

# Monthly Indicators

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



May 2015



## Quick Facts

**- 18.8%**      **+ 6.0%**      **- 26.1%**

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.



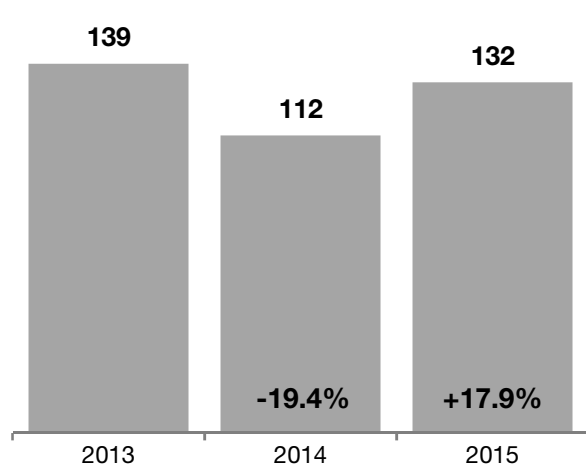
Key Metrics	Historical Sparklines	5-2014	5-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		112	<b>132</b>	+ 17.9%	500	<b>512</b>	+ 2.4%
<b>Pending Sales</b>		87	<b>115</b>	+ 32.2%	326	<b>415</b>	+ 27.3%
<b>Closed Sales</b>		80	<b>65</b>	- 18.8%	305	<b>322</b>	+ 5.6%
<b>Days on Market Until Sale</b>		98	<b>79</b>	- 20.2%	107	<b>97</b>	- 9.3%
<b>Median Sales Price</b>		\$100,000	<b>\$105,950</b>	+ 6.0%	\$97,000	<b>\$103,000</b>	+ 6.2%
<b>Average Sales Price</b>		\$116,765	<b>\$128,684</b>	+ 10.2%	\$111,677	<b>\$120,531</b>	+ 7.9%
<b>Percent of Original List Price Received</b>		93.4%	<b>93.1%</b>	- 0.3%	92.1%	<b>92.1%</b>	- 0.0%
<b>Housing Affordability Index</b>		238	<b>233</b>	- 2.0%	246	<b>240</b>	- 2.2%
<b>Inventory of Homes for Sale</b>		376	<b>278</b>	- 26.1%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		5.2	<b>3.4</b>	- 35.1%	--	<b>--</b>	--

# New Listings

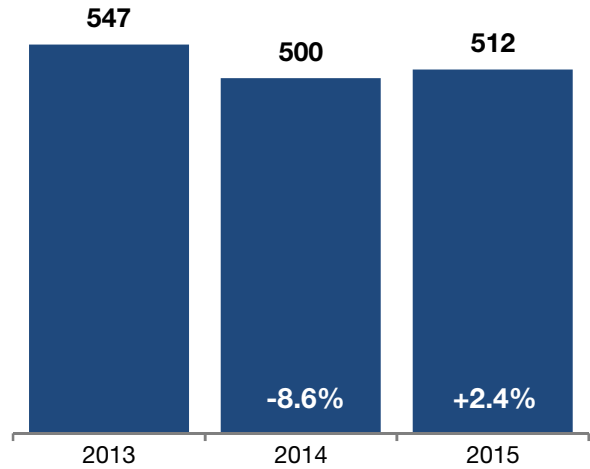
A count of the properties that have been newly listed on the market in a given month.



## May

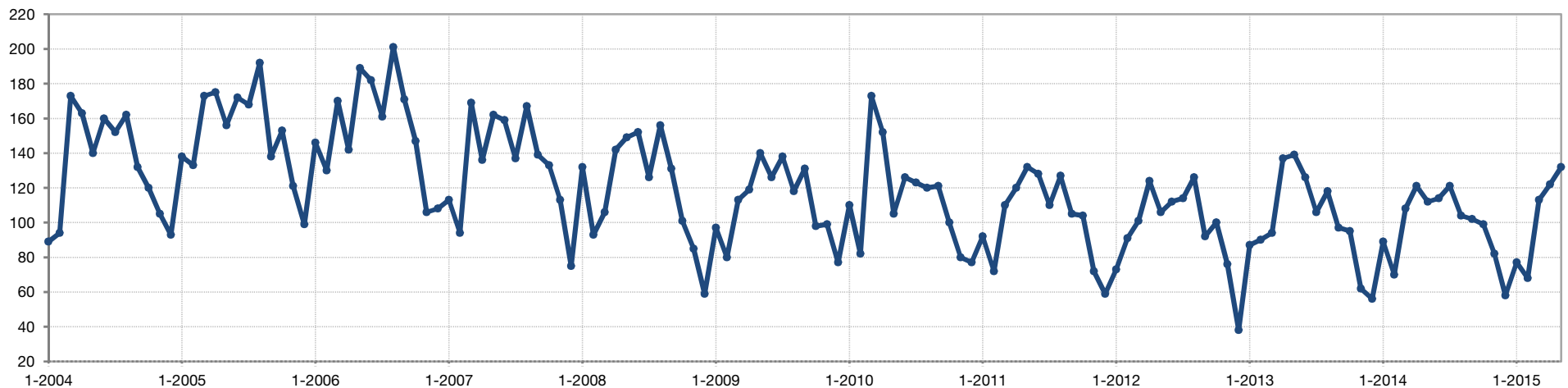


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	112	132	+17.9%
<b>12-Month Avg</b>	<b>97</b>	<b>99</b>	<b>+2.8%</b>

