

Monthly Indicators

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



April 2014



Quick Facts

0.0%

+ 53.5%

- 28.8%

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.



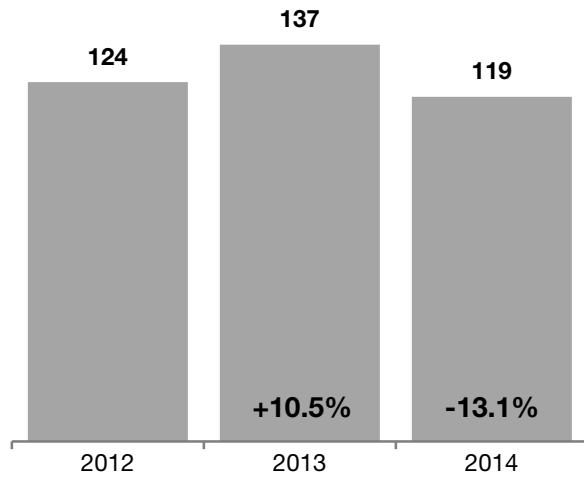
Key Metrics	Historical Sparklines	4-2013	4-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		137	119	- 13.1%	408	386	- 5.4%
Pending Sales		71	135	+ 90.1%	237	316	+ 33.3%
Closed Sales		66	66	0.0%	230	224	- 2.6%
Days on Market Until Sale		103	97	- 6.1%	113	110	- 2.5%
Median Sales Price		\$84,150	\$129,200	+ 53.5%	\$88,200	\$97,000	+ 10.0%
Average Sales Price		\$98,654	\$125,910	+ 27.6%	\$99,690	\$110,109	+ 10.5%
Percent of Original List Price Received		93.6%	92.2%	- 1.5%	91.8%	91.6%	- 0.2%
Housing Affordability Index		300	179	- 40.2%	286	239	- 16.5%
Inventory of Homes for Sale		403	287	- 28.8%	--	--	--
Months Supply of Homes for Sale		5.9	3.6	- 38.1%	--	--	--

New Listings

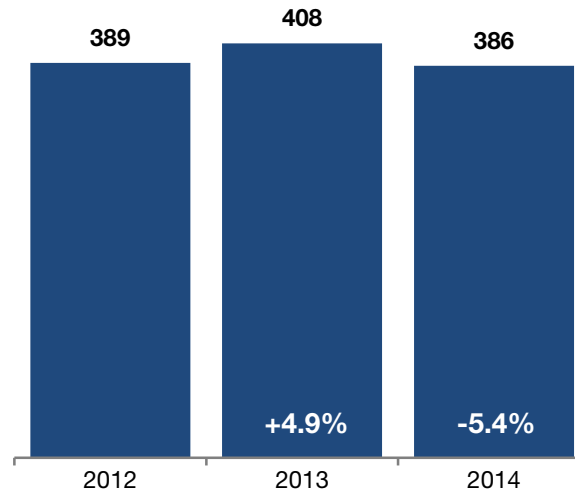
A count of the properties that have been newly listed on the market in a given month.



April

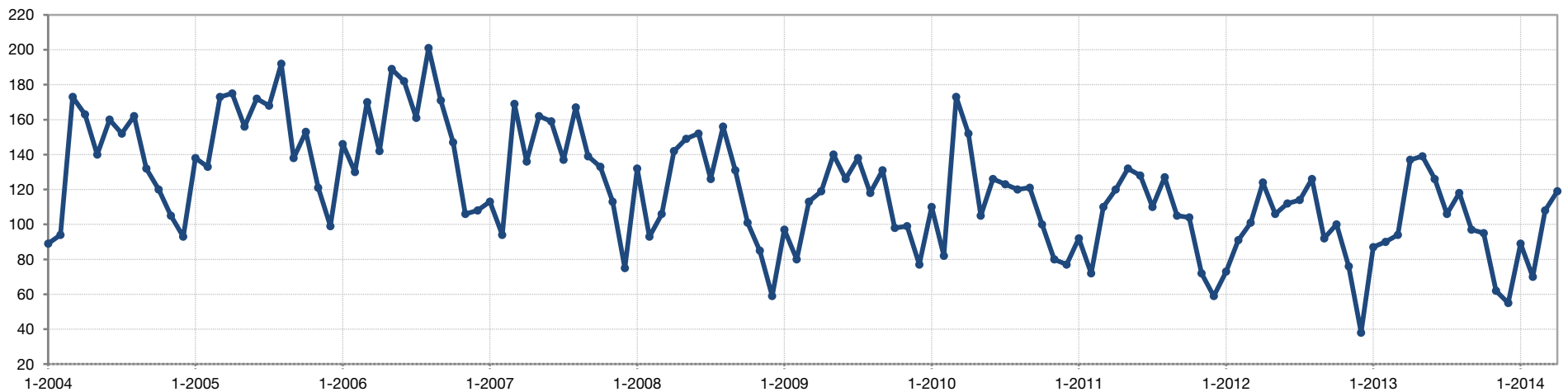


Year To Date



Month	Prior Year	Current Year	+ / -
May	106	139	+31.1%
June	112	126	+12.5%
July	114	106	-7.0%
August	126	118	-6.3%
September	92	97	+5.4%
October	100	95	-5.0%
November	76	62	-18.4%
December	38	55	+44.7%
January	87	89	+2.3%
February	90	70	-22.2%
March	94	108	+14.9%
April	137	119	-13.1%
12-Month Avg	98	99	+1.0%

