

# Monthly Indicators

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



## February 2013



## Quick Facts

**+ 9.3%**

**- 1.9%**

**- 29.2%**

Change in  
Closed Sales

Change in  
Median Sales Price

Change in  
Inventory

Market Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days On Market Until Sale	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of Original List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>

[Click on desired metric to jump to that page.](#)

# Tuscarawas County Market Overview

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



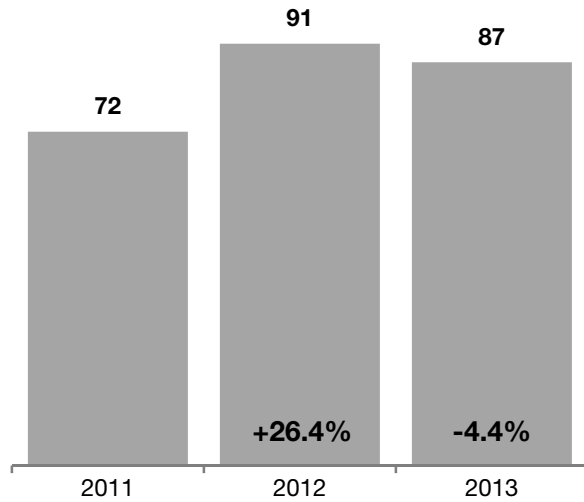
Key Metrics	Historical Sparklines	2-2012	2-2013	+ / -	YTD 2012	YTD 2013	+ / -
<b>New Listings</b>		91	<b>87</b>	- 4.4%	164	<b>175</b>	+ 6.7%
<b>Pending Sales</b>		53	<b>55</b>	+ 3.8%	93	<b>114</b>	+ 22.6%
<b>Closed Sales</b>		43	<b>47</b>	+ 9.3%	87	<b>102</b>	+ 17.2%
<b>Days on Market Until Sale</b>		131	<b>116</b>	- 11.1%	137	<b>121</b>	- 12.2%
<b>Median Sales Price</b>		\$80,000	<b>\$78,500</b>	- 1.9%	\$87,250	<b>\$82,500</b>	- 5.4%
<b>Average Sales Price</b>		\$91,070	<b>\$87,846</b>	- 3.5%	\$99,540	<b>\$91,830</b>	- 7.7%
<b>Percent of Original List Price Received</b>		89.8%	<b>91.9%</b>	+ 2.3%	90.7%	<b>91.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		252	<b>264</b>	+ 4.5%	238	<b>255</b>	+ 7.2%
<b>Inventory of Homes for Sale</b>		442	<b>313</b>	- 29.2%	--	--	--
<b>Months Supply of Homes for Sale</b>		7.1	<b>4.5</b>	- 36.6%	--	--	--

# New Listings

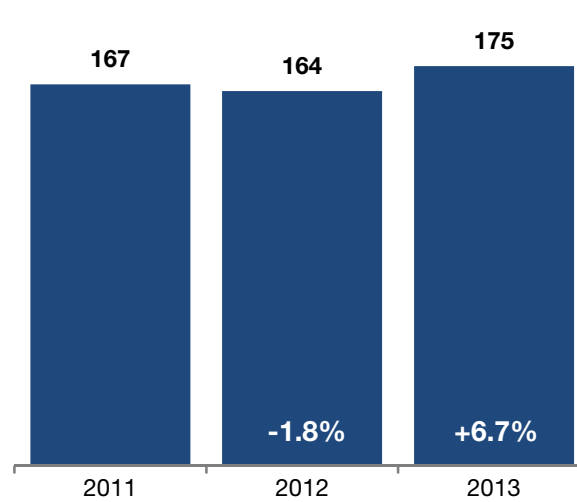
A count of the properties that have been newly listed on the market in a given month.



## February

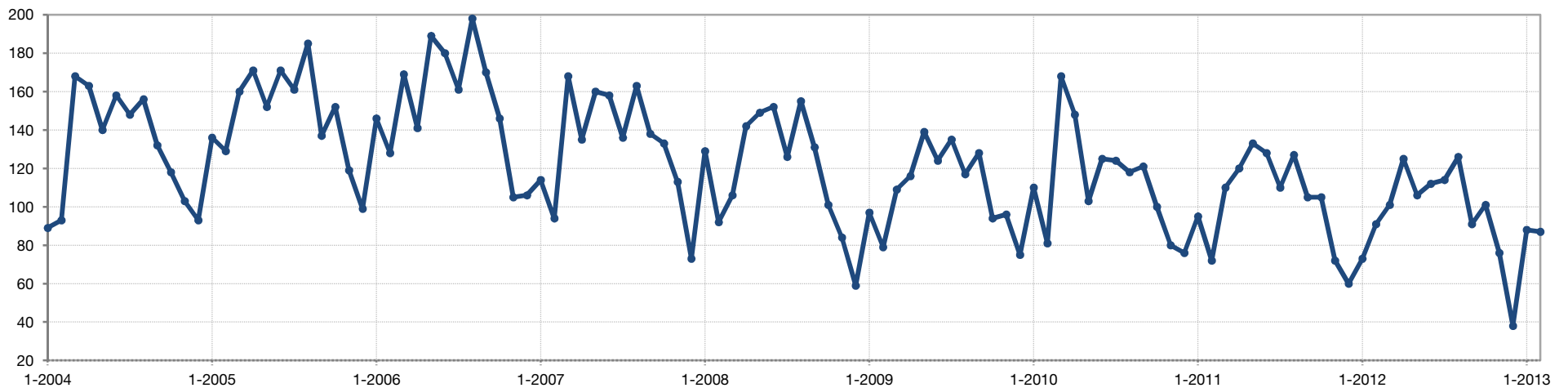


## Year To Date



Month	Prior Year	Current Year	+ / -
March	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	88	+20.5%
February	91	87	-4.4%
<b>12-Month Avg</b>	<b>103</b>	<b>97</b>	<b>-5.6%</b>

