

# Monthly Indicators

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



## November 2015



## Quick Facts

**+ 10.9%**      **- 9.2%**      **- 12.3%**

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.



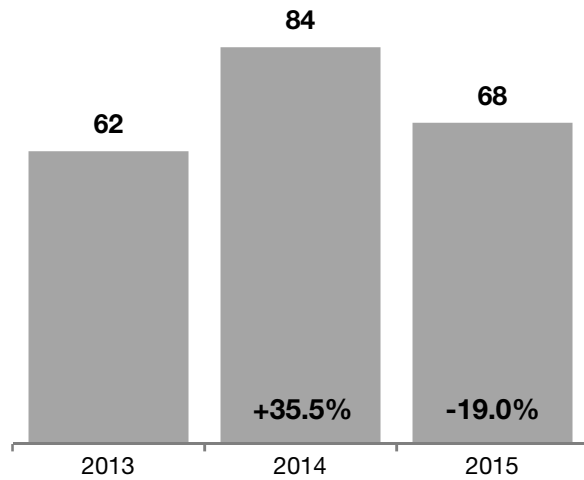
Key Metrics	Historical Sparklines	11-2014	11-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		84	<b>68</b>	- 19.0%	1,124	<b>1,228</b>	+ 9.3%
<b>Pending Sales</b>		57	<b>89</b>	+ 56.1%	830	<b>958</b>	+ 15.4%
<b>Closed Sales</b>		64	<b>71</b>	+ 10.9%	801	<b>877</b>	+ 9.5%
<b>Days on Market Until Sale</b>		112	<b>86</b>	- 23.0%	102	<b>88</b>	- 14.1%
<b>Median Sales Price</b>		\$114,200	<b>\$103,750</b>	- 9.2%	\$110,000	<b>\$112,000</b>	+ 1.8%
<b>Average Sales Price</b>		\$131,226	<b>\$116,256</b>	- 11.4%	\$121,786	<b>\$125,582</b>	+ 3.1%
<b>Percent of Original List Price Received</b>		90.8%	<b>93.0%</b>	+ 2.4%	92.4%	<b>93.1%</b>	+ 0.7%
<b>Housing Affordability Index</b>		211	<b>233</b>	+ 10.5%	219	<b>216</b>	- 1.4%
<b>Inventory of Homes for Sale</b>		324	<b>284</b>	- 12.3%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		4.4	<b>3.3</b>	- 25.0%	--	<b>--</b>	--

# New Listings

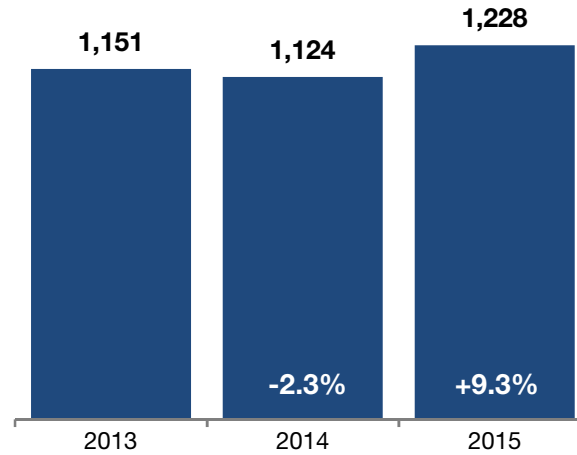
A count of the properties that have been newly listed on the market in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	141	+35.6%
September	102	133	+30.4%
October	99	103	+4.0%
November	84	68	-19.0%
<b>12-Month Avg</b>	<b>98</b>	<b>107</b>	<b>+9.0%</b>