## Historical New Listing Activity

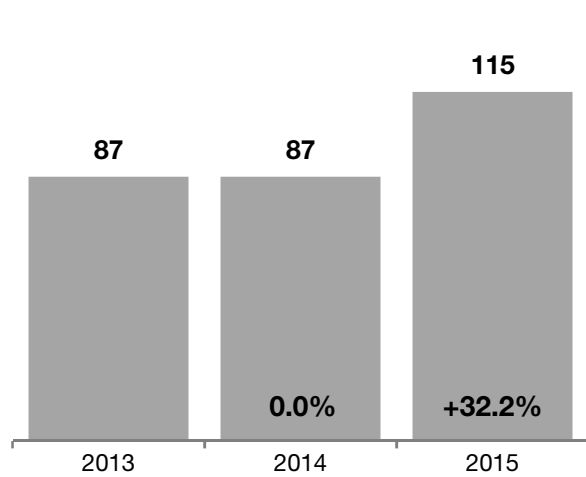


# Pending Sales

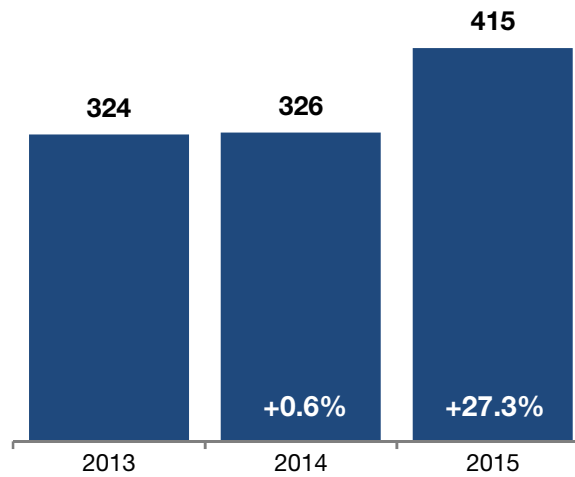
A count of the properties on which contracts have been accepted in a given month.



## May

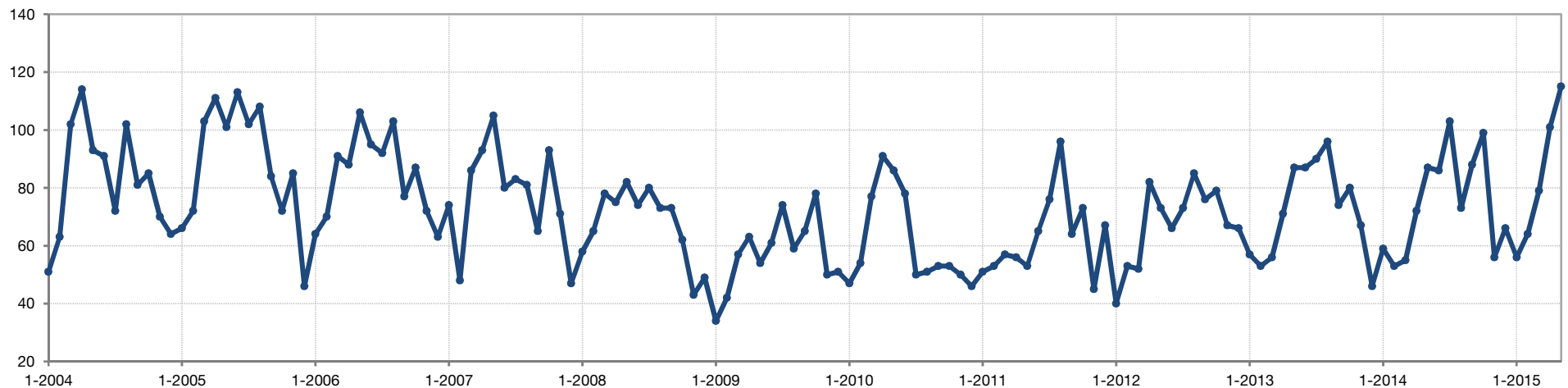


## Year To Date



Month	Prior Year	Current Year	+ / -
June	87	86	-1.1%
July	90	103	+14.4%
August	96	73	-24.0%
September	74	88	+18.9%
October	80	99	+23.8%
November	67	56	-16.4%
December	46	66	+43.5%
January	59	56	-5.1%
February	53	64	+20.8%
March	55	79	+43.6%
April	72	101	+40.3%
May	87	115	+32.2%
<b>12-Month Avg</b>	<b>72</b>	<b>82</b>	<b>+13.9%</b>

