

# Monthly Indicators

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



## January 2015



## Quick Facts

**- 3.8%**      **+ 18.6%**      **- 27.0%**

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.



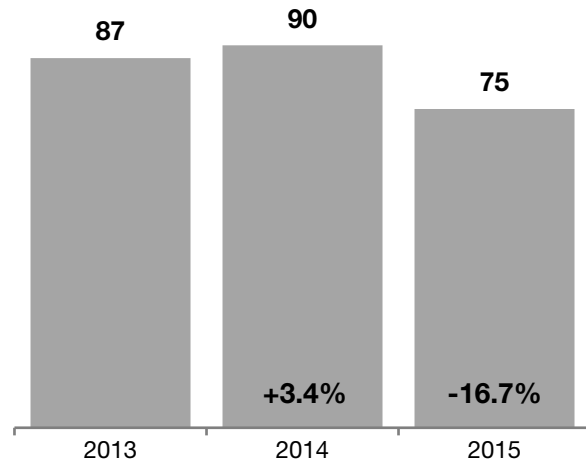
Key Metrics	Historical Sparklines	1-2014	1-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		90	<b>75</b>	- 16.7%	90	<b>75</b>	- 16.7%
<b>Pending Sales</b>		59	<b>89</b>	+ 50.8%	59	<b>89</b>	+ 50.8%
<b>Closed Sales</b>		52	<b>50</b>	- 3.8%	52	<b>50</b>	- 3.8%
<b>Days on Market Until Sale</b>		117	<b>92</b>	- 21.2%	117	<b>92</b>	- 21.2%
<b>Median Sales Price</b>		\$97,000	<b>\$115,000</b>	+ 18.6%	\$97,000	<b>\$115,000</b>	+ 18.6%
<b>Average Sales Price</b>		\$96,533	<b>\$123,087</b>	+ 27.5%	\$96,533	<b>\$123,087</b>	+ 27.5%
<b>Percent of Original List Price Received</b>		88.6%	<b>92.0%</b>	+ 3.9%	88.6%	<b>92.0%</b>	+ 3.9%
<b>Housing Affordability Index</b>		236	<b>215</b>	- 9.1%	236	<b>215</b>	- 9.1%
<b>Inventory of Homes for Sale</b>		315	<b>230</b>	- 27.0%	--	--	--
<b>Months Supply of Homes for Sale</b>		4.4	<b>2.9</b>	- 33.2%	--	--	--

# New Listings

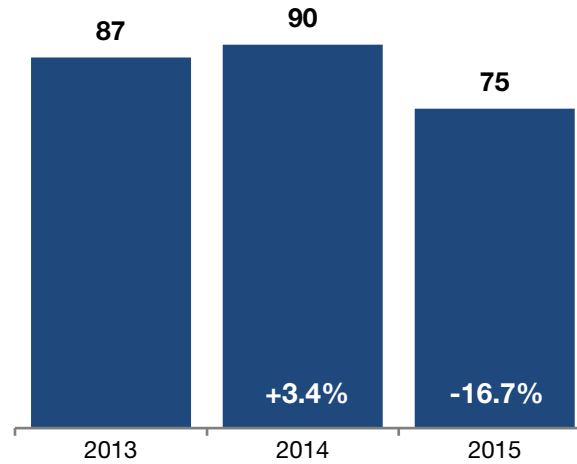
A count of the properties that have been newly listed on the market in a given month.



## January

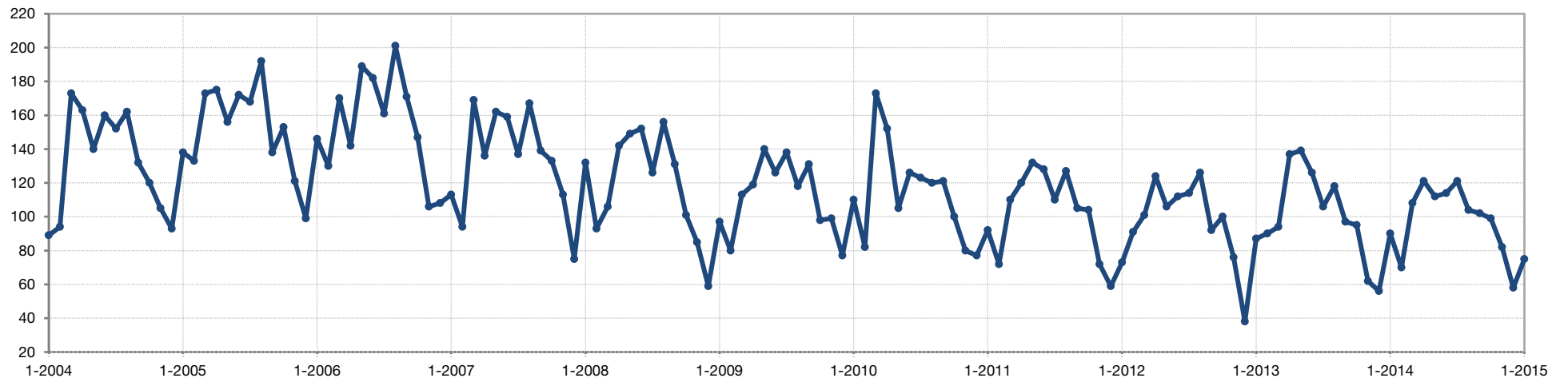


## Year To Date



Month	Prior Year	Current Year	+ / -
February	90	70	-22.2%
March	94	108	+14.9%
April	137	121	-11.7%
May	139	112	-19.4%
June	126	114	-9.5%
July	106	121	+14.2%
August	118	104	-11.9%
September	97	102	+5.2%
October	95	99	+4.2%
November	62	82	+32.3%
December	56	58	+3.6%
January	90	75	-16.7%
<b>12-Month Avg</b>	<b>101</b>	<b>97</b>	<b>-3.6%</b>

