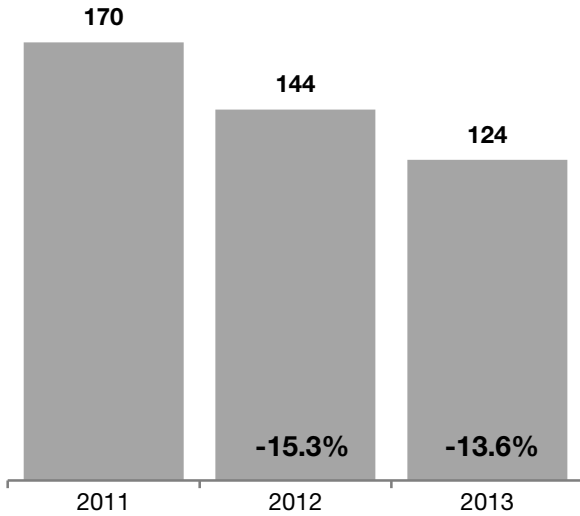


# Days on Market Until Sale

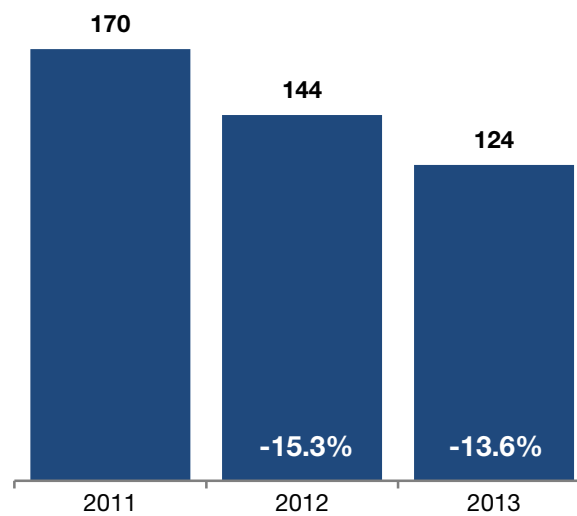
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January

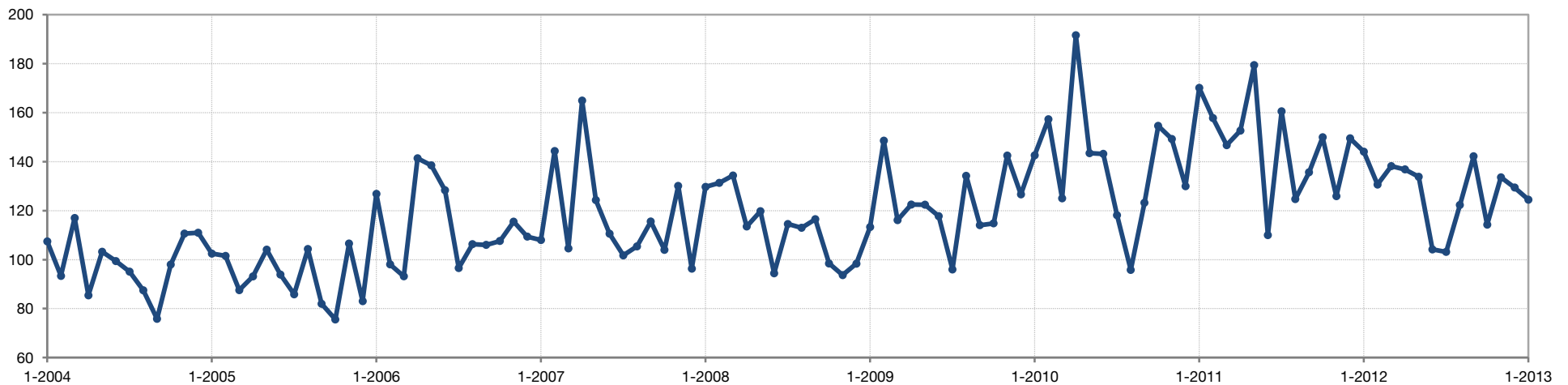


## Year To Date



Month	Prior Year	Current Year	+ / -
February	158	131	-17.2%
March	147	138	-5.8%
April	153	137	-10.4%
May	179	134	-25.4%
June	110	104	-5.3%
July	161	103	-35.7%
August	125	122	-1.9%
September	136	142	+4.8%
October	150	114	-23.8%
November	126	134	+6.1%
December	150	129	-13.4%
January	144	124	-13.6%
<b>12-Month Avg</b>	<b>123</b>	<b>111</b>	<b>-10.0%</b>

