

Monthly Indicators

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



September 2015



Quick Facts

+ 56.5% **+ 11.6%** **- 8.7%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Tuscarawas County Market Overview

Key market metrics for the current month and year-to-date figures.



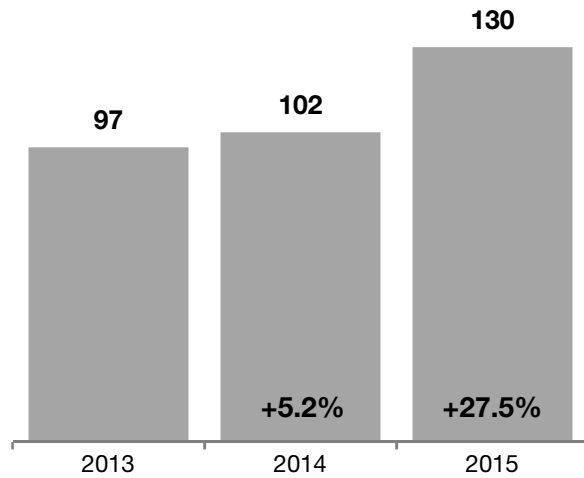
Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		102	130	+ 27.5%	941	1,052	+ 11.8%
Pending Sales		87	129	+ 48.3%	674	805	+ 19.4%
Closed Sales		69	108	+ 56.5%	625	713	+ 14.1%
Days on Market Until Sale		93	80	- 14.1%	101	88	- 13.3%
Median Sales Price		\$103,000	\$114,900	+ 11.6%	\$107,900	\$112,500	+ 4.3%
Average Sales Price		\$124,945	\$125,673	+ 0.6%	\$118,619	\$126,113	+ 6.3%
Percent of Original List Price Received		93.5%	93.0%	- 0.5%	92.5%	92.9%	+ 0.4%
Housing Affordability Index		229	212	- 7.5%	219	217	- 1.1%
Inventory of Homes for Sale		355	324	- 8.7%	--	--	--
Months Supply of Homes for Sale		4.9	3.8	- 23.0%	--	--	--

New Listings

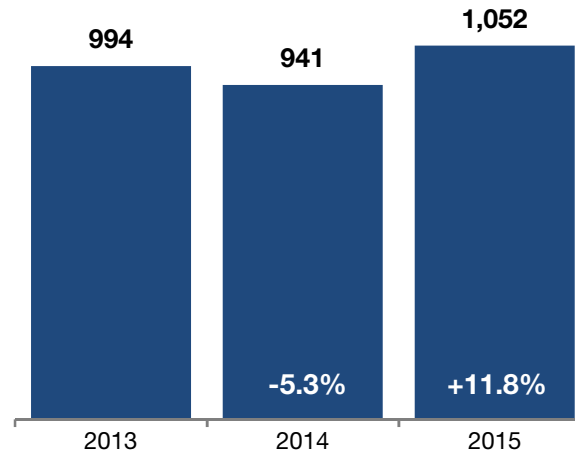
A count of the properties that have been newly listed on the market in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	136	+19.3%
July	121	133	+9.9%
August	104	139	+33.7%
September	102	130	+27.5%
12-Month Avg	96	108	+12.0%

Historical New Listing Activity

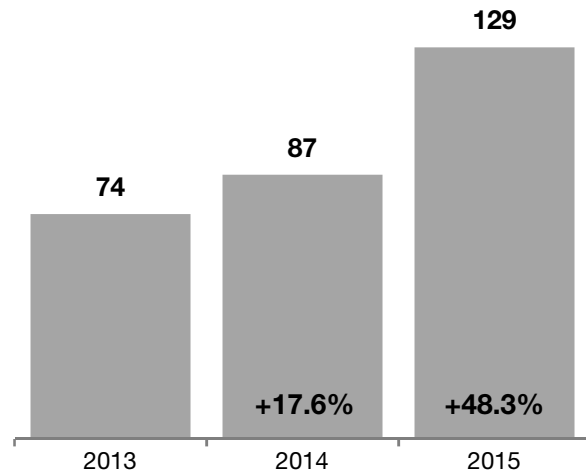


Pending Sales

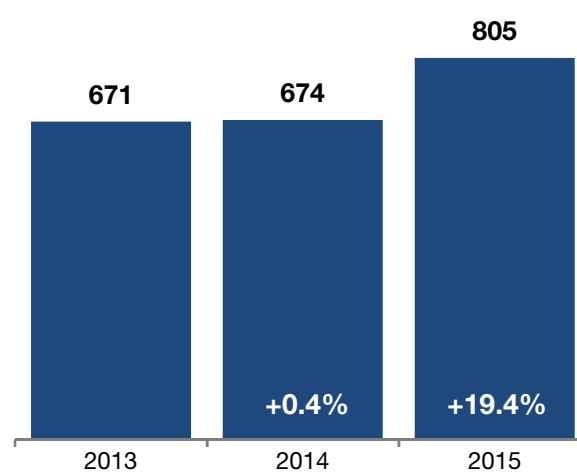
A count of the properties on which contracts have been accepted in a given month.