## Historical New Listing Activity

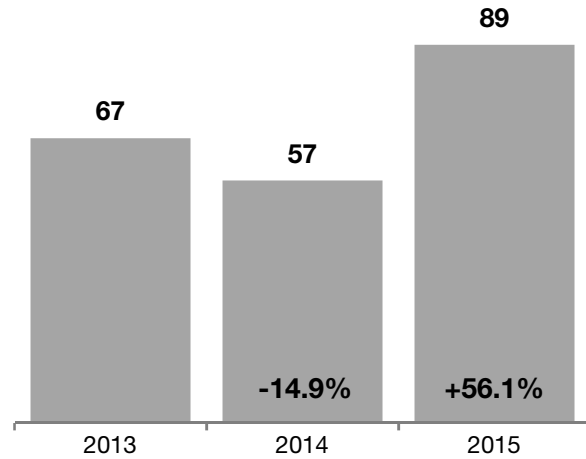


# Pending Sales

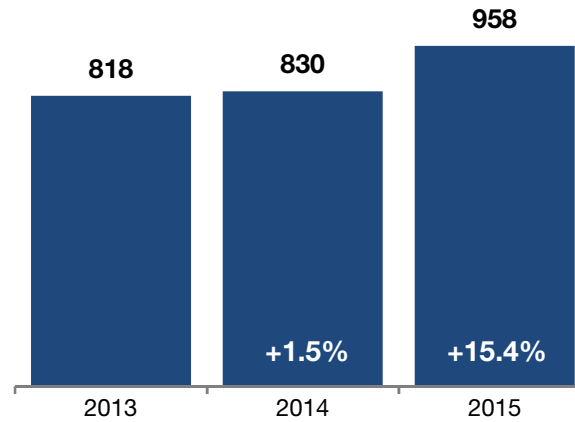
A count of the properties on which contracts have been accepted in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	46	66	+43.5%
January	59	57	-3.4%
February	53	63	+18.9%
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	99	+35.6%
September	87	103	+18.4%
October	99	96	-3.0%
November	57	89	+56.1%
<b>12-Month Avg</b>	<b>73</b>	<b>85</b>	<b>+16.9%</b>

## Historical Pending Sales Activity

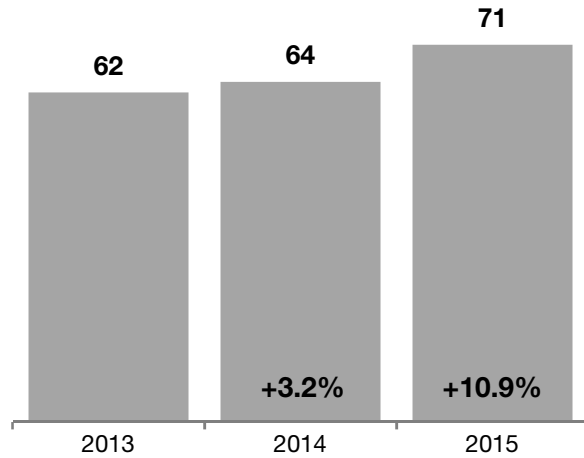


# Closed Sales

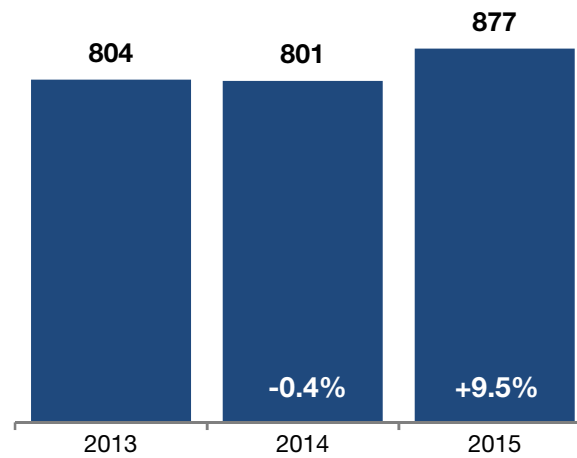
A count of the actual sales that have closed in a given month.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	109	+58.0%
October	112	92	-17.9%
November	64	71	+10.9%
<b>12-Month Avg</b>	<b>73</b>	<b>79</b>	<b>+12.1%</b>

## Historical Closed Sales Activity

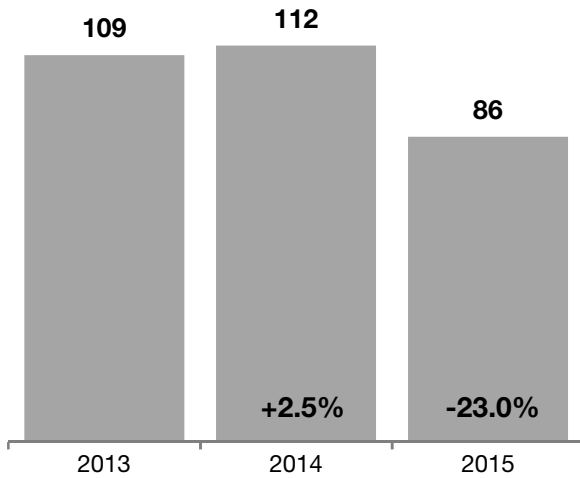


# Days on Market Until Sale

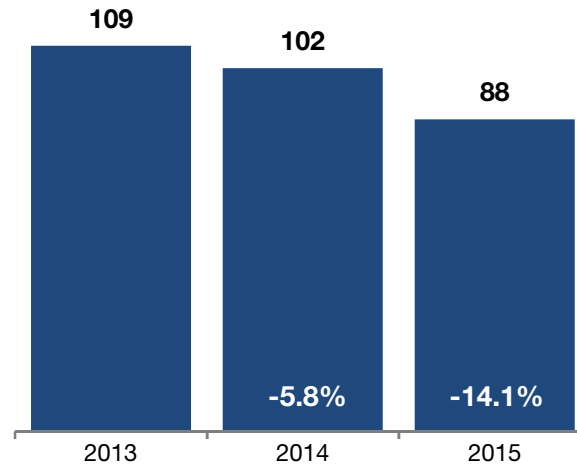
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November