## Historical New Listing Activity

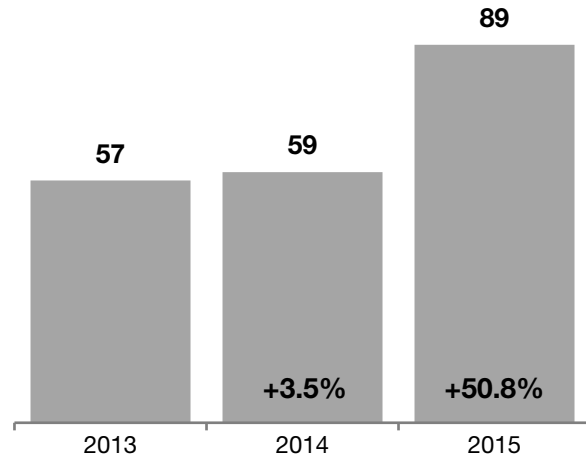


# Pending Sales

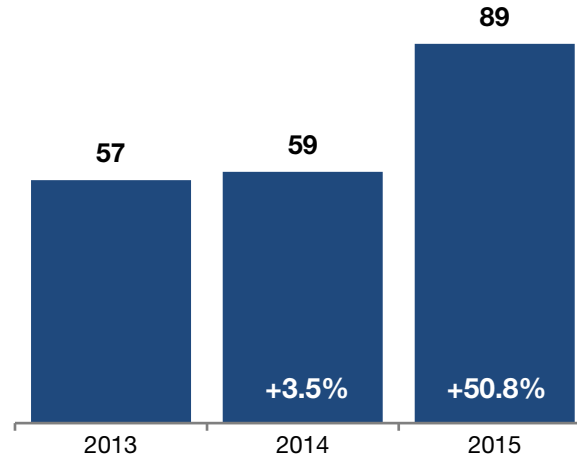
A count of the properties on which contracts have been accepted in a given month.



## January

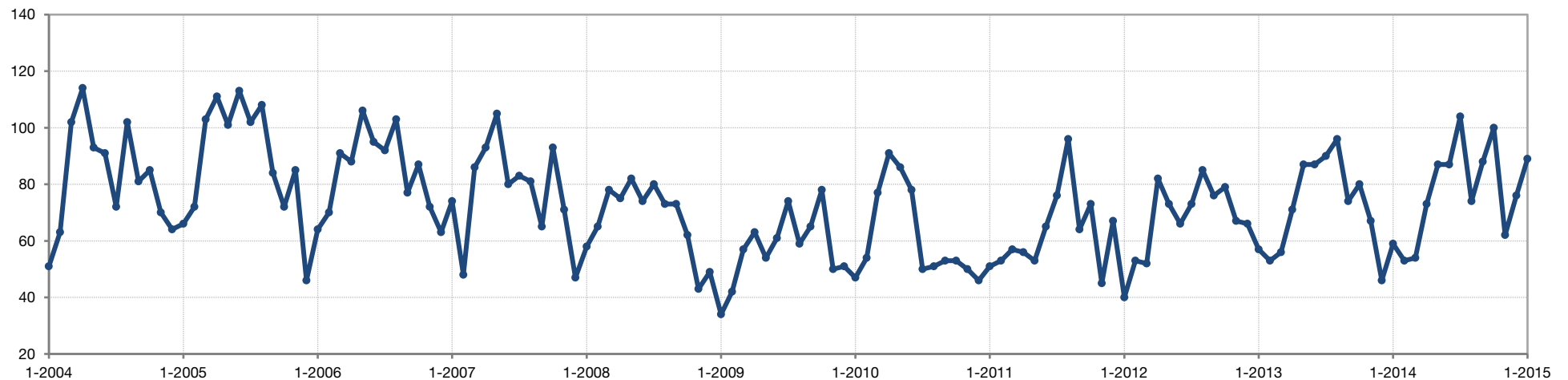


## Year To Date



Month	Prior Year	Current Year	+ / -
February	53	53	0.0%
March	56	54	-3.6%
April	71	73	+2.8%
May	87	87	0.0%
June	87	87	0.0%
July	90	104	+15.6%
August	96	74	-22.9%
September	74	88	+18.9%
October	80	100	+25.0%
November	67	62	-7.5%
December	46	76	+65.2%
January	59	89	+50.8%
<b>12-Month Avg</b>	<b>72</b>	<b>79</b>	<b>+9.4%</b>