## Historical New Listing Activity

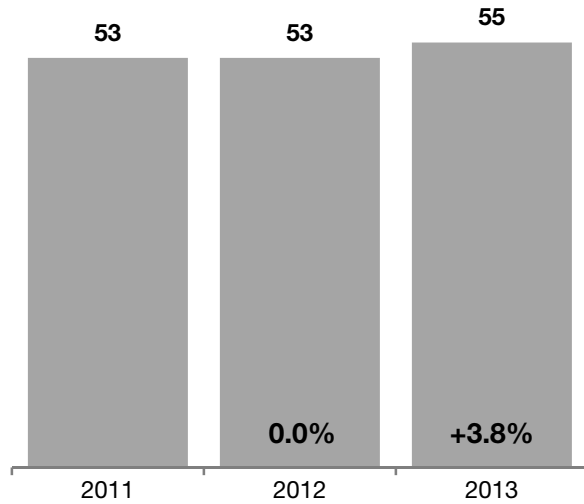


# Pending Sales

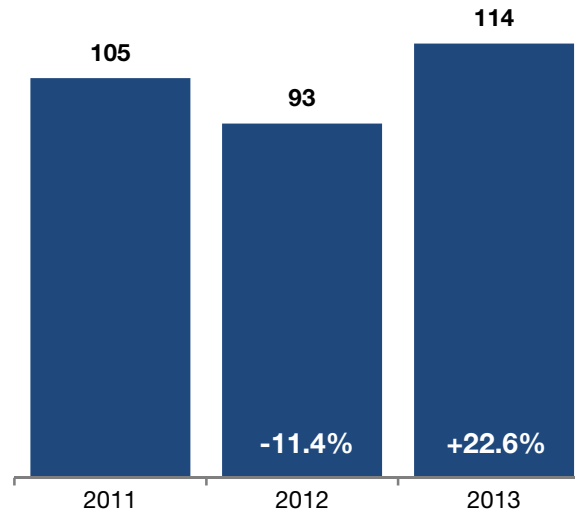
A count of the properties on which contracts have been accepted in a given month.



## February

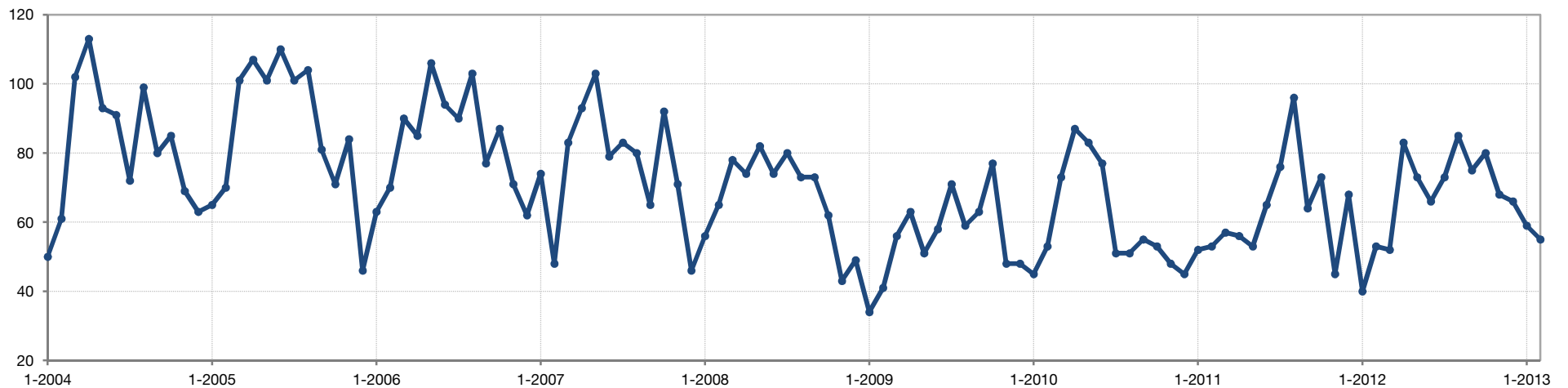


## Year To Date



Month	Prior Year	Current Year	+ / -
March	57	52	-8.8%
April	56	83	+48.2%
May	53	73	+37.7%
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	68	+51.1%
December	68	66	-2.9%
January	40	59	+47.5%
February	53	55	+3.8%
<b>12-Month Avg</b>	<b>62</b>	<b>70</b>	<b>+11.9%</b>