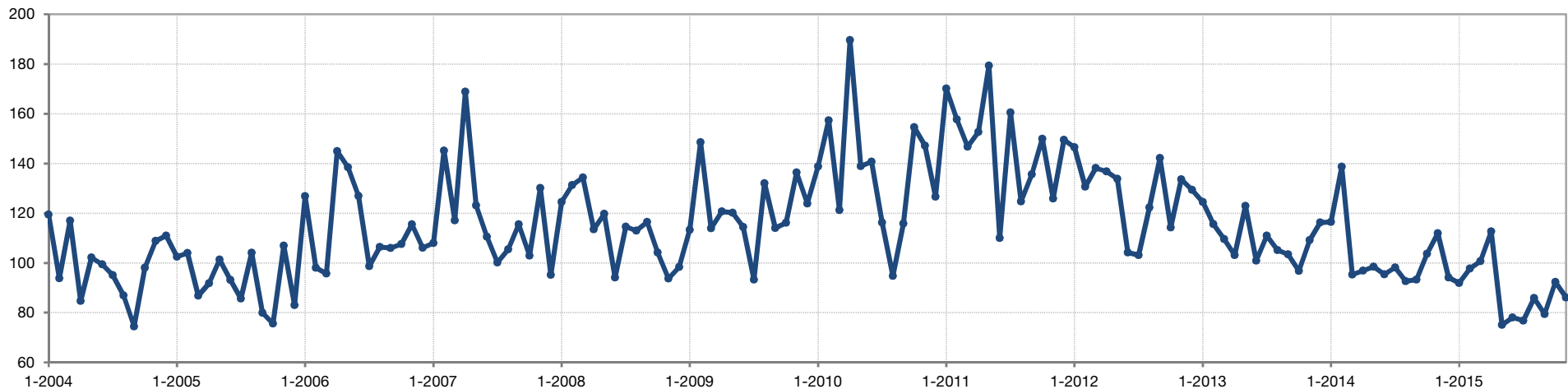


## Year To Date



Month	Prior Year	Current Year	+ / -
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	79	-14.9%
October	104	92	-10.9%
November	112	86	-23.0%
<b>12-Month Avg</b>	<b>103</b>	<b>88</b>	<b>-14.5%</b>

## Historical Days on Market Until Sale

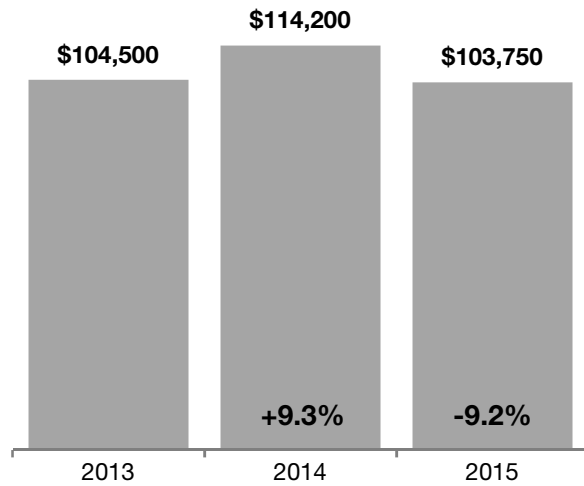


# Median Sales Price

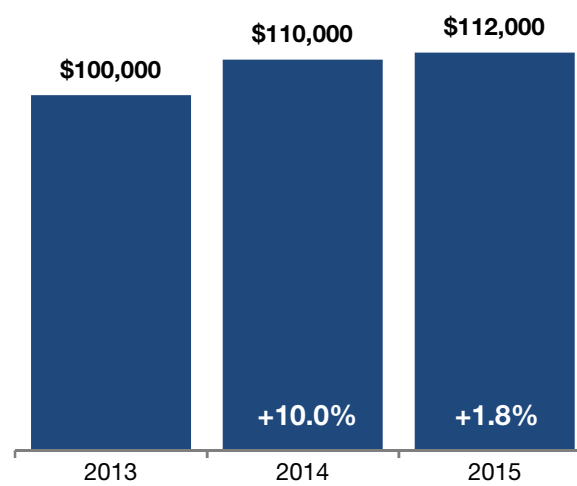
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## November

