

Monthly Indicators

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



April 2013



Quick Facts

- 9.7%

- 5.4%

- 24.0%

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.



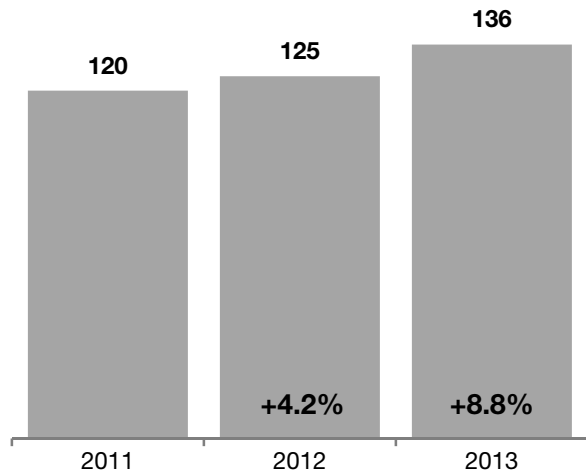
Key Metrics	Historical Sparklines	4-2012	4-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		125	136	+ 8.8%	390	407	+ 4.4%
Pending Sales		83	67	- 19.3%	228	238	+ 4.4%
Closed Sales		72	65	- 9.7%	217	229	+ 5.5%
Days on Market Until Sale		137	104	- 23.9%	137	113	- 17.9%
Median Sales Price		\$95,000	\$89,900	- 5.4%	\$86,500	\$89,900	+ 3.9%
Average Sales Price		\$113,150	\$104,214	- 7.9%	\$99,589	\$102,319	+ 2.7%
Percent of Original List Price Received		92.5%	93.6%	+ 1.2%	90.6%	91.8%	+ 1.3%
Housing Affordability Index		225	244	+ 8.2%	240	244	+ 1.4%
Inventory of Homes for Sale		437	332	- 24.0%	--	--	--
Months Supply of Homes for Sale		7.1	4.7	- 32.9%	--	--	--

New Listings

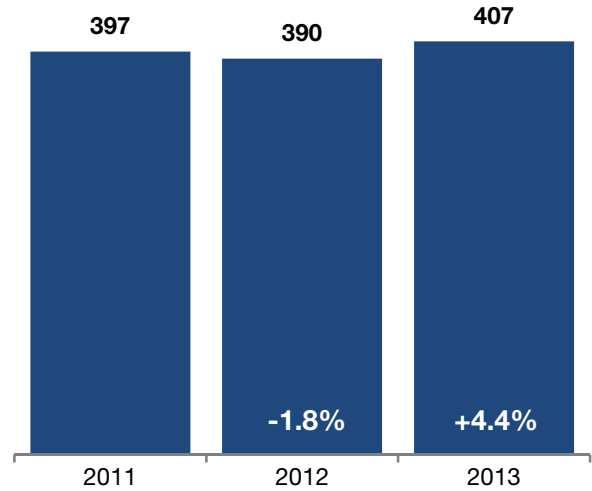
A count of the properties that have been newly listed on the market in a given month.