## Historical Pending Sales Activity

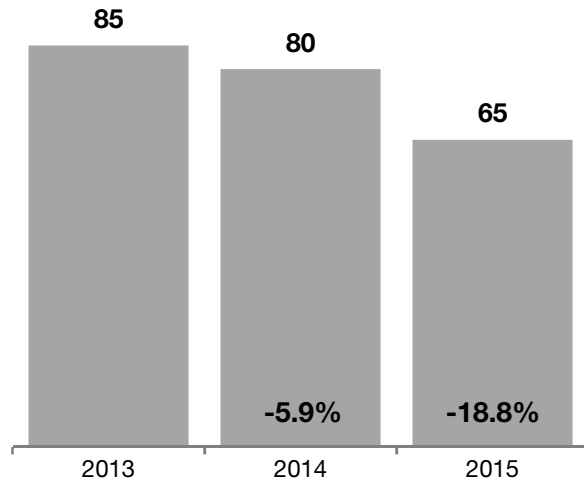


# Closed Sales

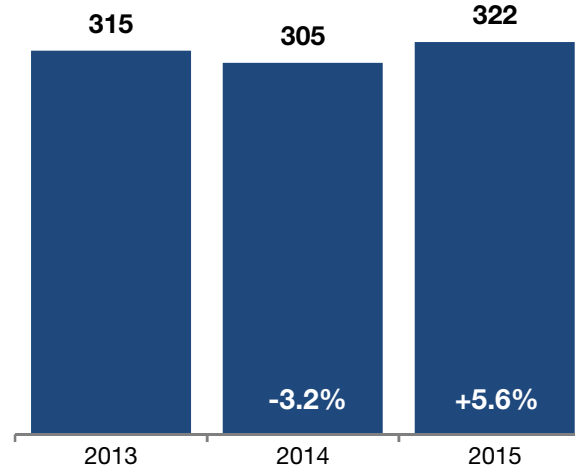
A count of the actual sales that have closed in a given month.



## May

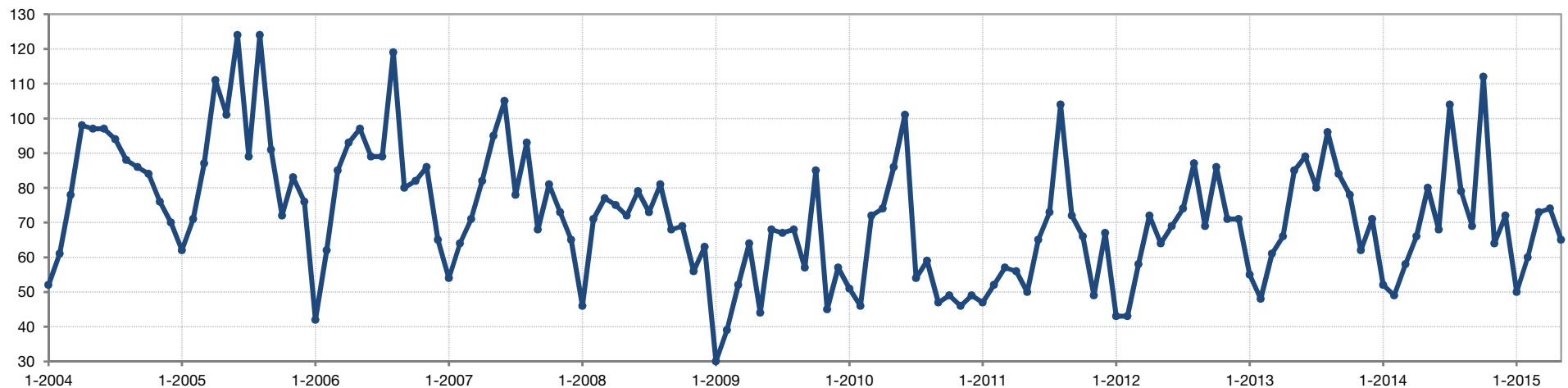


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	80	65	-18.8%
<b>12-Month Avg</b>	<b>72</b>	<b>74</b>	<b>+4.7%</b>

## Historical Closed Sales Activity

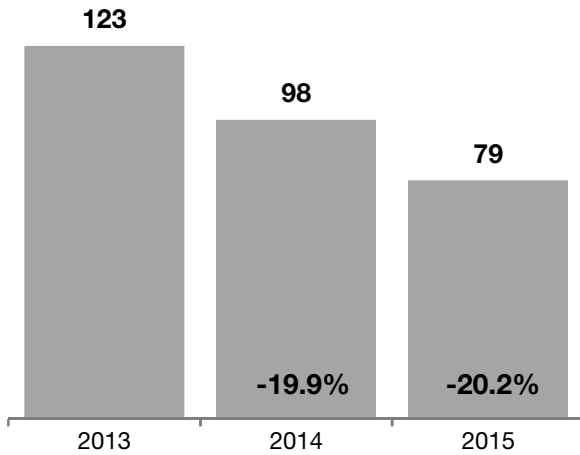


# Days on Market Until Sale

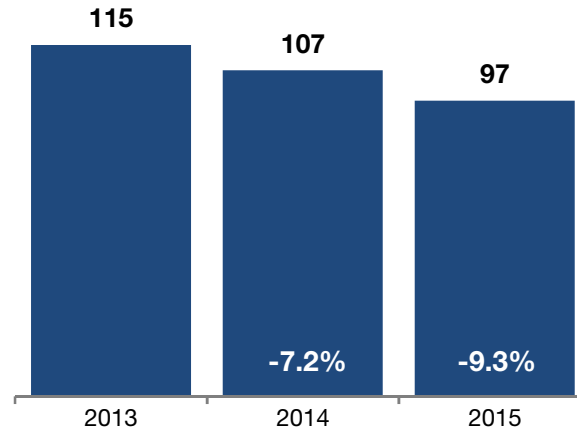
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May