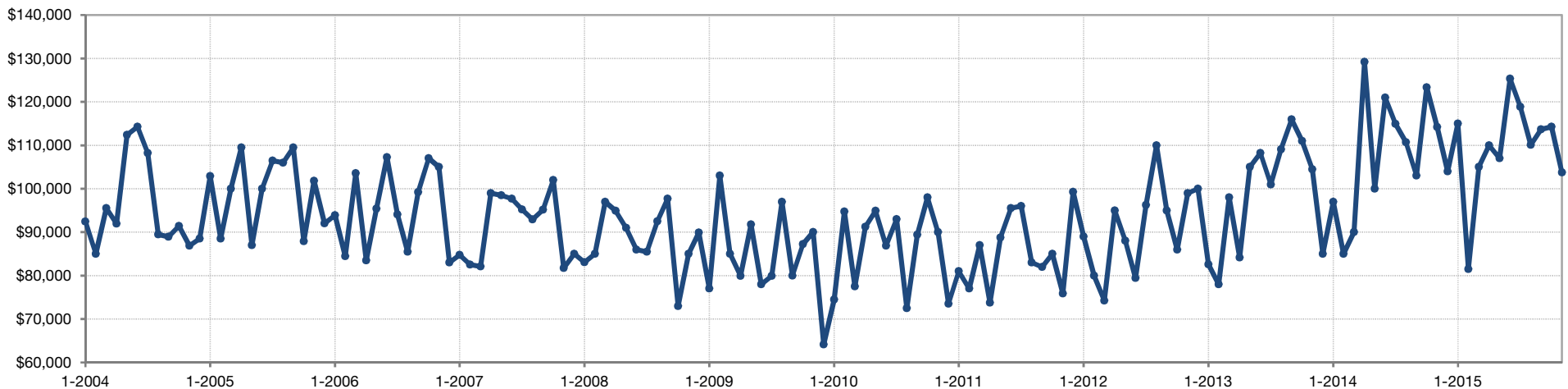


## Year To Date



Month	Prior Year	Current Year	+ / -
December	\$85,000	<b>\$104,000</b>	+22.4%
January	\$97,000	<b>\$115,000</b>	+18.6%
February	\$85,000	<b>\$81,500</b>	-4.1%
March	\$90,000	<b>\$105,000</b>	+16.7%
April	\$129,200	<b>\$110,000</b>	-14.9%
May	\$100,000	<b>\$107,000</b>	+7.0%
June	\$121,000	<b>\$125,350</b>	+3.6%
July	\$114,950	<b>\$118,900</b>	+3.4%
August	\$110,725	<b>\$110,100</b>	-0.6%
September	\$103,000	<b>\$113,700</b>	+10.4%
October	\$123,375	<b>\$114,250</b>	-7.4%
November	\$114,200	<b>\$103,750</b>	-9.2%
<b>12-Month Med</b>	<b>\$108,500</b>	<b>\$110,900</b>	<b>+2.2%</b>

## Historical Median Sales Price

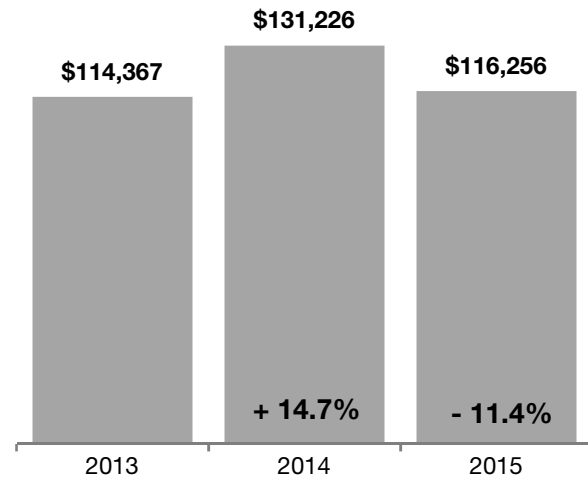


# Average Sales Price

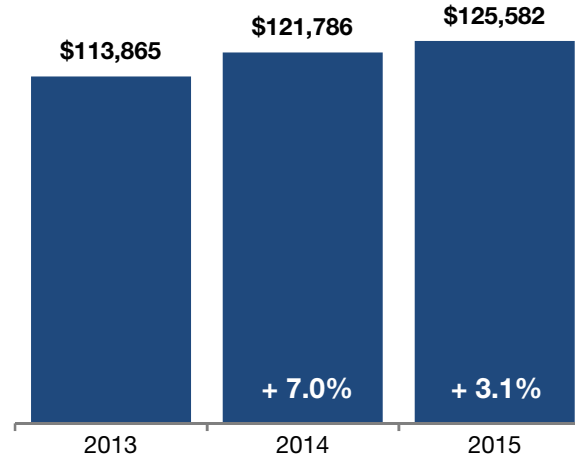
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November