## Historical Pending Sales Activity

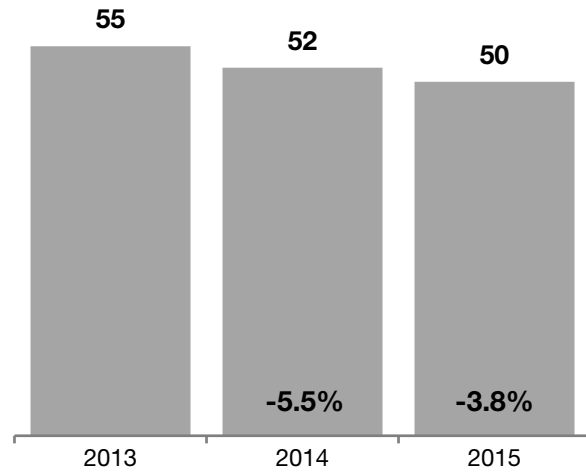


# Closed Sales

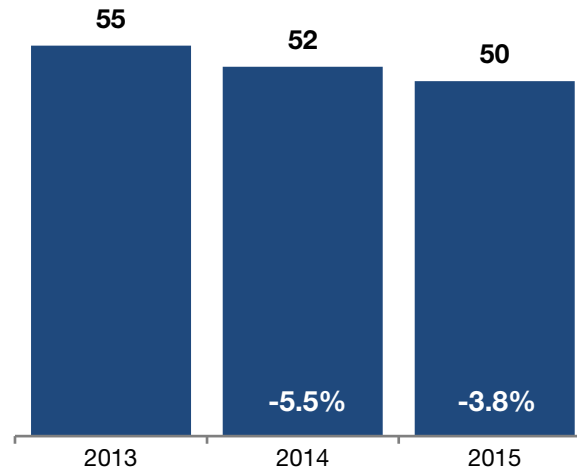
A count of the actual sales that have closed in a given month.



## January

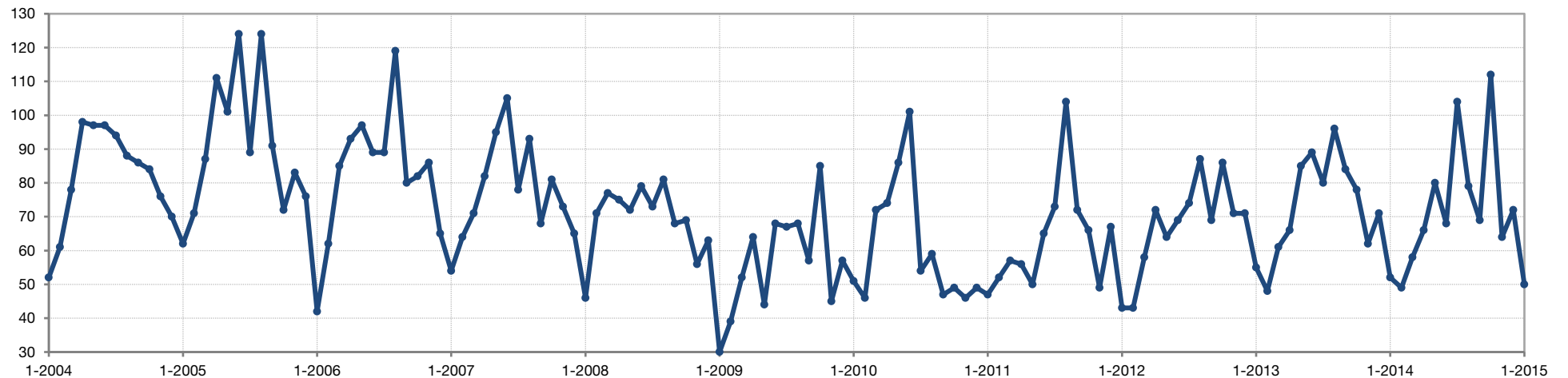


## Year To Date



Month	Prior Year	Current Year	+ / -
February	48	49	+2.1%
March	61	58	-4.9%
April	66	66	0.0%
May	85	80	-5.9%
June	89	68	-23.6%
July	80	104	+30.0%
August	96	79	-17.7%
September	84	69	-17.9%
October	78	112	+43.6%
November	62	64	+3.2%
December	71	72	+1.4%
January	52	50	-3.8%
<b>12-Month Avg</b>	<b>73</b>	<b>73</b>	<b>+0.5%</b>

## Historical Closed Sales Activity

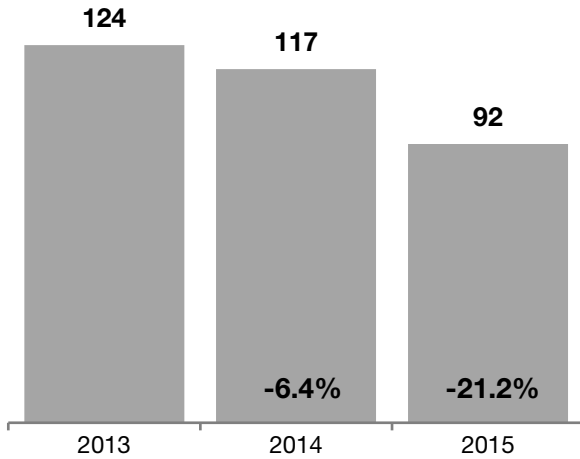


# Days on Market Until Sale

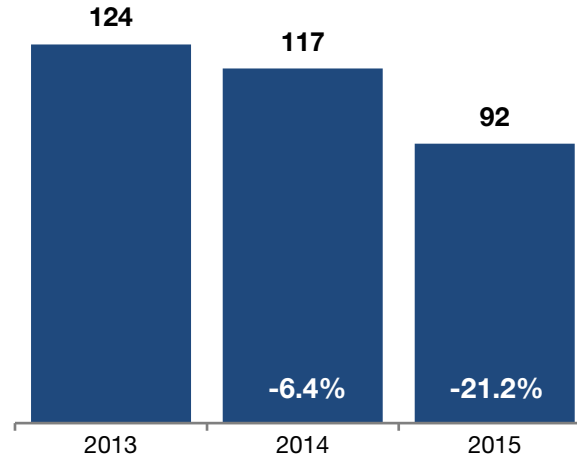
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January

