

Monthly Indicators

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



April 2015



Quick Facts

+ 12.1% **- 14.9%** **- 31.4%**

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.



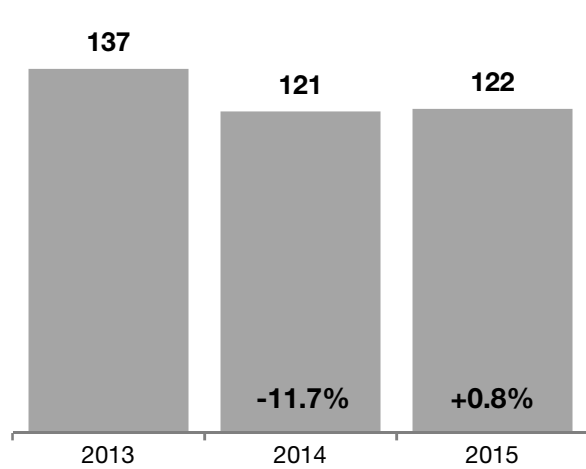
Key Metrics	Historical Sparklines	4-2014	4-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		121	122	+ 0.8%	388	380	- 2.1%
Pending Sales		72	130	+ 80.6%	239	333	+ 39.3%
Closed Sales		66	74	+ 12.1%	225	257	+ 14.2%
Days on Market Until Sale		97	113	+ 16.4%	110	102	- 7.6%
Median Sales Price		\$129,200	\$110,000	- 14.9%	\$97,000	\$100,000	+ 3.1%
Average Sales Price		\$125,910	\$120,867	- 4.0%	\$109,835	\$118,435	+ 7.8%
Percent of Original List Price Received		92.2%	92.3%	+ 0.1%	91.7%	91.9%	+ 0.2%
Housing Affordability Index		179	224	+ 25.1%	239	247	+ 3.3%
Inventory of Homes for Sale		370	254	- 31.4%	--	--	--
Months Supply of Homes for Sale		5.1	3.1	- 40.2%	--	--	--

New Listings

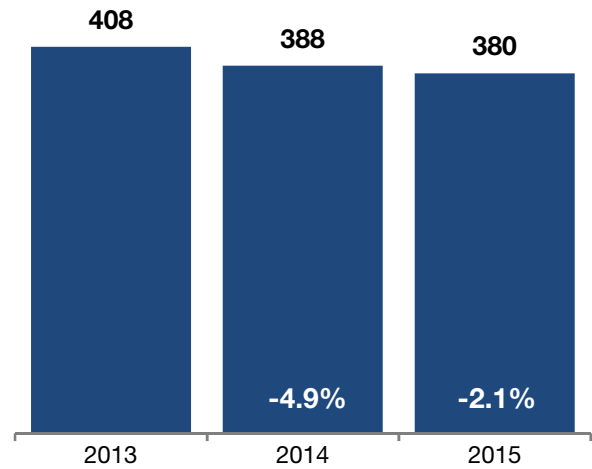
A count of the properties that have been newly listed on the market in a given month.



April

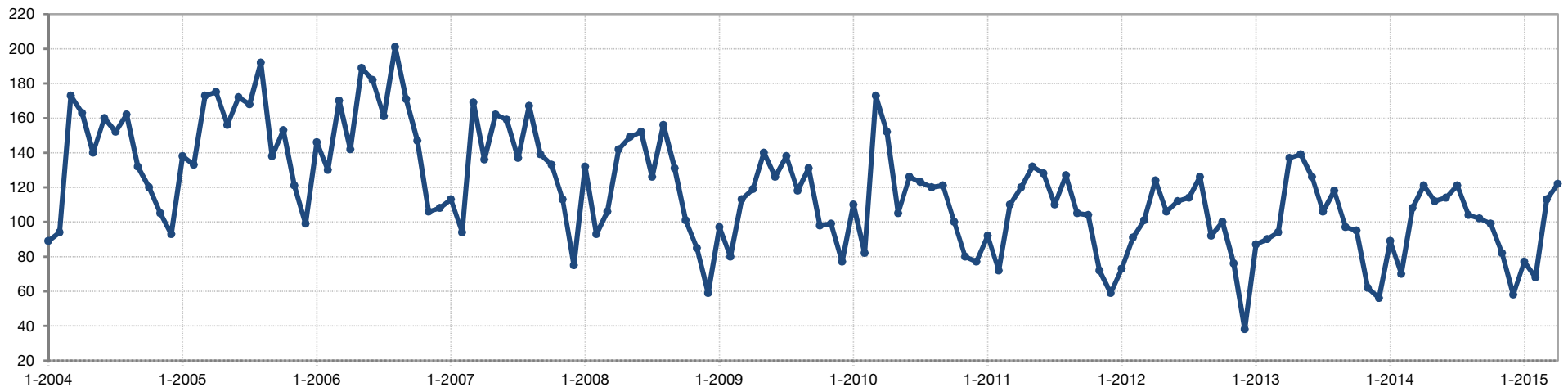


Year To Date



Month	Prior Year	Current Year	+ / -
May	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	89	77	-13.5%
February	70	68	-2.9%
March	108	113	+4.6%
April	121	122	+0.8%
12-Month Avg	99	98	-1.3%