April

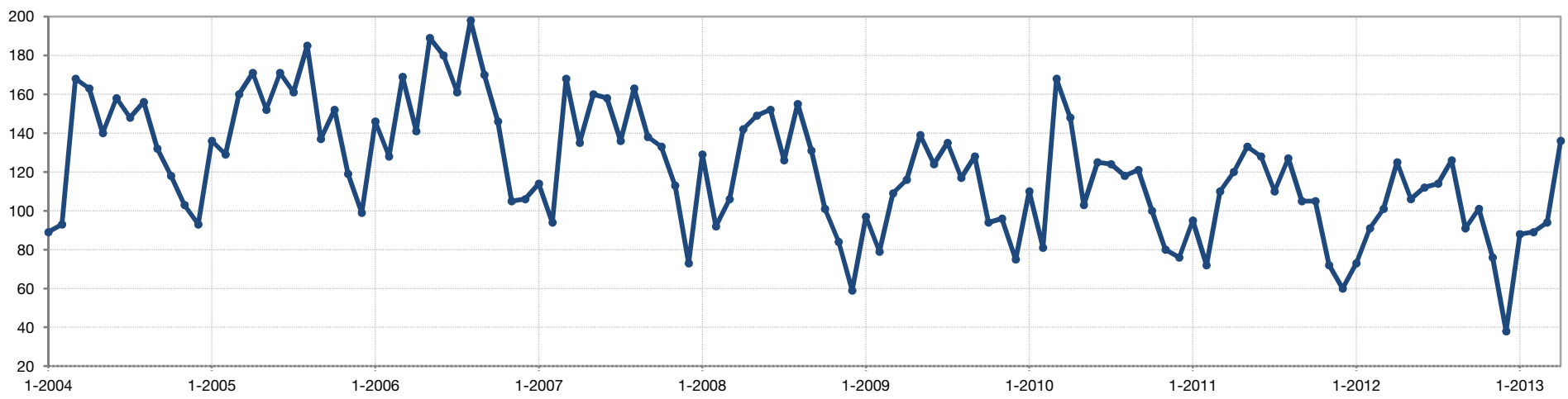


Year To Date



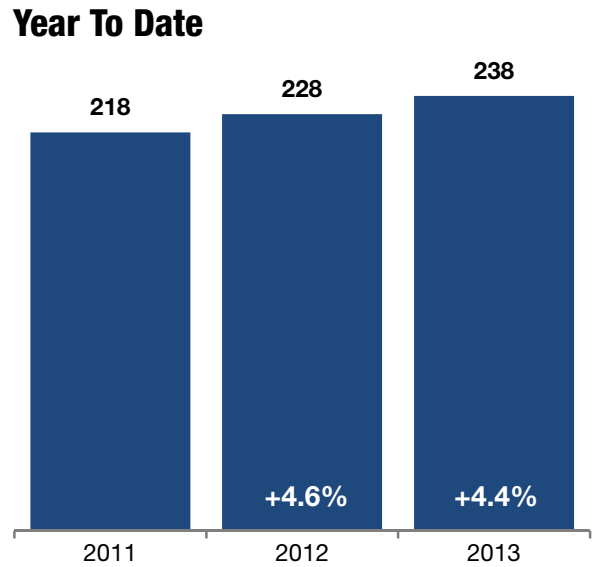
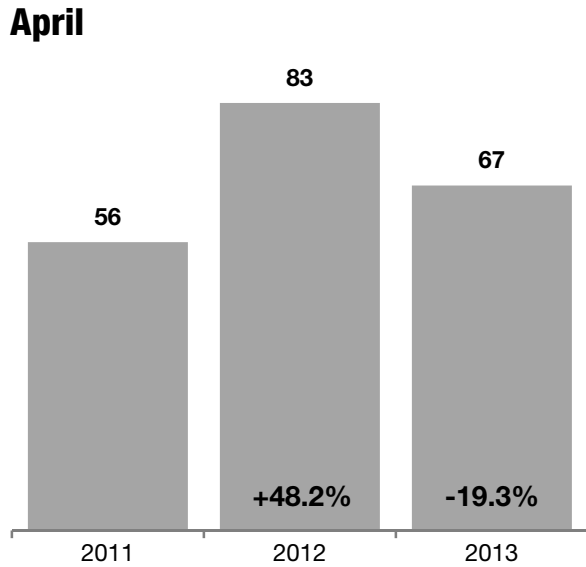
Month	Prior Year	Current Year	+ / -
May	133	106	-20.3%
June	128	112	-12.5%
July	110	114	+3.6%
August	127	126	-0.8%
September	105	91	-13.3%
October	105	101	-3.8%
November	72	76	+5.6%
December	60	38	-36.7%
January	73	88	+20.5%
February	91	89	-2.2%
March	101	94	-6.9%
April	125	136	+8.8%
12-Month Avg	103	98	-4.8%

Historical New Listing Activity



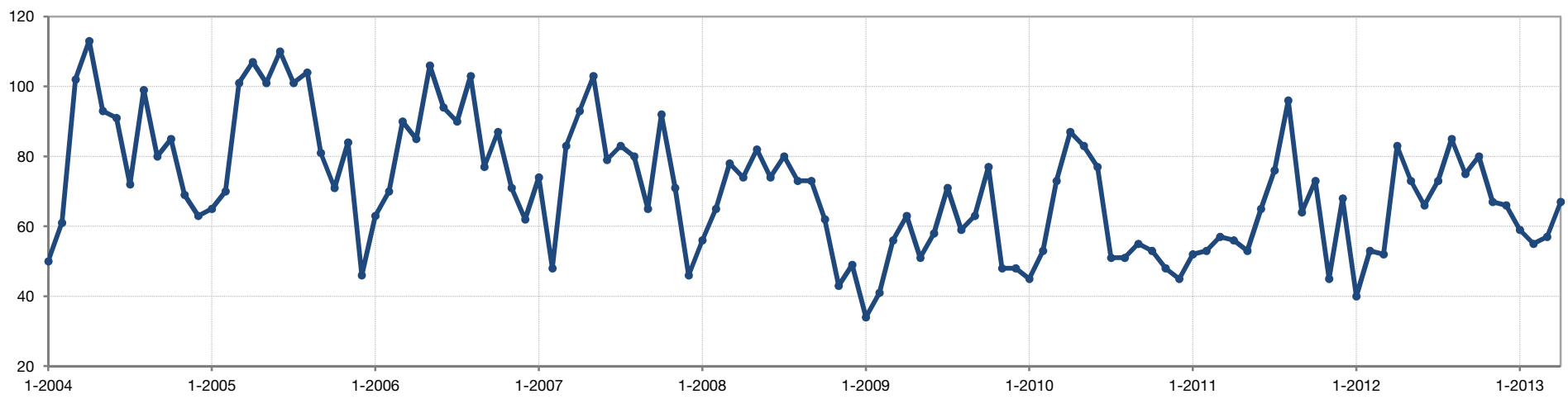
Pending Sales

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



Month	Prior Year	Current Year	+ / -
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	67	+48.9%
December	68	66	-2.9%
January	40	59	+47.5%
February	53	55	+3.8%
March	52	57	+9.6%
April	83	67	-19.3%
12-Month Avg	64	69	+7.2%