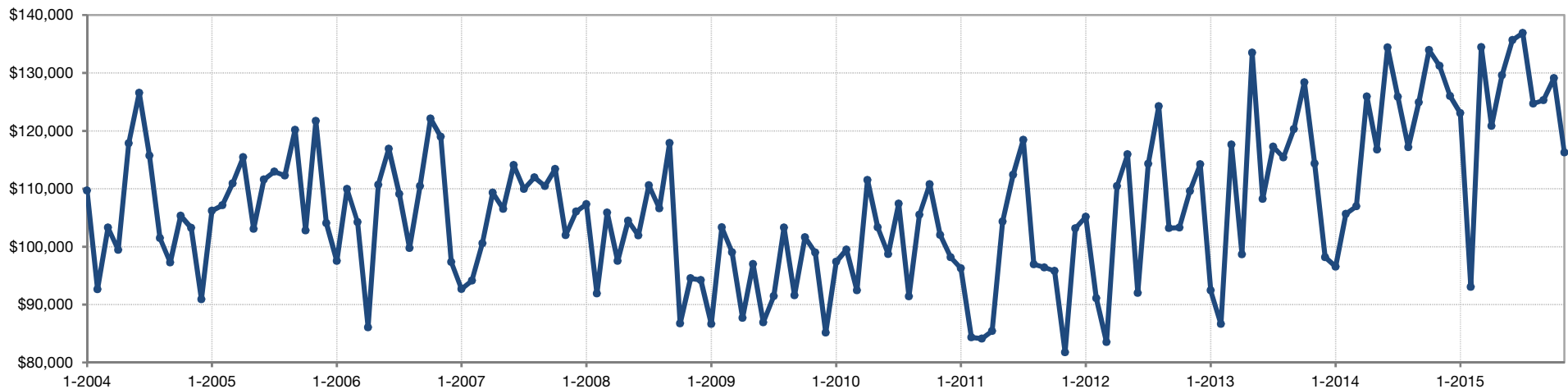


## Year To Date



Month	Prior Year	Current Year	+ / -
December	\$98,164	<b>\$126,021</b>	+28.4%
January	\$96,533	<b>\$123,087</b>	+27.5%
February	\$105,660	<b>\$93,029</b>	-12.0%
March	\$106,943	<b>\$134,436</b>	+25.7%
April	\$125,910	<b>\$120,867</b>	-4.0%
May	\$116,765	<b>\$129,615</b>	+11.0%
June	\$134,407	<b>\$135,655</b>	+0.9%
July	\$125,858	<b>\$136,911</b>	+8.8%
August	\$117,189	<b>\$124,683</b>	+6.4%
September	\$124,945	<b>\$125,289</b>	+0.3%
October	\$133,953	<b>\$129,119</b>	-3.6%
November	\$131,226	<b>\$116,256</b>	-11.4%
<b>12-Month Avg</b>	<b>\$119,861</b>	<b>\$125,615</b>	<b>+4.8%</b>