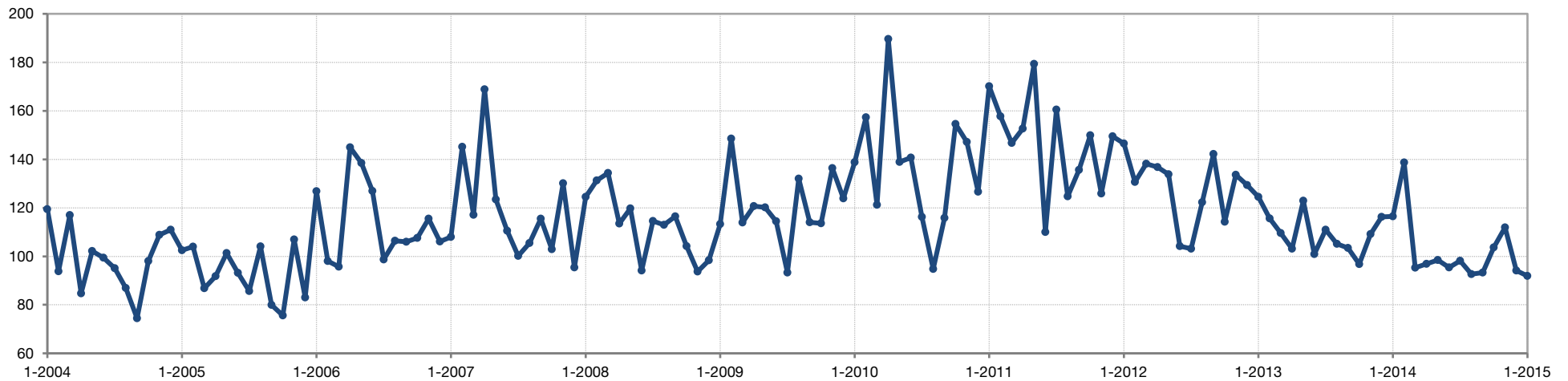


## Year To Date



Month	Prior Year	Current Year	+ / -
February	116	139	+20.0%
March	110	95	-13.0%
April	103	97	-6.1%
May	123	98	-19.9%
June	101	95	-5.5%
July	111	98	-11.5%
August	105	93	-11.8%
September	103	93	-9.8%
October	97	104	+7.1%
November	109	112	+2.5%
December	116	94	-19.0%
January	117	92	-21.2%
<b>12-Month Avg</b>	<b>109</b>	<b>100</b>	<b>-7.9%</b>

## Historical Days on Market Until Sale

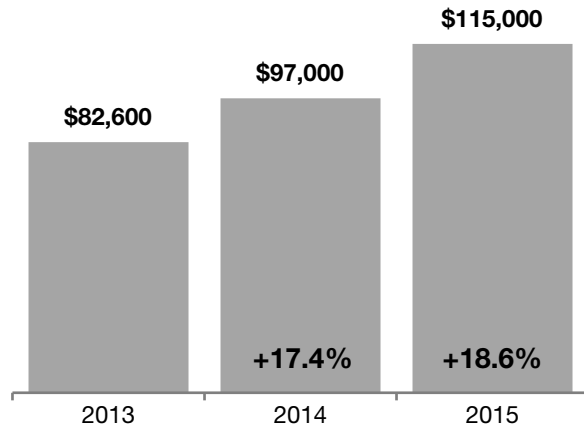


# Median Sales Price

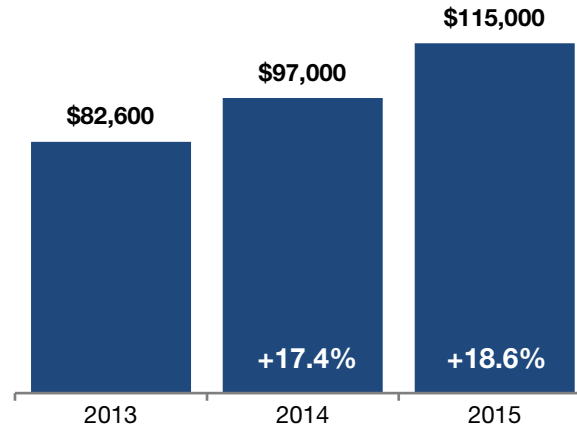
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January

