

Monthly Indicators

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



July 2015



Quick Facts

- 21.2% **+ 3.9%** **- 24.5%**

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.



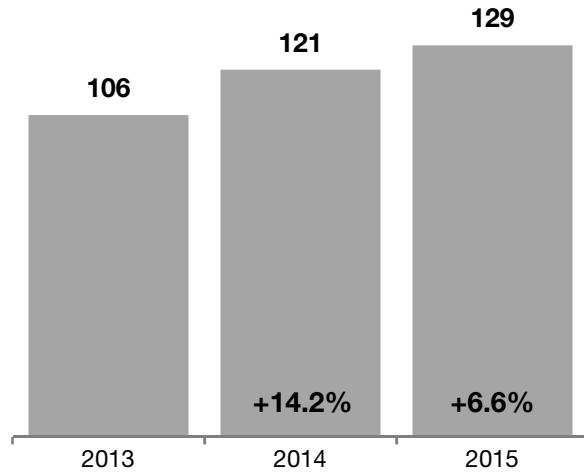
Key Metrics	Historical Sparklines	7-2014	7-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		121	129	+ 6.6%	735	778	+ 5.9%
Pending Sales		103	130	+ 26.2%	515	619	+ 20.2%
Closed Sales		104	82	- 21.2%	477	507	+ 6.3%
Days on Market Until Sale		98	76	- 22.3%	103	89	- 13.6%
Median Sales Price		\$114,950	\$119,400	+ 3.9%	\$107,000	\$112,000	+ 4.7%
Average Sales Price		\$125,858	\$138,436	+ 10.0%	\$117,924	\$126,697	+ 7.4%
Percent of Original List Price Received		92.4%	92.8%	+ 0.5%	92.2%	92.9%	+ 0.8%
Housing Affordability Index		206	200	- 3.0%	222	213	- 3.7%
Inventory of Homes for Sale		376	284	- 24.5%	--	--	--
Months Supply of Homes for Sale		5.1	3.4	- 33.7%	--	--	--

New Listings

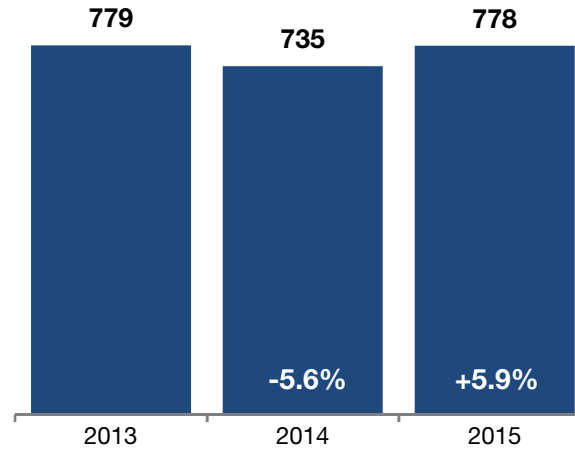
A count of the properties that have been newly listed on the market in a given month.



July

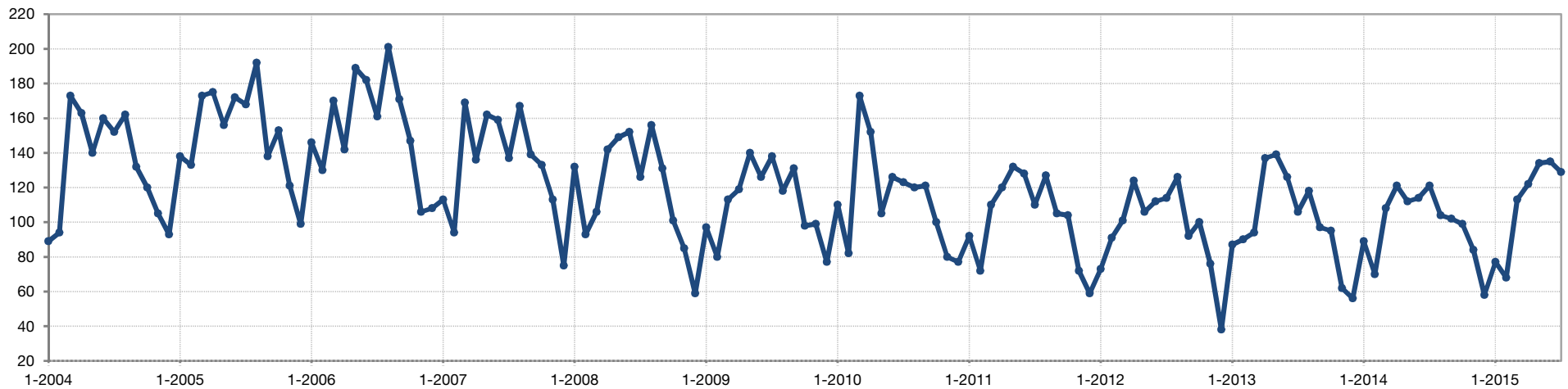


Year To Date



Month	Prior Year	Current Year	+ / -
August	118	104	-11.9%
September	97	102	+5.2%
October	95	99	+4.2%
November	62	84	+35.5%
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	134	+19.6%
June	114	135	+18.4%
July	121	129	+6.6%
12-Month Avg	97	102	+5.3%