Historical Pending Sales Activity

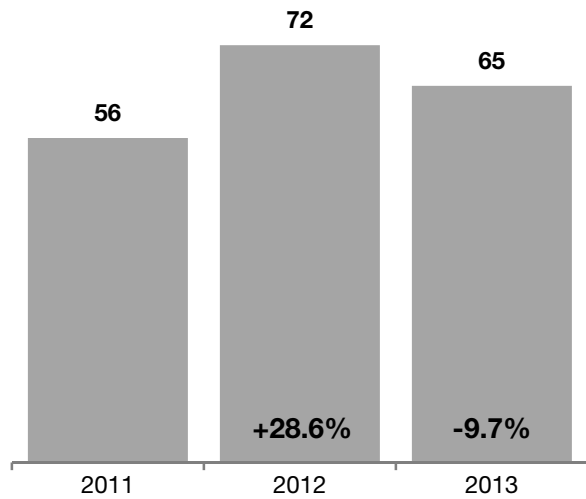


Closed Sales

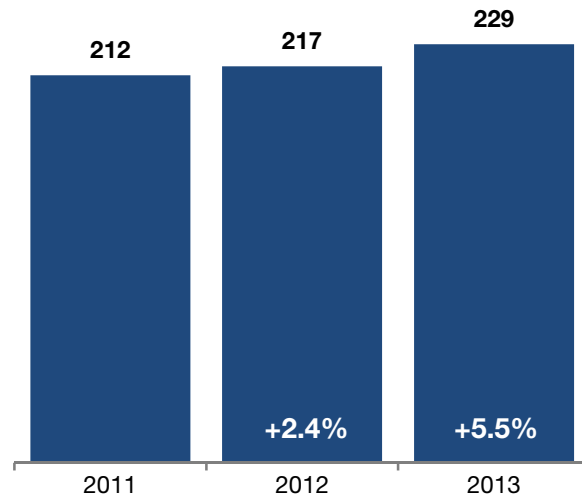
A count of the actual sales that have closed in a given month.



April

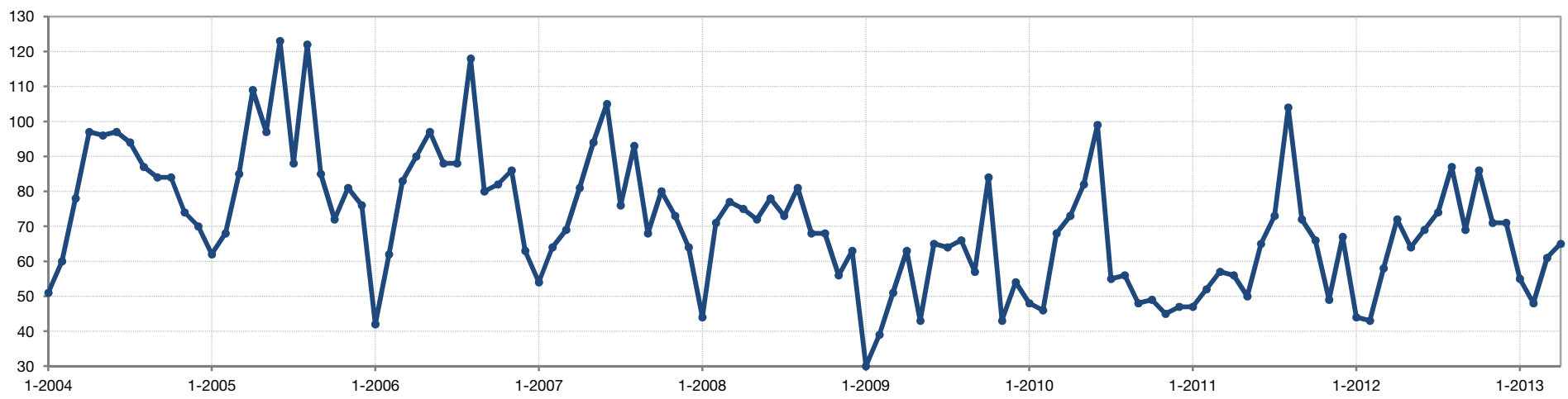


Year To Date



Month	Prior Year	Current Year	+ / -
May	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%
February	43	48	+11.6%
March	58	61	+5.2%
April	72	65	-9.7%
12-Month Avg	64	68	+10.7%