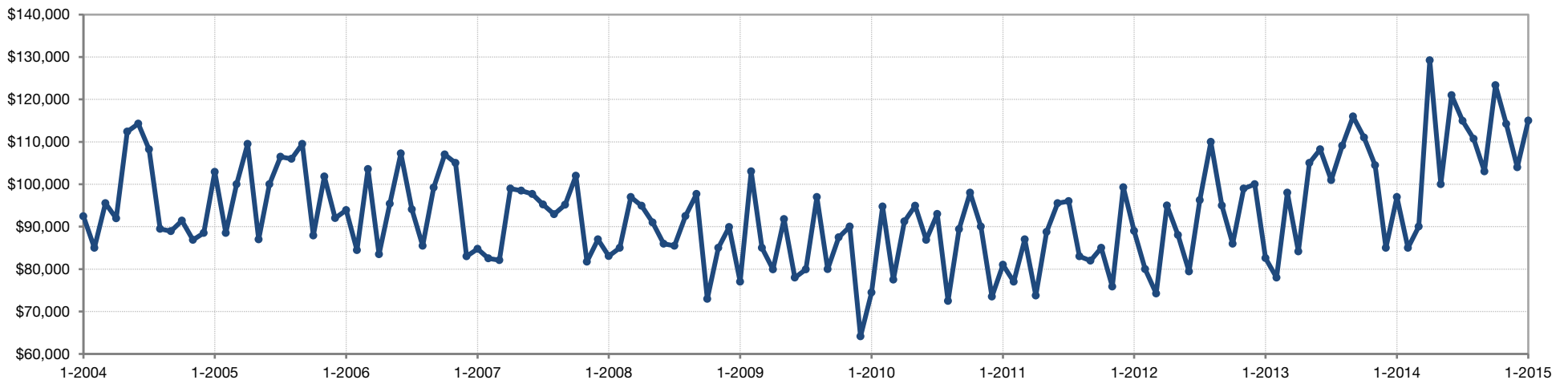


## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$78,000	\$85,000	+9.0%
March	\$98,000	\$90,000	-8.2%
April	\$84,150	\$129,200	+53.5%
May	\$105,000	\$100,000	-4.8%
June	\$108,250	\$121,000	+11.8%
July	\$101,000	\$114,950	+13.8%
August	\$109,075	\$110,725	+1.5%
September	\$116,000	\$103,000	-11.2%
October	\$111,000	\$123,375	+11.1%
November	\$104,500	\$114,200	+9.3%
December	\$85,000	\$104,000	+22.4%
January	\$97,000	\$115,000	+18.6%
12-Month Med	\$100,000	\$110,500	+10.5%

## Historical Median Sales Price

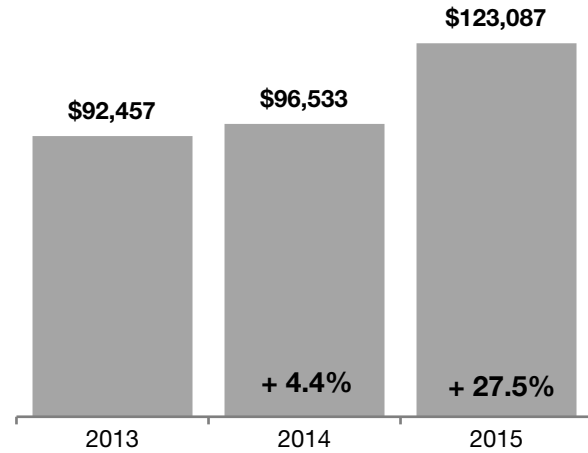


# Average Sales Price

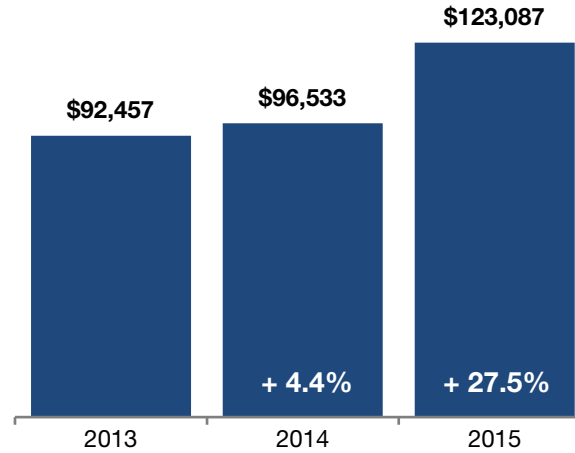
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