## Historical Pending Sales Activity

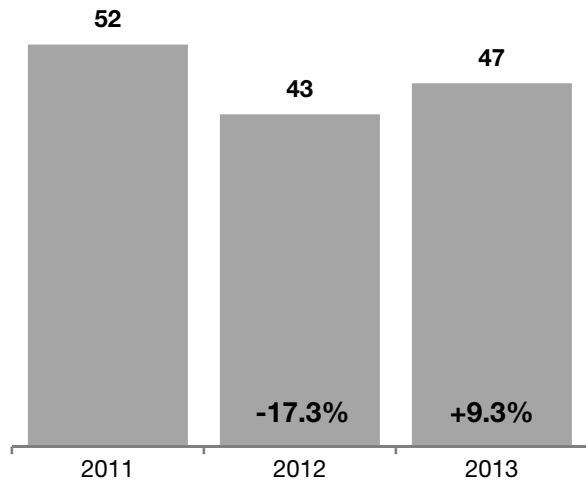


# Closed Sales

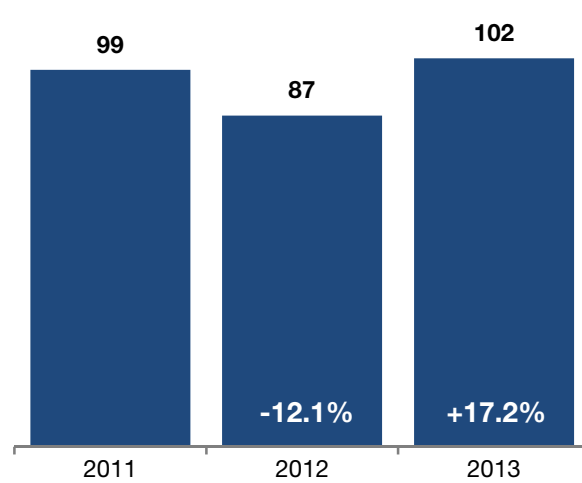
A count of the actual sales that have closed in a given month.



## February

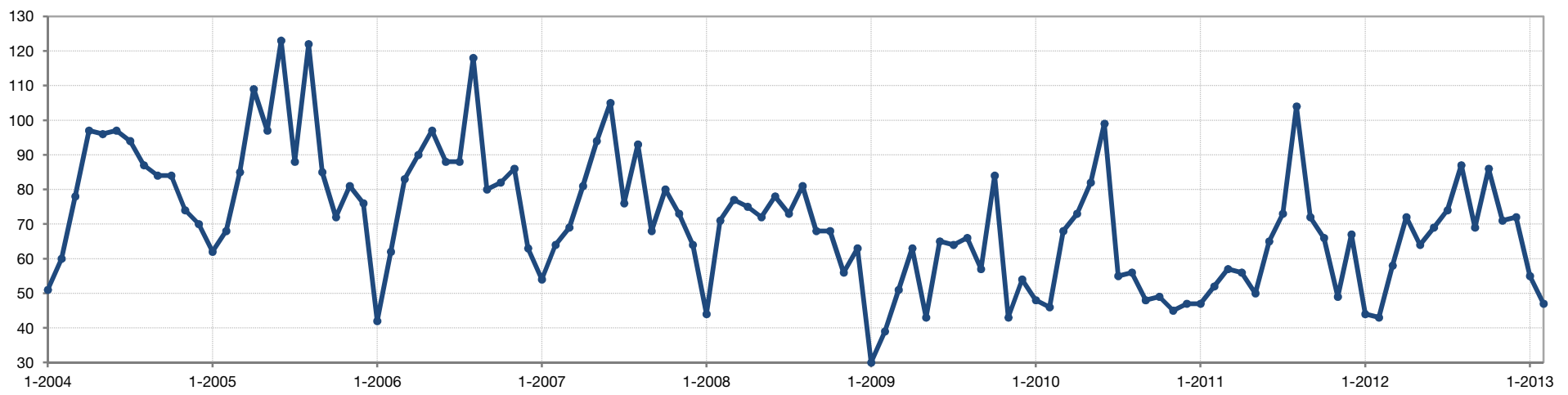


## Year To Date



Month	Prior Year	Current Year	+ / -
March	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	72	+7.5%
January	44	55	+25.0%
February	43	47	+9.3%
<b>12-Month Avg</b>	<b>62</b>	<b>69</b>	<b>+13.5%</b>

## Historical Closed Sales Activity

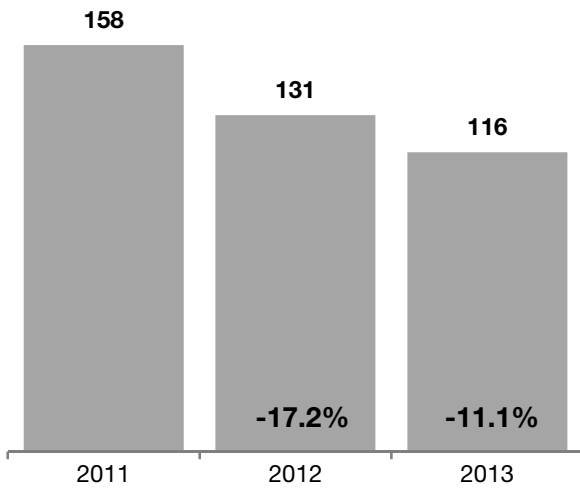


# Days on Market Until Sale

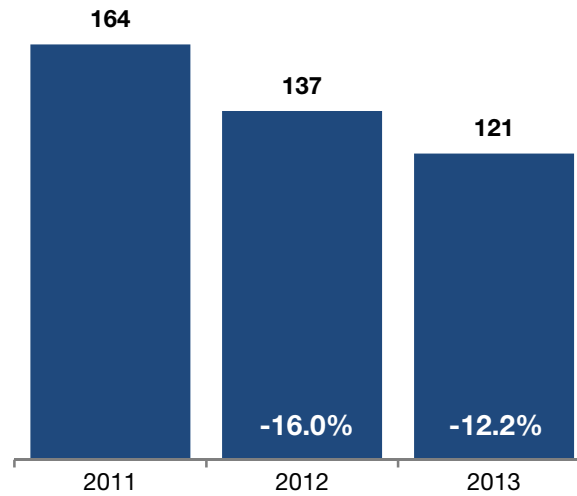
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February