Historical New Listing Activity

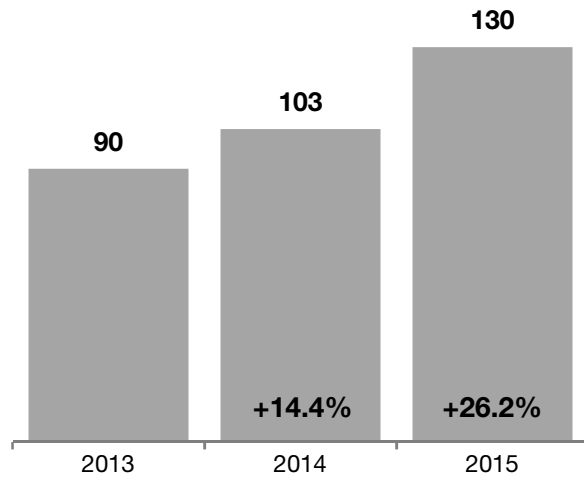


Pending Sales

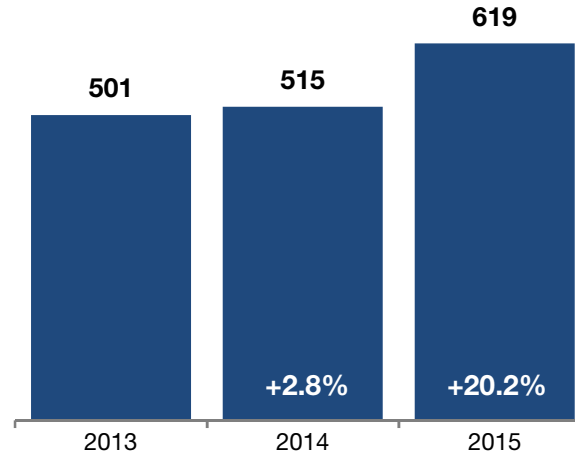
A count of the properties on which contracts have been accepted in a given month.



July

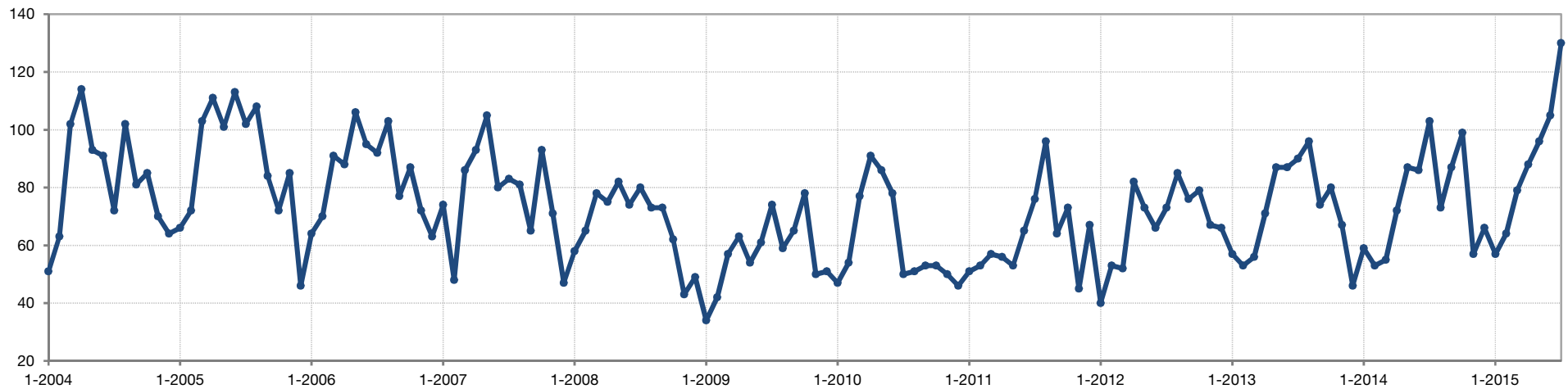


Year To Date



Month	Prior Year	Current Year	+ / -
August	96	73	-24.0%
September	74	87	+17.6%
October	80	99	+23.8%
November	67	57	-14.9%
December	46	66	+43.5%
January	59	57	-3.4%
February	53	64	+20.8%
March	55	79	+43.6%
April	72	88	+22.2%
May	87	96	+10.3%
June	86	105	+22.1%
July	103	130	+26.2%
12-Month Avg	73	83	+14.0%