Historical New Listing Activity

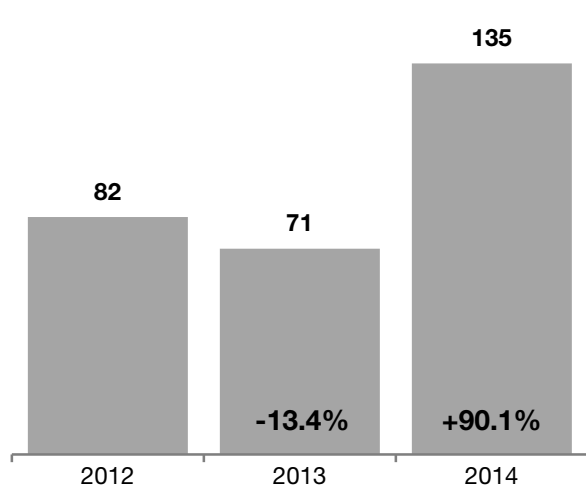


Pending Sales

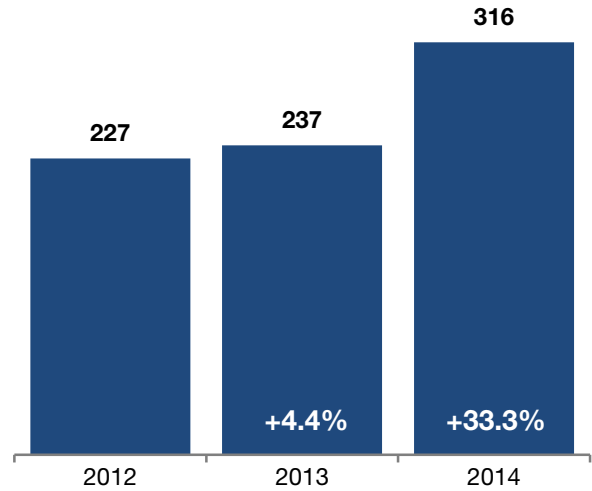
A count of the properties on which contracts have been accepted in a given month.



April

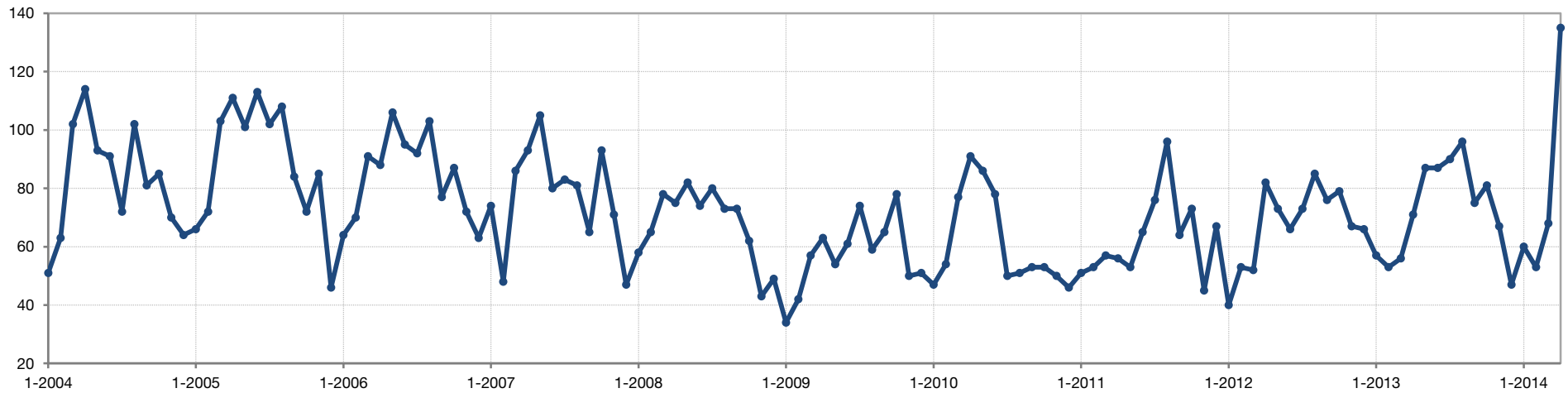


Year To Date



Month	Prior Year	Current Year	+ / -
May	73	87	+19.2%
June	66	87	+31.8%
July	73	90	+23.3%
August	85	96	+12.9%
September	76	75	-1.3%
October	79	81	+2.5%
November	67	67	0.0%
December	66	47	-28.8%
January	57	60	+5.3%
February	53	53	0.0%
March	56	68	+21.4%
April	71	135	+90.1%
12-Month Avg	69	79	+15.1%