September

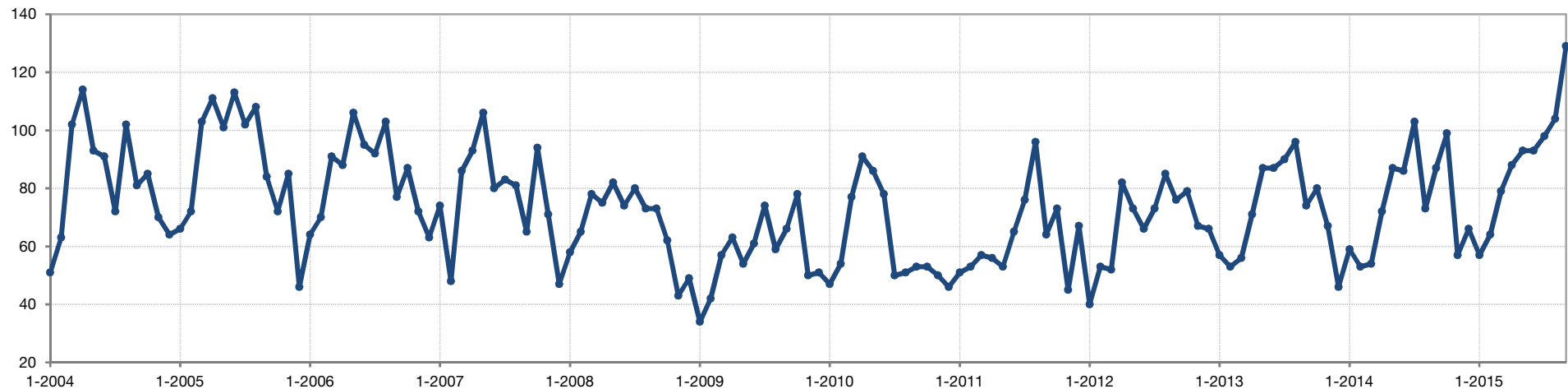


Year To Date



Month	Prior Year	Current Year	+ / -
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	54	79	+46.3%
April	72	88	+22.2%
May	87	93	+6.9%
June	86	93	+8.1%
July	103	98	-4.9%
August	73	104	+42.5%
September	87	129	+48.3%
12-Month Avg	72	86	+18.5%

Historical Pending Sales Activity

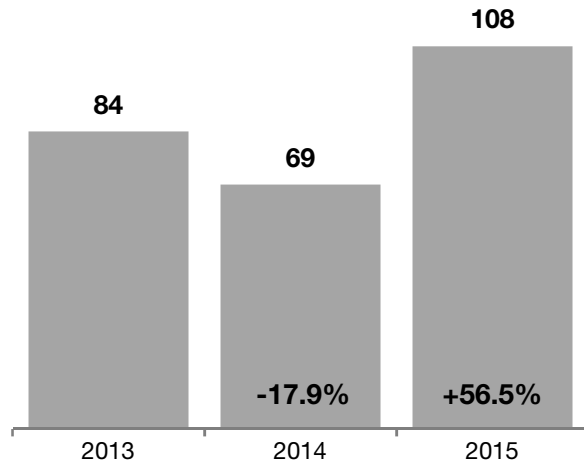


Closed Sales

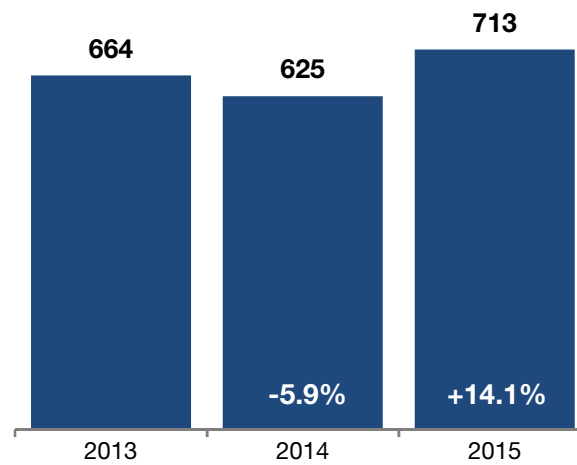
A count of the actual sales that have closed in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
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	83	-20.2%
August	79	97	+22.8%
September	69	108	+56.5%
12-Month Avg	70	80	+16.5%