Historical New Listing Activity

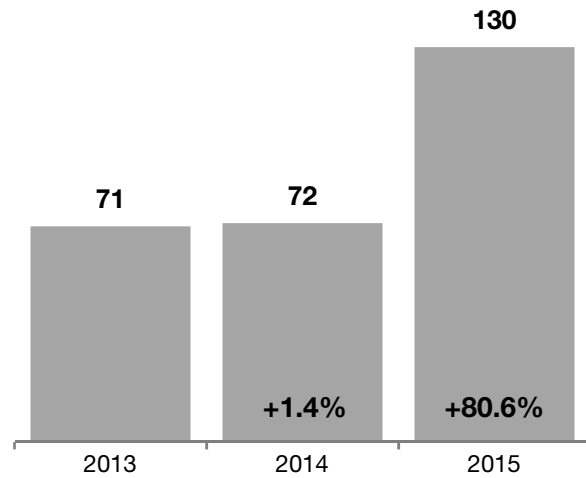


Pending Sales

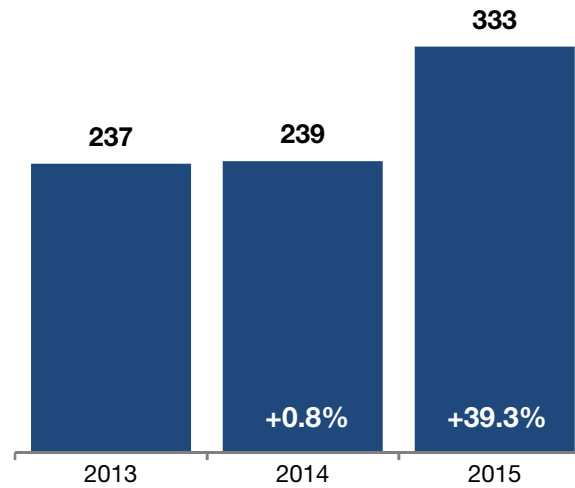
A count of the properties on which contracts have been accepted in a given month.



April

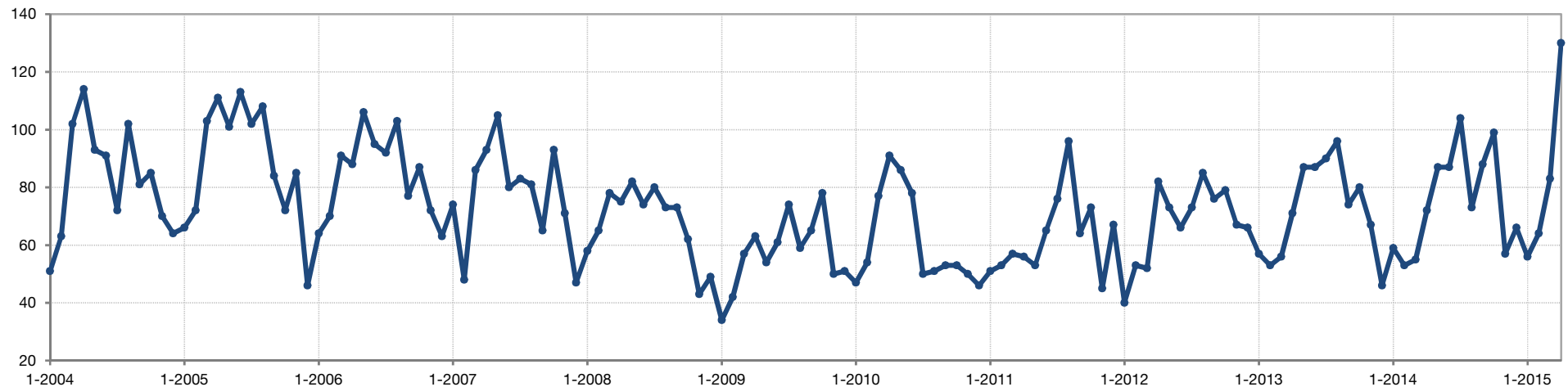


Year To Date



Month	Prior Year	Current Year	+ / -
May	87	87	0.0%
June	87	87	0.0%
July	90	104	+15.6%
August	96	73	-24.0%
September	74	88	+18.9%
October	80	99	+23.8%
November	67	57	-14.9%
December	46	66	+43.5%
January	59	56	-5.1%
February	53	64	+20.8%
March	55	83	+50.9%
April	72	130	+80.6%
12-Month Avg	72	83	+14.8%