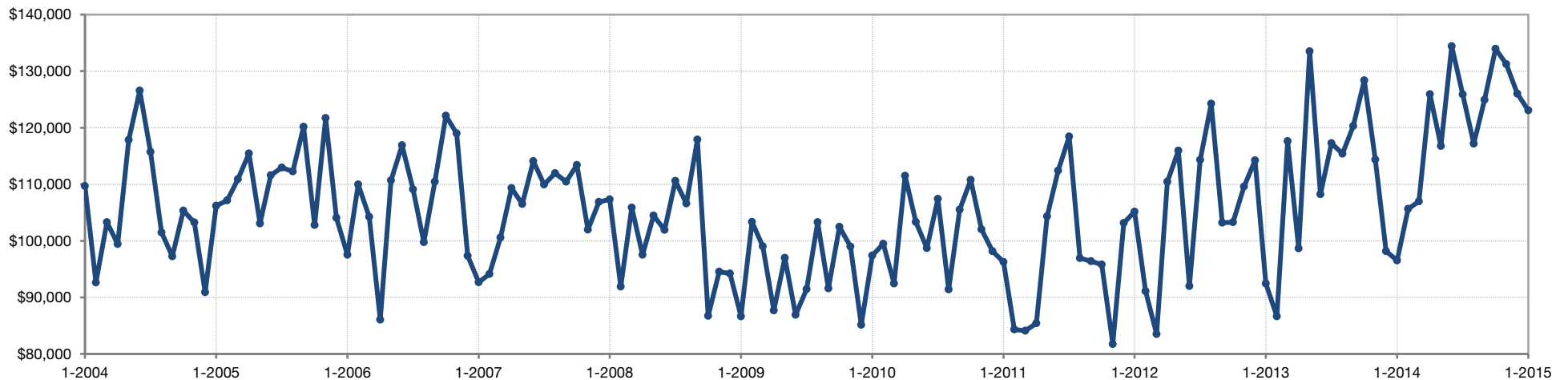


## Year To Date



Month	Prior Year	Current Year	+ / -
February	\$86,627	<b>\$105,660</b>	+22.0%
March	\$117,611	<b>\$106,943</b>	-9.1%
April	\$98,654	<b>\$125,910</b>	+27.6%
May	\$133,485	<b>\$116,765</b>	-12.5%
June	\$108,215	<b>\$134,407</b>	+24.2%
July	\$117,258	<b>\$125,858</b>	+7.3%
August	\$115,397	<b>\$117,189</b>	+1.6%
September	\$120,303	<b>\$124,945</b>	+3.9%
October	\$128,388	<b>\$133,953</b>	+4.3%
November	\$114,367	<b>\$131,226</b>	+14.7%
December	\$98,164	<b>\$126,021</b>	+28.4%
January	\$96,533	<b>\$123,087</b>	+27.5%
<b>12-Month Avg</b>	<b>\$112,929</b>	<b>\$123,711</b>	<b>+9.5%</b>

## Historical Average Sales Price



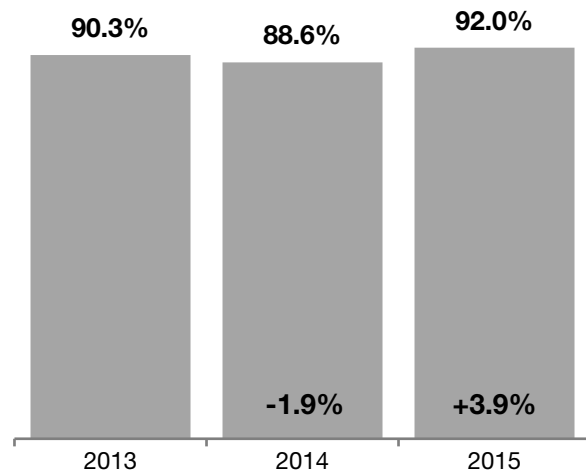


# Percent of Original List Price Received

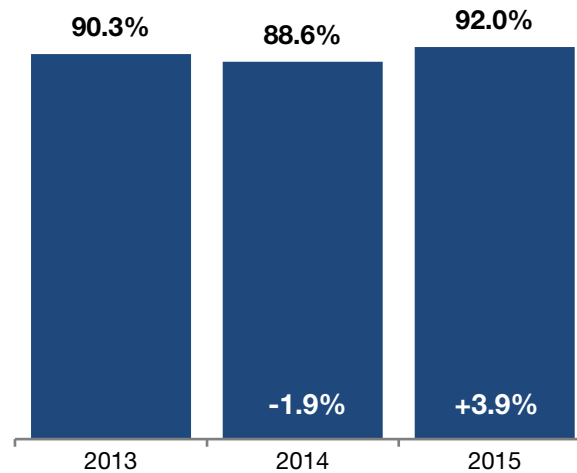
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January

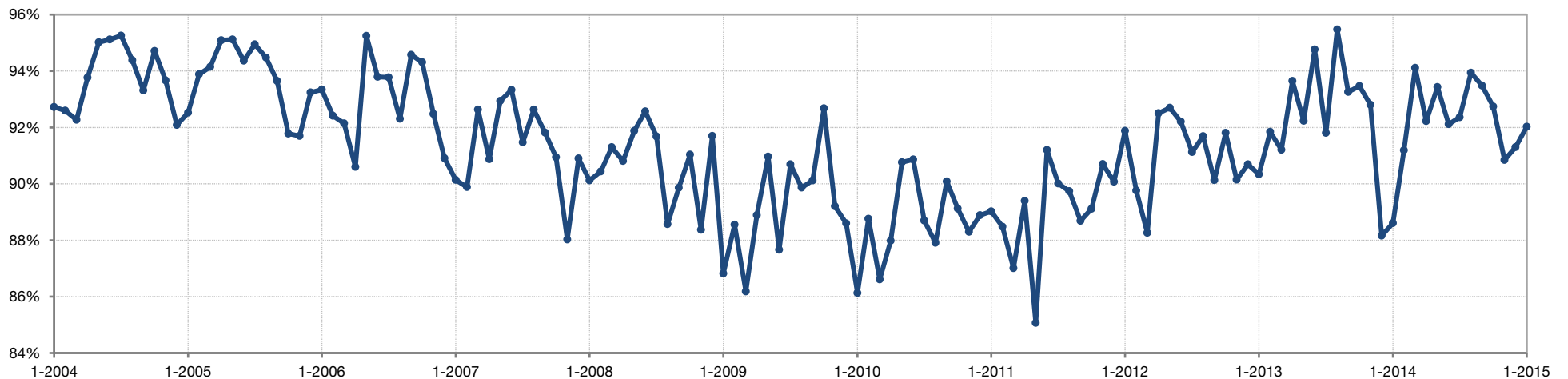


## Year To Date



Month	Prior Year	Current Year	+ / -
February	91.8%	91.2%	-0.7%
March	91.2%	94.1%	+3.2%
April	93.6%	92.2%	-1.5%
May	92.2%	93.4%	+1.3%
June	94.8%	92.1%	-2.8%
July	91.8%	92.4%	+0.6%
August	95.5%	93.9%	-1.6%
September	93.3%	93.5%	+0.2%
October	93.5%	92.7%	-0.8%
November	92.8%	90.8%	-2.1%
December	88.2%	91.3%	+3.6%
January	88.6%	92.0%	+3.9%
<b>12-Month Avg</b>	<b>92.5%</b>	<b>92.5%</b>	<b>+0.0%</b>