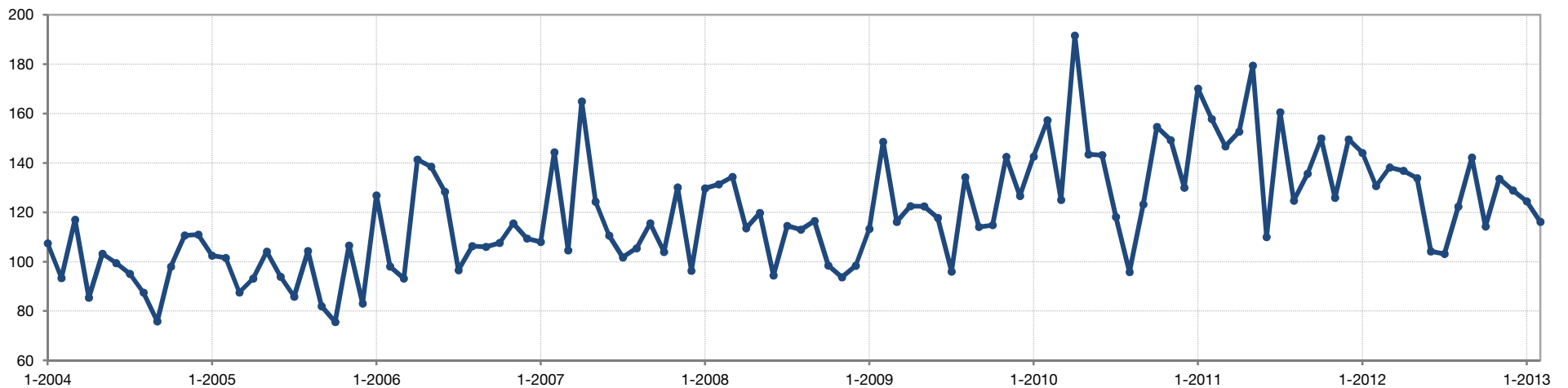


## Year To Date



Month	Prior Year	Current Year	+ / -
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	-13.8%
January	144	124	-13.6%
February	131	116	-11.1%
<b>12-Month Avg</b>	<b>122</b>	<b>111</b>	<b>-8.7%</b>

## Historical Days on Market Until Sale

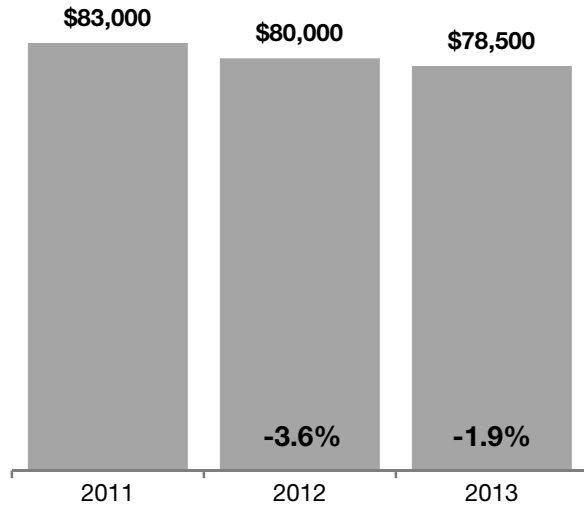


# Median Sales Price

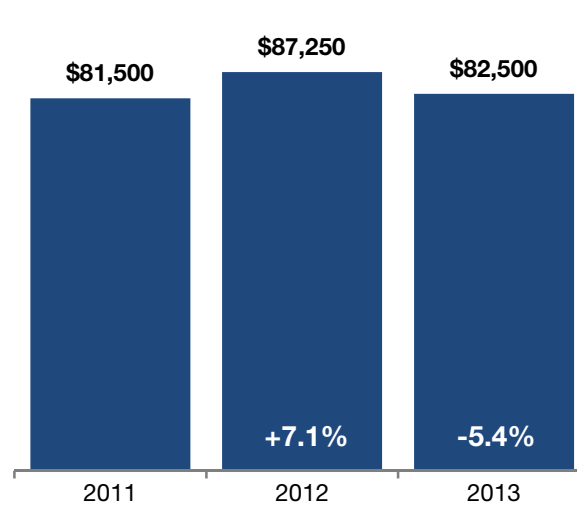
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## February