## Historical Average Sales Price



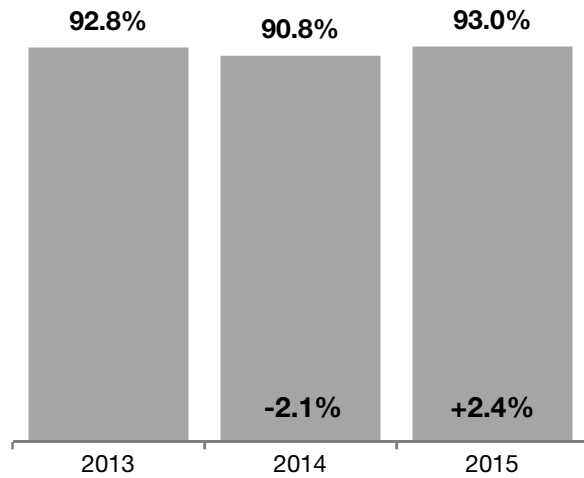


# Percent of Original List Price Received

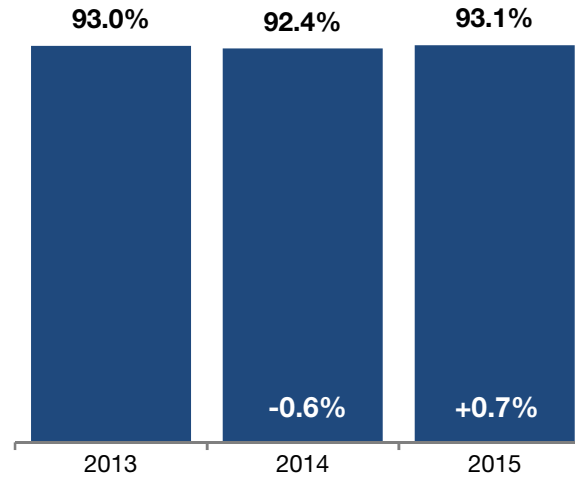
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November

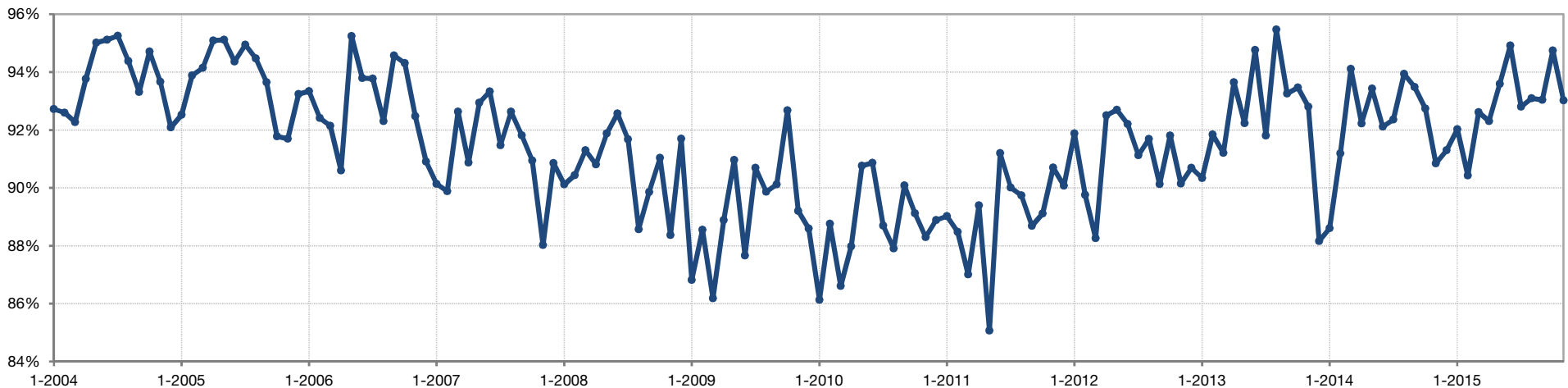


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
October	92.7%	94.7%	+2.2%
November	90.8%	93.0%	+2.4%
<b>12-Month Avg</b>	<b>92.1%</b>	<b>93.0%</b>	<b>+1.0%</b>

## Historical Percent of Original List Price Received

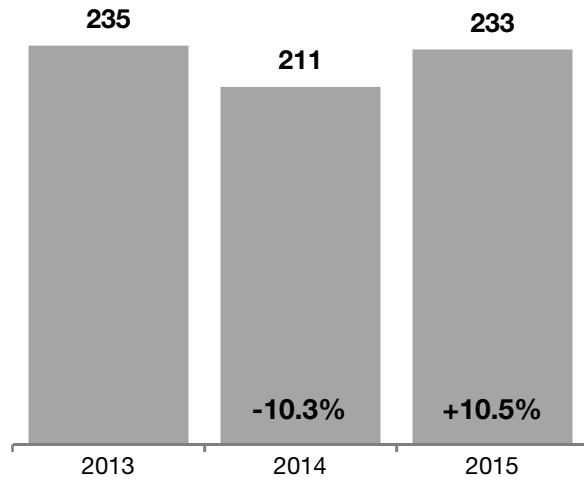


# Housing Affordability Index

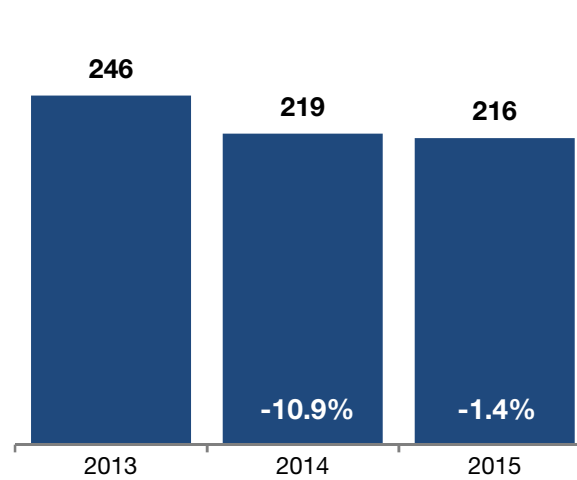
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## November

