

Monthly Indicators

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



January 2016



Quick Facts

+ 26.0%

+ 2.6%

- 16.0%

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.



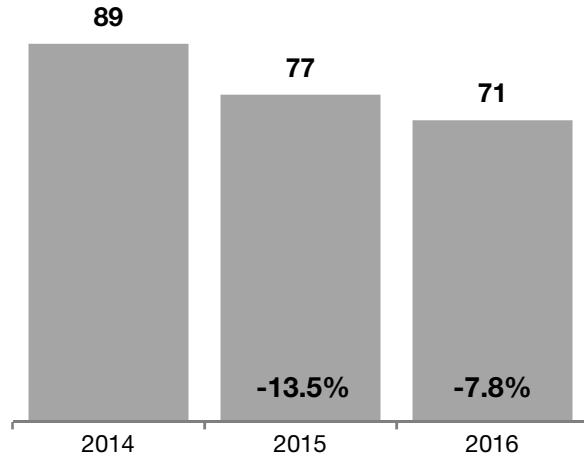
Key Metrics	Historical Sparklines	1-2015	1-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		77	71	- 7.8%	77	71	- 7.8%
Pending Sales		57	83	+ 45.6%	57	83	+ 45.6%
Closed Sales		50	63	+ 26.0%	50	63	+ 26.0%
Days on Market Until Sale		92	108	+ 17.7%	92	108	+ 17.7%
Median Sales Price		\$115,000	\$118,000	+ 2.6%	\$115,000	\$118,000	+ 2.6%
Average Sales Price		\$123,087	\$134,428	+ 9.2%	\$123,087	\$134,428	+ 9.2%
Percent of Original List Price Received		92.0%	91.8%	- 0.2%	92.0%	91.8%	- 0.2%
Housing Affordability Index		215	207	- 3.7%	215	207	- 3.7%
Inventory of Homes for Sale		288	242	- 16.0%	--	--	--
Months Supply of Homes for Sale		3.9	2.9	- 25.9%	--	--	--

New Listings

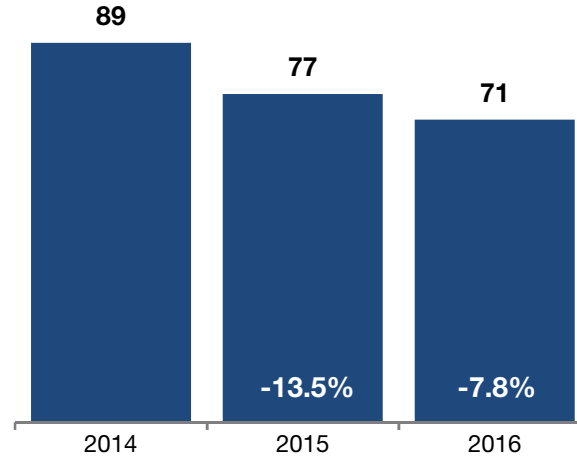
A count of the properties that have been newly listed on the market in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
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	104	+5.1%
November	84	70	-16.7%
December	58	52	-10.3%
January	77	71	-7.8%
12-Month Avg	98	106	+9.1%