Historical Pending Sales Activity

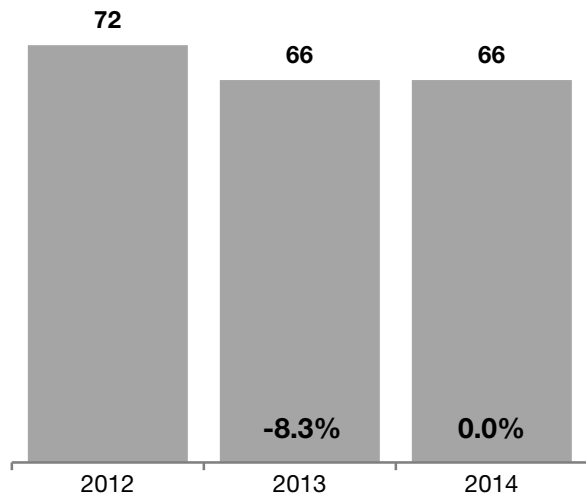


Closed Sales

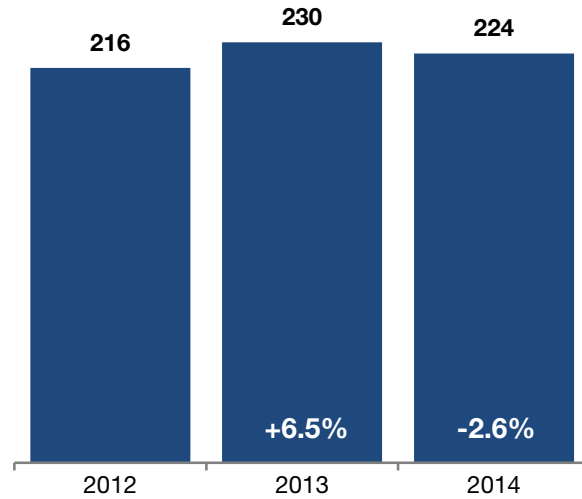
A count of the actual sales that have closed in a given month.



April

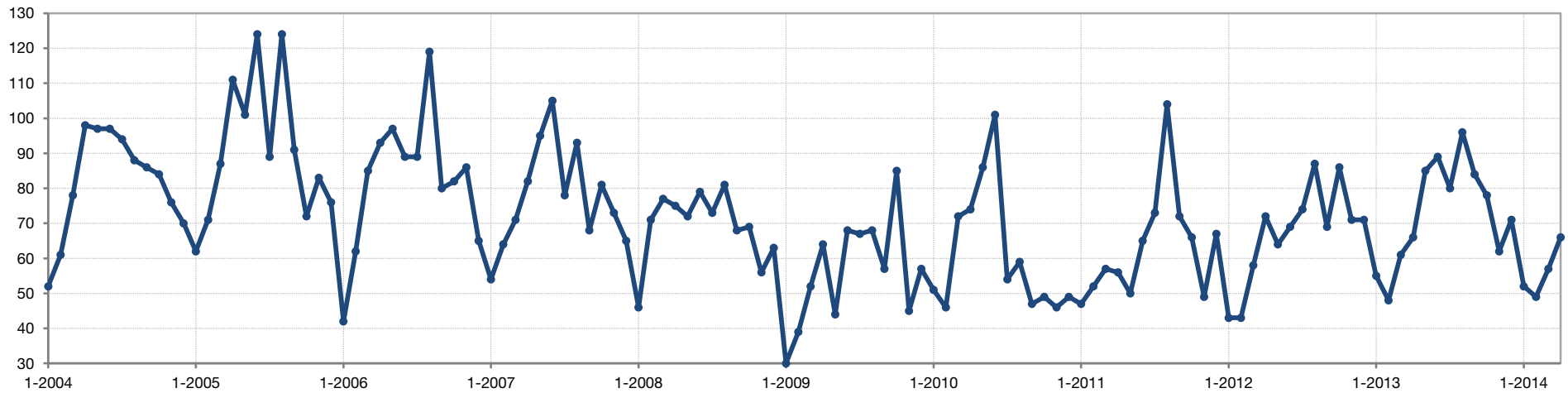


Year To Date



Month	Prior Year	Current Year	+ / -
May	64	85	+32.8%
June	69	89	+29.0%
July	74	80	+8.1%
August	87	96	+10.3%
September	69	84	+21.7%
October	86	78	-9.3%
November	71	62	-12.7%
December	71	71	0.0%
January	55	52	-5.5%
February	48	49	+2.1%
March	61	57	-6.6%
April	66	66	0.0%
12-Month Avg	68	72	+5.8%

Historical Closed Sales Activity

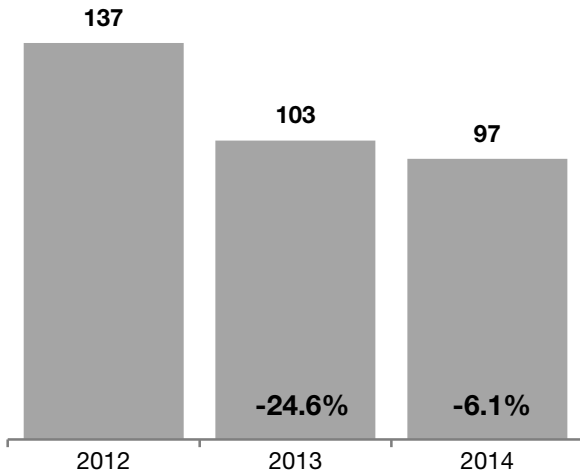


Days on Market Until Sale

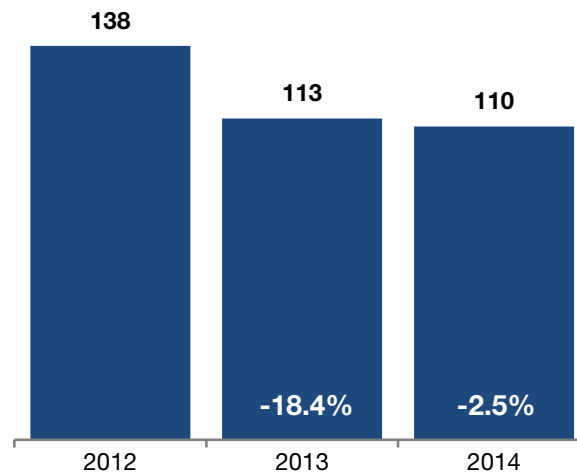
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