Historical Closed Sales Activity

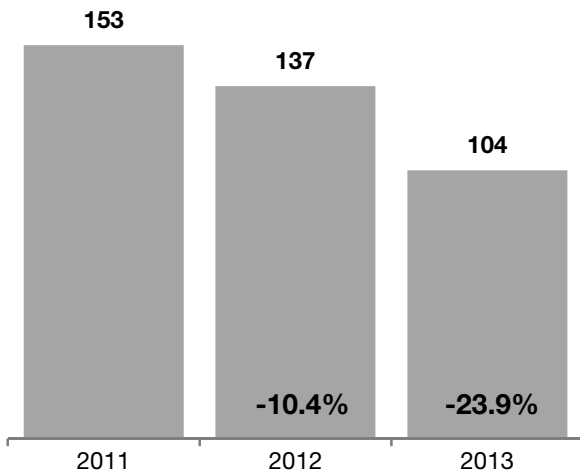


Days on Market Until Sale

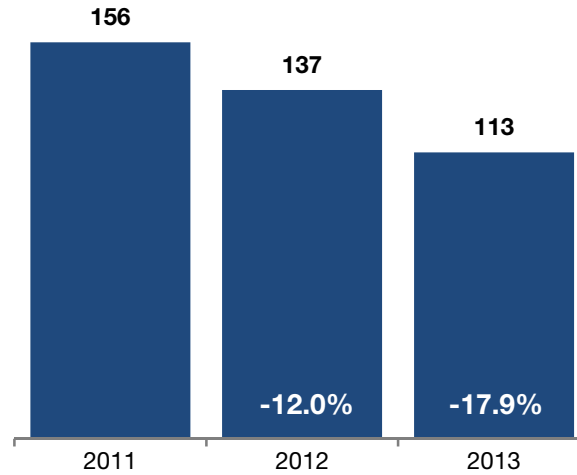
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

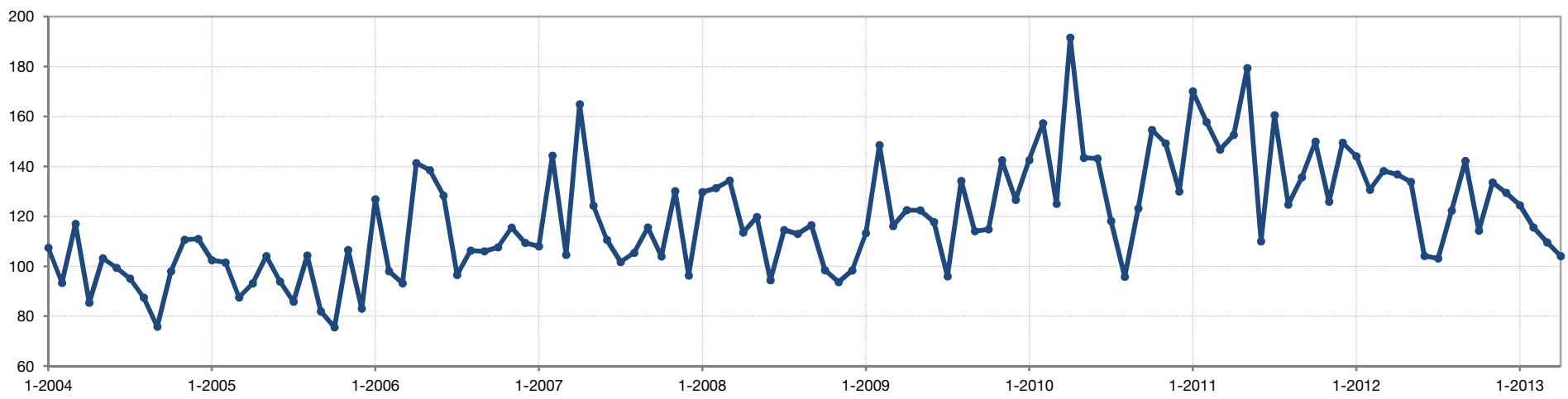


Year To Date



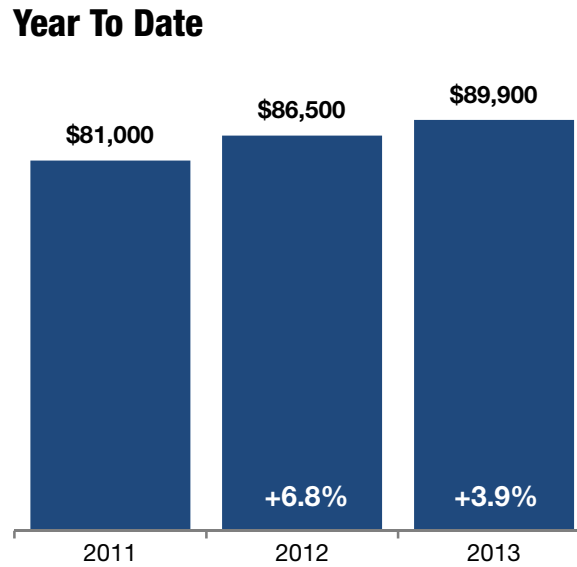
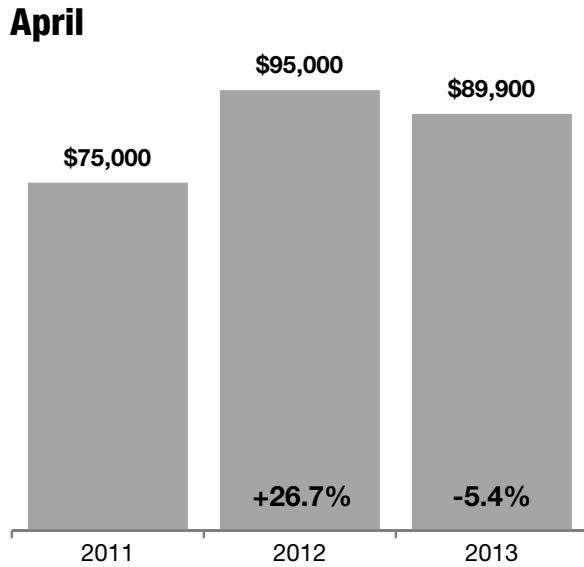
Month	Prior Year	Current Year	+ / -
May	179	134	-25.4%
June	110	104	-5.3%
July	161	103	-35.7%
August	125	122	-1.9%
September	136	142	+4.8%
October	150	114	-23.8%
November	126	134	+6.1%
December	150	129	-13.4%
January	144	124	-13.6%
February	131	116	-11.5%
March	138	110	-20.7%
April	137	104	-23.9%
12-Month Avg	120	107	-10.7%