Historical New Listing Activity

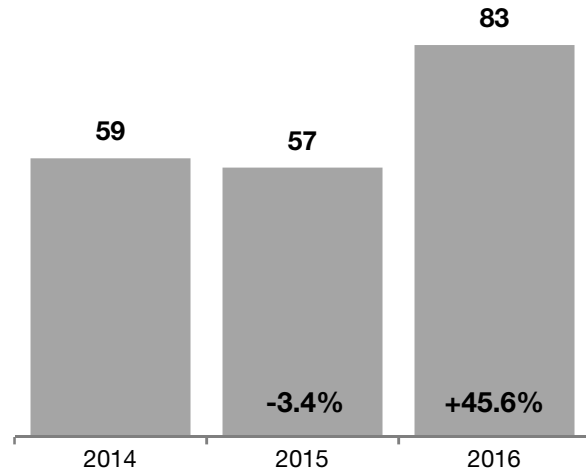


Pending Sales

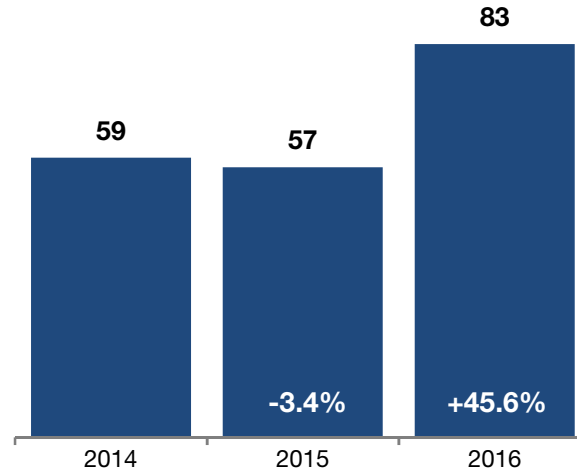
A count of the properties on which contracts have been accepted in a given month.



January

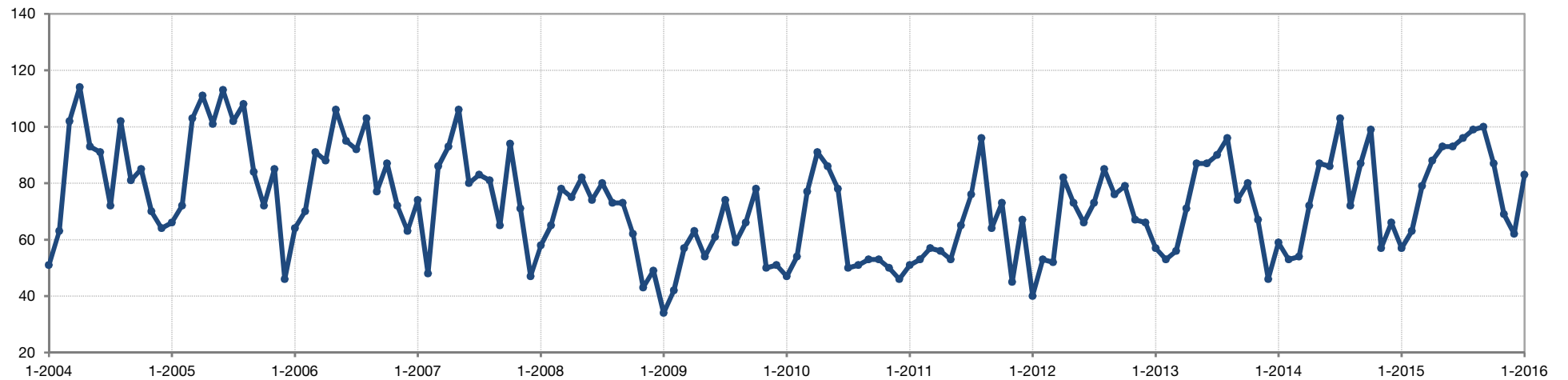


Year To Date



Month	Prior Year	Current Year	+ / -
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	96	-6.8%
August	72	99	+37.5%
September	87	100	+14.9%
October	99	87	-12.1%
November	57	69	+21.1%
December	66	62	-6.1%
January	57	83	+45.6%
12-Month Avg	74	84	+13.3%