Historical Pending Sales Activity

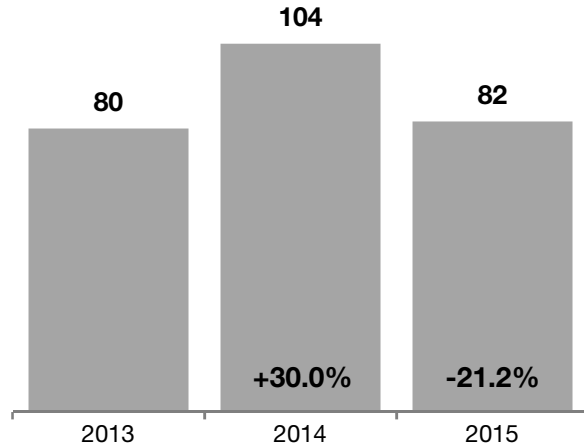


Closed Sales

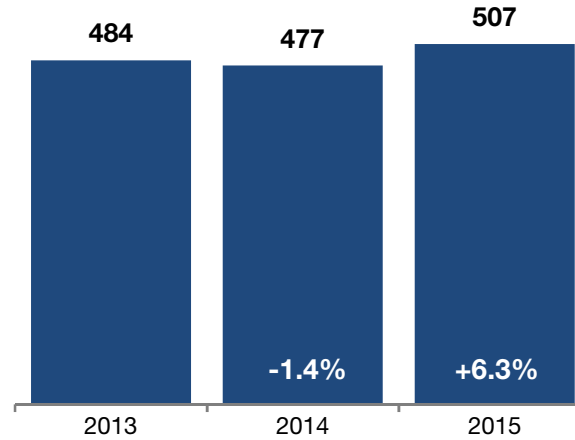
A count of the actual sales that have closed in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
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	61	+24.5%
March	58	73	+25.9%
April	66	74	+12.1%
May	80	64	-20.0%
June	68	103	+51.5%
July	104	82	-21.2%
12-Month Avg	72	75	+6.8%

Historical Closed Sales Activity

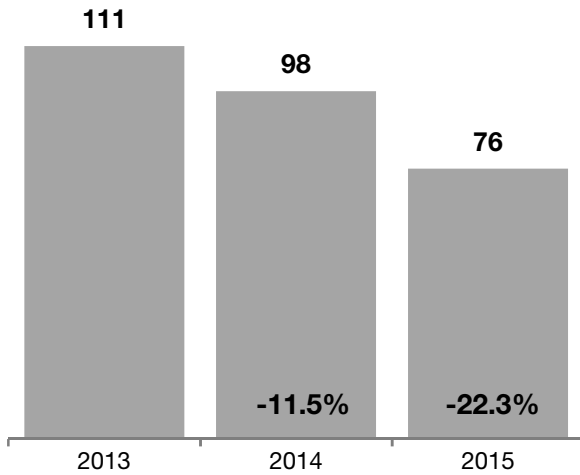


Days on Market Until Sale

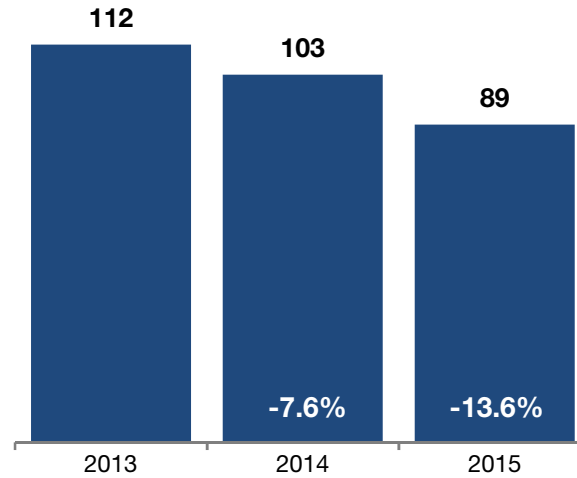
Average number of days between when a property is listed and when an offer is accepted in a given month.