Historical Days on Market Until Sale



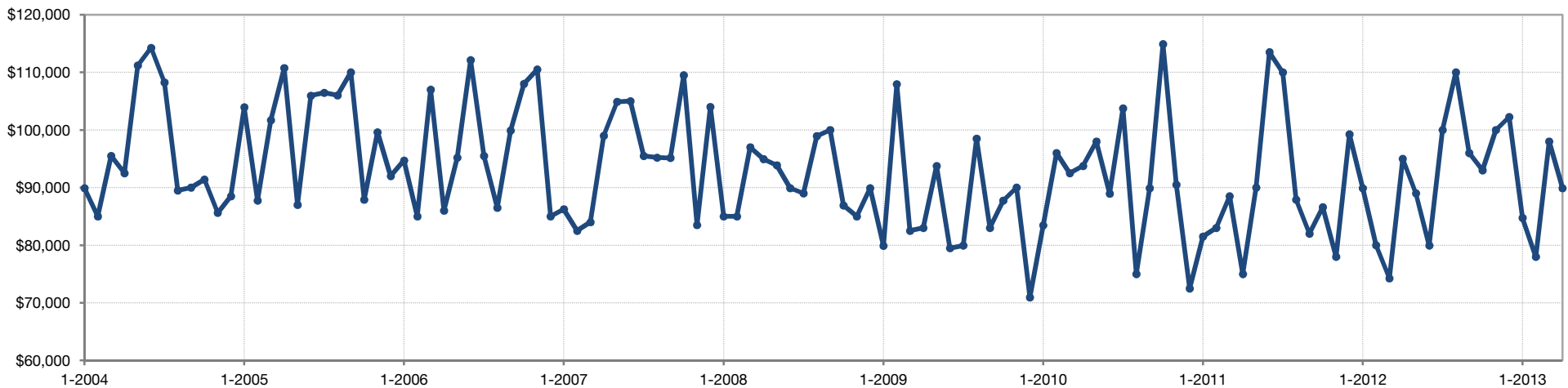
Median Sales Price

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



Month	Prior Year	Current Year	+ / -
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%
February	\$80,000	\$78,000	-2.5%
March	\$74,250	\$98,000	+32.0%
April	\$95,000	\$89,900	-5.4%
12-Month Med	\$88,000	\$94,000	+6.8%

Historical Median Sales Price

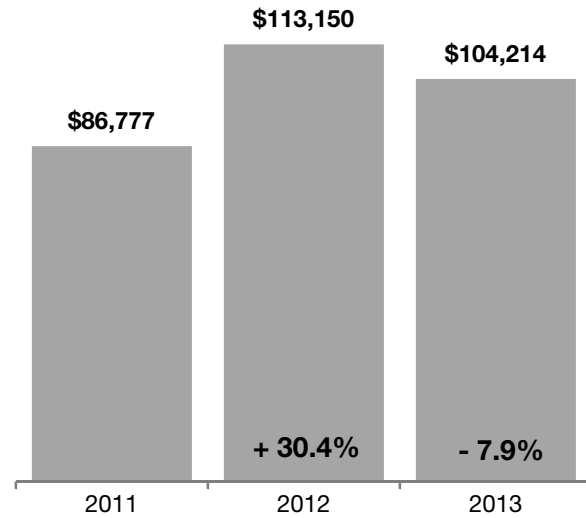


Average Sales Price

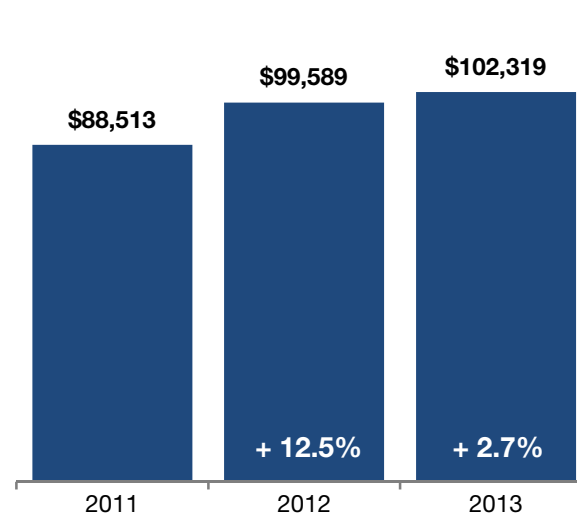
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