Historical Pending Sales Activity

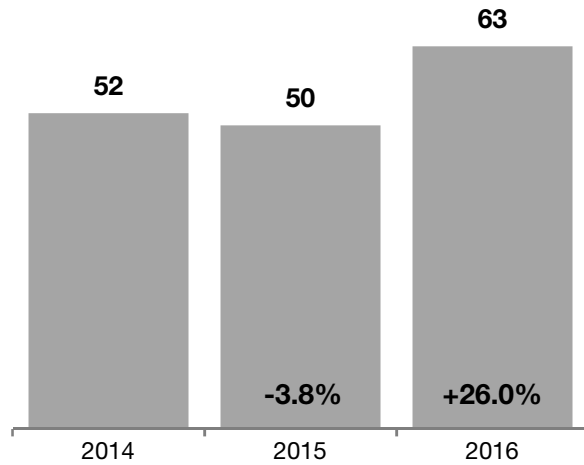


Closed Sales

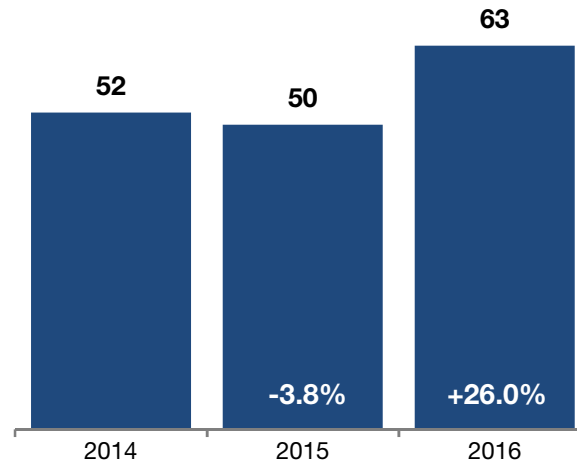
A count of the actual sales that have closed in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
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	72	+12.5%
December	72	75	+4.2%
January	50	63	+26.0%
12-Month Avg	73	81	+14.9%

Historical Closed Sales Activity

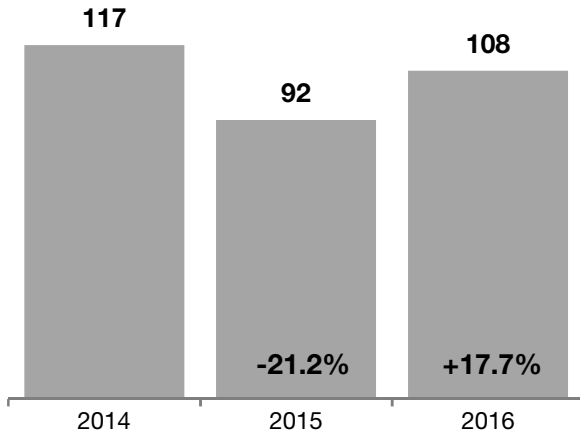


Days on Market Until Sale

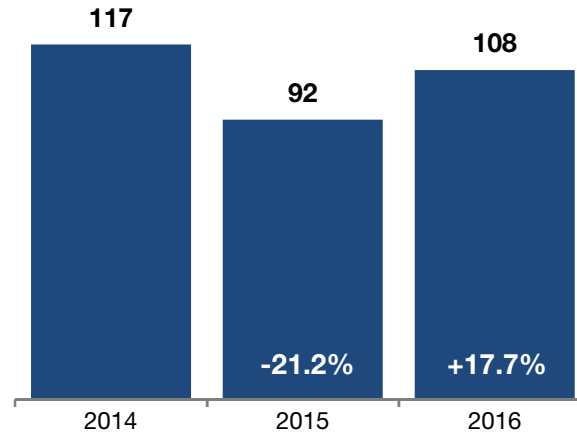
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