Historical Closed Sales Activity

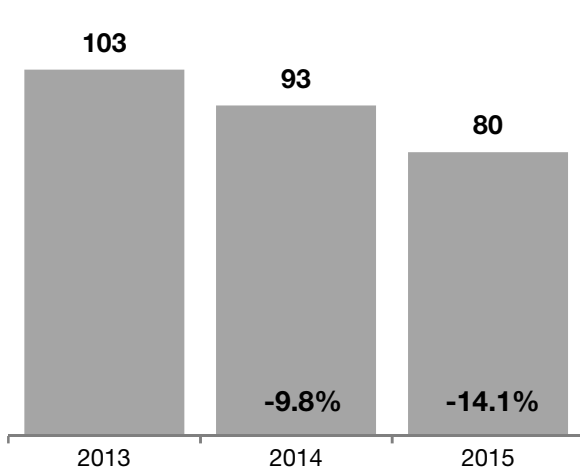


Days on Market Until Sale

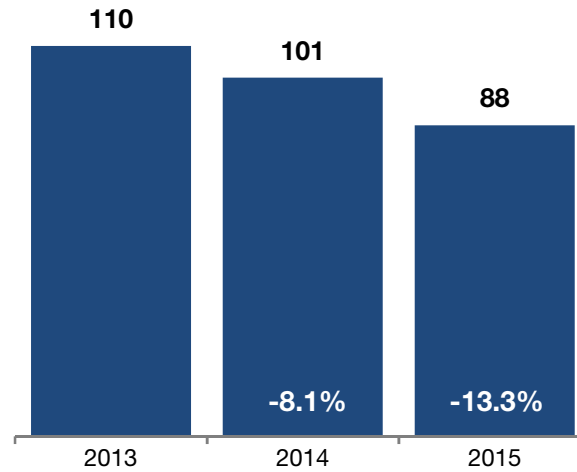
Average number of days between when a property is listed and when an offer is accepted in a given month.



September

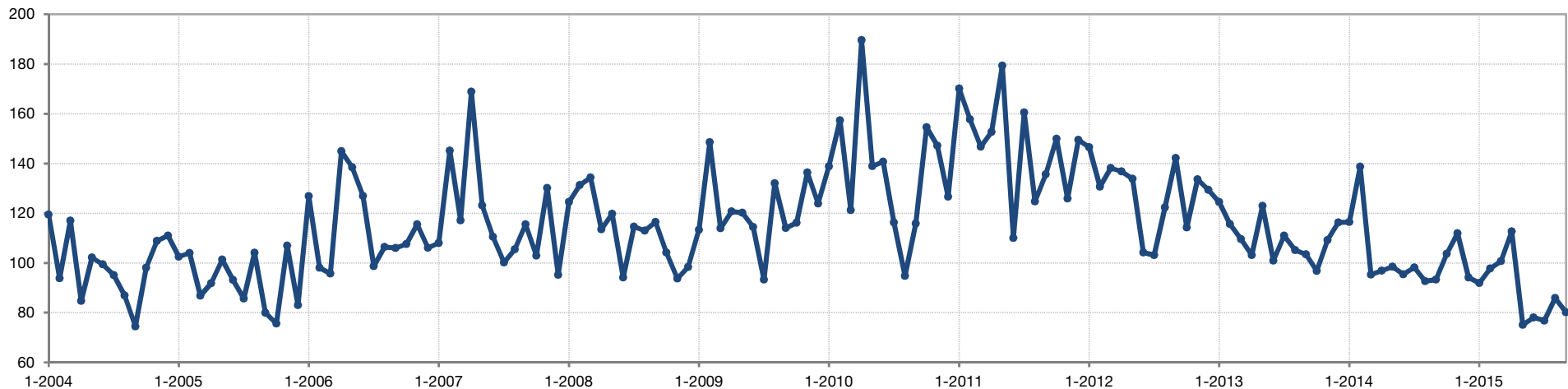


Year To Date



Month	Prior Year	Current Year	+ / -
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	77	-21.7%
August	93	86	-7.3%
September	93	80	-14.1%
12-Month Avg	102	92	-10.7%