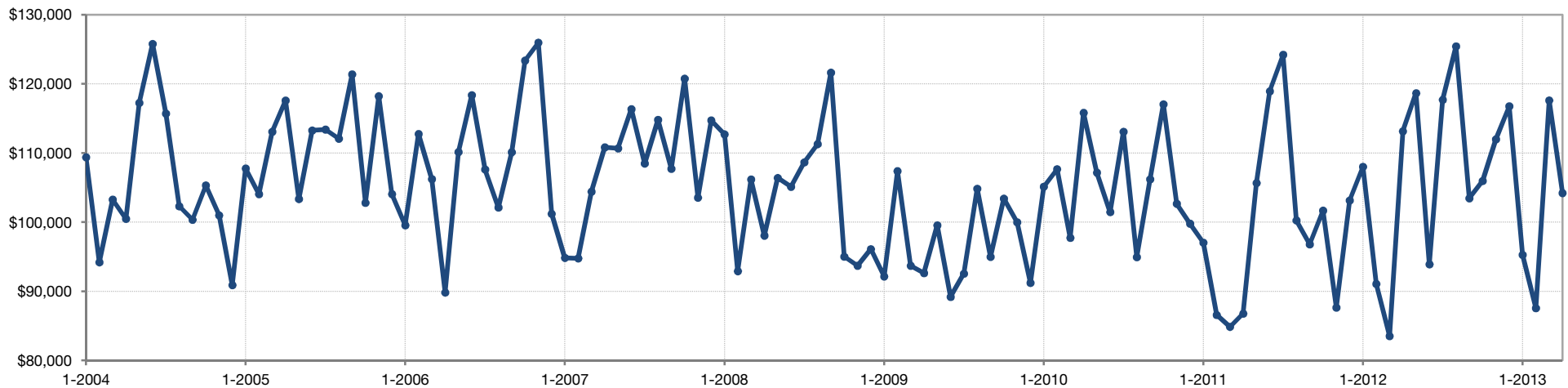


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$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	\$116,766	+13.2%
January	\$108,010	\$95,278	-11.8%
February	\$91,070	\$87,567	-3.8%
March	\$83,526	\$117,611	+40.8%
April	\$113,150	\$104,214	-7.9%
12-Month Avg	\$103,449	\$109,239	+5.6%

Historical Average Sales Price

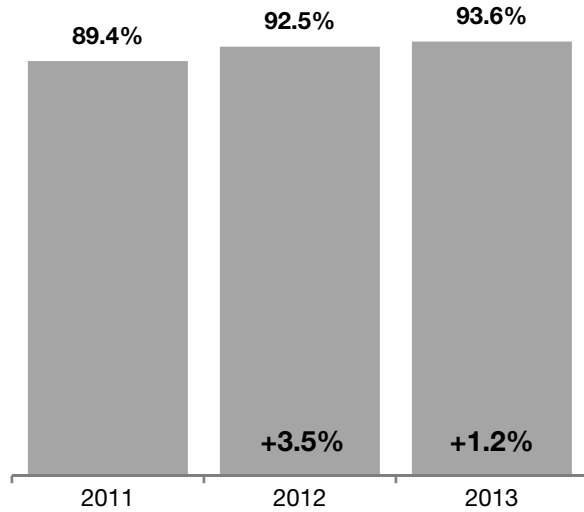


Percent of Original List Price Received

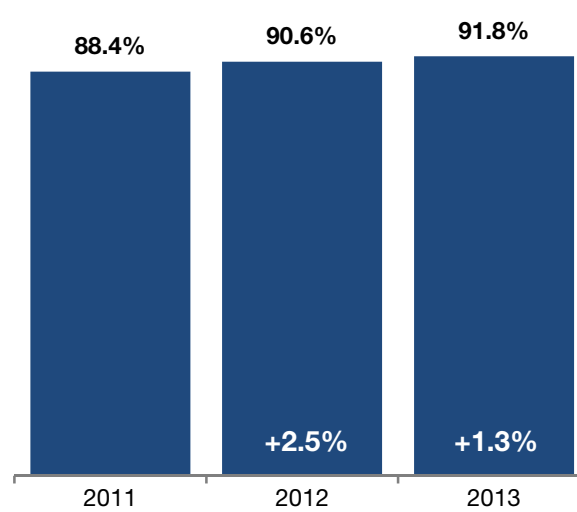
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



Year To Date



Month	Prior Year	Current Year	+ / -
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%	91.8%	+2.3%
March	88.3%	91.2%	+3.3%
April	92.5%	93.6%	+1.2%
12-Month Avg	89.8%	91.5%	+1.9%