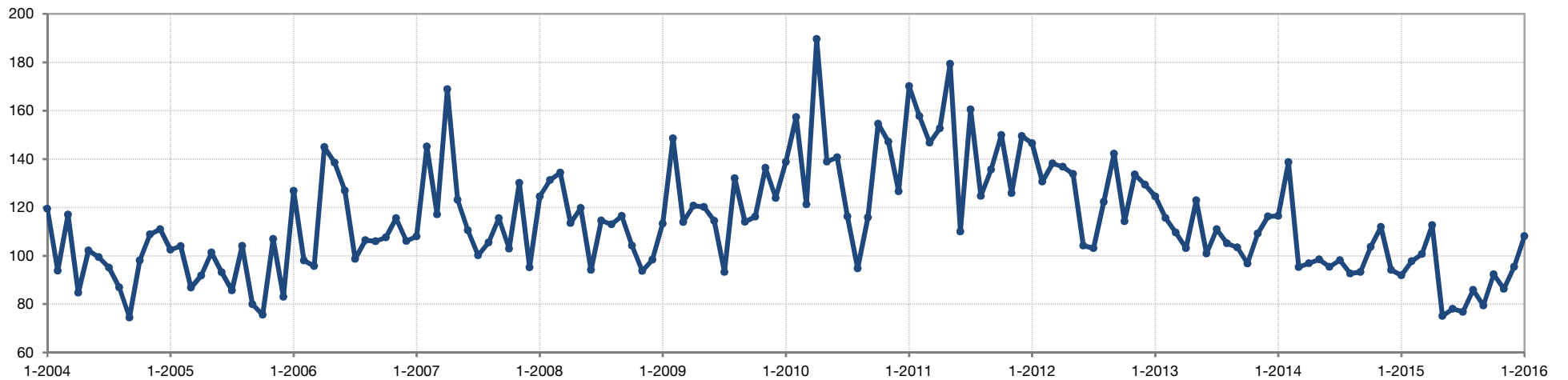


Year To Date



Month	Prior Year	Current Year	+ / -
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	-22.9%
December	94	95	+1.3%
January	92	108	+17.7%
12-Month Avg	100	90	-10.5%

Historical Days on Market Until Sale

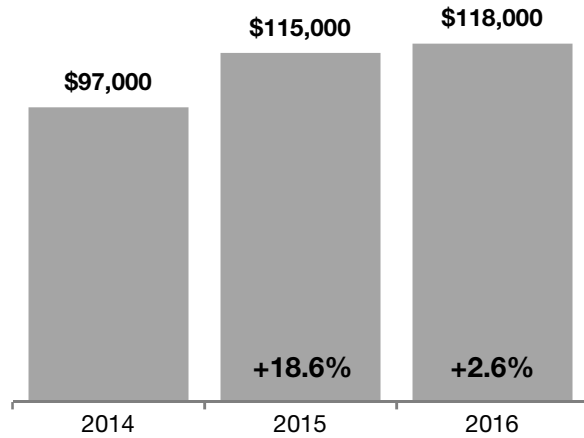


Median Sales Price

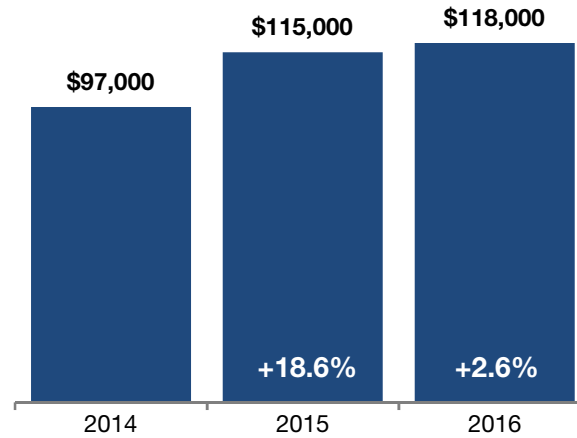
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January

