

Monthly Indicators

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



February 2014



Quick Facts

- 2.1% **+ 9.0%** **- 11.1%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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

[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.



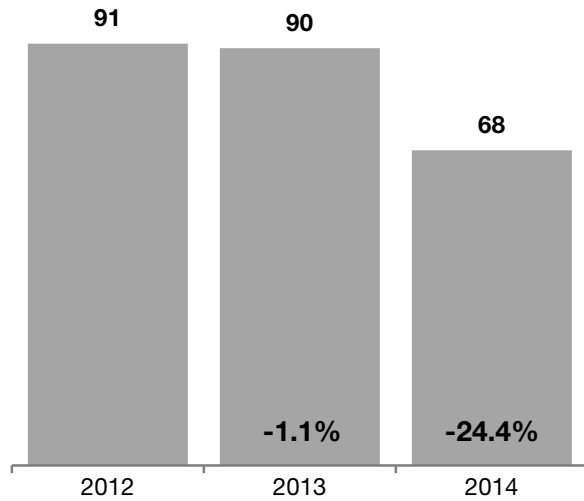
Key Metrics	Historical Sparklines	2-2013	2-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		90	68	- 24.4%	178	157	- 11.8%
Pending Sales		53	51	- 3.8%	111	110	- 0.9%
Closed Sales		48	47	- 2.1%	103	99	- 3.9%
Days on Market Until Sale		116	145	+ 25.1%	120	130	+ 7.9%
Median Sales Price		\$78,000	\$85,000	+ 9.0%	\$81,250	\$86,725	+ 6.7%
Average Sales Price		\$87,567	\$107,307	+ 22.5%	\$91,659	\$101,965	+ 11.2%
Percent of Original List Price Received		91.8%	91.0%	- 0.9%	91.0%	89.8%	- 1.4%
Housing Affordability Index		269	220	- 18.0%	262	217	- 16.9%
Inventory of Homes for Sale		333	296	- 11.1%	--	--	--
Months Supply of Homes for Sale		4.8	4.1	- 15.5%	--	--	--

New Listings

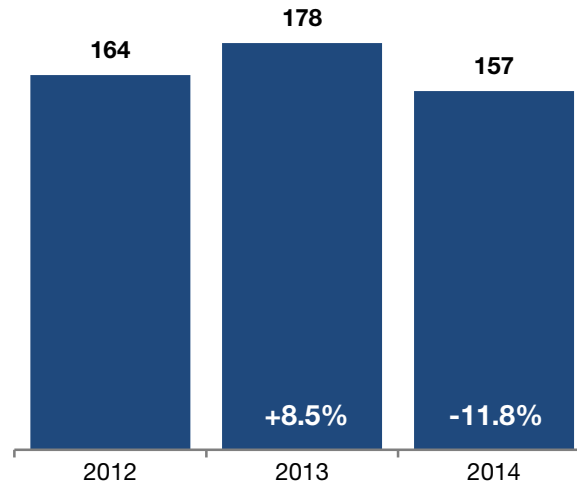
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	101	94	-6.9%
April	125	137	+9.6%
May	106	141	+33.0%
June	112	127	+13.4%
July	114	106	-7.0%
August	126	119	-5.6%
September	92	98	+6.5%
October	100	95	-5.0%
November	76	62	-18.4%
December	38	55	+44.7%
January	88	89	+1.1%
February	90	68	-24.4%
12-Month Avg	97	99	+2.0%

Historical New Listing Activity

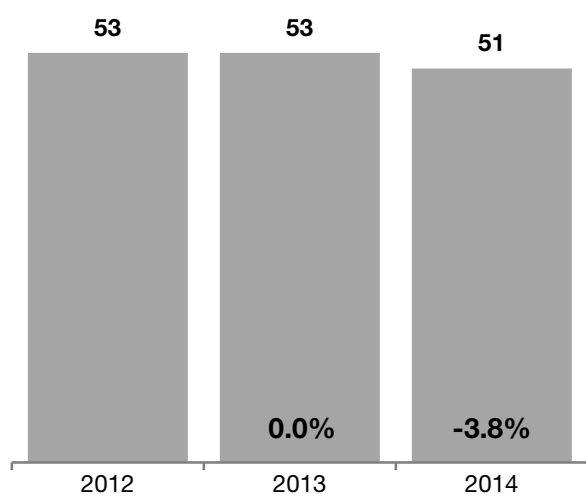


Pending Sales

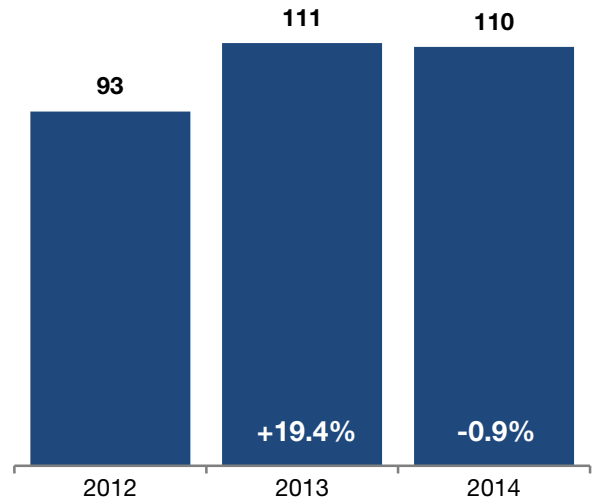
A count of the properties on which contracts have been accepted in a given month.