Historical Pending Sales Activity

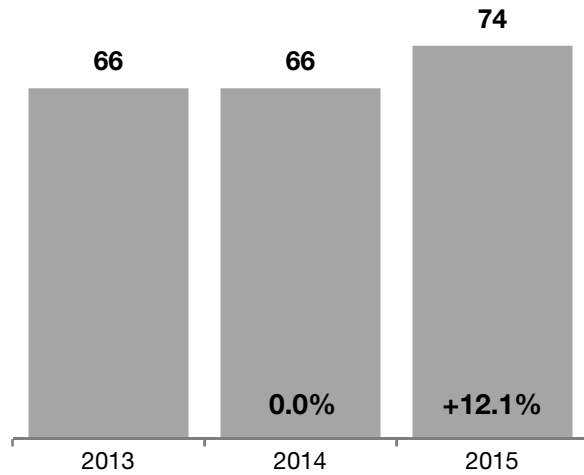


Closed Sales

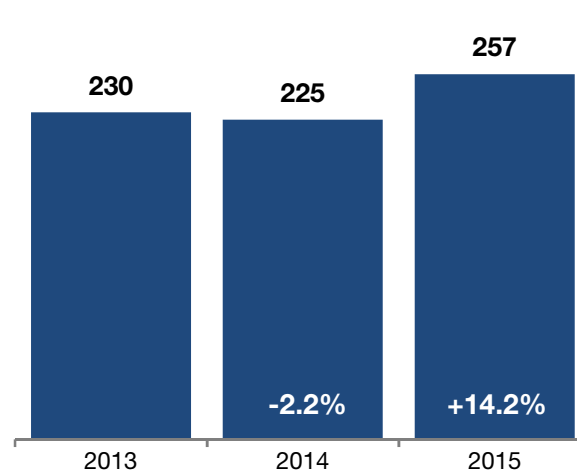
A count of the actual sales that have closed in a given month.



April

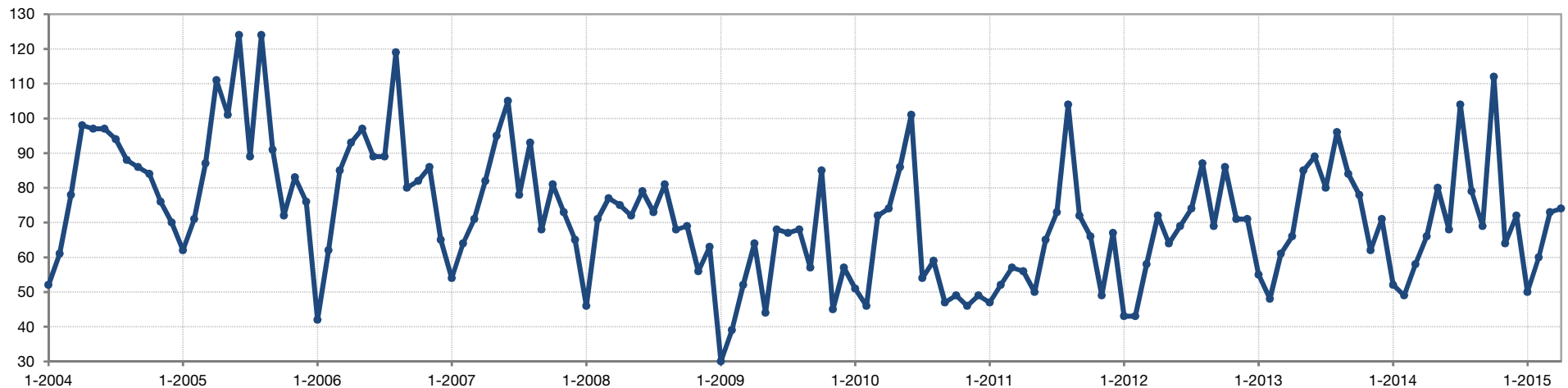


Year To Date



Month	Prior Year	Current Year	+ / -
May	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%
February	49	60	+22.4%
March	58	73	+25.9%
April	66	74	+12.1%
12-Month Avg	73	75	+5.8%