## Historical Days on Market Until Sale

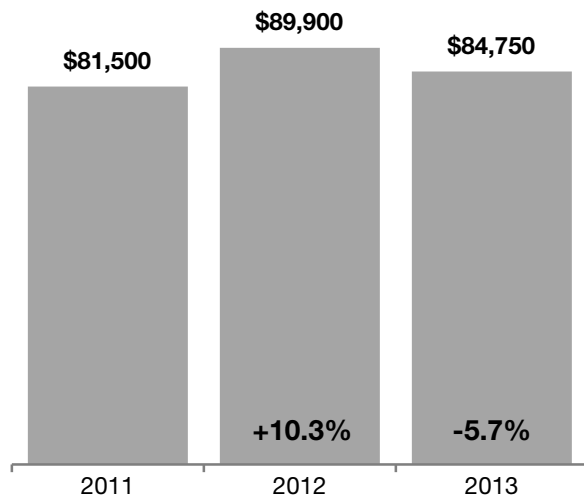


# Median Sales Price

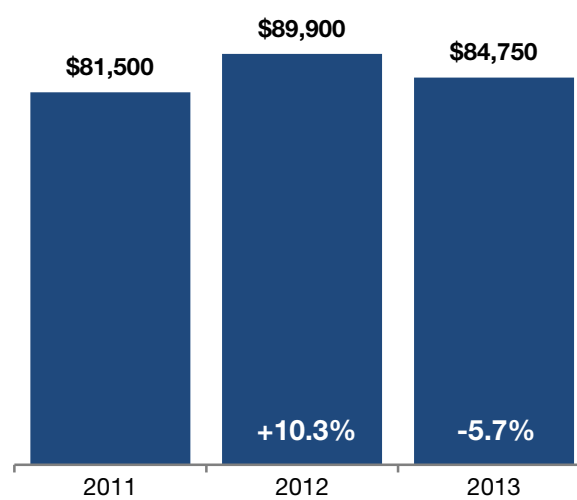
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January

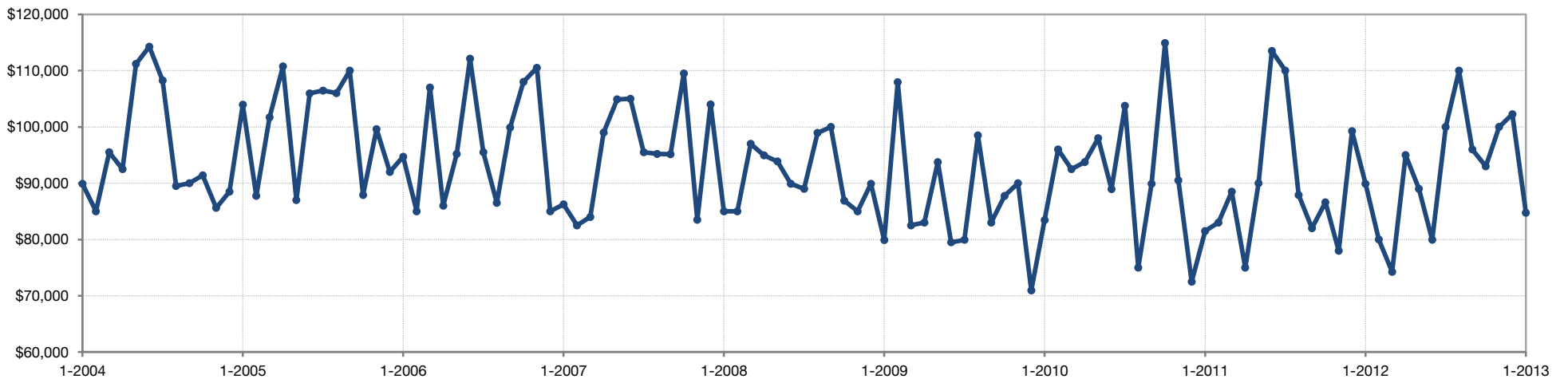


## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$83,000	\$80,000	-3.6%
March	\$88,500	\$74,250	-16.1%
April	\$75,000	\$95,000	+26.7%
May	\$90,000	\$89,000	-1.1%
June	\$113,500	\$79,950	-29.6%
July	\$110,000	\$100,000	-9.1%
August	\$87,900	\$110,000	+25.1%
September	\$82,000	\$96,000	+17.1%
October	\$86,600	\$93,000	+7.4%
November	\$78,000	\$100,000	+28.2%
December	\$99,250	\$102,250	+3.0%
January	\$89,900	\$84,750	-5.7%
12-Month Med	\$88,500	\$92,500	+4.5%