February

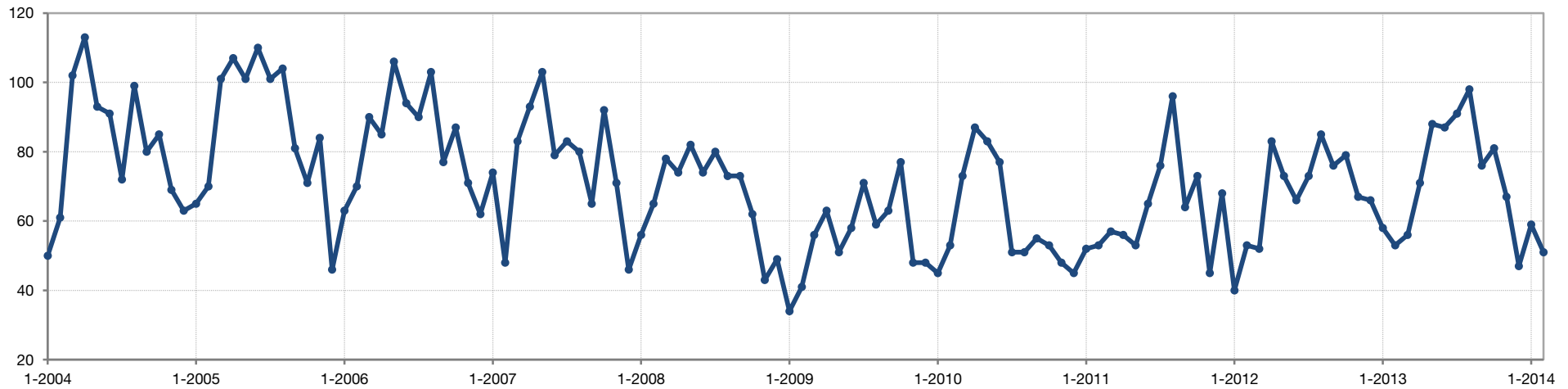


Year To Date



Month	Prior Year	Current Year	+ / -
March	52	56	+7.7%
April	83	71	-14.5%
May	73	88	+20.5%
June	66	87	+31.8%
July	73	91	+24.7%
August	85	98	+15.3%
September	76	76	0.0%
October	79	81	+2.5%
November	67	67	0.0%
December	66	47	-28.8%
January	58	59	+1.7%
February	53	51	-3.8%
12-Month Avg	69	73	+4.9%

Historical Pending Sales Activity

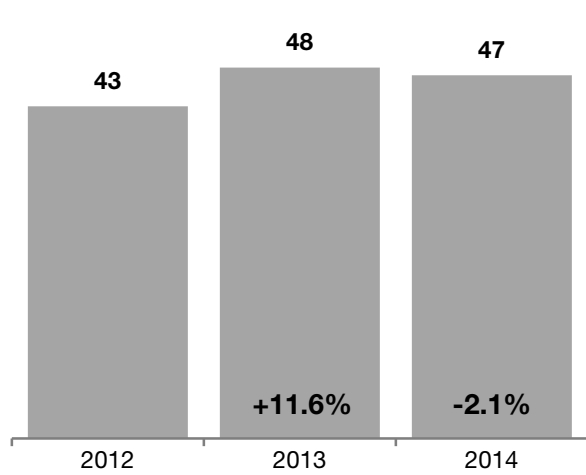


Closed Sales

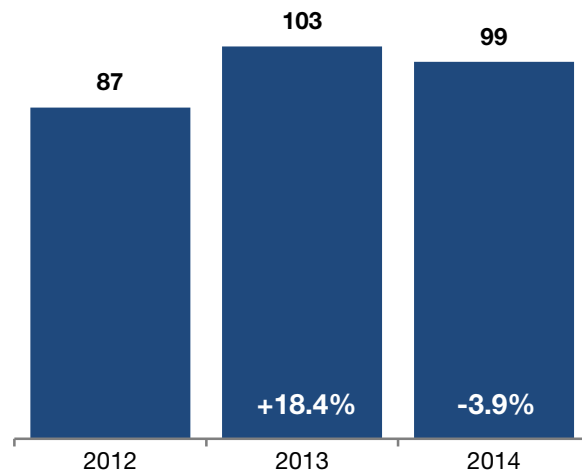
A count of the actual sales that have closed in a given month.