July

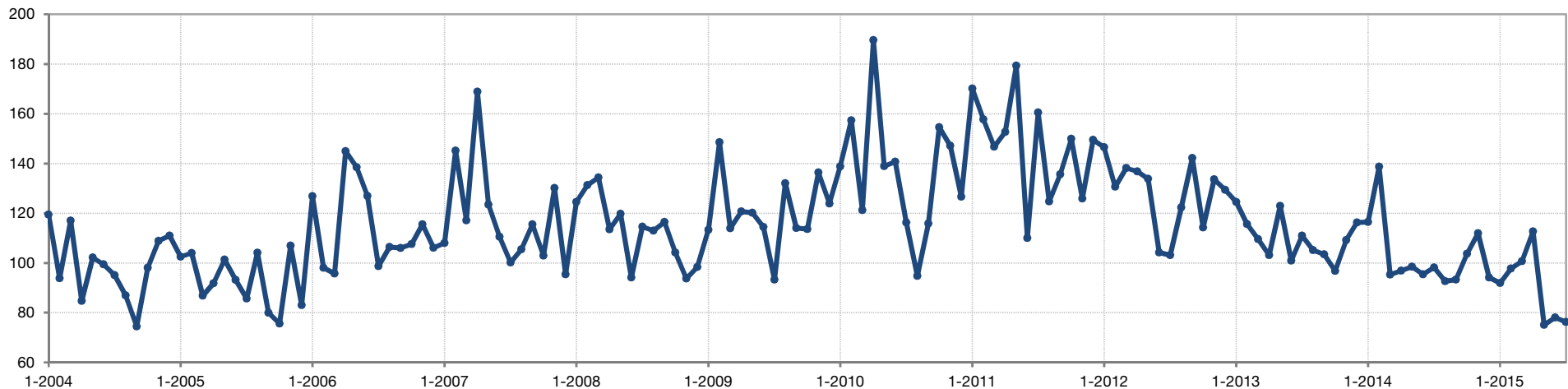


Year To Date



Month	Prior Year	Current Year	+ / -
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	75	-23.8%
June	95	78	-18.2%
July	98	76	-22.3%
12-Month Avg	104	94	-10.3%

Historical Days on Market Until Sale

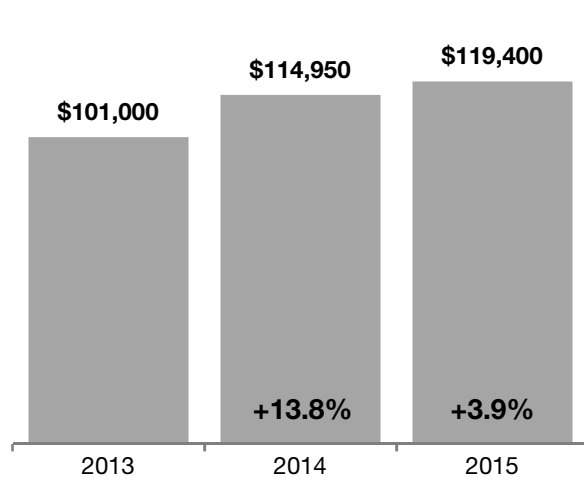


Median Sales Price

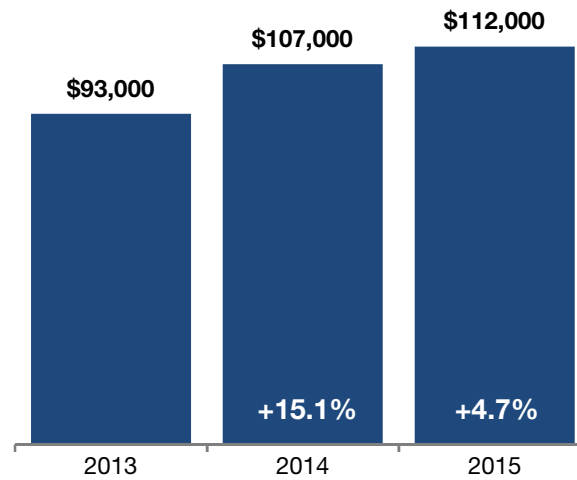
Median price point for all closed sales, not accounting for seller concessions, in a given month.



July

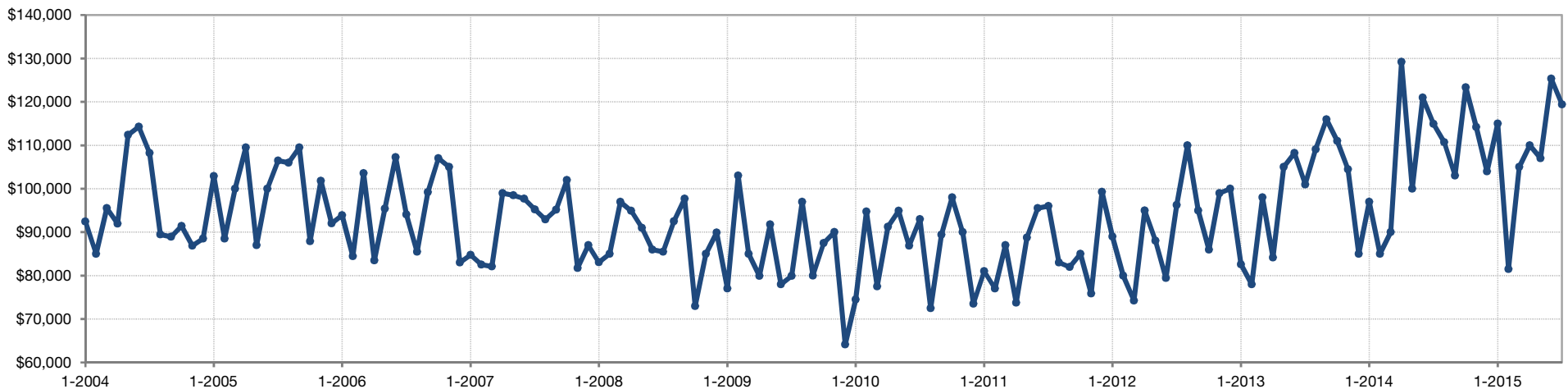


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$81,500	-4.1%
March	\$90,000	\$105,000	+16.7%
April	\$129,200	\$110,000	-14.9%
May	\$100,000	\$107,000	+7.0%
June	\$121,000	\$125,350	+3.6%
July	\$114,950	\$119,400	+3.9%
12-Month Med	\$107,500	\$112,000	+4.2%