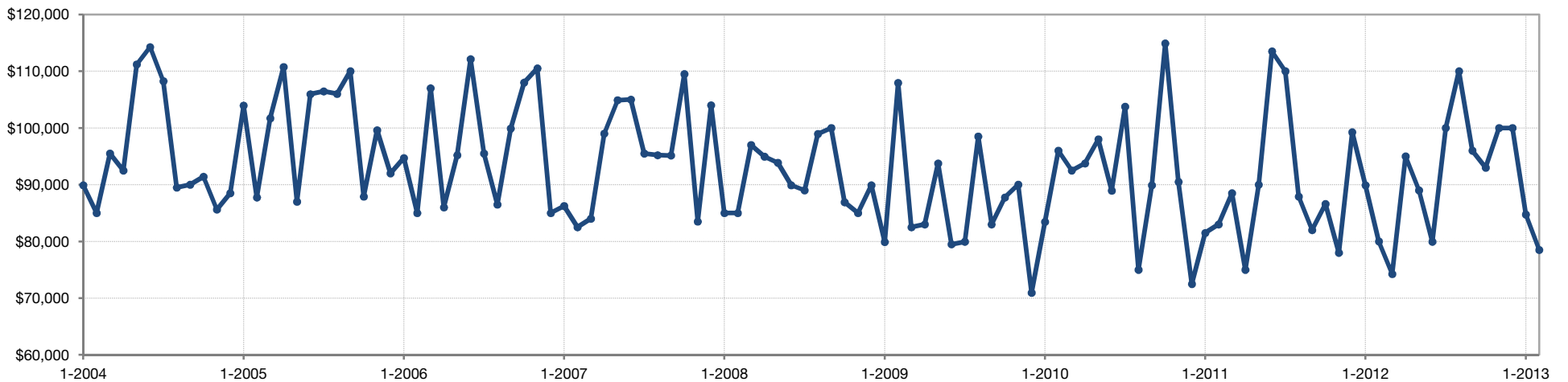


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$100,000	+0.8%
January	\$89,900	\$84,750	-5.7%
February	\$80,000	\$78,500	-1.9%
12-Month Med	\$88,000	\$92,500	+5.1%

## Historical Median Sales Price

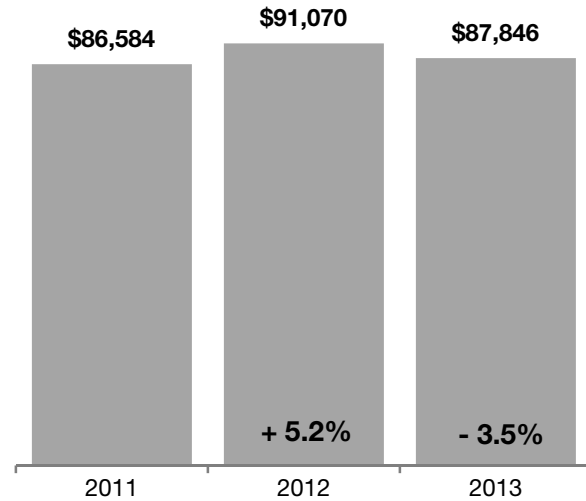


# Average Sales Price

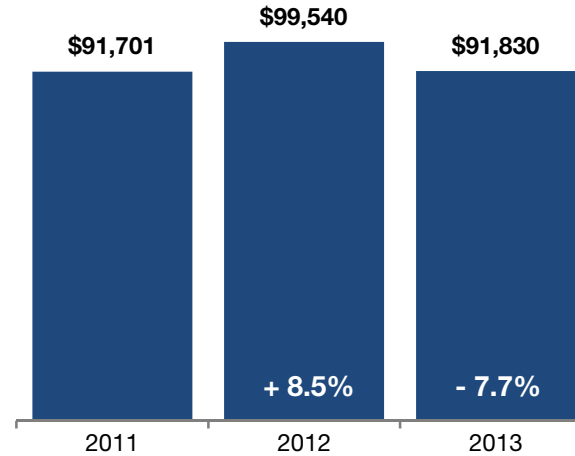
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February

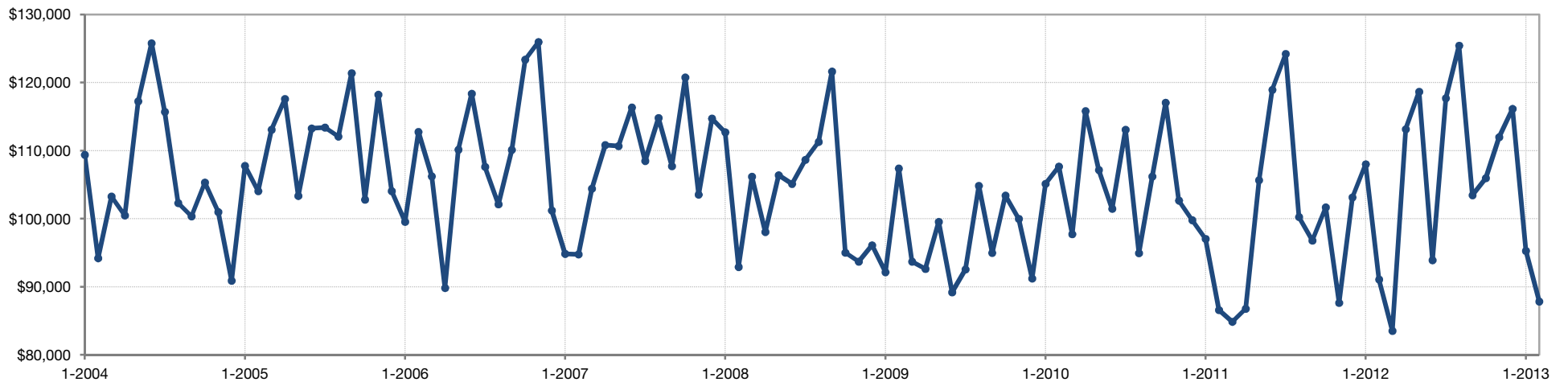


## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$84,868	\$83,526	-1.6%
April	\$86,777	\$113,150	+30.4%
May	\$105,660	\$118,656	+12.3%
June	\$118,937	\$93,908	-21.0%
July	\$124,215	\$117,697	-5.2%
August	\$100,255	\$125,428	+25.1%
September	\$96,793	\$103,456	+6.9%
October	\$101,672	\$105,966	+4.2%
November	\$87,646	\$111,987	+27.8%
December	\$103,140	\$116,143	+12.6%
January	\$108,010	\$95,278	-11.8%
February	\$91,070	\$87,846	-3.5%
<b>12-Month Avg</b>	<b>\$101,326</b>	<b>\$107,392</b>	<b>+6.0%</b>