February

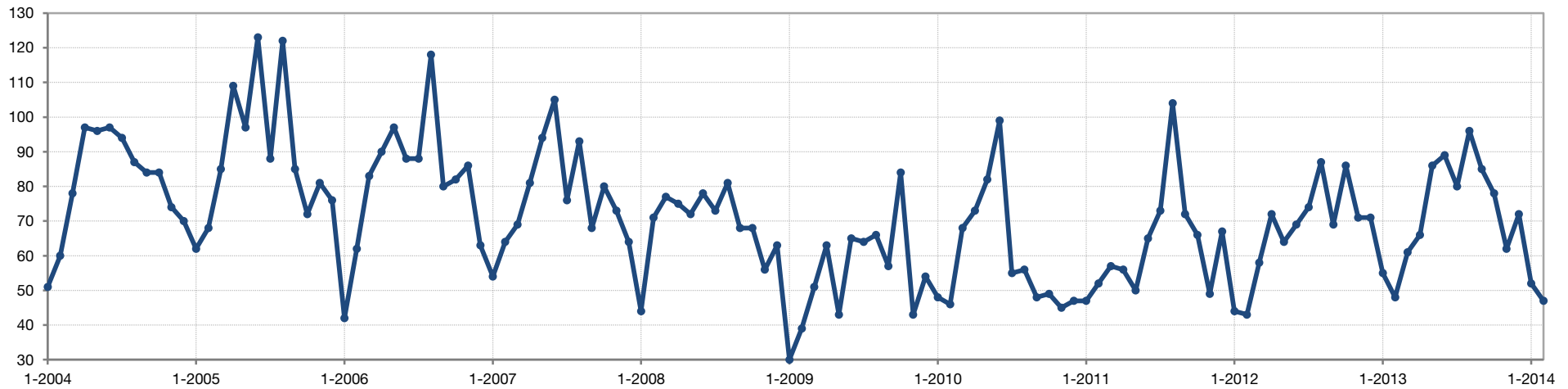


Year To Date



Month	Prior Year	Current Year	+ / -
March	58	61	+5.2%
April	72	66	-8.3%
May	64	86	+34.4%
June	69	89	+29.0%
July	74	80	+8.1%
August	87	96	+10.3%
September	69	85	+23.2%
October	86	78	-9.3%
November	71	62	-12.7%
December	71	72	+1.4%
January	55	52	-5.5%
February	48	47	-2.1%
12-Month Avg	69	73	+6.1%

Historical Closed Sales Activity

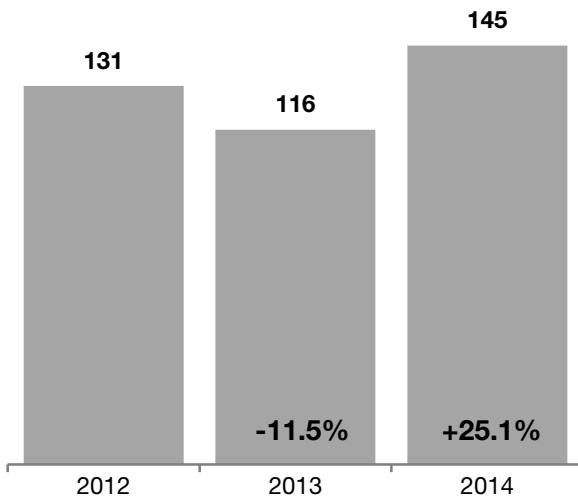


Days on Market Until Sale

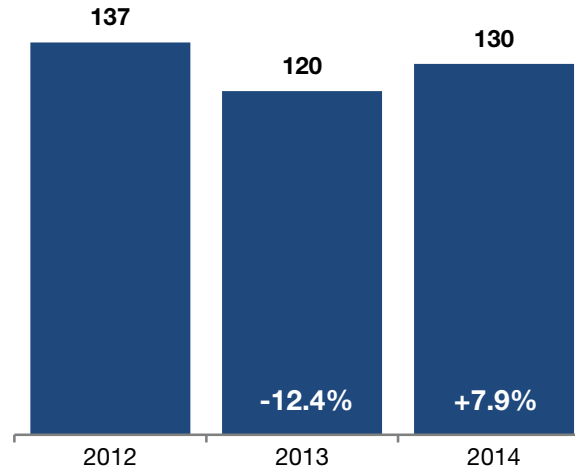
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