Historical Median Sales Price

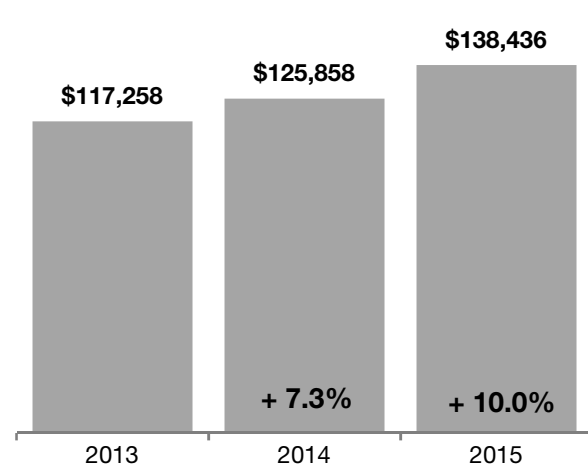


Average Sales Price

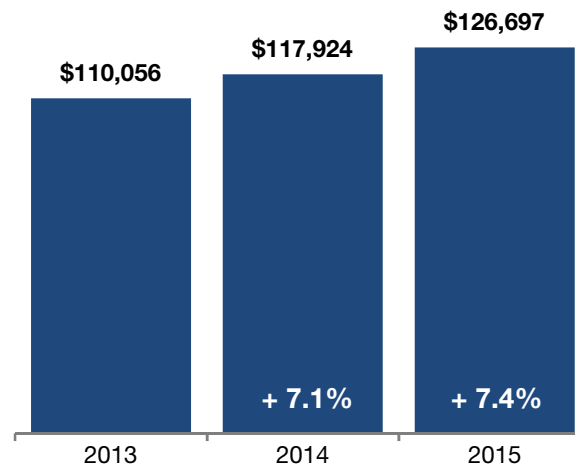
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July

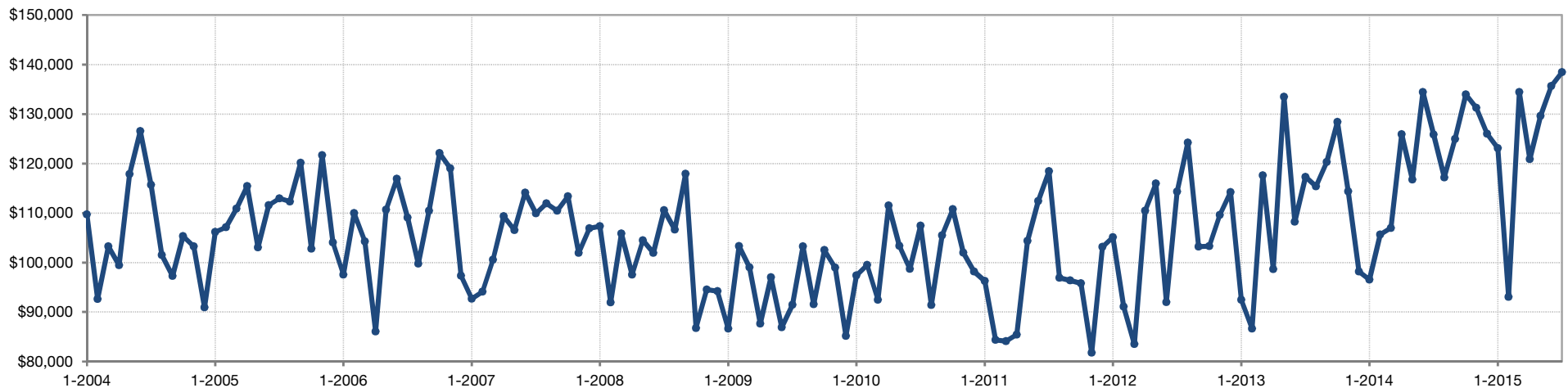


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$93,029	-12.0%
March	\$106,943	\$134,436	+25.7%
April	\$125,910	\$120,867	-4.0%
May	\$116,765	\$129,615	+11.0%
June	\$134,407	\$135,655	+0.9%
July	\$125,858	\$138,436	+10.0%
12-Month Avg	\$116,951	\$126,905	+8.5%