Historical Closed Sales Activity

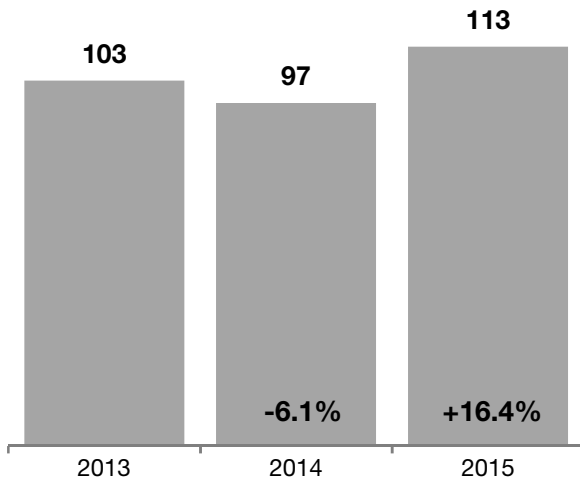


Days on Market Until Sale

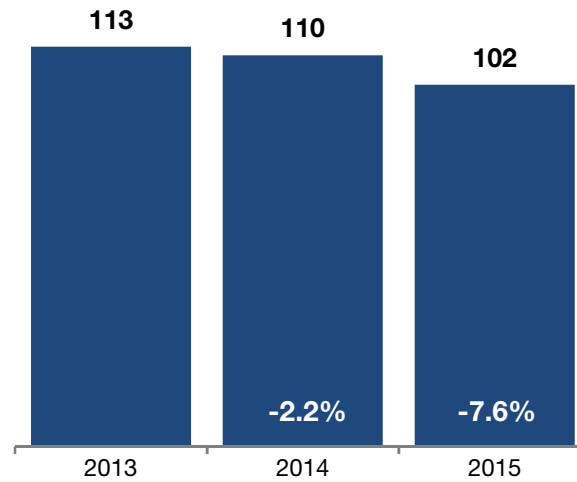
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

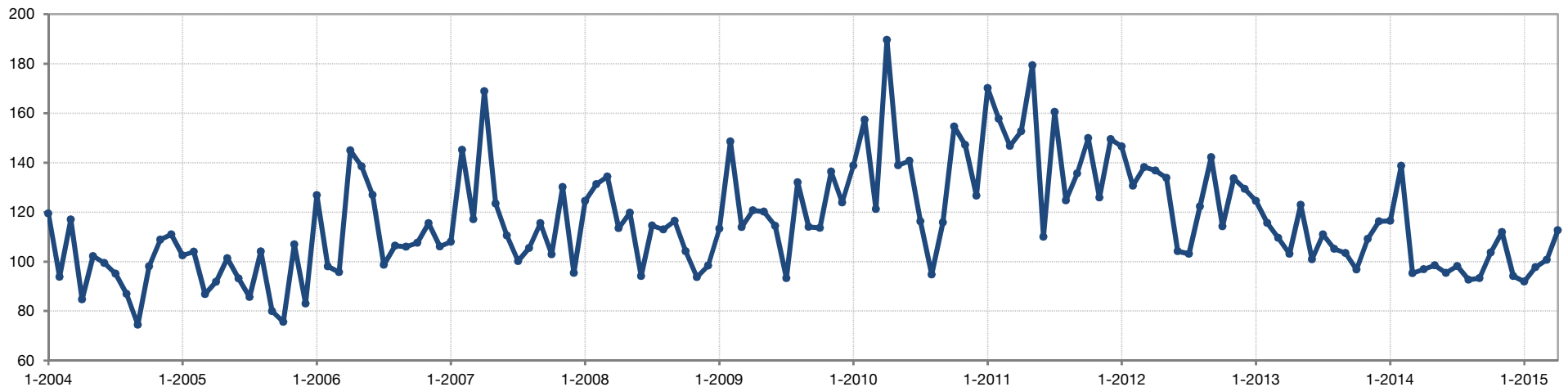


Year To Date



Month	Prior Year	Current Year	+ / -
May	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%
February	139	98	-29.5%
March	95	101	+5.6%
April	97	113	+16.4%
12-Month Avg	109	99	-8.3%

Historical Days on Market Until Sale

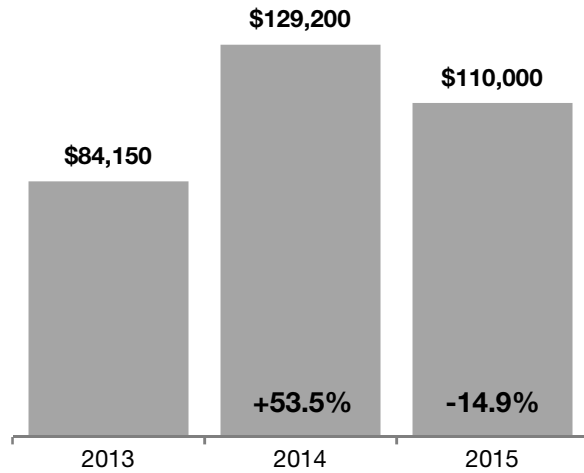


Median Sales Price

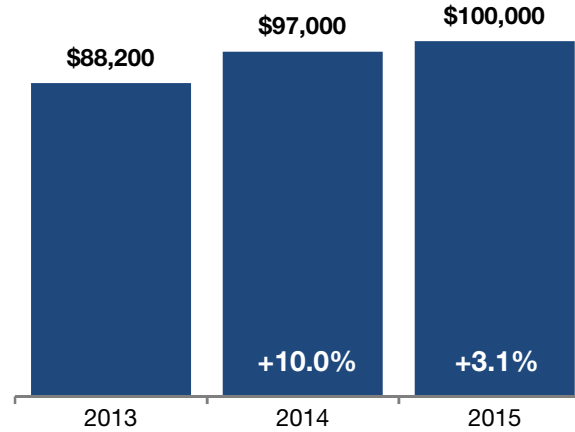
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