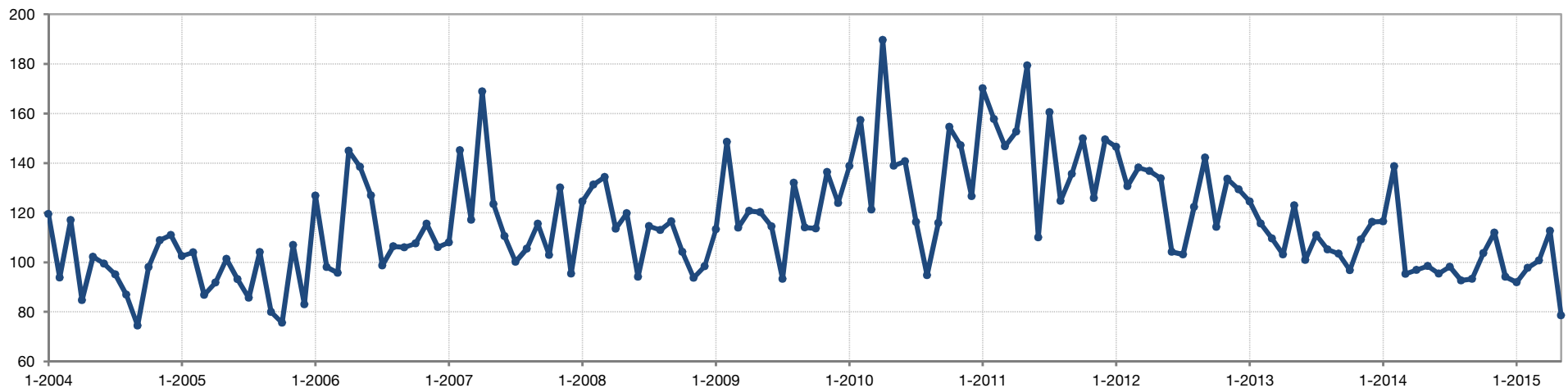


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	98	79	-20.2%
<b>12-Month Avg</b>	<b>106</b>	<b>98</b>	<b>-7.7%</b>

## Historical Days on Market Until Sale

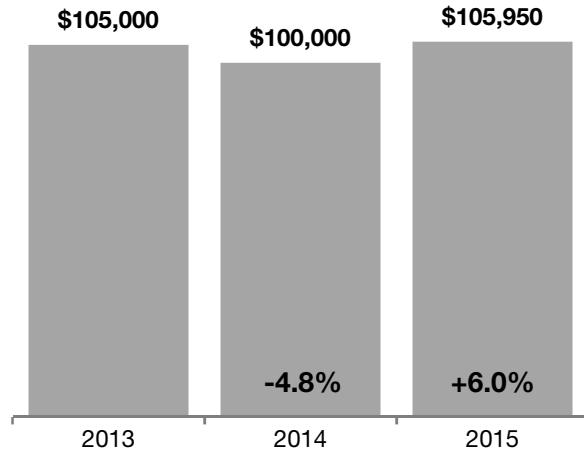


# Median Sales Price

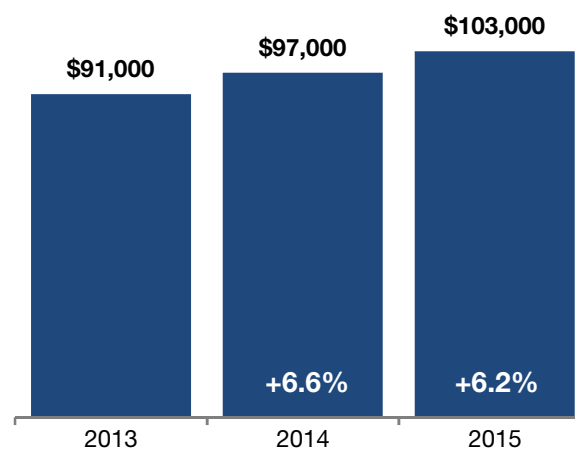
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## May