Historical Average Sales Price



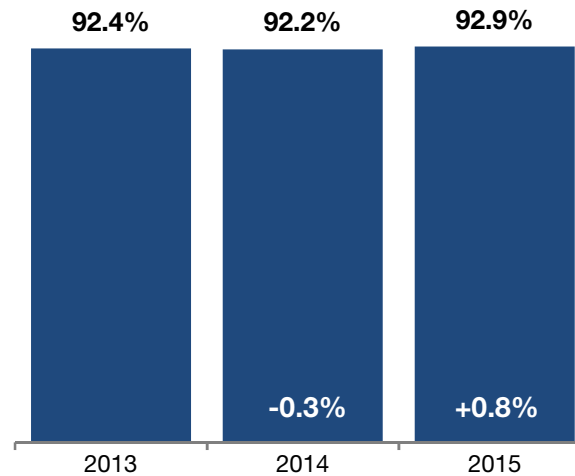
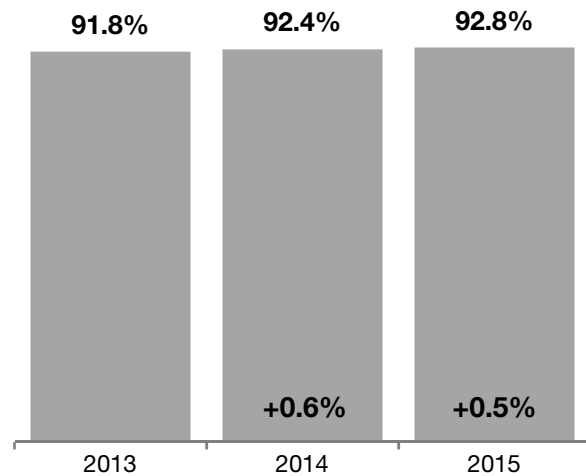
Percent of Original List Price Received

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.



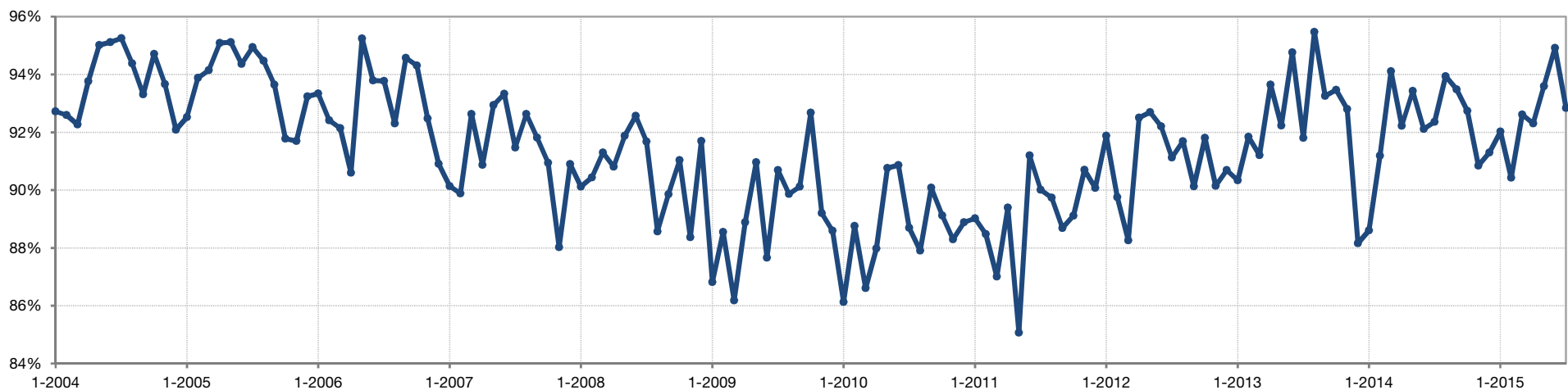
July

Year To Date



Month	Prior Year	Current Year	+ / -
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%	90.4%	-0.8%
March	94.1%	92.6%	-1.6%
April	92.2%	92.3%	+0.1%
May	93.4%	93.6%	+0.2%
June	92.1%	94.9%	+3.0%
July	92.4%	92.8%	+0.5%
12-Month Avg	92.5%	92.7%	+0.3%