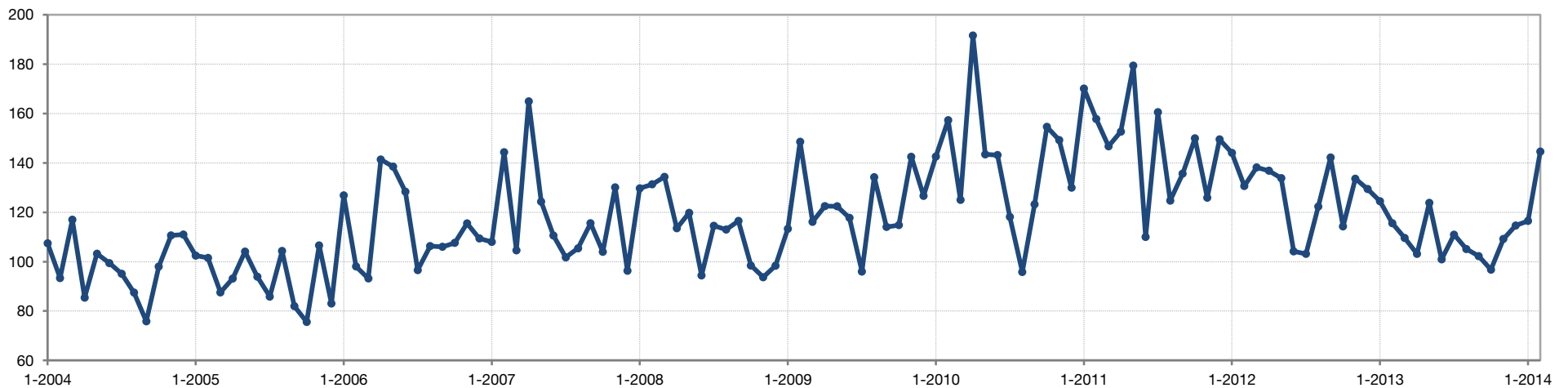


Year To Date



Month	Prior Year	Current Year	+ / -
March	138	110	-20.7%
April	137	103	-24.6%
May	134	124	-7.5%
June	104	101	-3.1%
July	103	111	+7.5%
August	122	105	-14.1%
September	142	102	-28.1%
October	114	97	-15.3%
November	134	109	-18.3%
December	129	115	-11.4%
January	124	117	-6.4%
February	116	145	+25.1%
12-Month Avg	111	98	-11.6%

Historical Days on Market Until Sale

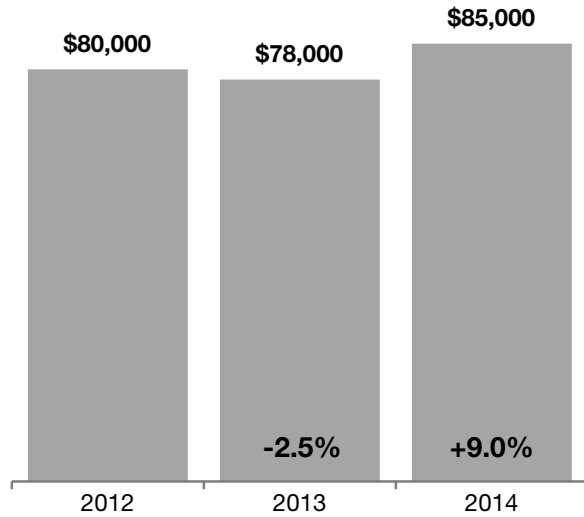


Median Sales Price

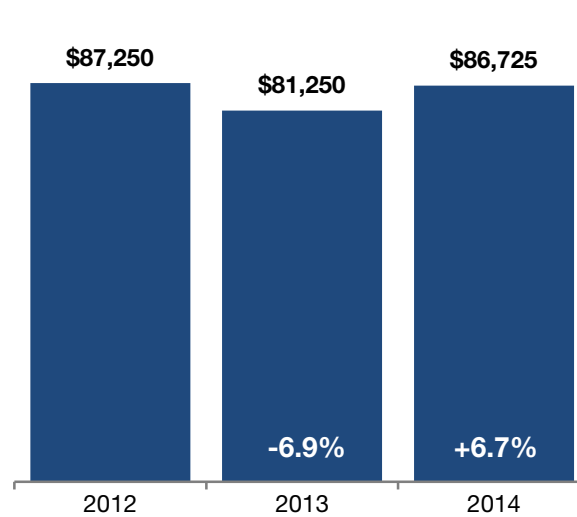
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

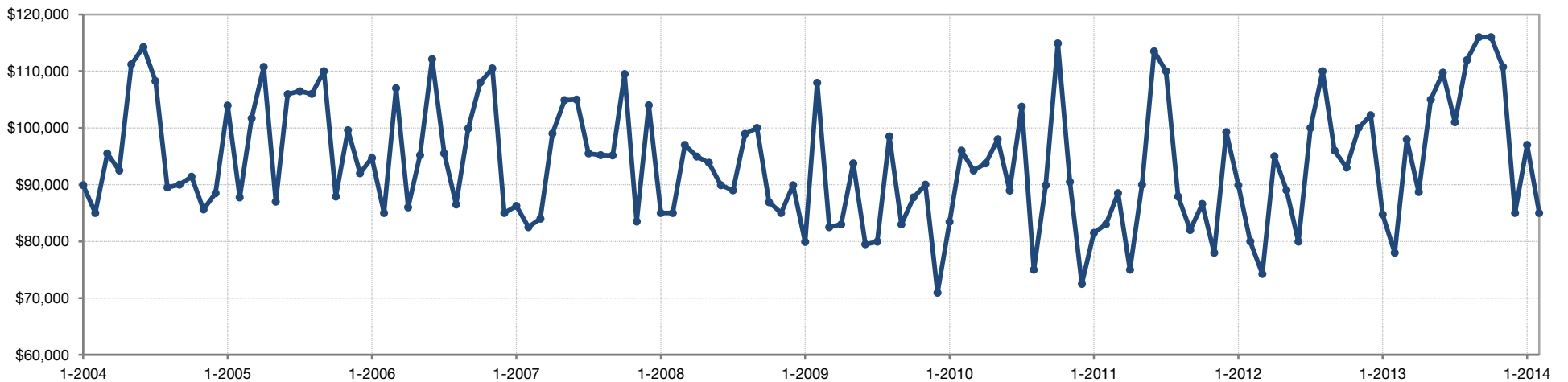


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$74,250	\$98,000	+32.0%
April	\$95,000	\$88,700	-6.6%
May	\$89,000	\$105,000	+18.0%
June	\$79,950	\$109,750	+37.3%
July	\$100,000	\$101,000	+1.0%
August	\$110,000	\$111,950	+1.8%
September	\$96,000	\$116,000	+20.8%
October	\$93,000	\$116,000	+24.7%
November	\$100,000	\$110,750	+10.8%
December	\$102,250	\$85,000	-16.9%
January	\$84,750	\$97,000	+14.5%
February	\$78,000	\$85,000	+9.0%
12-Month Med	\$92,500	\$102,750	+11.1%