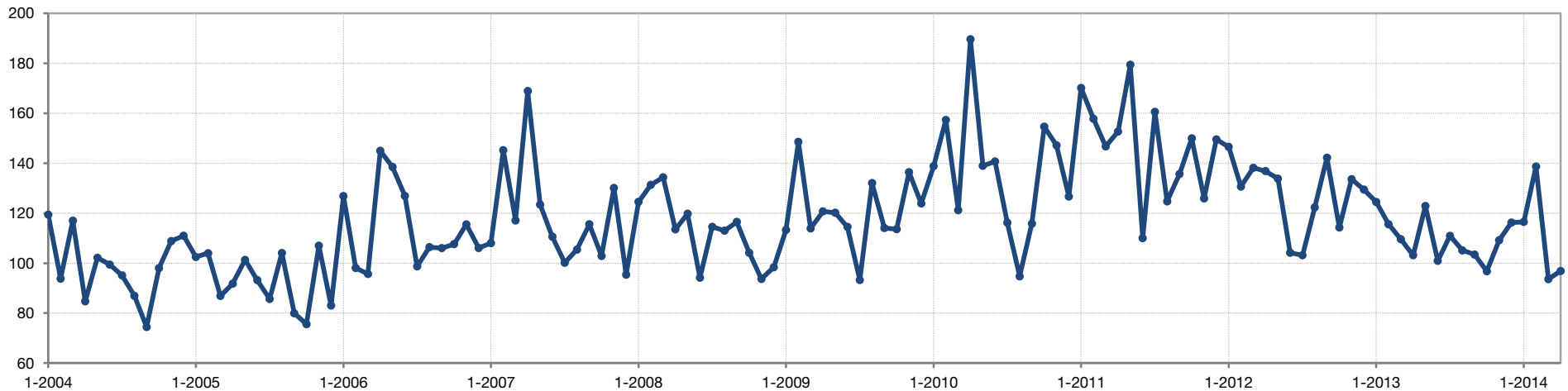


Year To Date



Month	Prior Year	Current Year	+ / -
May	134	123	-8.2%
June	104	101	-3.1%
July	103	111	+7.5%
August	122	105	-14.1%
September	142	103	-27.3%
October	114	97	-15.3%
November	134	109	-18.3%
December	129	116	-10.2%
January	124	117	-6.4%
February	116	139	+20.0%
March	110	94	-14.6%
April	103	97	-6.1%
12-Month Avg	120	108	-9.4%

Historical Days on Market Until Sale

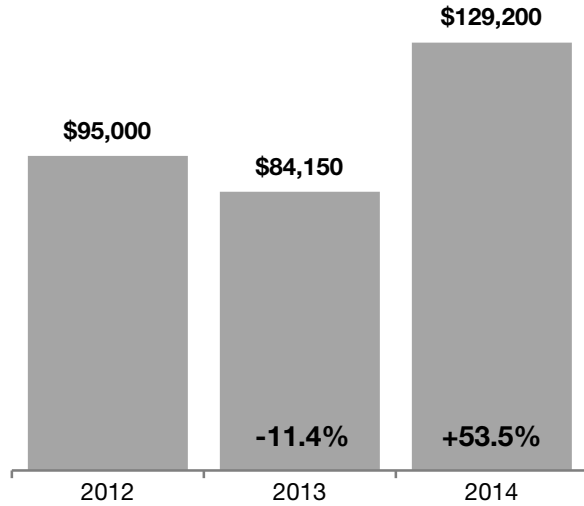


Median Sales Price

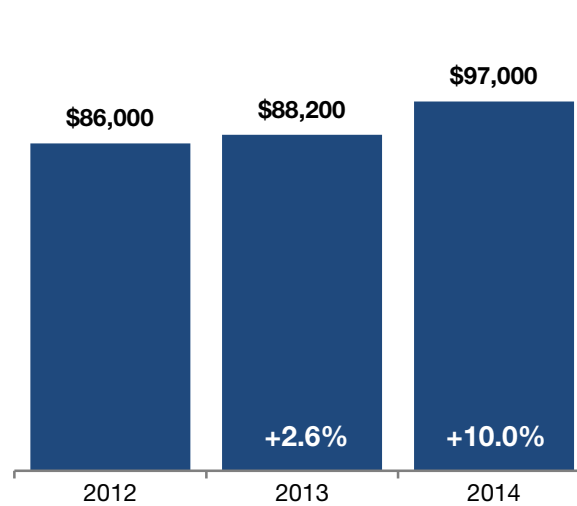
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