Historical Percent of Original List Price Received

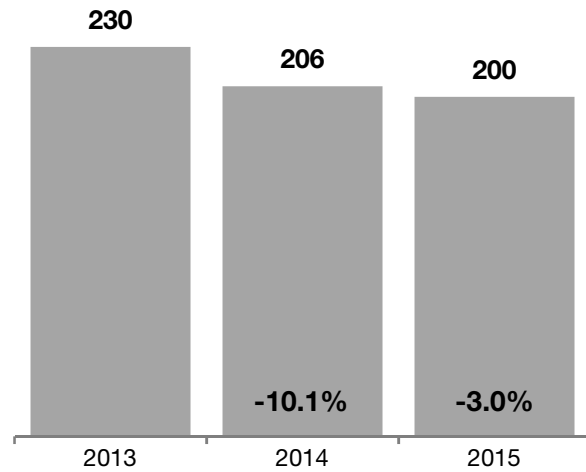


Housing Affordability Index

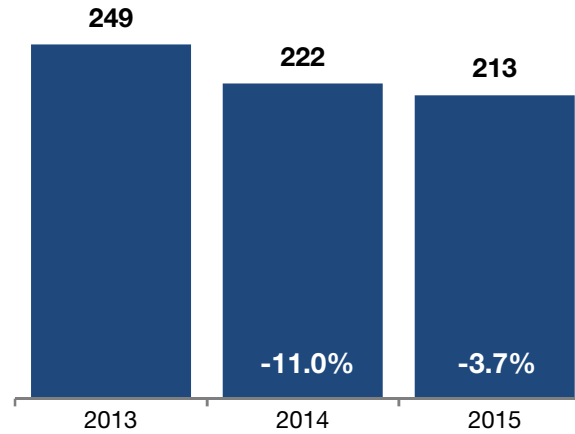
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



July

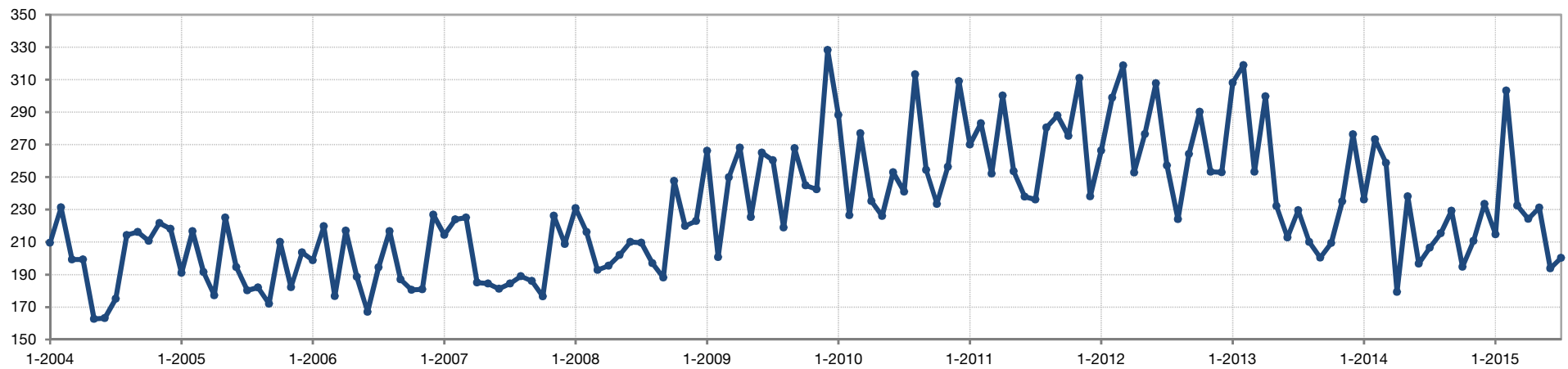


Year To Date



Month	Prior Year	Current Year	+ / -
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	303	+10.9%
March	259	232	-10.2%
April	179	224	+25.1%
May	238	231	-3.0%
June	197	194	-1.5%
July	206	200	-3.0%
12-Month Avg	227	224	-0.6%