## Historical Median Sales Price

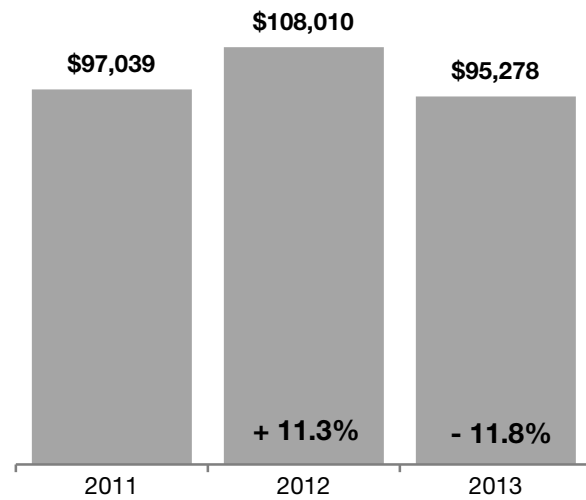


# Average Sales Price

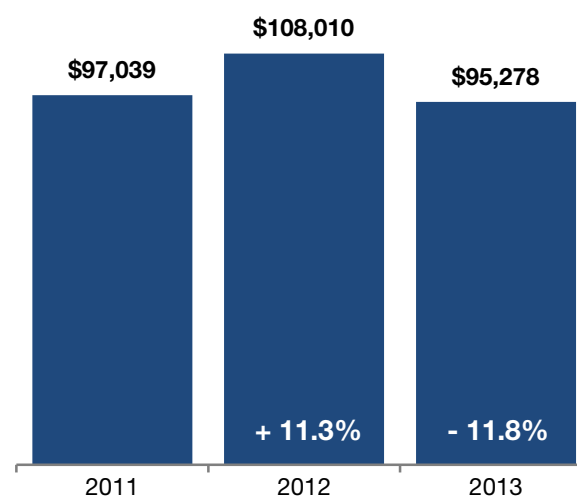
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