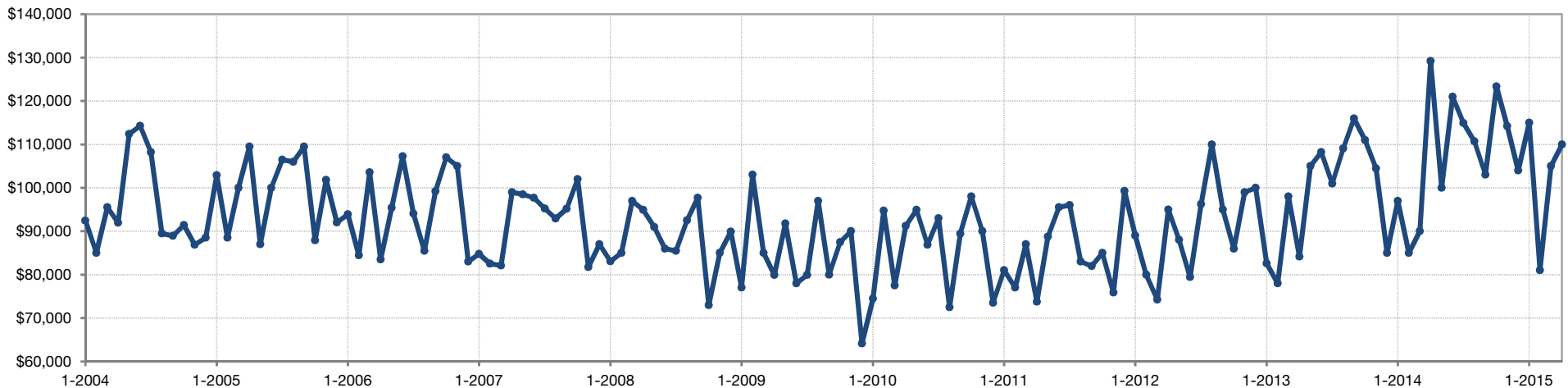


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$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%
February	\$85,000	\$81,000	-4.7%
March	\$90,000	\$105,000	+16.7%
April	\$129,200	\$110,000	-14.9%
12-Month Med	\$103,000	\$110,000	+6.8%

Historical Median Sales Price

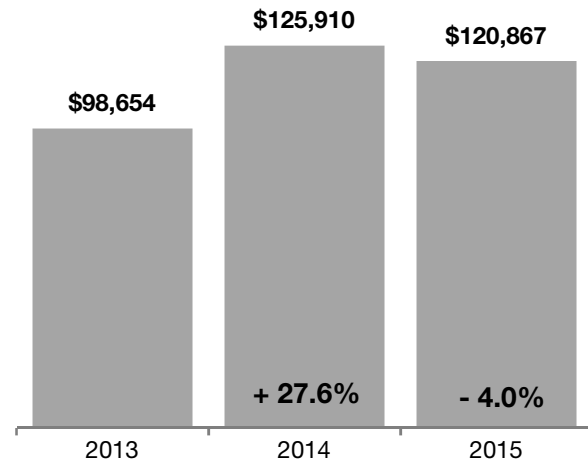


Average Sales Price

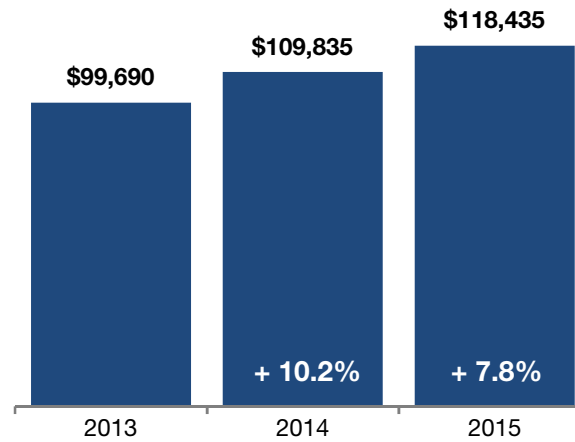
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