Historical Median Sales Price

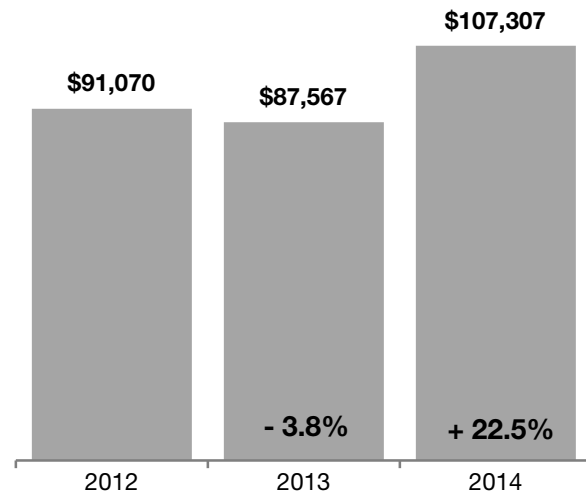


Average Sales Price

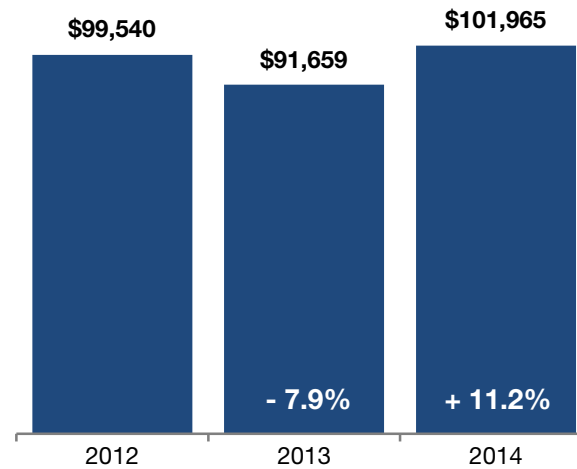
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

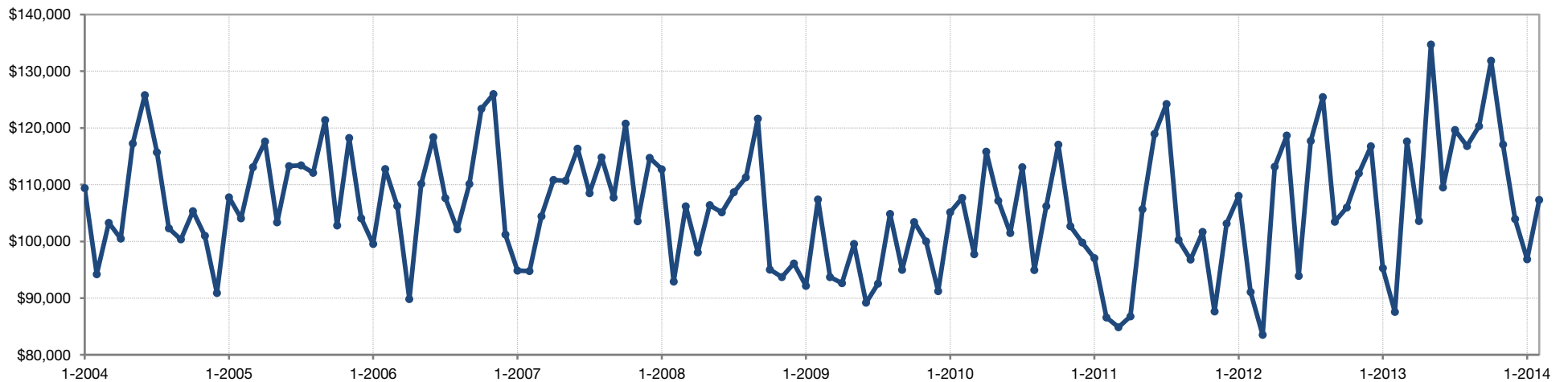


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$83,526	\$117,611	+40.8%
April	\$113,150	\$103,586	-8.5%
May	\$118,656	\$134,689	+13.5%
June	\$93,908	\$109,505	+16.6%
July	\$117,697	\$119,631	+1.6%
August	\$125,428	\$116,808	-6.9%
September	\$103,456	\$120,315	+16.3%
October	\$105,966	\$131,834	+24.4%
November	\$111,987	\$117,061	+4.5%
December	\$116,766	\$103,936	-11.0%
January	\$95,278	\$96,840	+1.6%
February	\$87,567	\$107,307	+22.5%
12-Month Avg	\$107,392	\$116,109	+8.1%