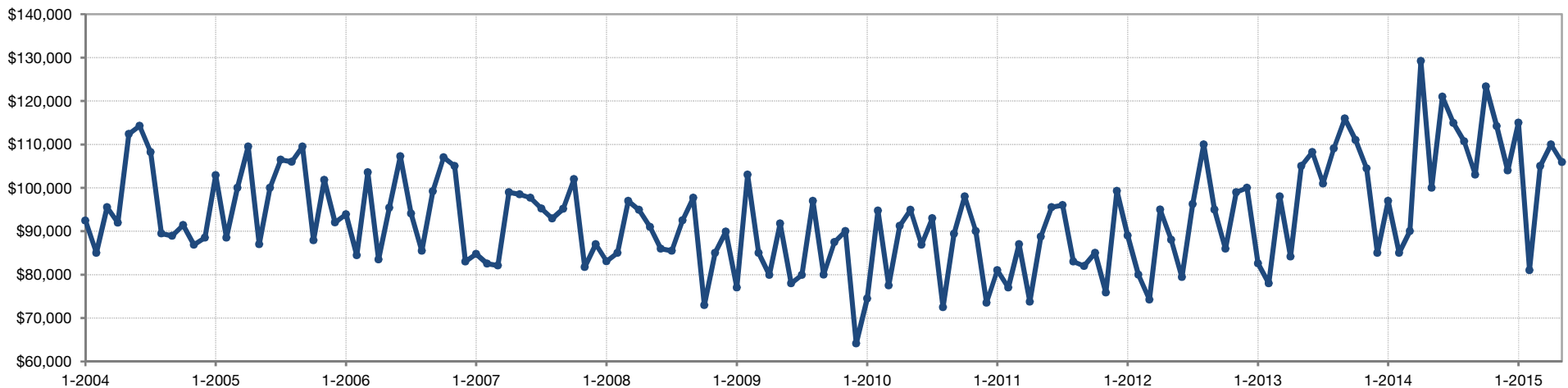


## Year To Date



Month	Prior Year	Current Year	+ / -
June	\$108,250	<b>\$121,000</b>	+11.8%
July	\$101,000	<b>\$114,950</b>	+13.8%
August	\$109,075	<b>\$110,725</b>	+1.5%
September	\$116,000	<b>\$103,000</b>	-11.2%
October	\$111,000	<b>\$123,375</b>	+11.1%
November	\$104,500	<b>\$114,200</b>	+9.3%
December	\$85,000	<b>\$104,000</b>	+22.4%
January	\$97,000	<b>\$115,000</b>	+18.6%
February	\$85,000	<b>\$81,000</b>	-4.7%
March	\$90,000	<b>\$105,000</b>	+16.7%
April	\$129,200	<b>\$110,000</b>	-14.9%
May	\$100,000	<b>\$105,950</b>	+6.0%
<b>12-Month Med</b>	<b>\$102,750</b>	<b>\$110,000</b>	<b>+7.1%</b>

## Historical Median Sales Price

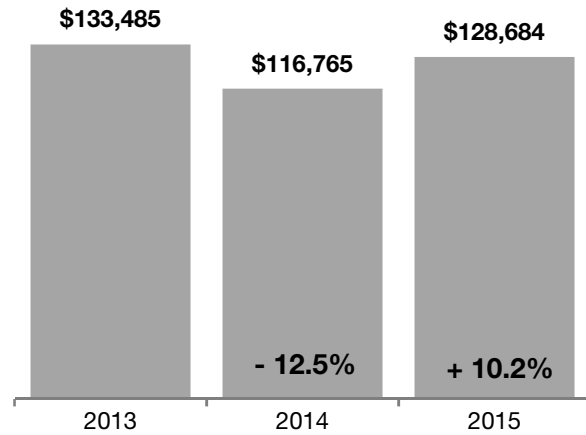


# Average Sales Price

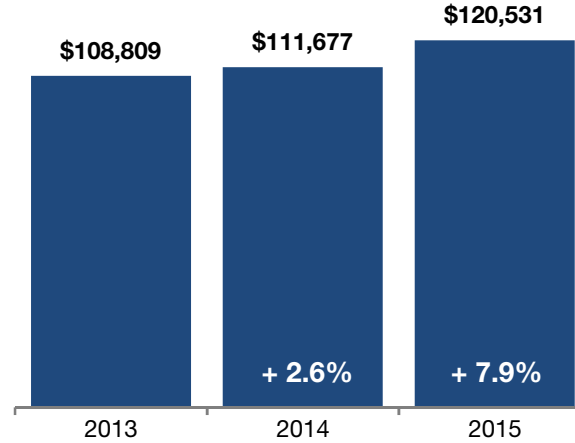
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May

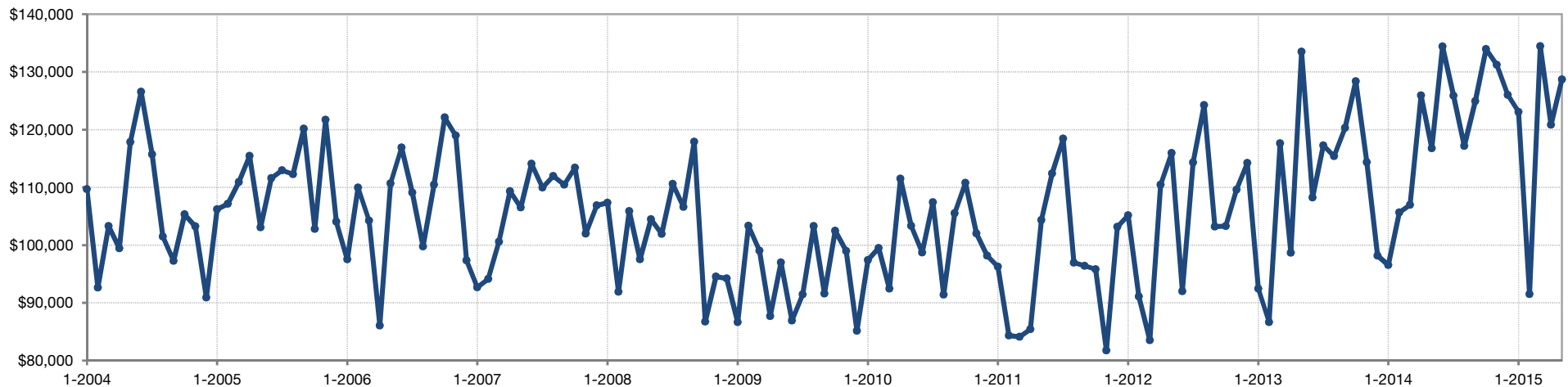


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	\$105,660	<b>\$91,512</b>	-13.4%
March	\$106,943	<b>\$134,436</b>	+25.7%
April	\$125,910	<b>\$120,867</b>	-4.0%
May	\$116,765	<b>\$128,684</b>	+10.2%
<b>12-Month Avg</b>	<b>\$113,671</b>	<b>\$125,169</b>	<b>+10.1%</b>