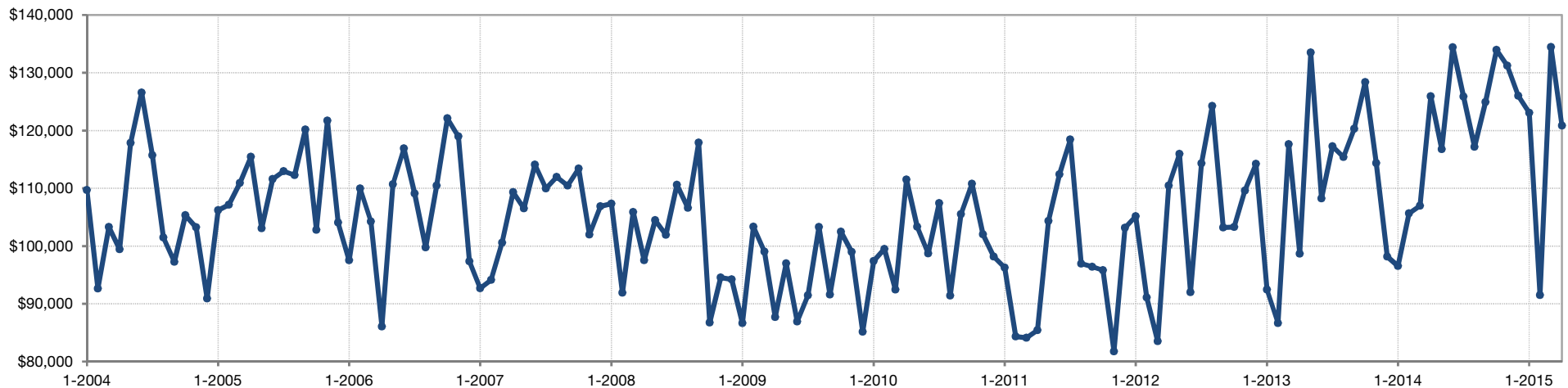


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$133,485	\$116,765	-12.5%
June	\$108,215	\$134,407	+24.2%
July	\$117,258	\$125,858	+7.3%
August	\$115,397	\$117,189	+1.6%
September	\$120,303	\$124,945	+3.9%
October	\$128,388	\$133,953	+4.3%
November	\$114,367	\$131,226	+14.7%
December	\$98,164	\$126,021	+28.4%
January	\$96,533	\$123,087	+27.5%
February	\$105,660	\$91,512	-13.4%
March	\$106,943	\$134,436	+25.7%
April	\$125,910	\$120,867	-4.0%
12-Month Avg	\$115,351	\$124,157	+7.6%

Historical Average Sales Price



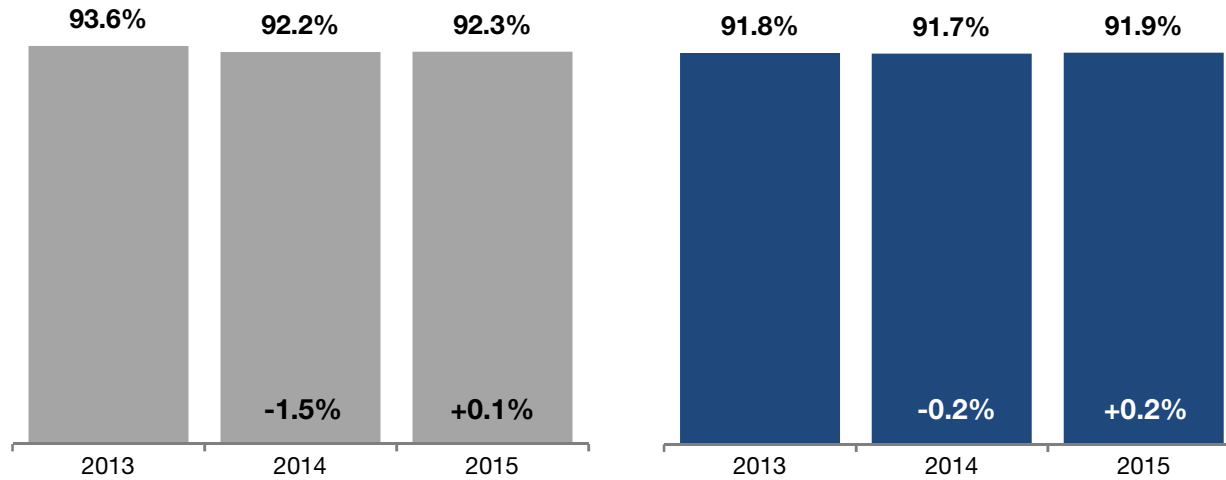
Percent of Original List Price Received

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	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%
February	91.2%	90.3%	-1.0%
March	94.1%	92.6%	-1.6%
April	92.2%	92.3%	+0.1%
12-Month Avg	92.6%	92.4%	-0.2%