Historical Percent of Original List Price Received

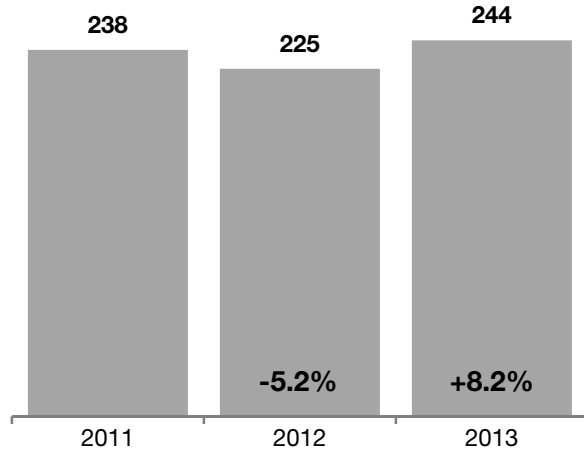


Housing Affordability Index

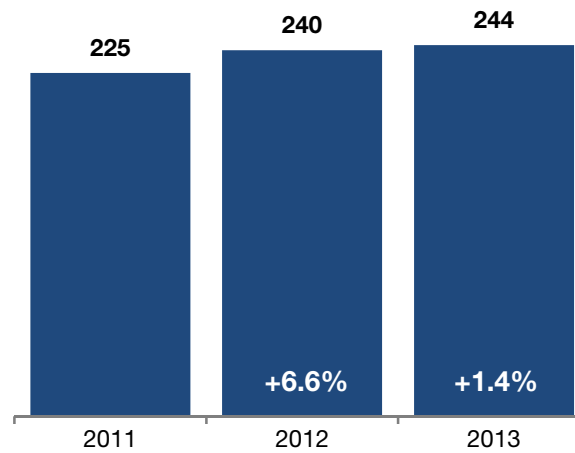
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



April

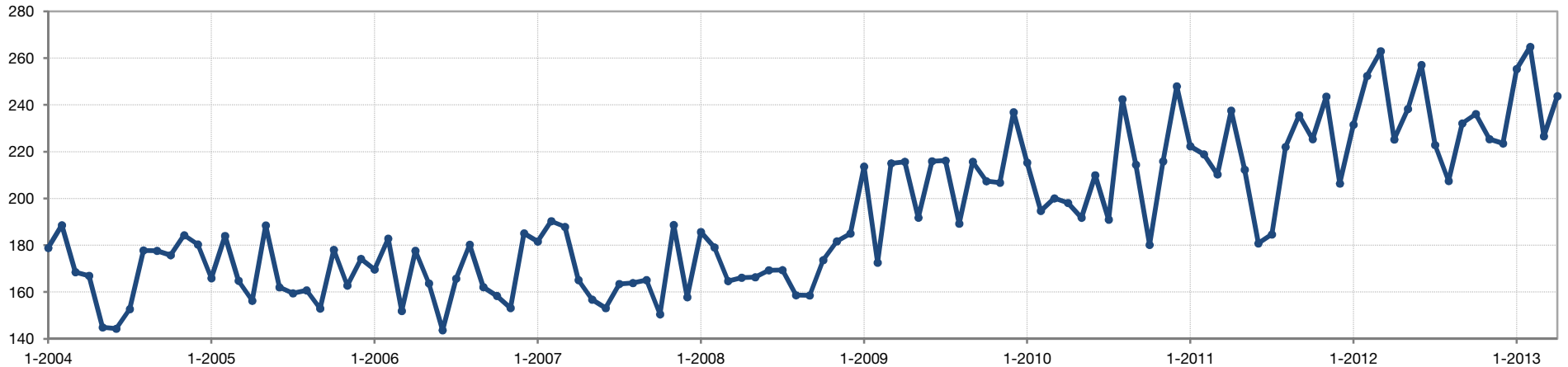


Year To Date



Month	Prior Year	Current Year	+ / -
May	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	224	+8.3%
January	232	255	+10.3%
February	252	265	+4.9%
March	263	227	-13.8%
April	225	244	+8.2%
12-Month Avg	224	236	+6.9%