Historical Average Sales Price

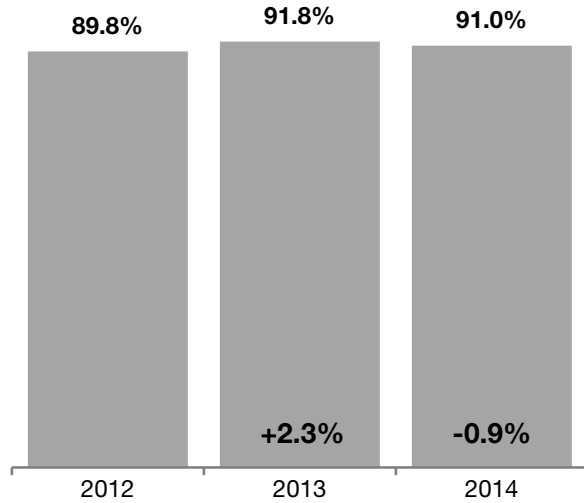


Percent of Original List Price Received

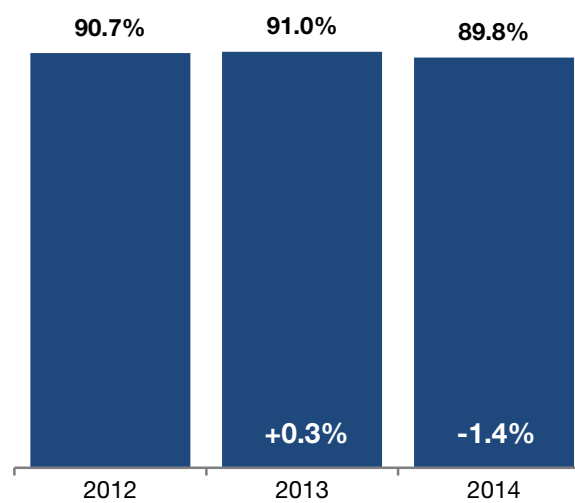
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February

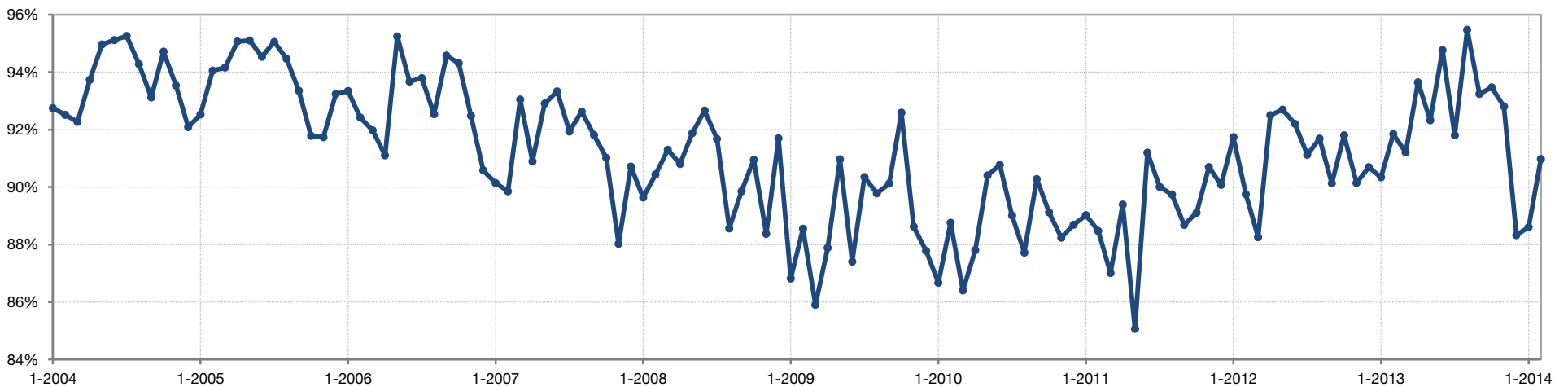


Year To Date



Month	Prior Year	Current Year	+ / -
March	88.3%	91.2%	+3.3%
April	92.5%	93.6%	+1.2%
May	92.7%	92.3%	-0.4%
June	92.2%	94.8%	+2.8%
July	91.1%	91.8%	+0.7%
August	91.7%	95.5%	+4.1%
September	90.1%	93.2%	+3.5%
October	91.8%	93.5%	+1.8%
November	90.1%	92.8%	+3.0%
December	90.7%	88.3%	-2.6%
January	90.3%	88.6%	-1.9%
February	91.8%	91.0%	-0.9%
12-Month Avg	91.2%	92.5%	+1.5%