## Historical Percent of Original List Price Received

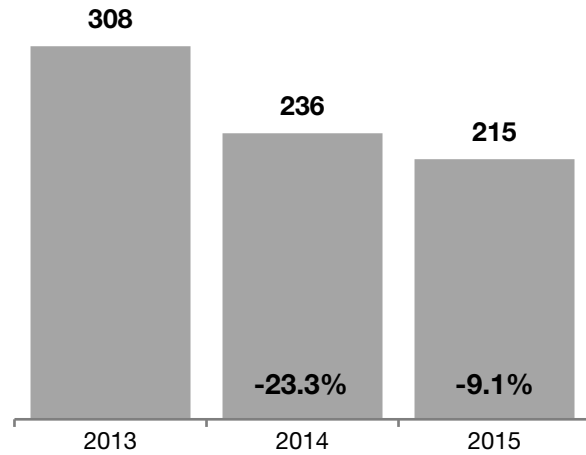


# Housing Affordability Index

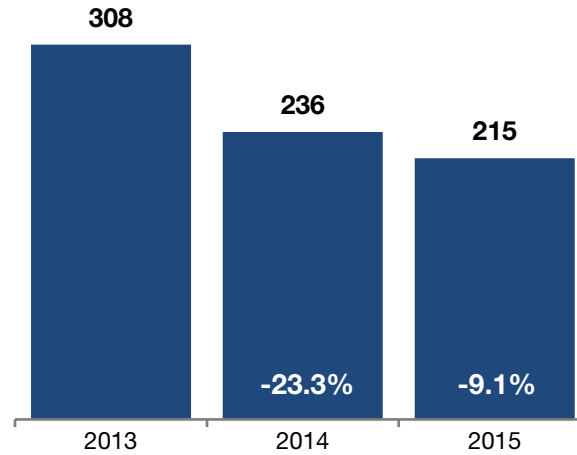
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## January

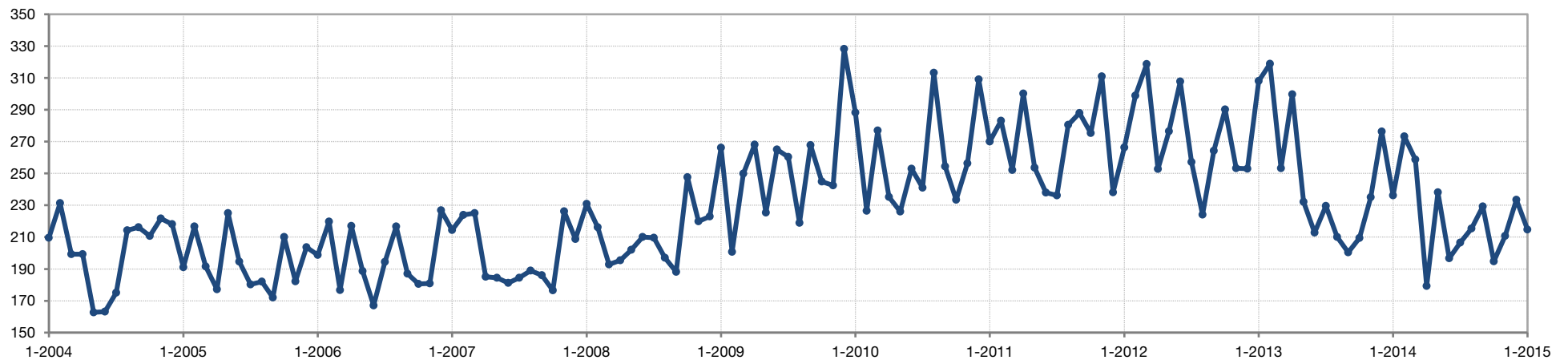


## Year To Date



Month	Prior Year	Current Year	+ / -
February	319	273	-14.3%
March	253	259	+2.2%
April	300	179	-40.2%
May	232	238	+2.6%
June	213	197	-7.6%
July	230	206	-10.1%
August	210	215	+2.5%
September	200	229	+14.4%
October	209	195	-7.0%
November	235	211	-10.3%
December	276	233	-15.5%
January	236	215	-9.1%
<b>12-Month Avg</b>	<b>243</b>	<b>221</b>	<b>-7.7%</b>