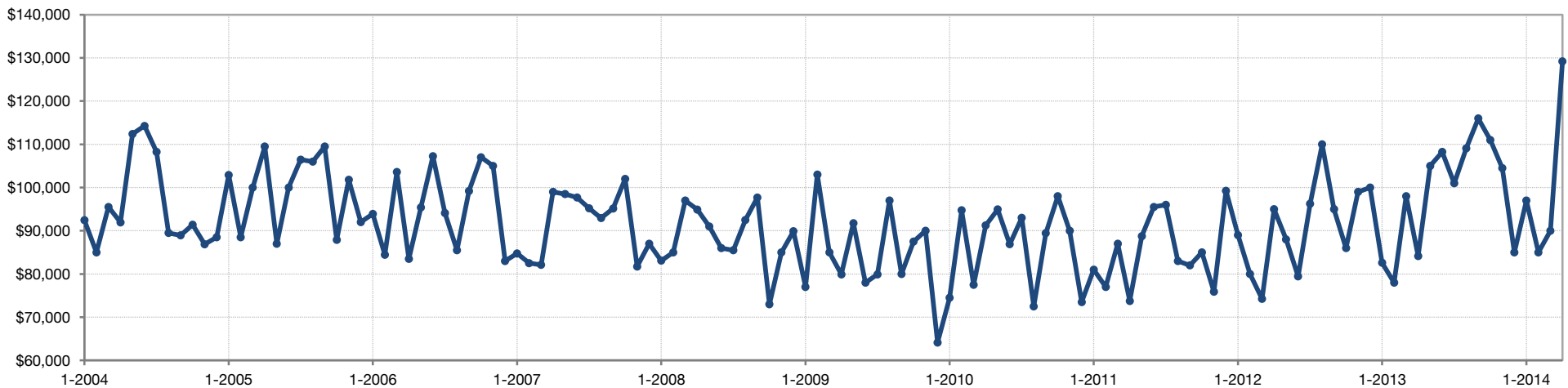


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$88,000	\$105,000	+19.3%
June	\$79,450	\$108,250	+36.2%
July	\$96,250	\$101,000	+4.9%
August	\$110,000	\$109,075	-0.8%
September	\$95,000	\$116,000	+22.1%
October	\$86,000	\$111,000	+29.1%
November	\$99,000	\$104,500	+5.6%
December	\$100,000	\$85,000	-15.0%
January	\$82,600	\$97,000	+17.4%
February	\$78,000	\$85,000	+9.0%
March	\$98,000	\$90,000	-8.2%
April	\$84,150	\$129,200	+53.5%
12-Month Med	\$91,900	\$103,050	+12.1%

Historical Median Sales Price

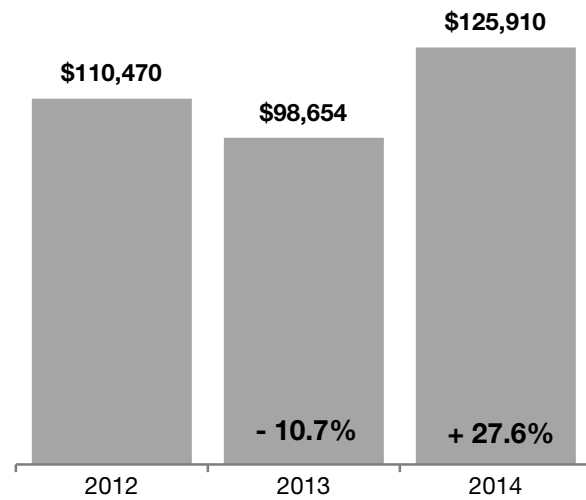


Average Sales Price

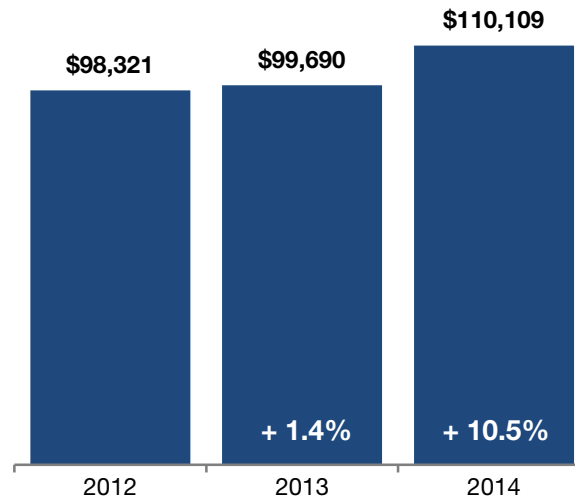
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

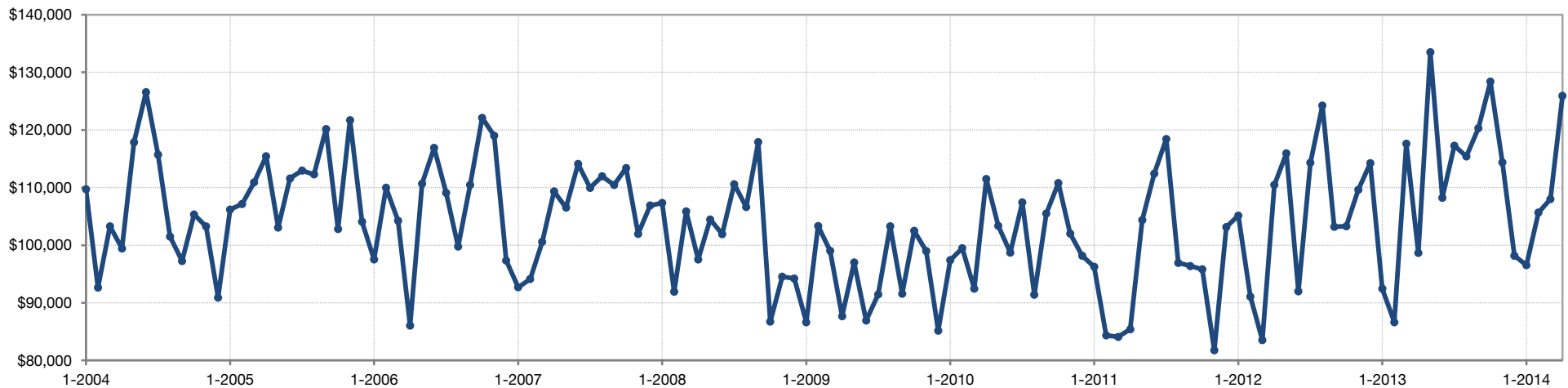


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$115,936	\$133,485	+15.1%
June	\$91,993	\$108,215	+17.6%
July	\$114,307	\$117,258	+2.6%
August	\$124,231	\$115,397	-7.1%
September	\$103,188	\$120,303	+16.6%
October	\$103,283	\$128,388	+24.3%
November	\$109,612	\$114,367	+4.3%
December	\$114,233	\$98,164	-14.1%
January	\$92,457	\$96,533	+4.4%
February	\$86,627	\$105,660	+22.0%
March	\$117,611	\$107,987	-8.2%
April	\$98,654	\$125,910	+27.6%
12-Month Avg	\$106,964	\$115,428	+7.9%