Historical Percent of Original List Price Received

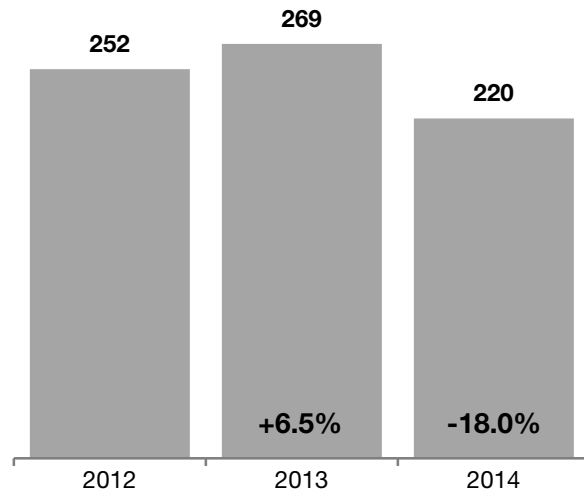


Housing Affordability Index

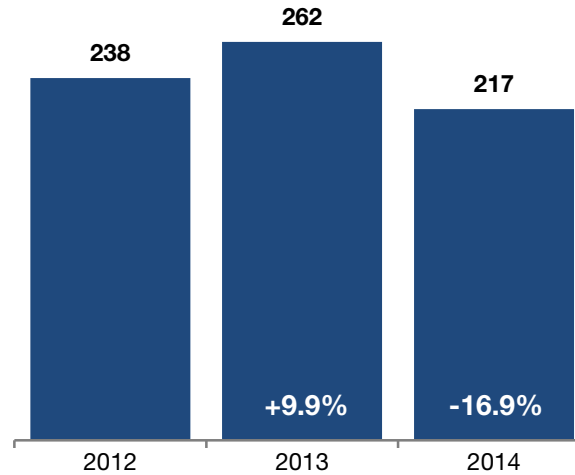
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



February

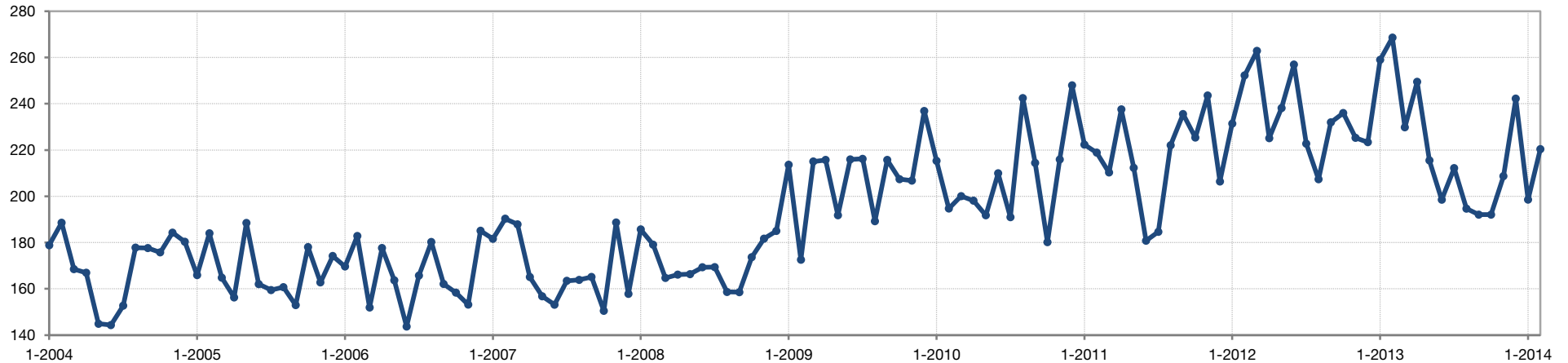


Year To Date



Month	Prior Year	Current Year	+ / -
March	263	230	-12.6%
April	225	249	+10.8%
May	238	215	-9.5%
June	257	199	-22.7%
July	223	212	-4.7%
August	207	195	-6.1%
September	232	192	-17.2%
October	236	192	-18.6%
November	225	209	-7.4%
December	223	242	+8.4%
January	259	199	-23.3%
February	269	220	-18.0%
12-Month Avg	238	213	-10.1%