## Historical Average Sales Price



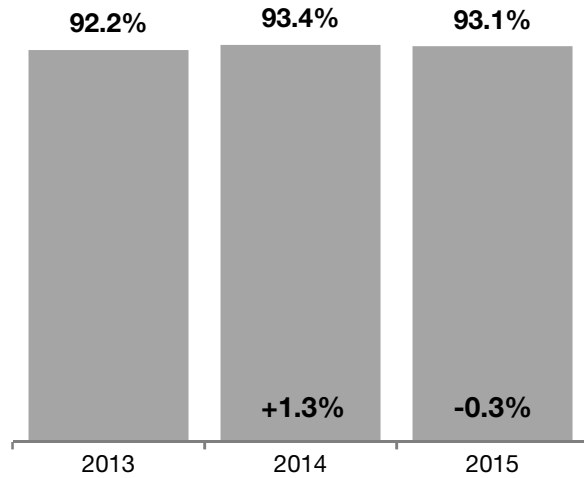


# Percent of Original List Price Received

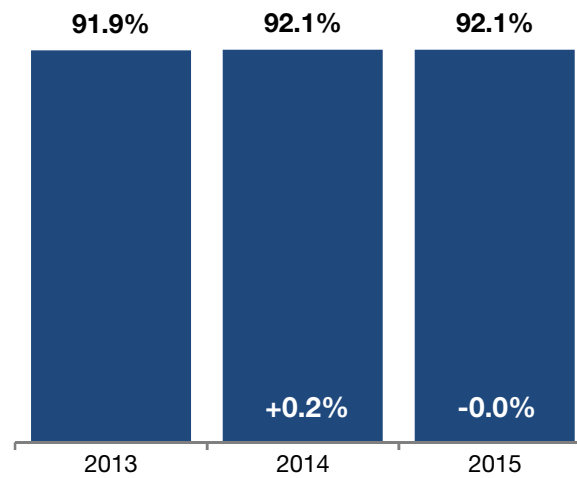
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May

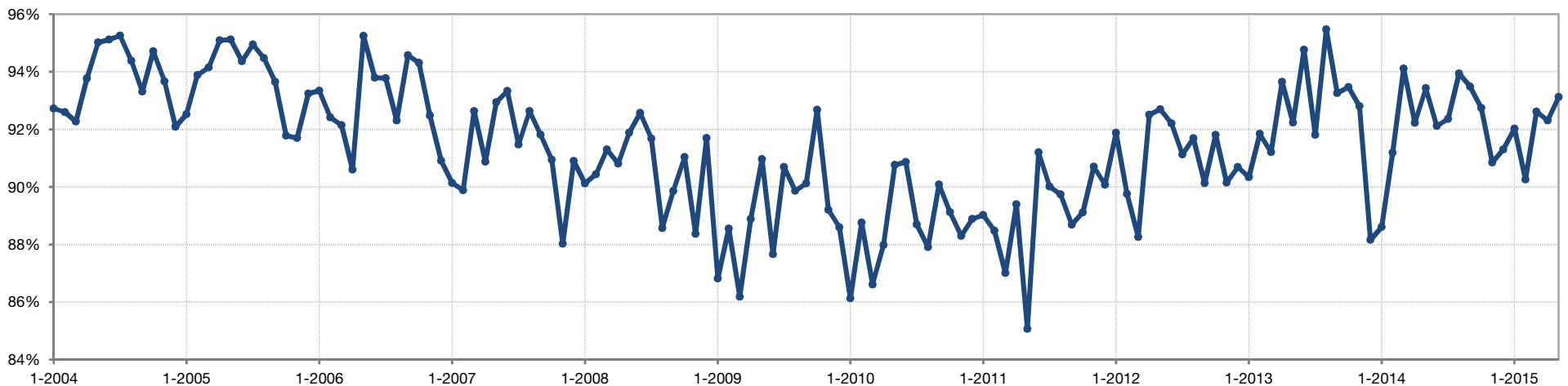


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	93.4%	93.1%	-0.3%
<b>12-Month Avg</b>	<b>92.7%</b>	<b>92.3%</b>	<b>-0.4%</b>