Historical Average Sales Price

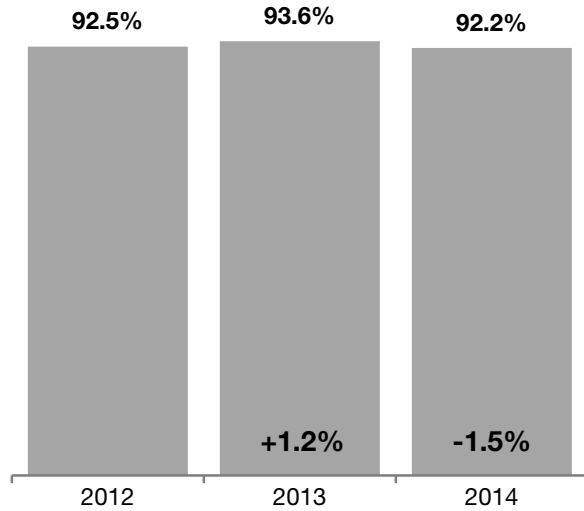


Percent of Original List Price Received

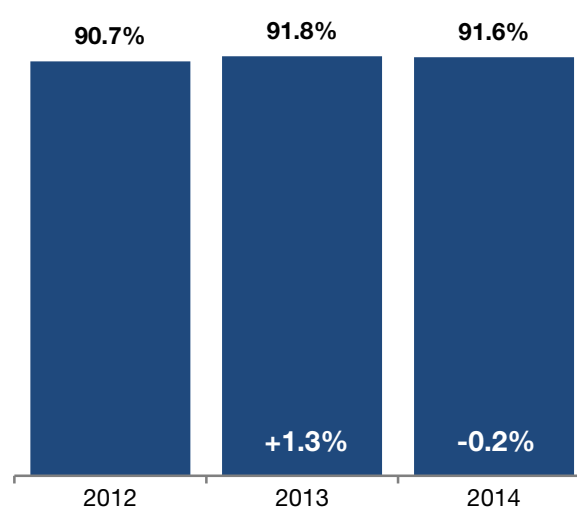
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April

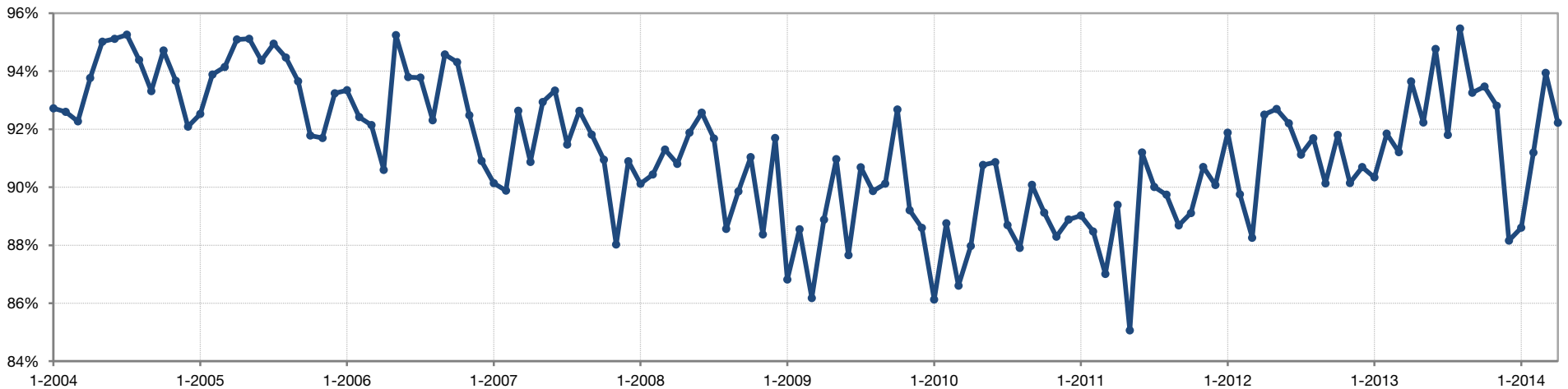


Year To Date



Month	Prior Year	Current Year	+ / -
May	92.7%	92.2%	-0.5%
June	92.2%	94.8%	+2.8%
July	91.1%	91.8%	+0.7%
August	91.7%	95.5%	+4.1%
September	90.1%	93.3%	+3.5%
October	91.8%	93.5%	+1.8%
November	90.1%	92.8%	+3.0%
December	90.7%	88.2%	-2.8%
January	90.3%	88.6%	-1.9%
February	91.8%	91.2%	-0.7%
March	91.2%	93.9%	+3.0%
April	93.6%	92.2%	-1.5%
12-Month Avg	91.5%	92.6%	+1.2%