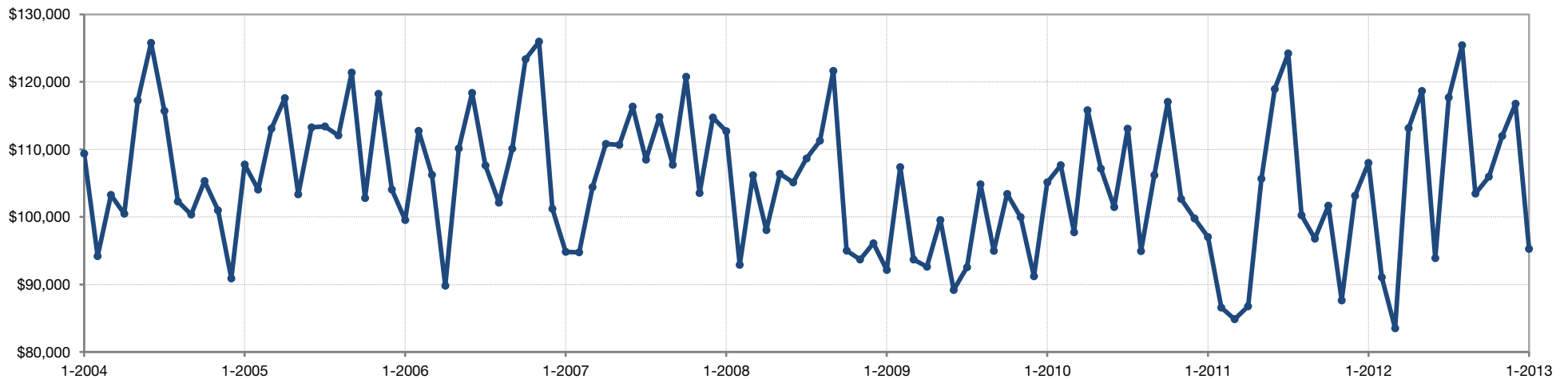


## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$86,584	<b>\$91,070</b>	+5.2%
March	\$84,868	<b>\$83,526</b>	-1.6%
April	\$86,777	<b>\$113,150</b>	+30.4%
May	\$105,660	<b>\$118,656</b>	+12.3%
June	\$118,937	<b>\$93,908</b>	-21.0%
July	\$124,215	<b>\$117,697</b>	-5.2%
August	\$100,255	<b>\$125,428</b>	+25.1%
September	\$96,793	<b>\$103,456</b>	+6.9%
October	\$101,672	<b>\$105,966</b>	+4.2%
November	\$87,646	<b>\$111,987</b>	+27.8%
December	\$103,140	<b>\$116,766</b>	+13.2%
January	\$108,010	<b>\$95,278</b>	-11.8%
<b>12-Month Avg</b>	<b>\$100,916</b>	<b>\$107,706</b>	<b>+6.7%</b>

## Historical Average Sales Price



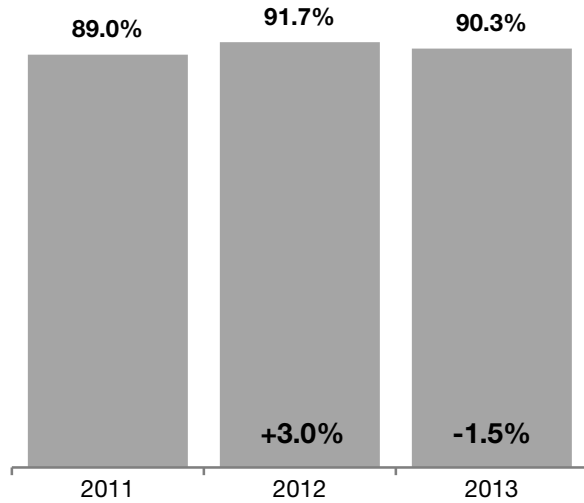


# Percent of Original List Price Received

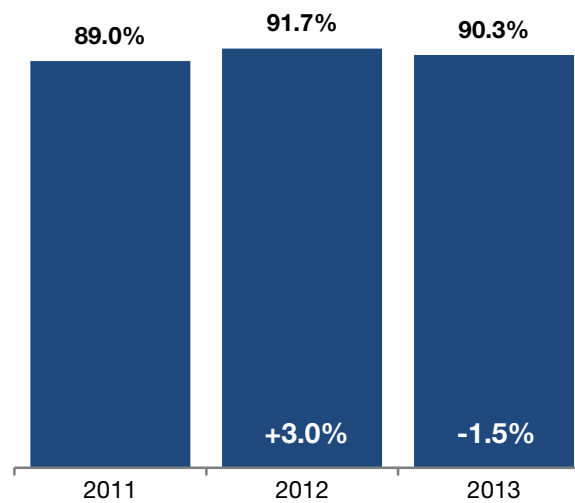
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January