## Historical Percent of Original List Price Received

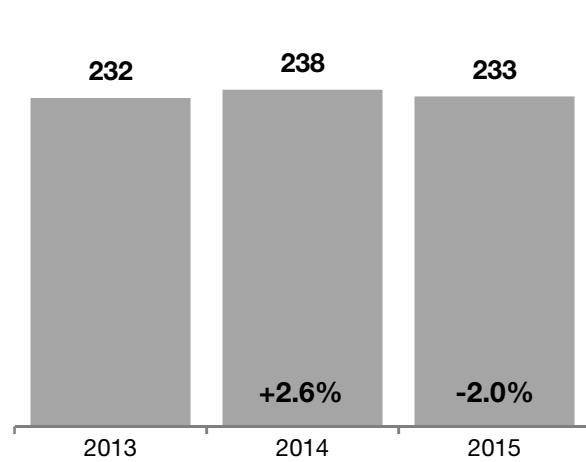


# Housing Affordability Index

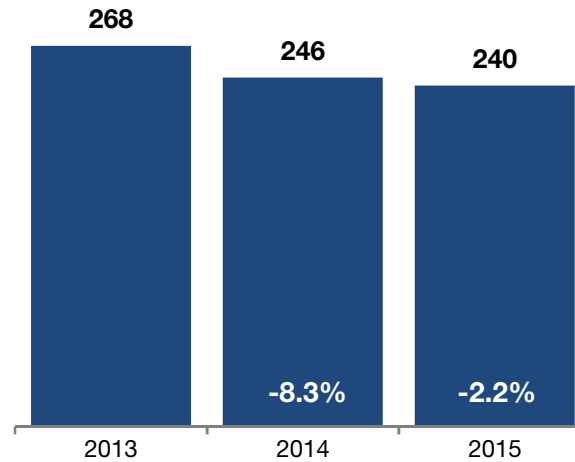
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## May

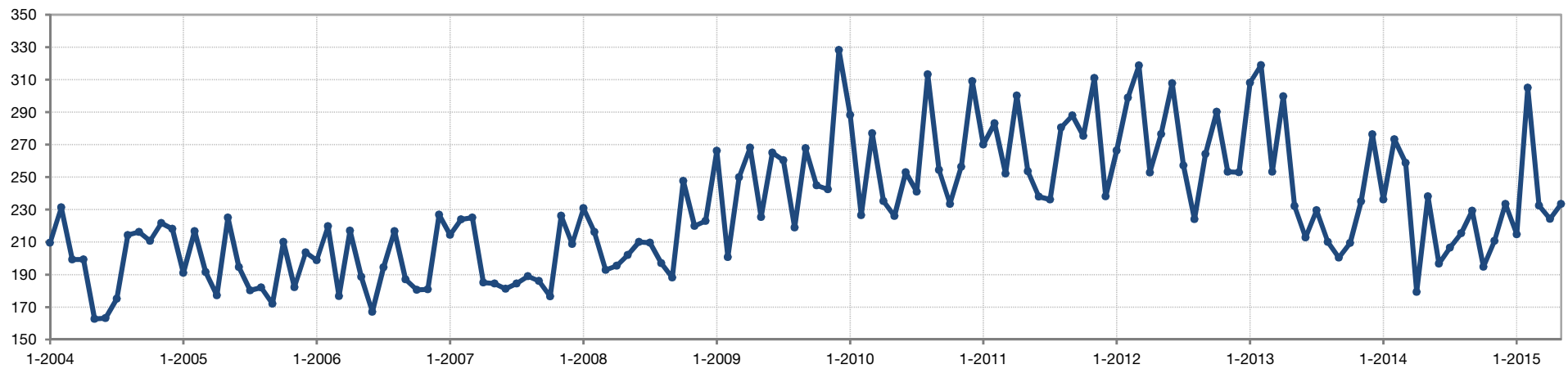


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	238	233	-2.0%
<b>12-Month Avg</b>	<b>230</b>	<b>225</b>	<b>-1.5%</b>