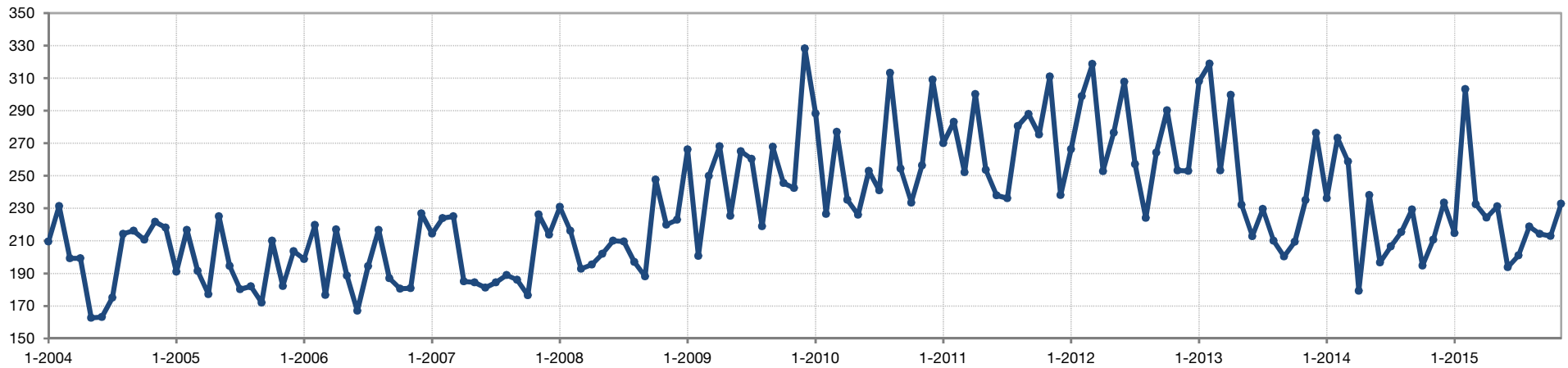


## Year To Date



Month	Prior Year	Current Year	+ / -
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	214	-6.6%
October	195	213	+9.4%
November	211	233	+10.5%
12-Month Avg	226	226	+0.8%