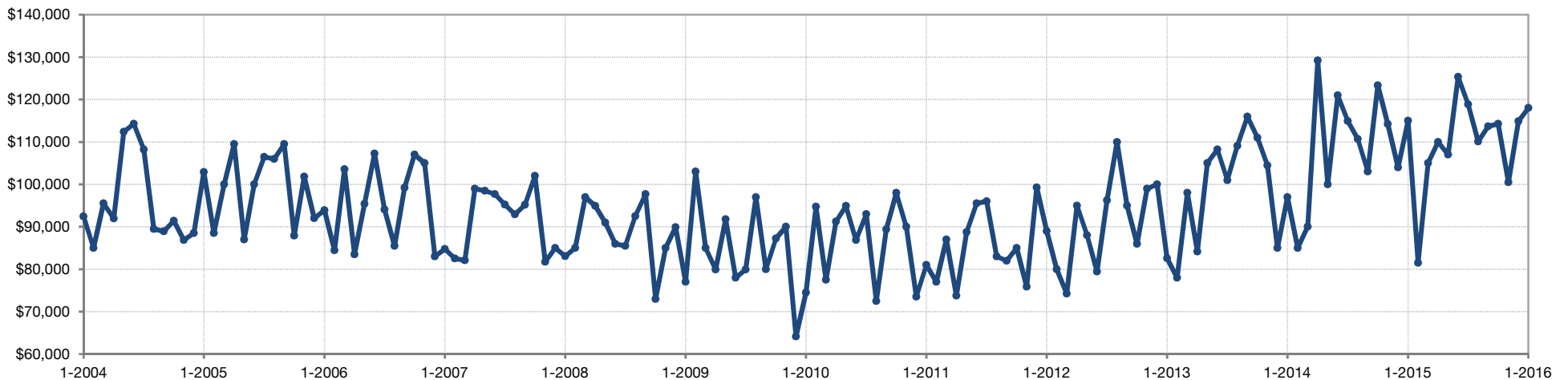


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$113,700	+10.4%
October	\$123,375	\$114,250	-7.4%
November	\$114,200	\$100,500	-12.0%
December	\$104,000	\$114,900	+10.5%
January	\$115,000	\$118,000	+2.6%
12-Month Med	\$110,500	\$112,500	+1.8%

Historical Median Sales Price

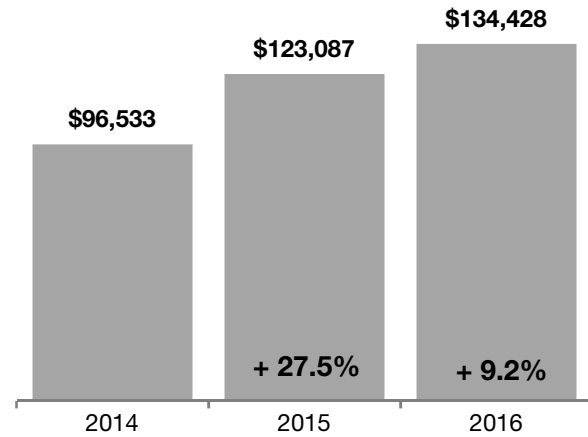


Average Sales Price

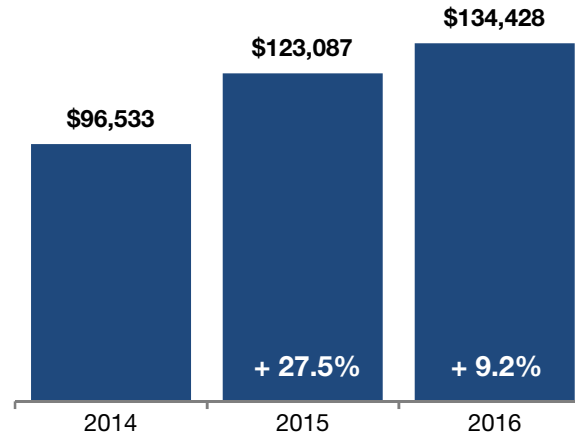
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