Historical Days on Market Until Sale

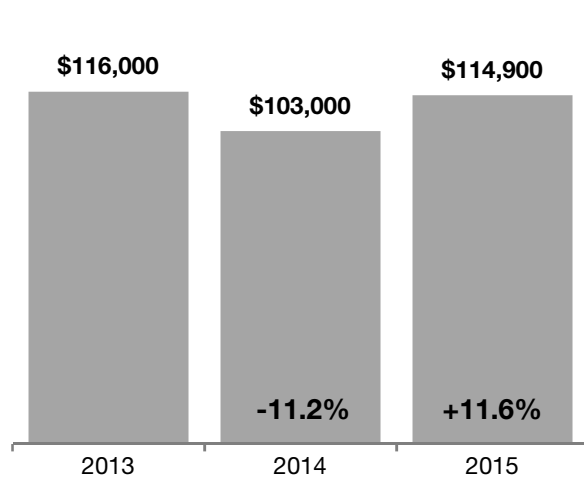


Median Sales Price

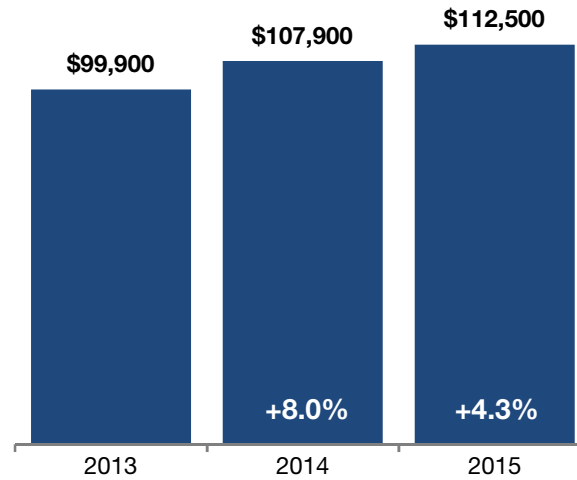
Median price point for all closed sales, not accounting for seller concessions, in a given month.



September

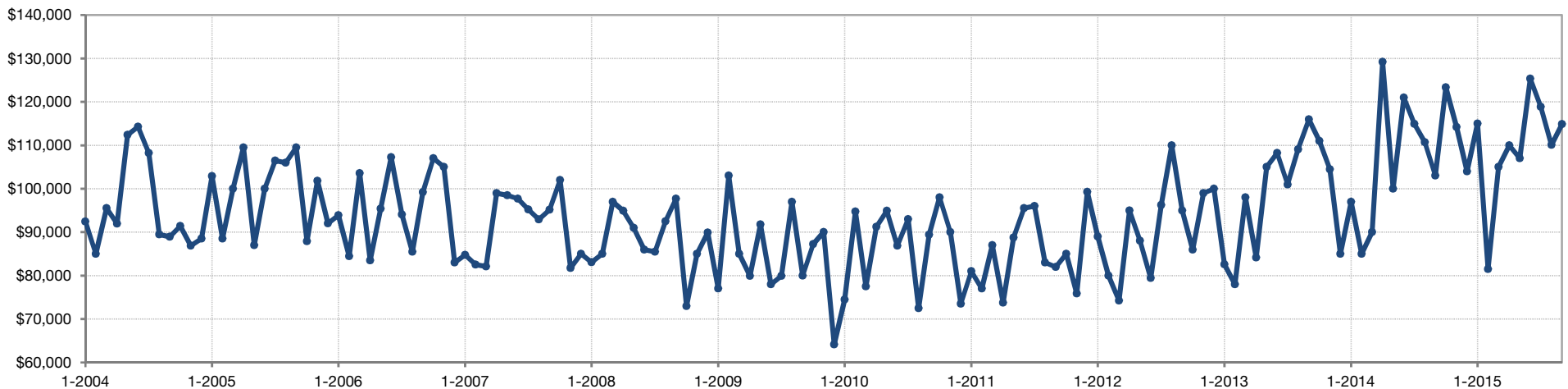


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$118,900	+3.4%
August	\$110,725	\$110,100	-0.6%
September	\$103,000	\$114,900	+11.6%
12-Month Med	\$105,000	\$112,600	+7.2%