Historical Housing Affordability Index

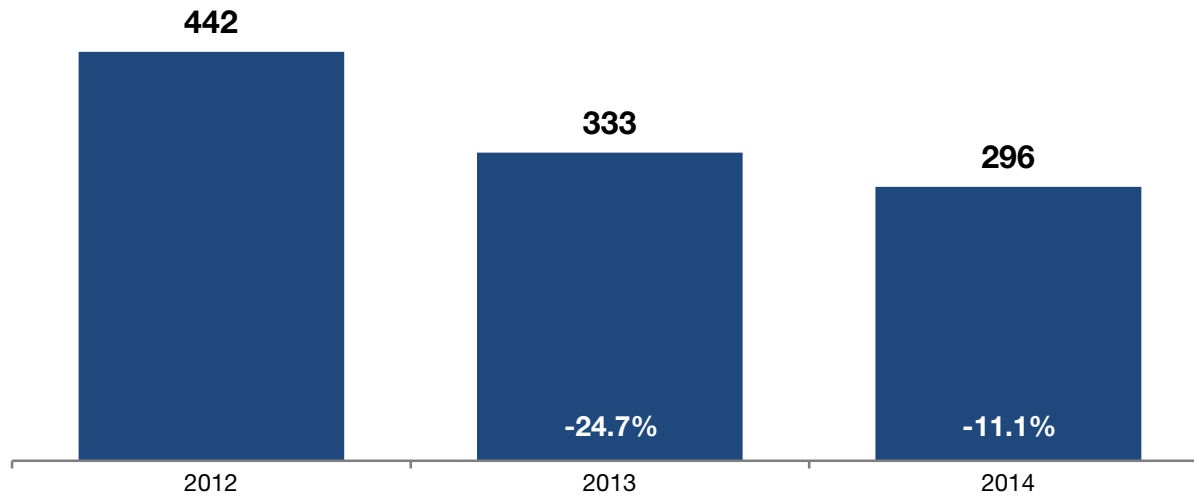


Inventory of Homes for Sale

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

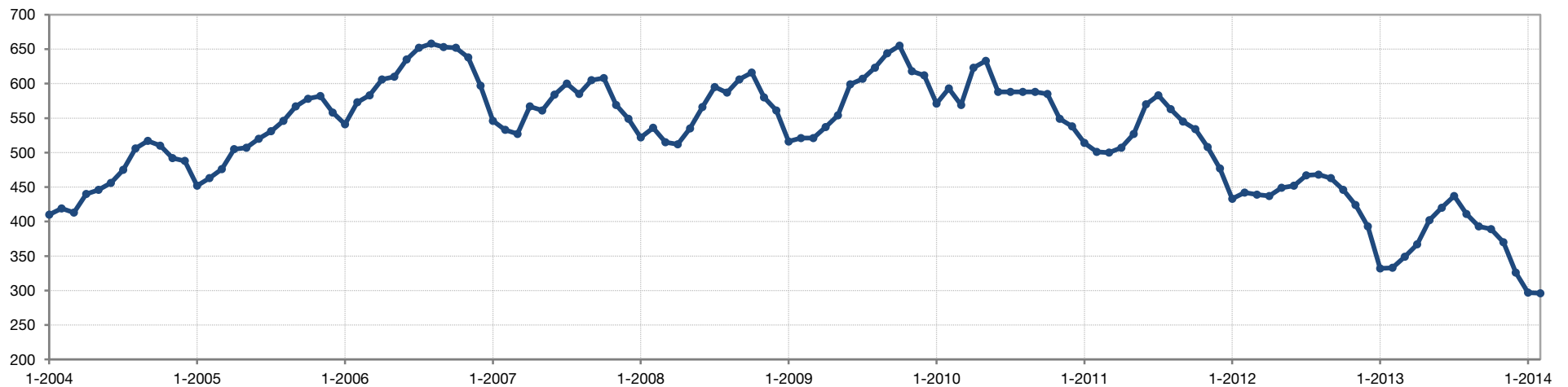


February



Month	Prior Year	Current Year	+ / -
March	439	349	-20.5%
April	437	367	-16.0%
May	449	402	-10.5%
June	452	420	-7.1%
July	467	437	-6.4%
August	468	411	-12.2%
September	463	393	-15.1%
October	446	389	-12.8%
November	424	370	-12.7%
December	393	326	-17.0%
January	332	297	-10.5%
February	333	296	-11.1%
12-Month Avg	425	371	-12.7%

Historical Inventory of Homes for Sale

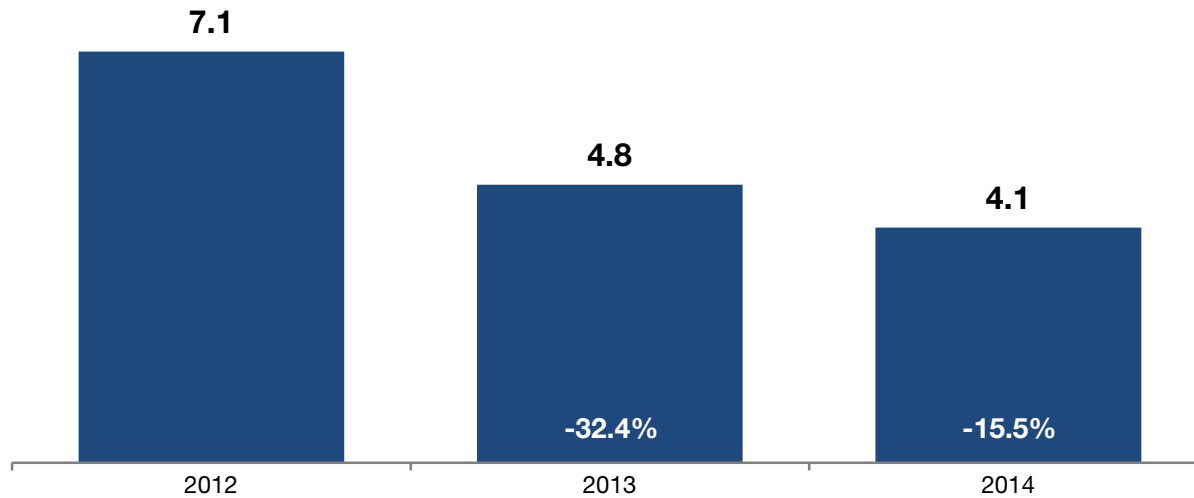


Months Supply of Inventory

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.



February



Month	Prior Year	Current Year	+ / -
March	7.1	5.0	-28.6%
April	7.1	5.3	-25.5%
May	7.0	5.9	-16.5%
June	6.9	6.0	-12.6%
July	7.1	6.1	-14.0%
August	7.1	5.6	-21.3%
September	7.2	5.3	-26.1%
October	6.8	5.2	-22.9%
November	6.4	5.0	-22.4%
December	5.8	4.4	-24.2%
January	4.9	4.1	-16.7%
February	4.8	4.1	-15.5%
12-Month Avg	6.5	5.2	-20.7%

Historical Months Supply of Inventory