Historical Housing Affordability Index

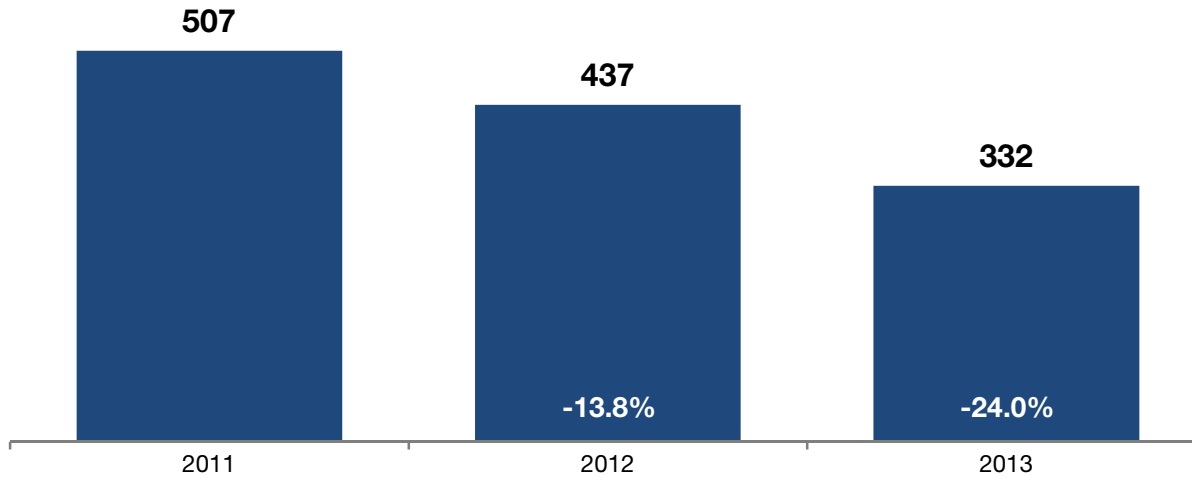


Inventory of Homes for Sale

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

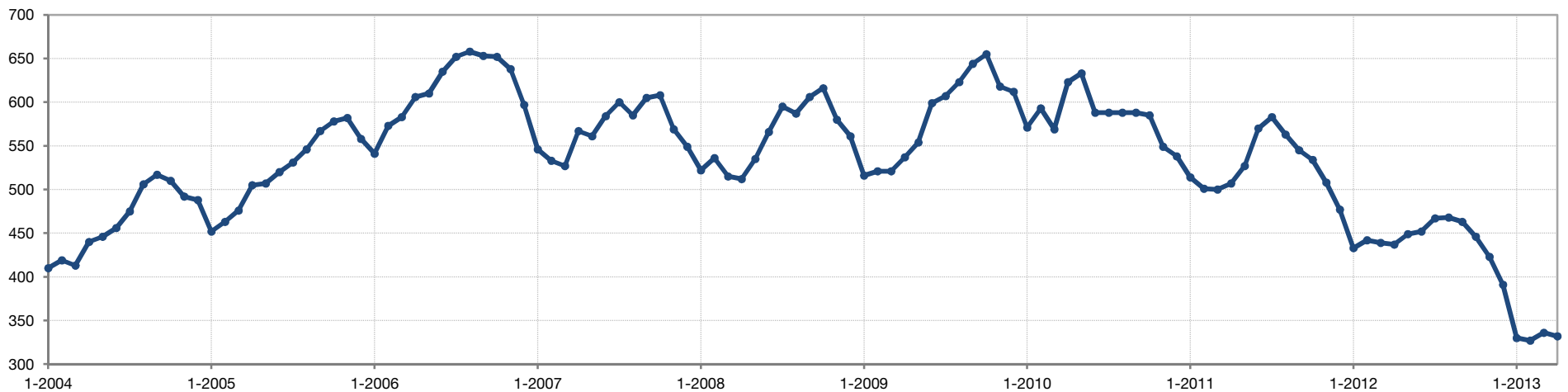


April



Month	Prior Year	Current Year	+ / -
May	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	446	-16.5%
November	508	423	-16.7%
December	477	391	-18.0%
January	433	330	-23.8%
February	442	327	-26.0%
March	439	336	-23.5%
April	437	332	-24.0%
12-Month Avg	505	407	-19.7%

Historical Inventory of Homes for Sale

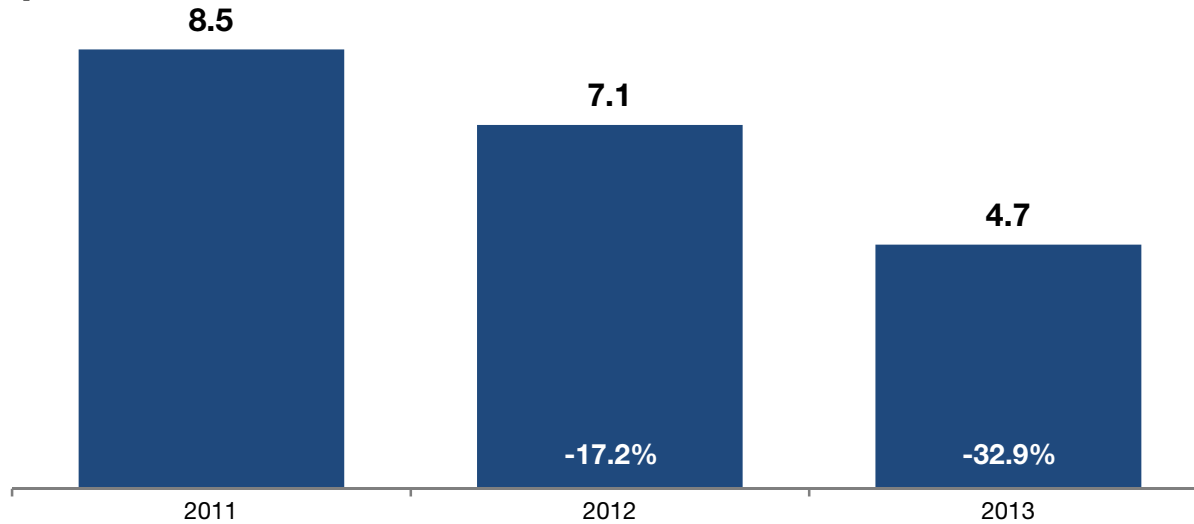


Months Supply of Inventory

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	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	-23.7%
November	8.3	6.4	-22.5%
December	7.8	5.8	-26.1%
January	6.9	4.9	-28.9%
February	7.1	4.7	-33.7%
March	7.1	4.8	-31.5%
April	7.1	4.7	-32.9%
12-Month Avg	8.6	6.1	-28.8%

Historical Months Supply of Inventory