Historical Median Sales Price

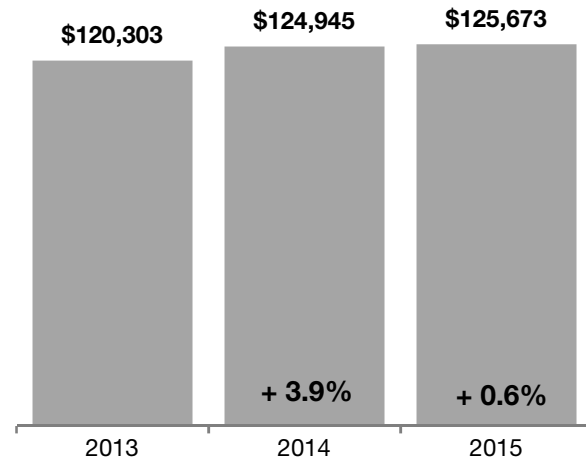


Average Sales Price

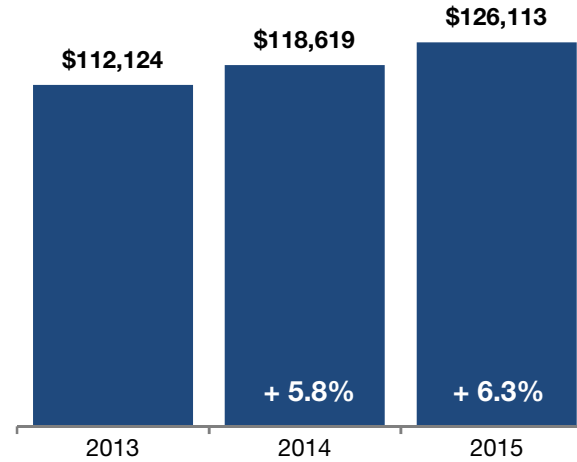
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September

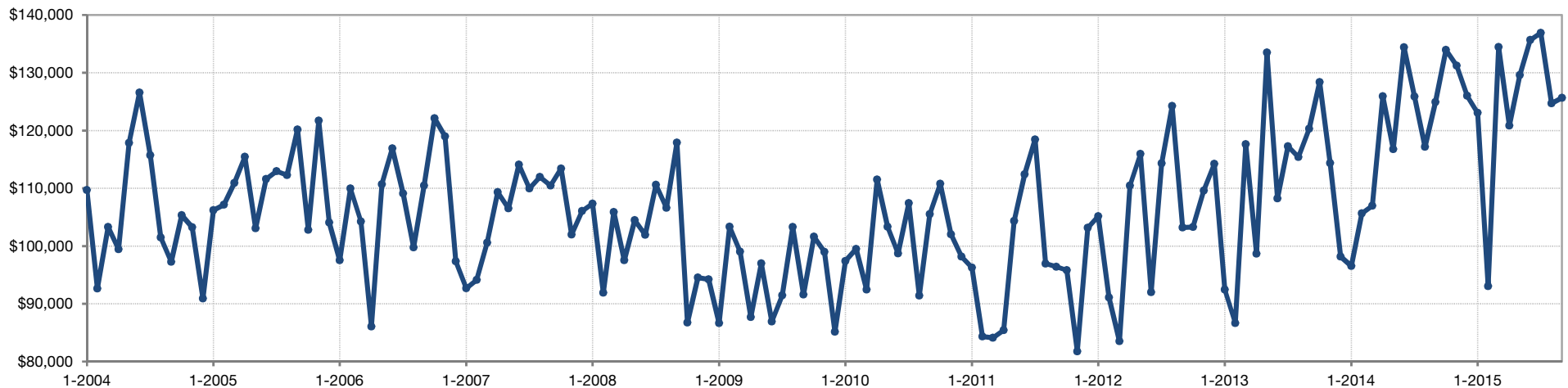


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$136,911	+8.8%
August	\$117,189	\$124,683	+6.4%
September	\$124,945	\$125,673	+0.6%
12-Month Avg	\$117,489	\$127,384	+8.4%