## Historical Average Sales Price



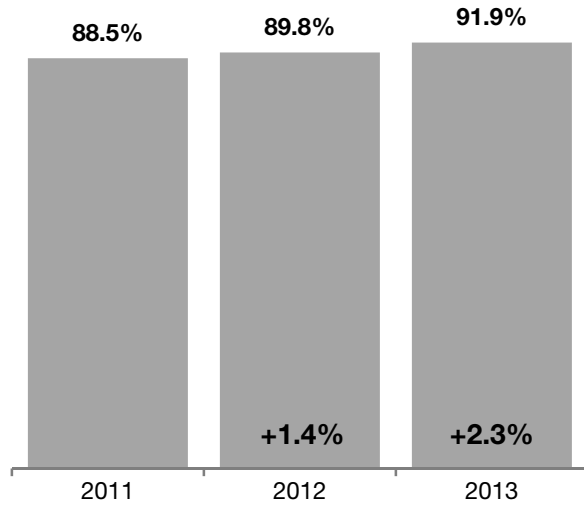


# Percent of Original List Price Received

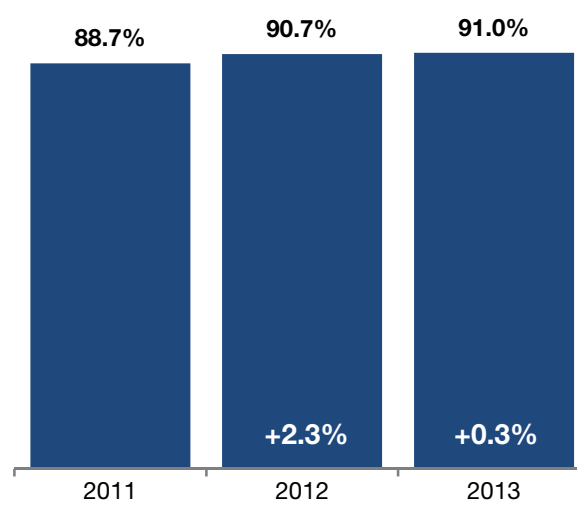
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February

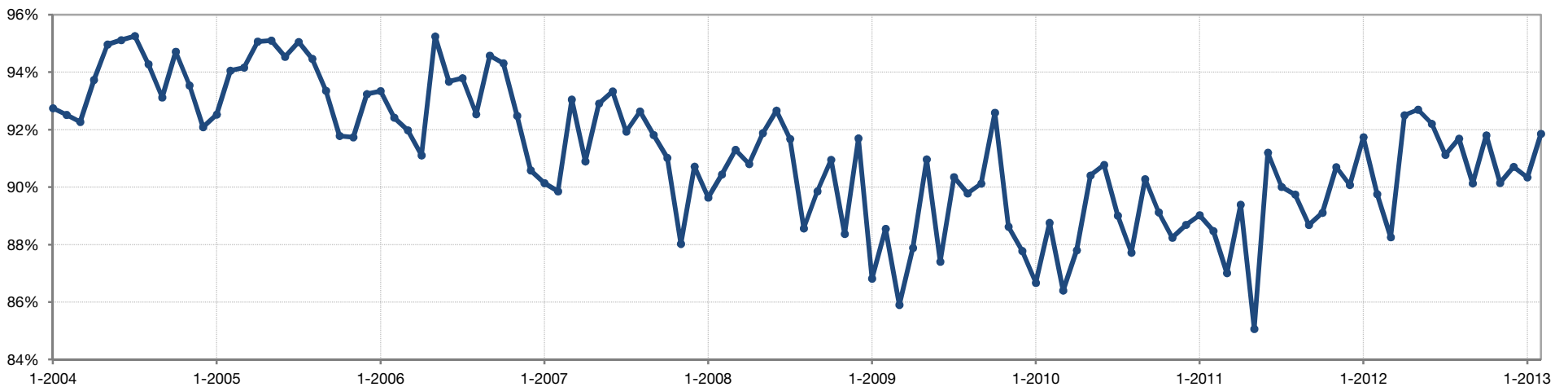


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	89.8%	91.9%	+2.3%
<b>12-Month Avg</b>	<b>89.4%</b>	<b>91.2%</b>	<b>+2.0%</b>