## Historical Housing Affordability Index

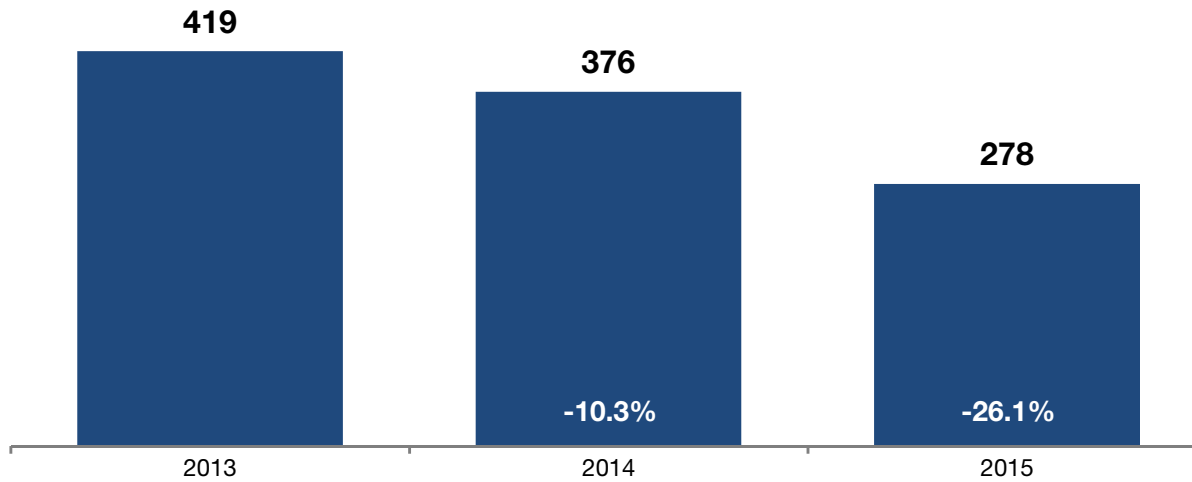


# Inventory of Homes for Sale

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

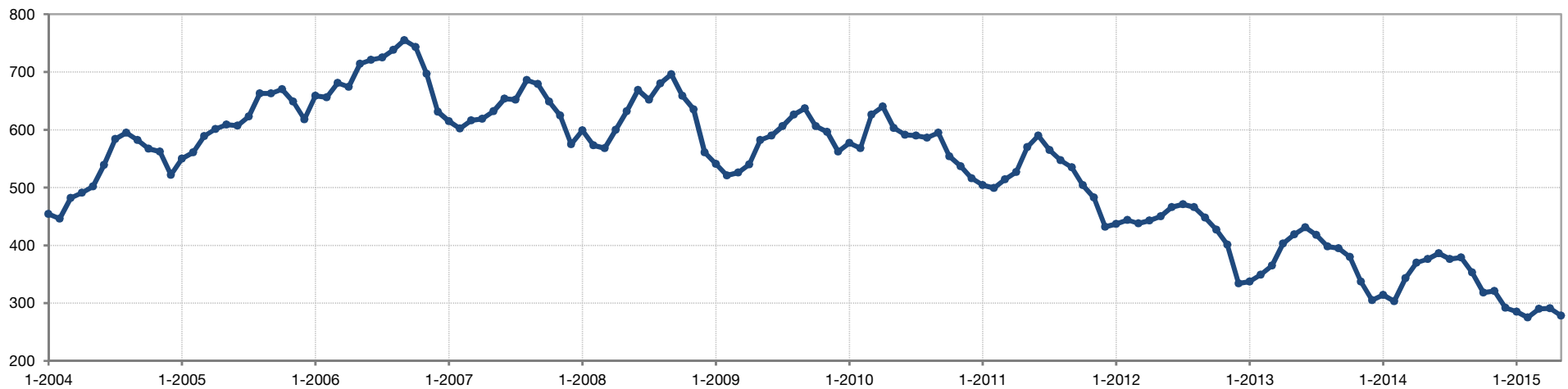


## May



Month	Prior Year	Current Year	+ / -
June	431	386	-10.4%
July	418	376	-10.0%
August	398	379	-4.8%
September	395	353	-10.6%
October	380	318	-16.3%
November	337	321	-4.7%
December	305	292	-4.3%
January	314	285	-9.2%
February	303	275	-9.2%
March	343	290	-15.5%
April	370	291	-21.4%
May	376	278	-26.1%
<b>12-Month Avg</b>	<b>364</b>	<b>320</b>	<b>-11.9%</b>

## Historical Inventory of Homes for Sale

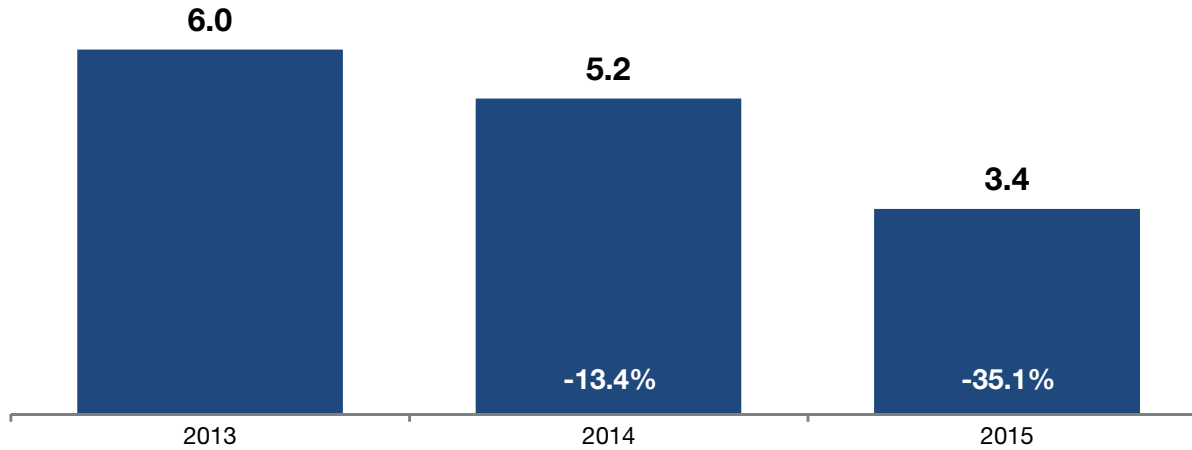


# Months Supply of Inventory

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.



## May



Month	Prior Year	Current Year	+ / -
June	6.0	5.4	-11.3%
July	5.7	5.1	-10.5%
August	5.4	5.3	-1.4%
September	5.4	4.9	-9.2%
October	5.2	4.3	-16.7%
November	4.6	4.4	-4.0%
December	4.2	3.9	-7.8%
January	4.4	3.8	-12.1%
February	4.2	3.6	-13.2%
March	4.8	3.7	-21.3%
April	5.1	3.6	-28.9%
May	5.2	3.4	-35.1%
<b>12-Month Avg</b>	<b>5.0</b>	<b>4.3</b>	<b>-14.3%</b>

## Historical Months Supply of Inventory