Historical Average Sales Price

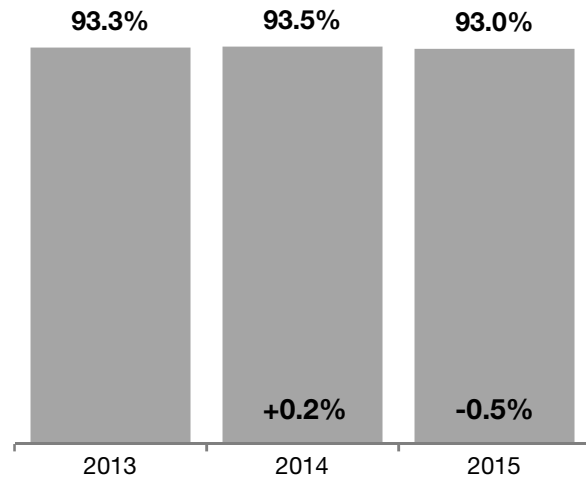


Percent of Original List Price Received

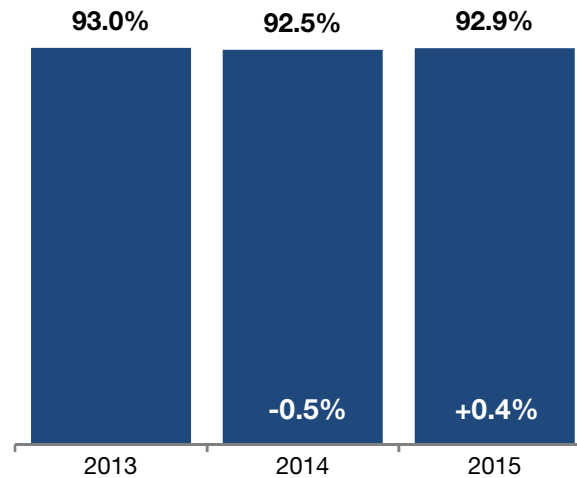
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September

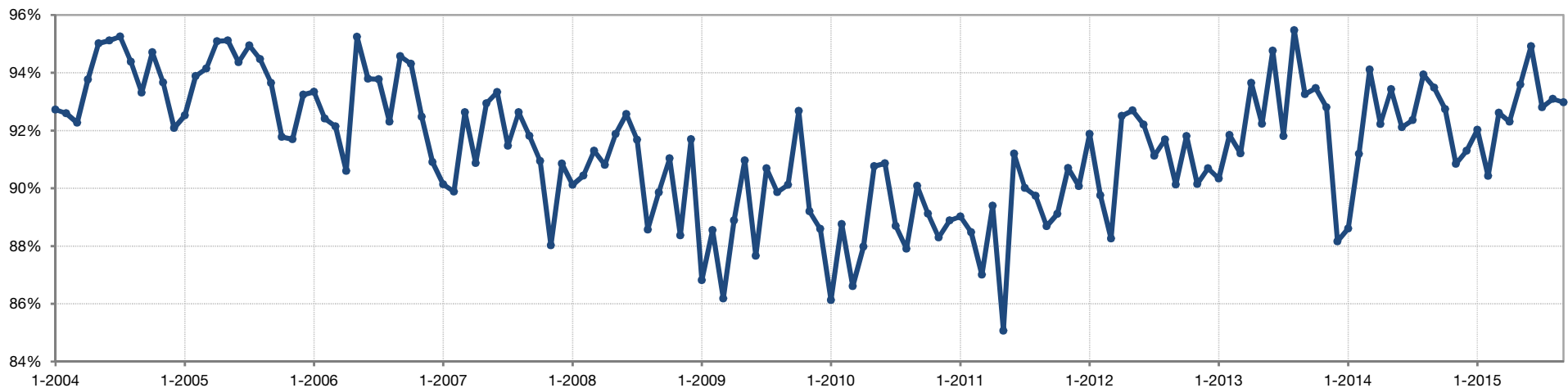


Year To Date



Month	Prior Year	Current Year	+ / -
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%
August	93.9%	93.1%	-0.9%
September	93.5%	93.0%	-0.5%
12-Month Avg	92.3%	92.6%	+0.4%

Historical Percent of Original List Price Received

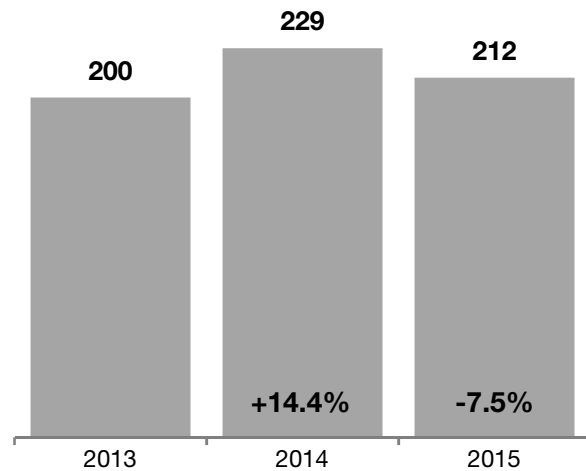


Housing Affordability Index

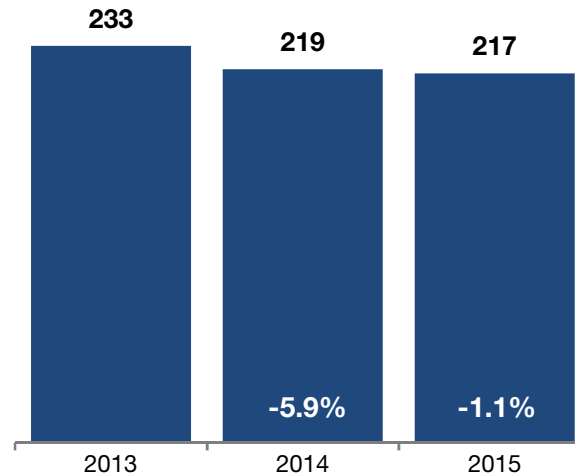
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