## Historical Percent of Original List Price Received

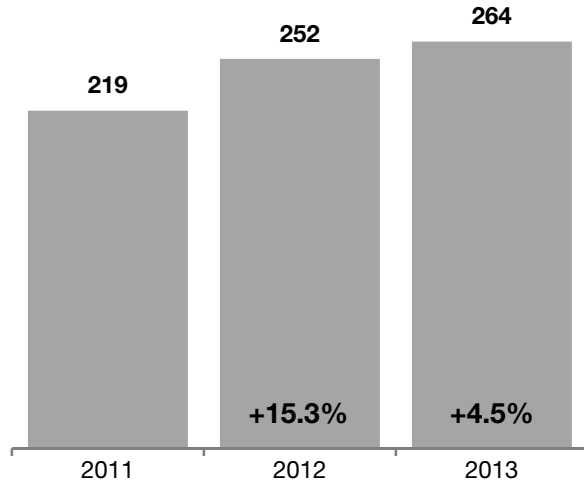


# Housing Affordability Index

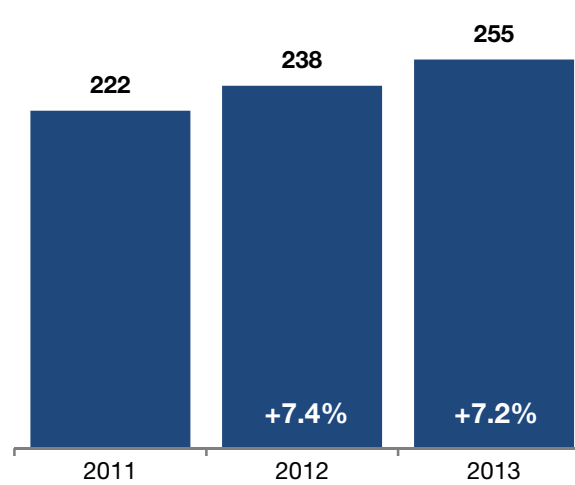
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## February

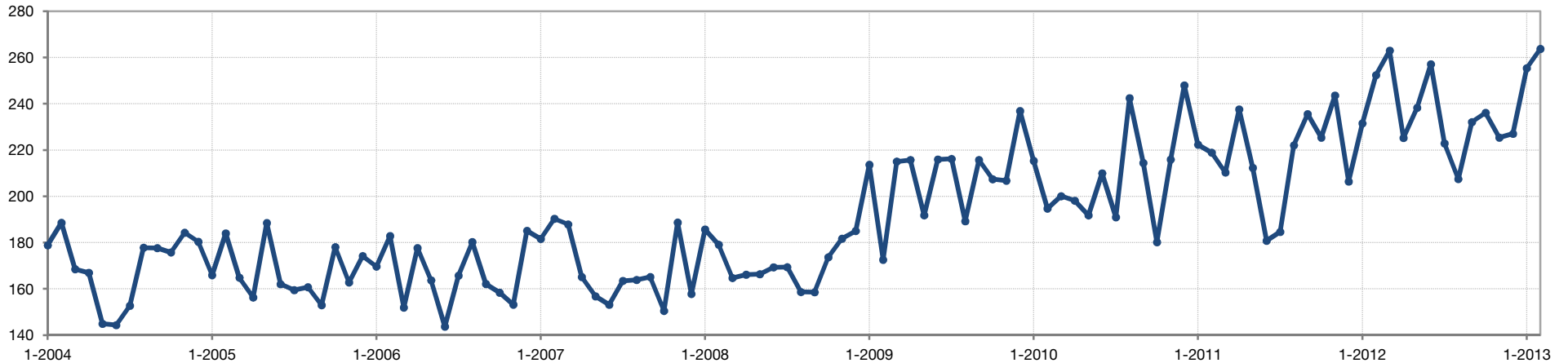


## Year To Date



Month	Prior Year	Current Year	+ / -
March	210	263	+25.1%
April	238	225	-5.2%
May	212	238	+12.2%
June	181	257	+42.2%
July	185	223	+20.7%
August	222	207	-6.6%
September	236	232	-1.5%
October	225	236	+4.8%
November	244	225	-7.5%
December	206	227	+10.0%
January	232	255	+10.3%
February	252	264	+4.5%
<b>12-Month Avg</b>	<b>220</b>	<b>238</b>	<b>+9.1%</b>