## Historical Housing Affordability Index

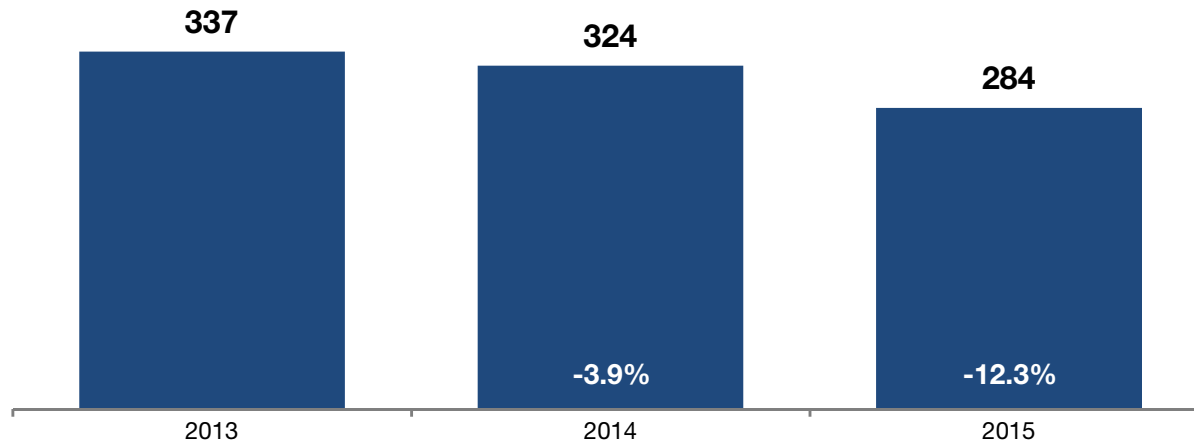


# Inventory of Homes for Sale

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

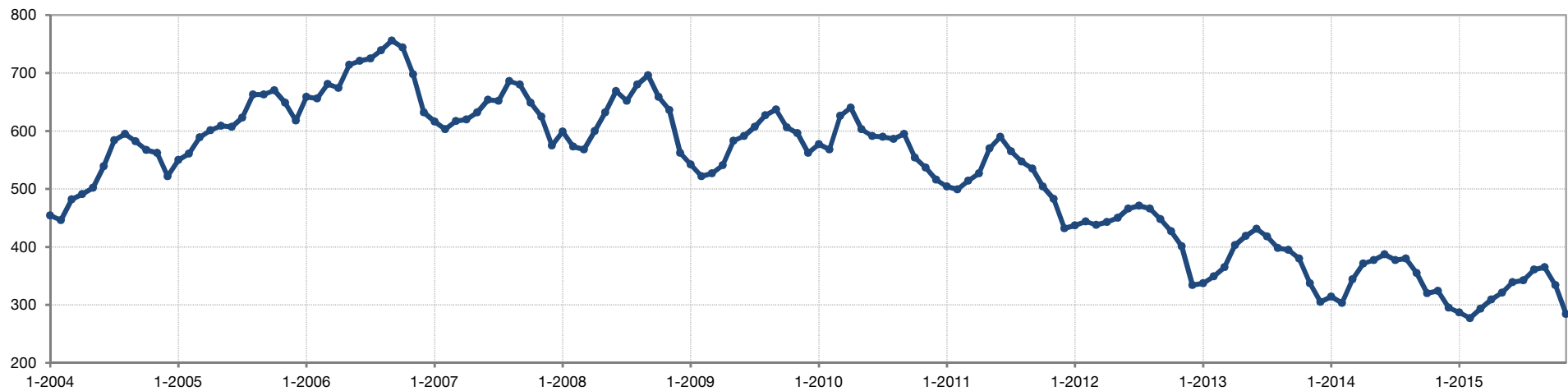


## November



Month	Prior Year	Current Year	+ / -
December	305	295	-3.3%
January	314	287	-8.6%
February	303	277	-8.6%
March	344	293	-14.8%
April	371	309	-16.7%
May	377	321	-14.9%
June	387	339	-12.4%
July	377	342	-9.3%
August	380	361	-5.0%
September	355	365	+2.8%
October	320	334	+4.4%
November	324	284	-12.3%
12-Month Avg	346	317	-8.2%

## Historical Inventory of Homes for Sale

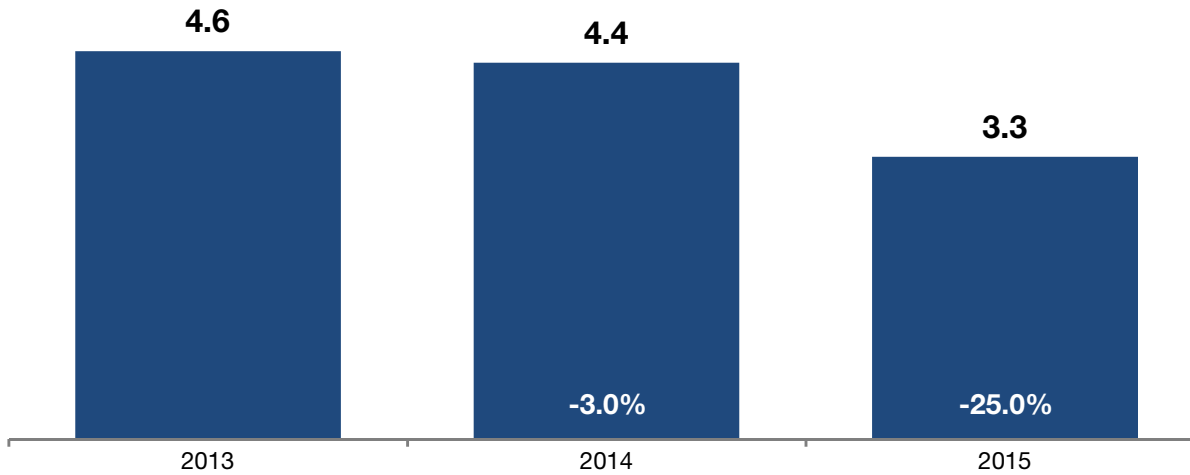


# Months Supply of Inventory

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.



## November



Month	Prior Year	Current Year	+ / -
December	4.2	4.0	-6.7%
January	4.4	3.9	-11.5%
February	4.2	3.7	-12.4%
March	4.8	3.8	-20.8%
April	5.1	3.9	-23.8%
May	5.2	4.1	-22.6%
June	5.4	4.2	-21.0%
July	5.2	4.3	-16.5%
August	5.3	4.4	-17.1%
September	4.9	4.4	-10.4%
October	4.3	4.0	-6.8%
November	4.4	3.3	-25.0%
12-Month Avg	4.8	4.0	-16.5%

## Historical Months Supply of Inventory