Historical Percent of Original List Price Received

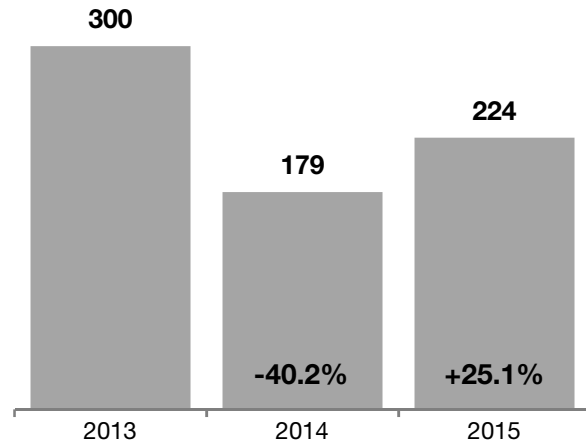


Housing Affordability Index

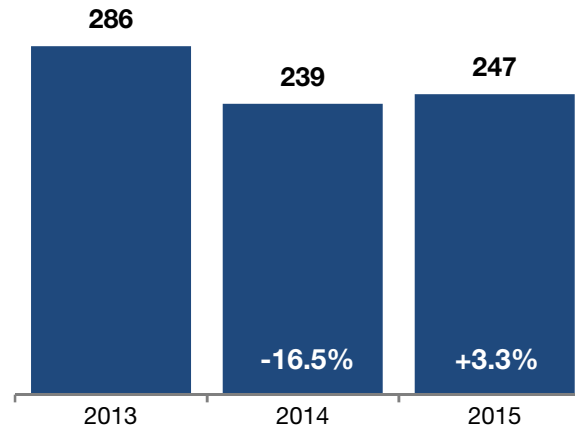
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



April

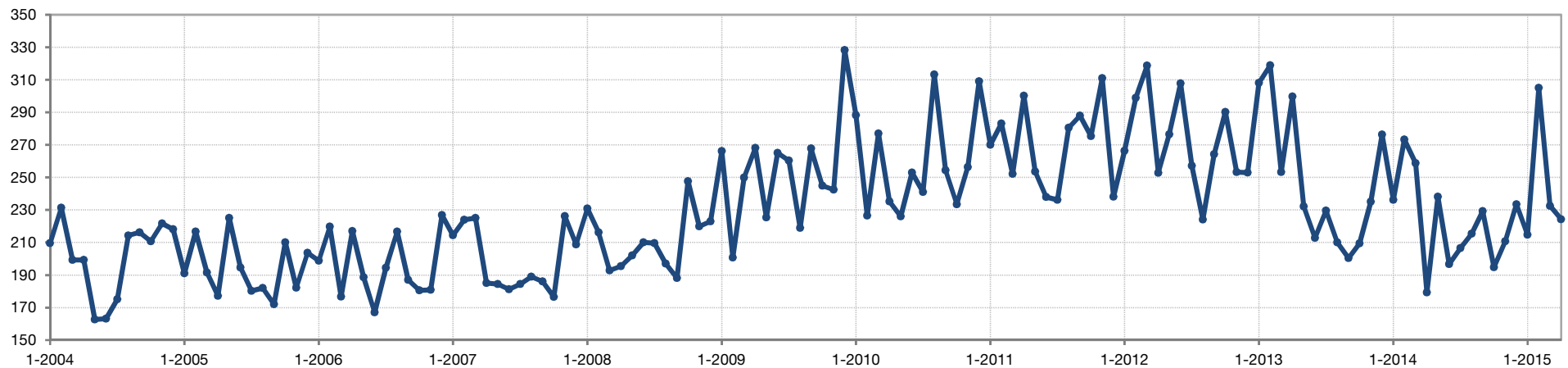


Year To Date



Month	Prior Year	Current Year	+ / -
May	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%
February	273	305	+11.6%
March	259	232	-10.2%
April	179	224	+25.1%
12-Month Avg	229	225	-1.1%