Historical Percent of Original List Price Received

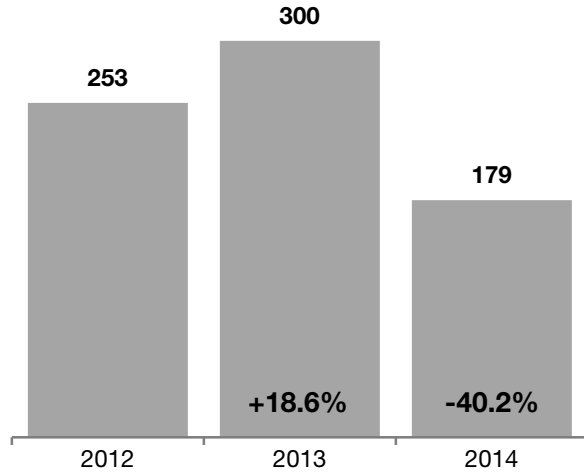


Housing Affordability Index

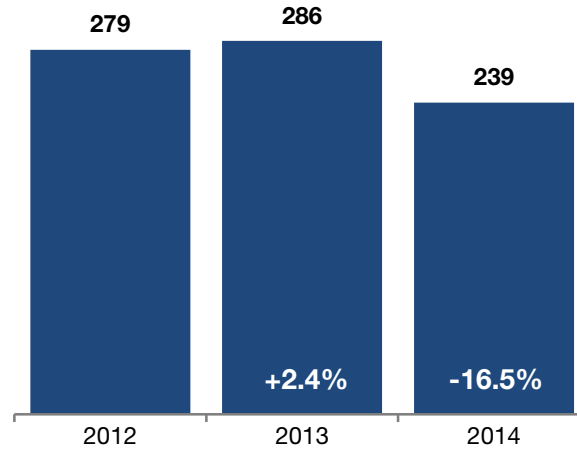
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



April

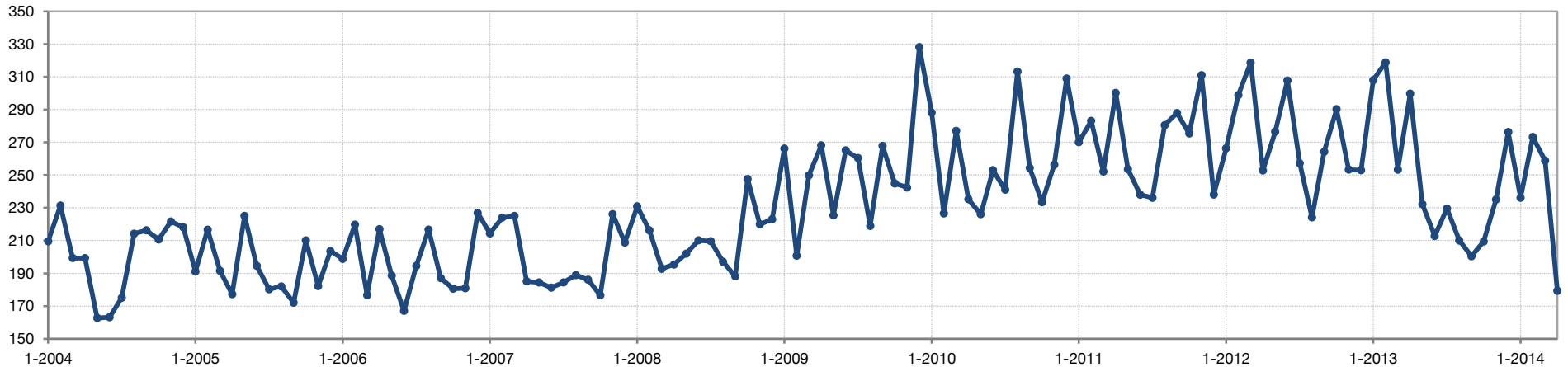


Year To Date



Month	Prior Year	Current Year	+ / -
May	277	232	-16.0%
June	308	213	-30.9%
July	257	230	-10.7%
August	224	210	-6.3%
September	264	200	-24.2%
October	290	209	-27.8%
November	253	235	-7.2%
December	253	276	+9.2%
January	308	236	-23.3%
February	319	273	-14.3%
March	253	259	+2.2%
April	300	179	-40.2%
12-Month Avg	276	229	-15.8%