Historical Housing Affordability Index

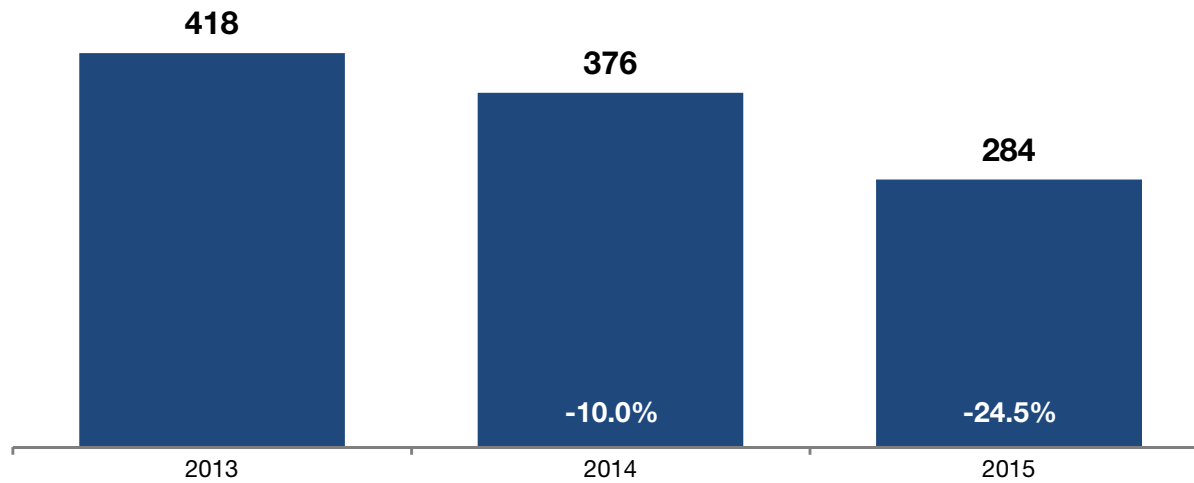


Inventory of Homes for Sale

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

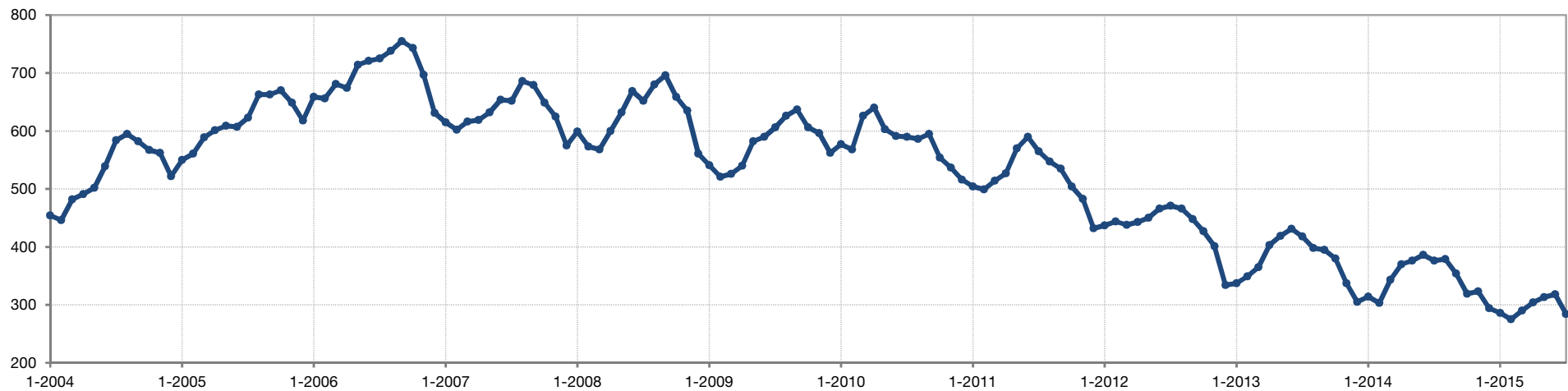


July



Month	Prior Year	Current Year	+ / -
August	398	379	-4.8%
September	395	354	-10.4%
October	380	319	-16.1%
November	337	323	-4.2%
December	305	294	-3.6%
January	314	286	-8.9%
February	303	275	-9.2%
March	343	290	-15.5%
April	370	304	-17.8%
May	376	313	-16.8%
June	386	318	-17.6%
July	376	284	-24.5%
12-Month Avg	357	312	-12.4%

Historical Inventory of Homes for Sale

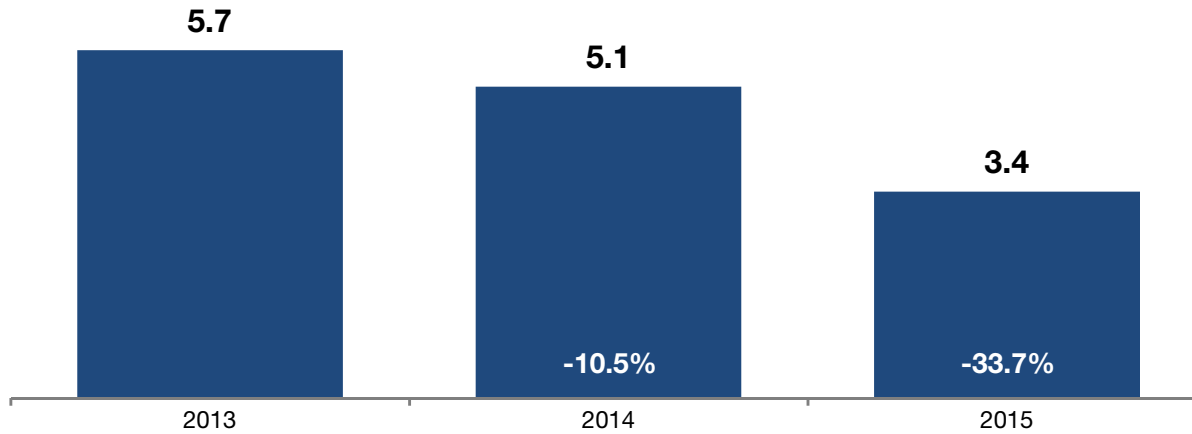


Months Supply of Inventory

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.



July



Month	Prior Year	Current Year	+ / -
August	5.4	5.3	-1.4%
September	5.4	4.9	-8.8%
October	5.2	4.3	-16.3%
November	4.6	4.4	-3.4%
December	4.2	3.9	-7.2%
January	4.4	3.8	-11.9%
February	4.2	3.6	-13.2%
March	4.8	3.7	-21.4%
April	5.1	3.9	-24.8%
May	5.2	3.9	-24.5%
June	5.4	3.9	-26.8%
July	5.1	3.4	-33.7%
12-Month Avg	4.9	4.1	-16.4%

Historical Months Supply of Inventory