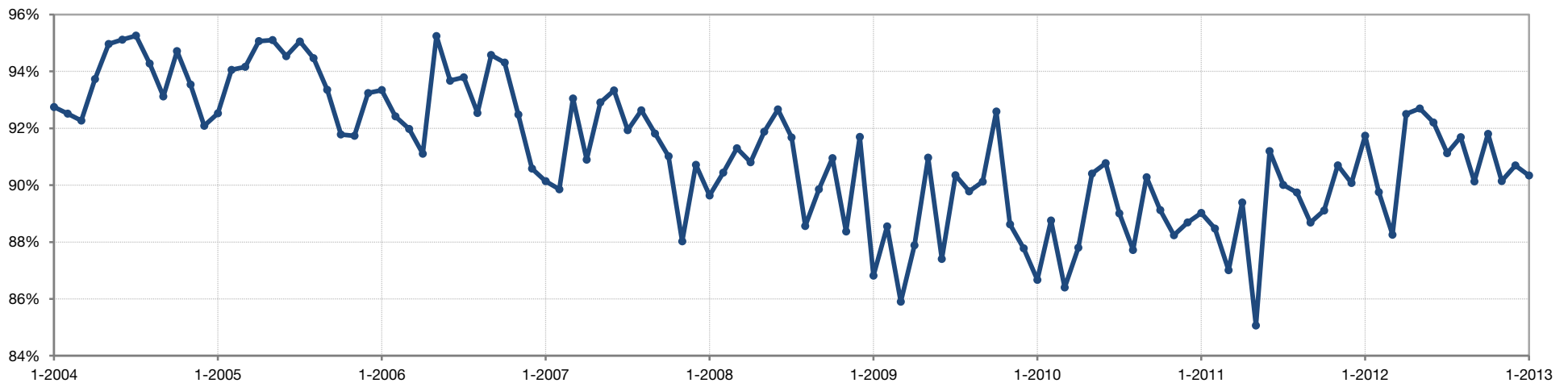


## Year To Date



Month	Prior Year	Current Year	+ / -
February	88.5%	89.8%	+1.4%
March	87.0%	88.3%	+1.4%
April	89.4%	92.5%	+3.5%
May	85.1%	92.7%	+9.0%
June	91.2%	92.2%	+1.1%
July	90.0%	91.1%	+1.2%
August	89.7%	91.7%	+2.2%
September	88.7%	90.1%	+1.6%
October	89.1%	91.8%	+3.0%
November	90.7%	90.1%	-0.6%
December	90.1%	90.7%	+0.7%
January	91.7%	90.3%	-1.5%
<b>12-Month Avg</b>	<b>89.3%</b>	<b>91.0%</b>	<b>+2.0%</b>

## Historical Percent of Original List Price Received

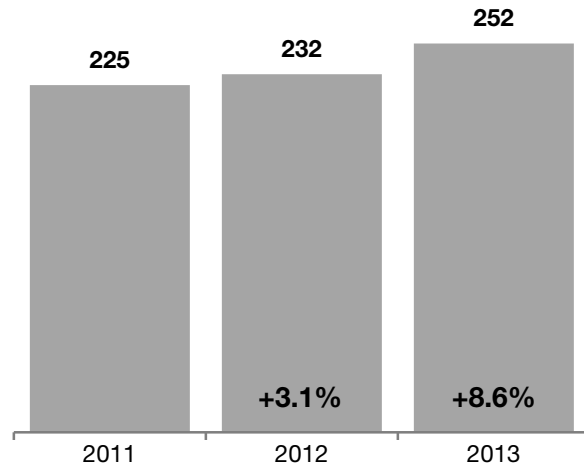


# Housing Affordability Index

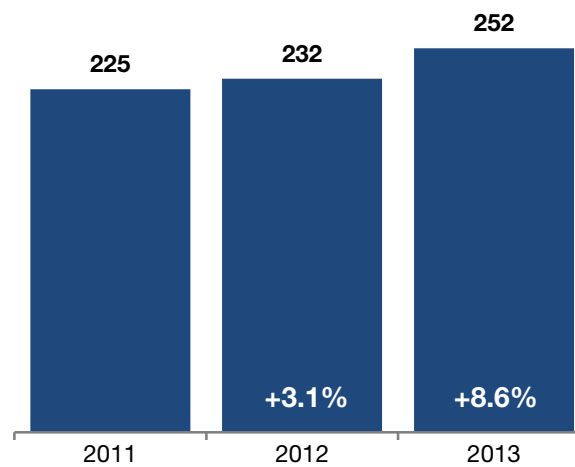
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## January