Historical Housing Affordability Index

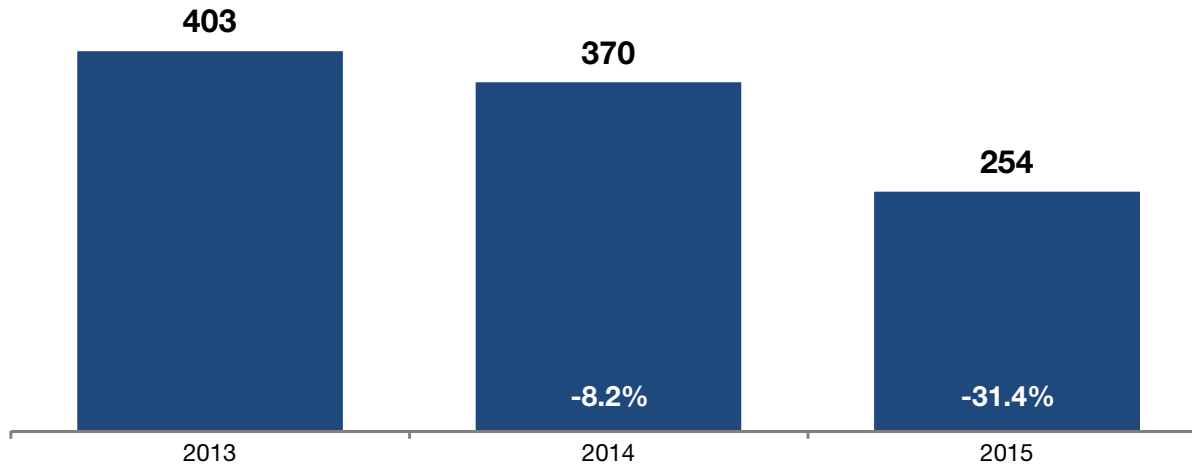


Inventory of Homes for Sale

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

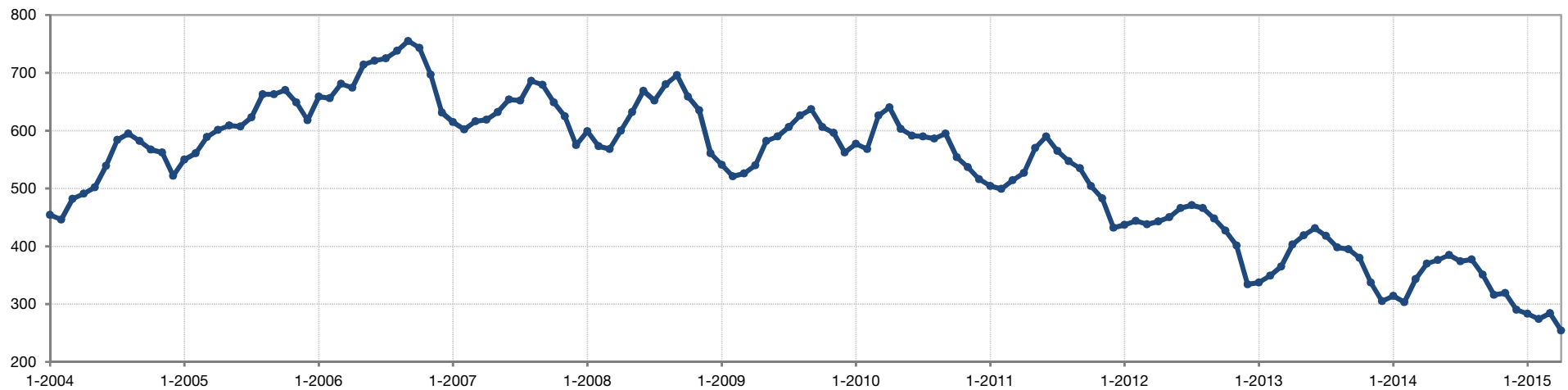


April



Month	Prior Year	Current Year	+ / -
May	419	376	-10.3%
June	431	385	-10.7%
July	418	374	-10.5%
August	398	377	-5.3%
September	395	351	-11.1%
October	380	316	-16.8%
November	337	319	-5.3%
December	305	290	-4.9%
January	314	283	-9.9%
February	303	274	-9.6%
March	343	284	-17.2%
April	370	254	-31.4%
12-Month Avg	368	324	-11.9%

Historical Inventory of Homes for Sale

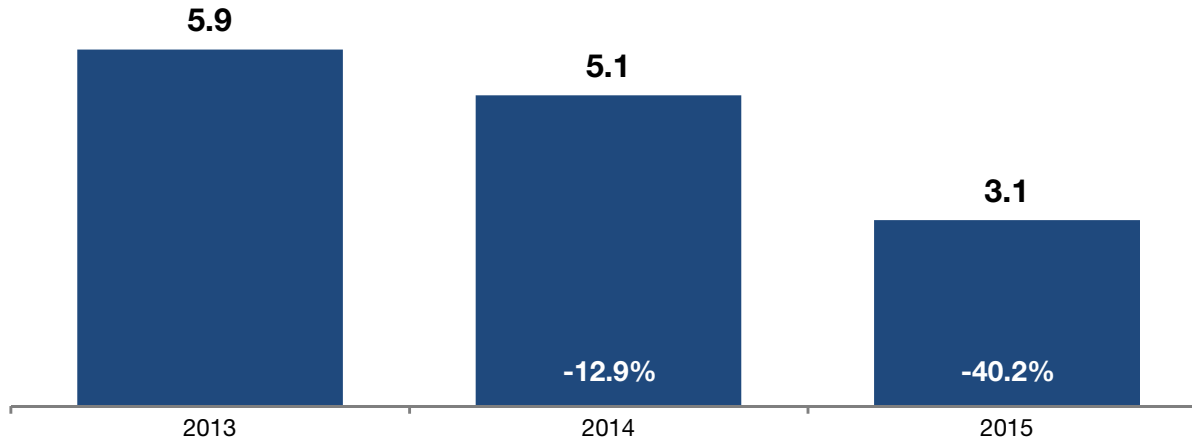


Months Supply of Inventory

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	6.0	5.2	-13.4%
June	6.0	5.3	-11.6%
July	5.7	5.1	-11.1%
August	5.4	5.3	-2.2%
September	5.4	4.8	-9.9%
October	5.2	4.3	-17.4%
November	4.6	4.4	-4.9%
December	4.2	3.9	-8.7%
January	4.4	3.8	-13.0%
February	4.2	3.6	-13.8%
March	4.8	3.6	-23.5%
April	5.1	3.1	-40.2%
12-Month Avg	5.1	4.4	-14.1%

Historical Months Supply of Inventory