## Historical Housing Affordability Index

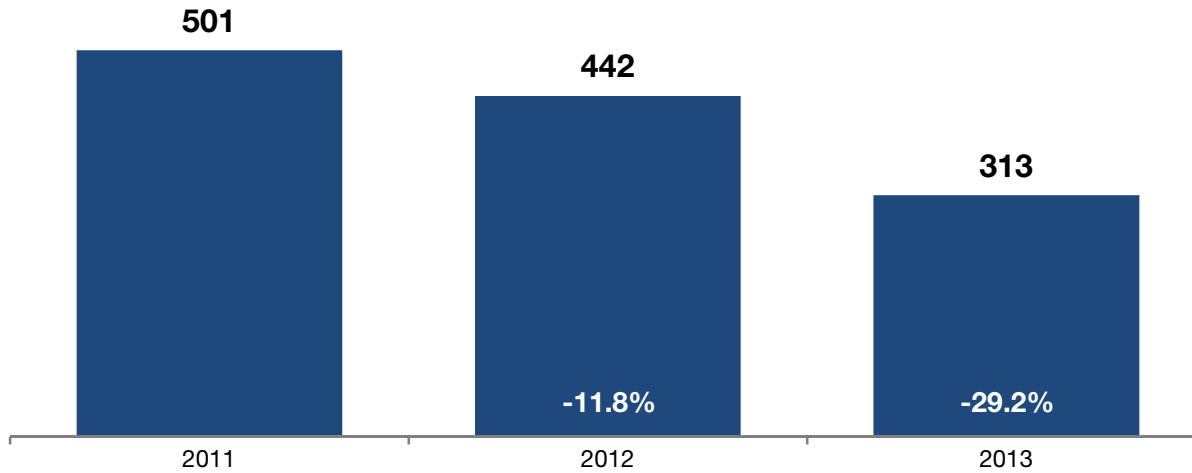


# Inventory of Homes for Sale

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

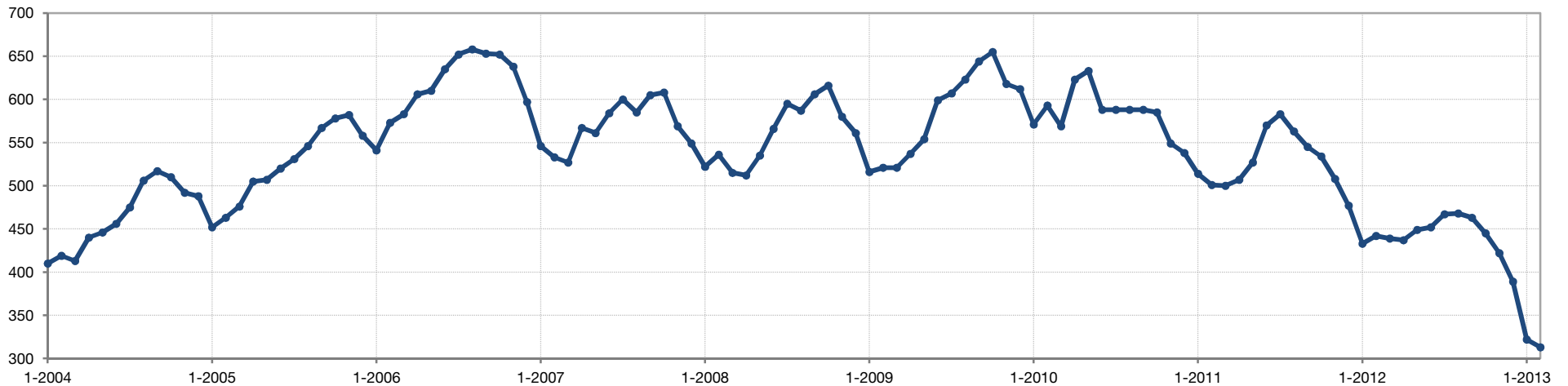


## February



Month	Prior Year	Current Year	+ / -
March	500	439	-12.2%
April	507	437	-13.8%
May	527	449	-14.8%
June	570	452	-20.7%
July	583	467	-19.9%
August	563	468	-16.9%
September	545	463	-15.0%
October	534	445	-16.7%
November	508	422	-16.9%
December	477	389	-18.4%
January	433	322	-25.6%
February	442	313	-29.2%
12-Month Avg	516	422	-18.3%

## Historical Inventory of Homes for Sale

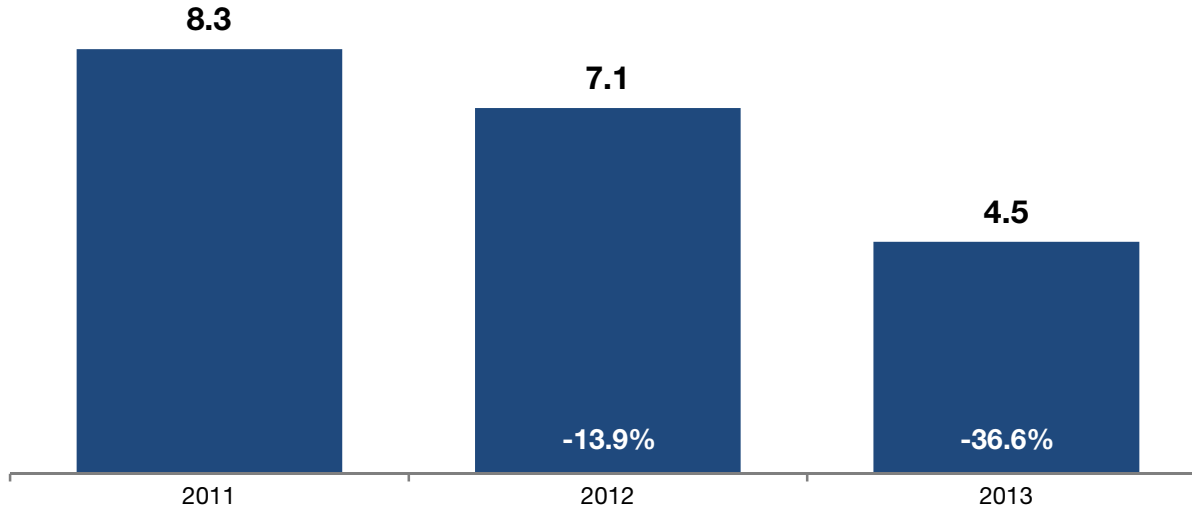


# Months Supply of Inventory

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	8.2	7.1	-14.3%
April	8.5	7.1	-17.2%
May	9.3	7.0	-24.5%
June	10.5	6.9	-34.5%
July	10.9	7.1	-35.1%
August	10.2	7.1	-29.8%
September	9.2	7.2	-22.3%
October	8.9	6.8	-23.9%
November	8.3	6.4	-22.7%
December	7.8	5.7	-26.5%
January	6.9	4.7	-30.8%
February	7.1	4.5	-36.6%
12-Month Avg	8.8	6.5	-26.7%

## Historical Months Supply of Inventory