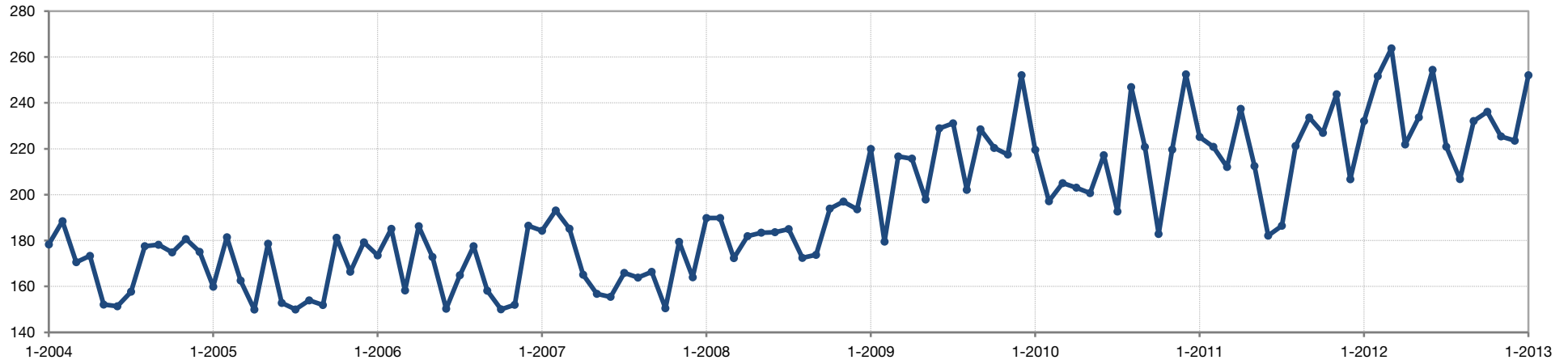


## Year To Date



Month	Prior Year	Current Year	+ / -
February	221	252	+13.9%
March	212	264	+24.4%
April	237	222	-6.5%
May	212	234	+10.0%
June	182	254	+39.7%
July	186	221	+18.5%
August	221	207	-6.5%
September	234	232	-0.6%
October	227	236	+4.0%
November	244	225	-7.5%
December	207	224	+8.1%
January	232	252	+8.6%
<b>12-Month Avg</b>	<b>218</b>	<b>235</b>	<b>+8.8%</b>