## Historical Housing Affordability Index

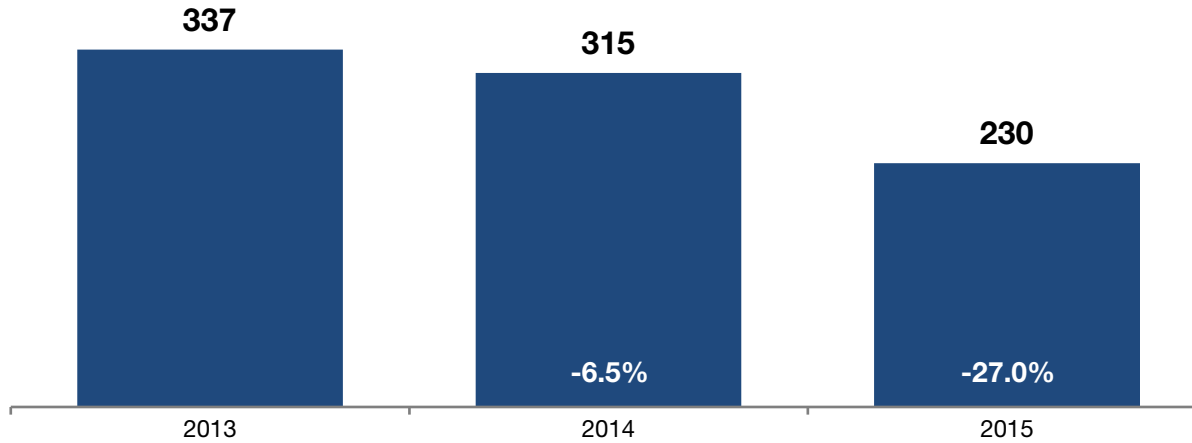


# Inventory of Homes for Sale

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

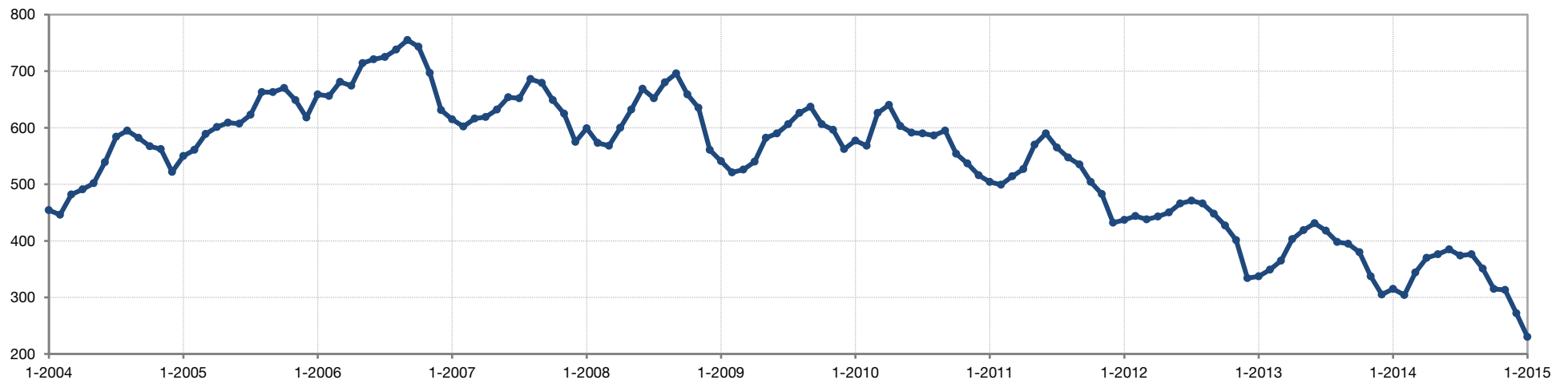


## January



Month	Prior Year	Current Year	+ / -
February	349	304	-12.9%
March	365	344	-5.8%
April	403	370	-8.2%
May	419	376	-10.3%
June	431	385	-10.7%
July	418	374	-10.5%
August	398	376	-5.5%
September	395	351	-11.1%
October	380	315	-17.1%
November	337	313	-7.1%
December	305	272	-10.8%
January	315	230	-27.0%
<b>12-Month Avg</b>	<b>376</b>	<b>334</b>	<b>-11.4%</b>

## Historical Inventory of Homes for Sale

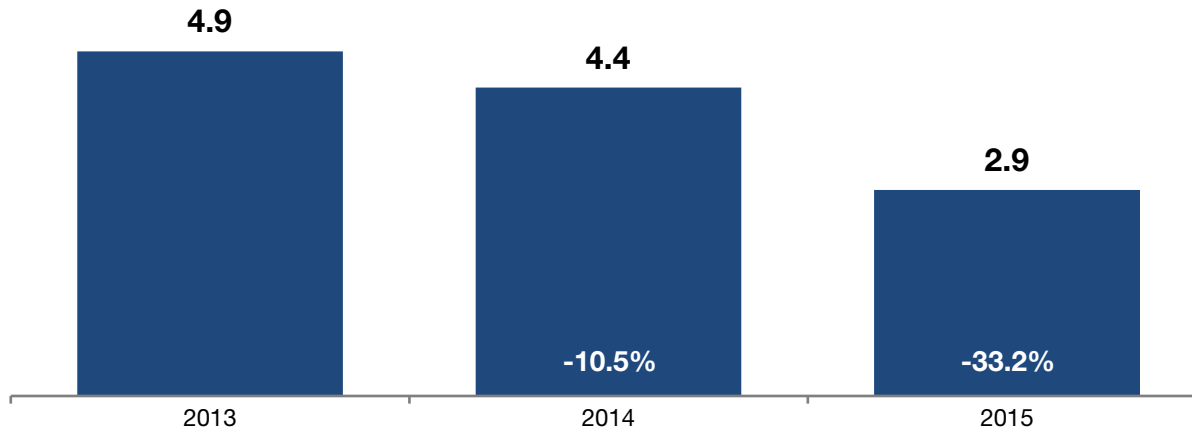


# Months Supply of Inventory

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	5.1	4.2	-16.6%
March	5.3	4.8	-9.1%
April	5.9	5.1	-12.9%
May	6.0	5.2	-13.4%
June	6.0	5.3	-11.6%
July	5.7	5.1	-11.1%
August	5.4	5.3	-2.6%
September	5.4	4.8	-10.0%
October	5.2	4.2	-17.8%
November	4.6	4.2	-7.4%
December	4.2	3.6	-16.0%
January	4.4	2.9	-33.2%
<b>12-Month Avg</b>	<b>5.3</b>	<b>4.6</b>	<b>-13.1%</b>

## Historical Months Supply of Inventory