September

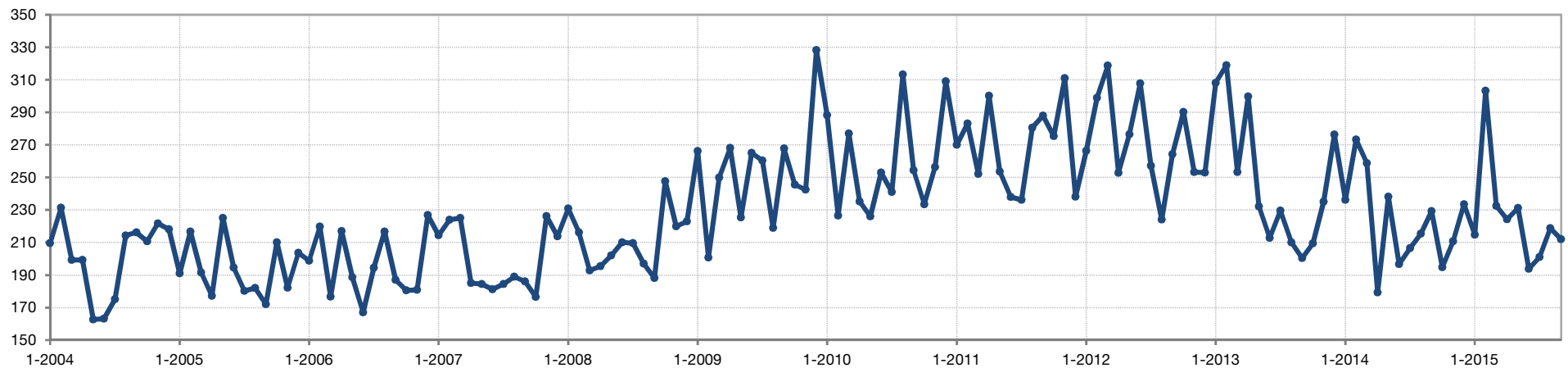


Year To Date



Month	Prior Year	Current Year	+ / -
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	201	-2.6%
August	215	219	+1.6%
September	229	212	-7.5%
12-Month Avg	230	223	-2.4%