Historical Housing Affordability Index

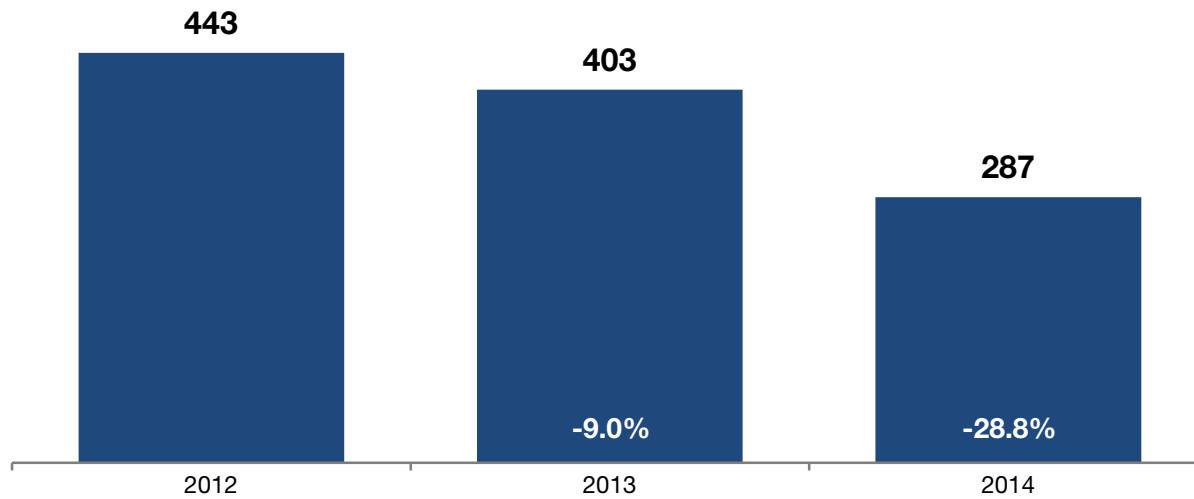


Inventory of Homes for Sale

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

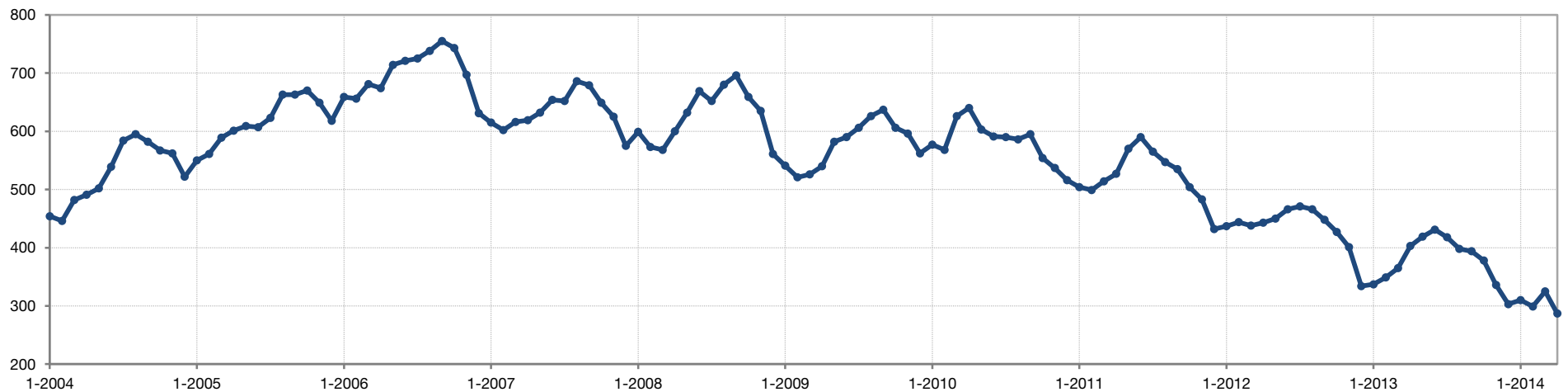


April



Month	Prior Year	Current Year	+ / -
May	450	419	-6.9%
June	466	431	-7.5%
July	471	418	-11.3%
August	466	398	-14.6%
September	448	394	-12.1%
October	427	378	-11.5%
November	401	336	-16.2%
December	334	303	-9.3%
January	337	310	-8.0%
February	349	299	-14.3%
March	365	325	-11.0%
April	403	287	-28.8%
12-Month Avg	410	358	-12.6%

Historical Inventory of Homes for Sale

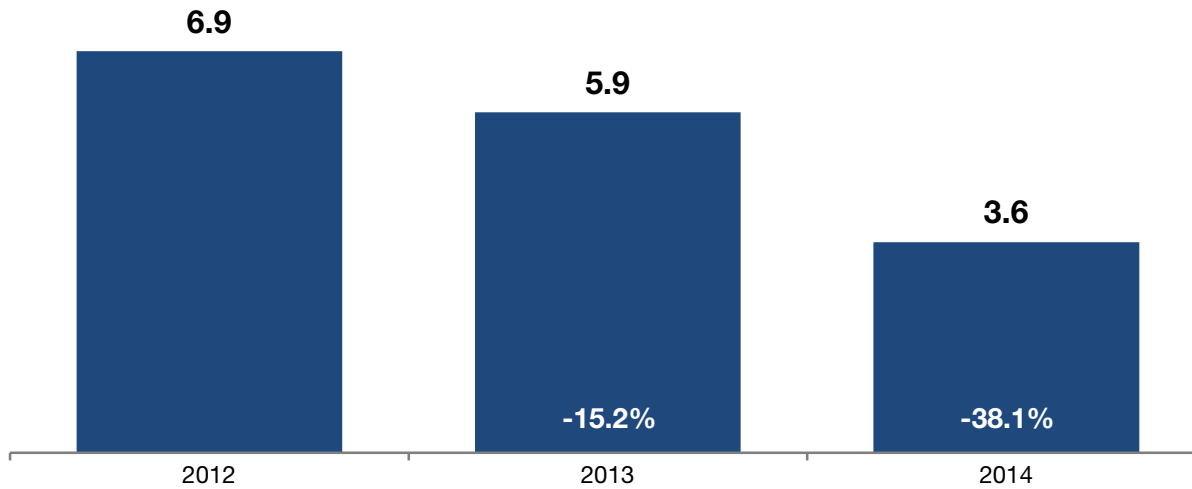


Months Supply of Inventory

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	6.9	6.0	-12.5%
June	7.1	6.0	-15.1%
July	7.2	5.7	-20.4%
August	7.2	5.4	-25.4%
September	6.8	5.3	-21.9%
October	6.5	5.1	-21.0%
November	5.9	4.6	-23.1%
December	4.9	4.2	-15.0%
January	4.9	4.3	-12.3%
February	5.1	4.1	-18.4%
March	5.3	4.4	-15.9%
April	5.9	3.6	-38.1%
12-Month Avg	6.1	4.9	-20.1%

Historical Months Supply of Inventory