## Historical Housing Affordability Index

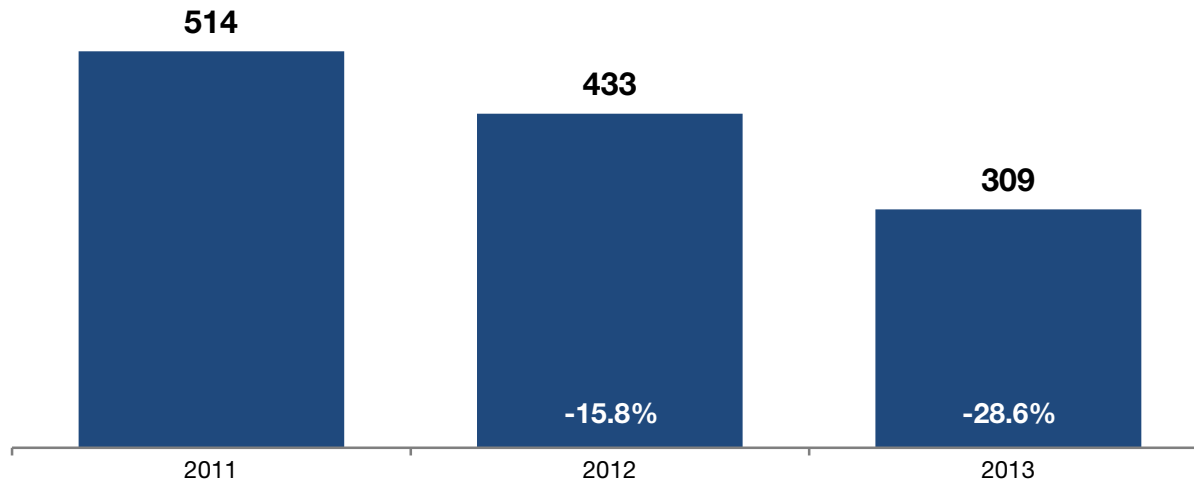


# Inventory of Homes for Sale

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

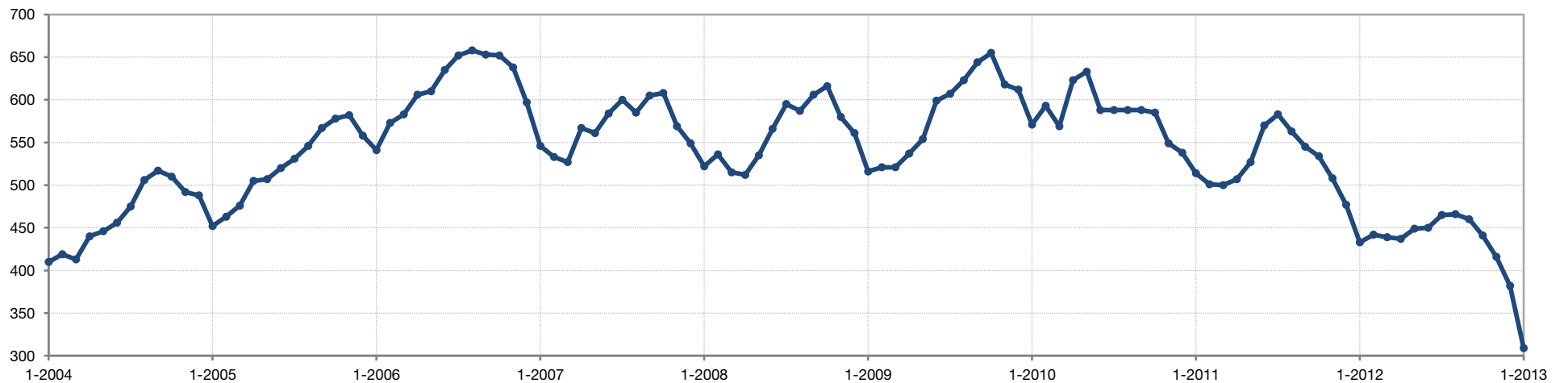


## January



Month	Prior Year	Current Year	+ / -
February	501	442	-11.8%
March	500	439	-12.2%
April	507	437	-13.8%
May	527	449	-14.8%
June	570	450	-21.1%
July	583	465	-20.2%
August	563	466	-17.2%
September	545	460	-15.6%
October	534	441	-17.4%
November	508	416	-18.1%
December	477	382	-19.9%
January	433	309	-28.6%
12-Month Avg	521	430	-17.6%

## Historical Inventory of Homes for Sale

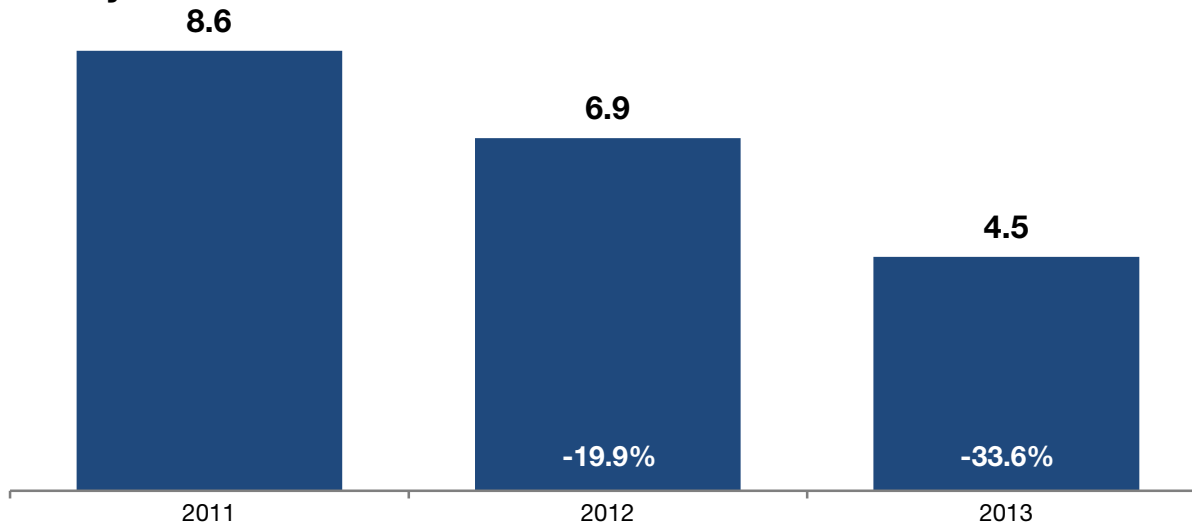


# Months Supply of Inventory

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.



## January



Month	Prior Year	Current Year	+ / -
February	8.3	7.1	-13.9%
March	8.2	7.1	-14.3%
April	8.5	7.1	-17.2%
May	9.3	7.0	-24.5%
June	10.5	6.8	-34.9%
July	10.9	7.1	-35.5%
August	10.2	7.1	-30.2%
September	9.2	7.1	-22.9%
October	8.9	6.7	-24.7%
November	8.3	6.3	-23.9%
December	7.8	5.6	-27.9%
January	6.9	4.5	-33.6%
<b>12-Month Avg</b>	<b>8.9</b>	<b>6.6</b>	<b>-25.6%</b>

## Historical Months Supply of Inventory