Historical Housing Affordability Index

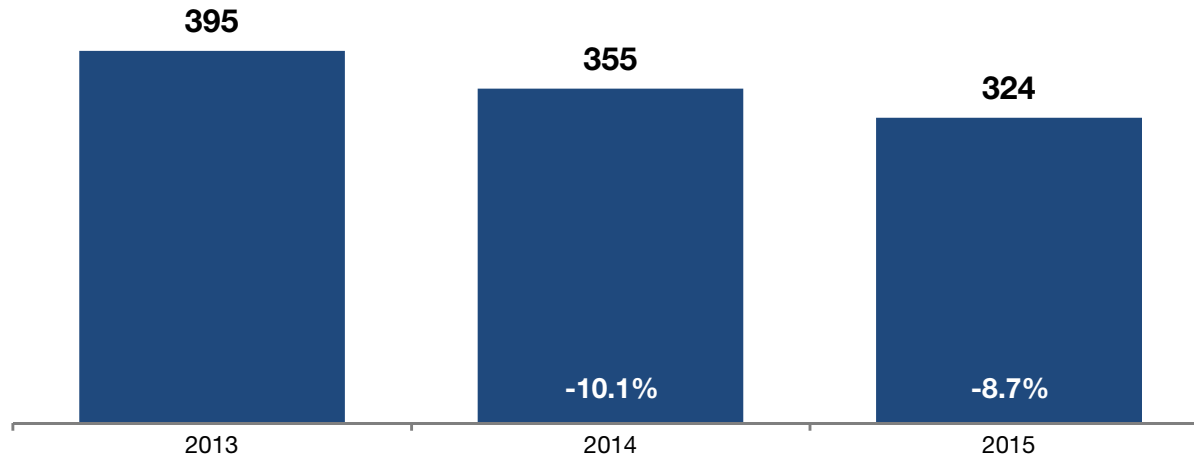


Inventory of Homes for Sale

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

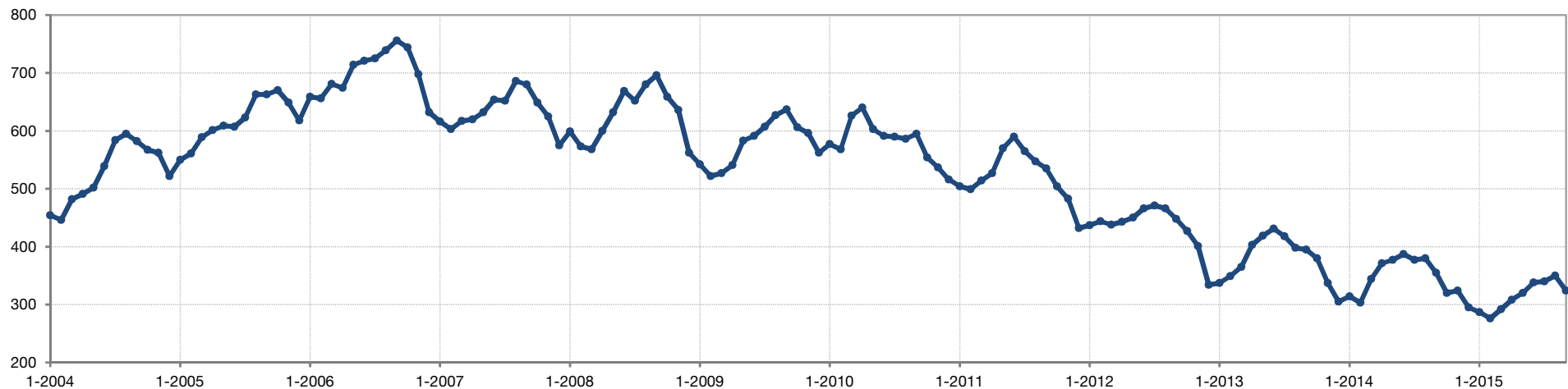


September



Month	Prior Year	Current Year	+ / -
October	380	320	-15.8%
November	337	324	-3.9%
December	305	295	-3.3%
January	314	287	-8.6%
February	303	276	-8.9%
March	344	292	-15.1%
April	371	308	-17.0%
May	377	320	-15.1%
June	387	338	-12.7%
July	377	340	-9.8%
August	380	350	-7.9%
September	355	324	-8.7%
12-Month Avg	353	315	-10.6%

Historical Inventory of Homes for Sale

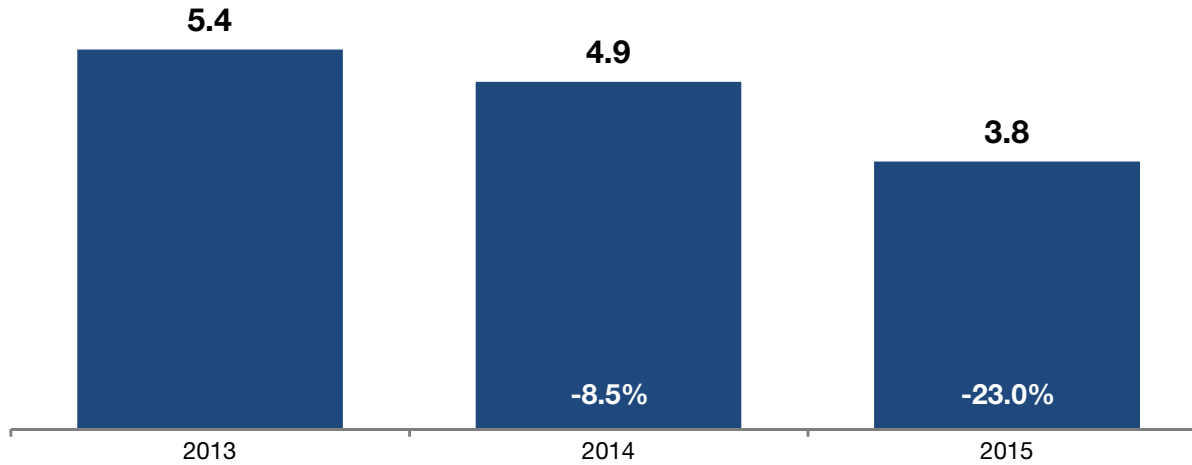


Months Supply of Inventory

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.



September



Month	Prior Year	Current Year	+ / -
October	5.2	4.3	-16.0%
November	4.6	4.4	-3.0%
December	4.2	4.0	-6.7%
January	4.4	3.9	-11.5%
February	4.2	3.7	-12.8%
March	4.8	3.8	-21.1%
April	5.1	3.9	-24.1%
May	5.2	4.0	-22.9%
June	5.4	4.2	-21.3%
July	5.2	4.3	-17.1%
August	5.3	4.3	-20.1%
September	4.9	3.8	-23.0%
12-Month Avg	4.9	4.0	-17.0%

Historical Months Supply of Inventory