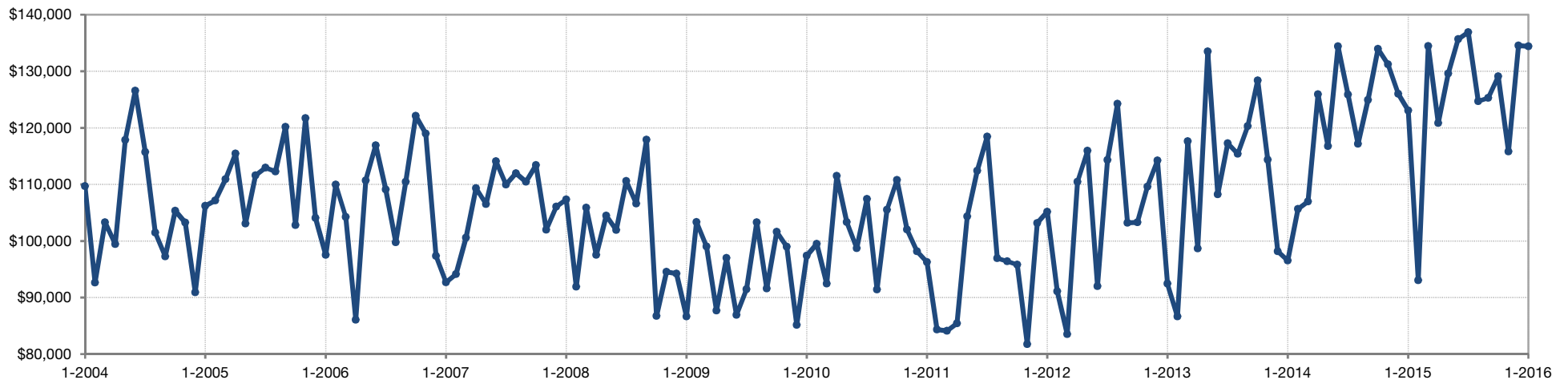


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$125,289	+0.3%
October	\$133,953	\$129,119	-3.6%
November	\$131,226	\$115,802	-11.8%
December	\$126,021	\$134,562	+6.8%
January	\$123,087	\$134,428	+9.2%
12-Month Avg	\$123,711	\$126,877	+2.6%

Historical Average Sales Price

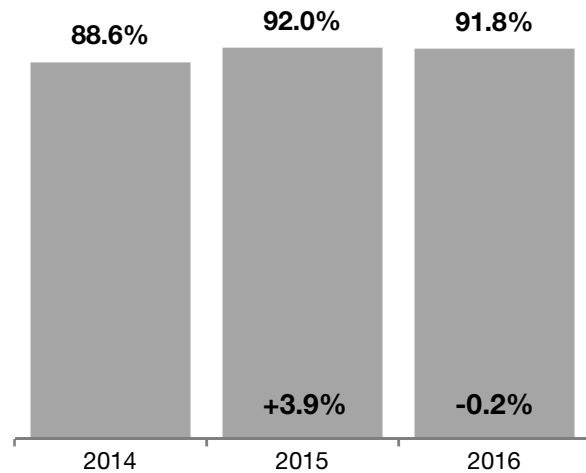


Percent of Original List Price Received

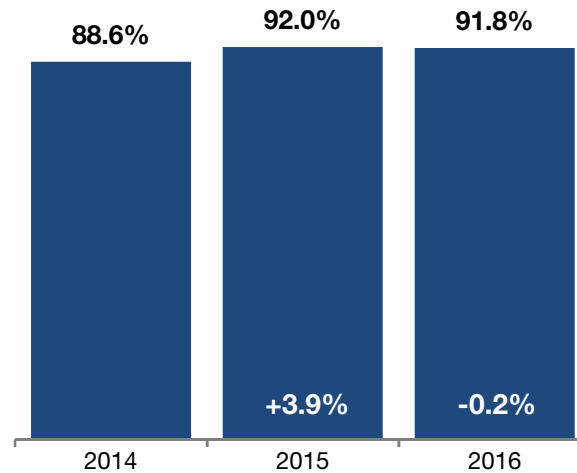
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January

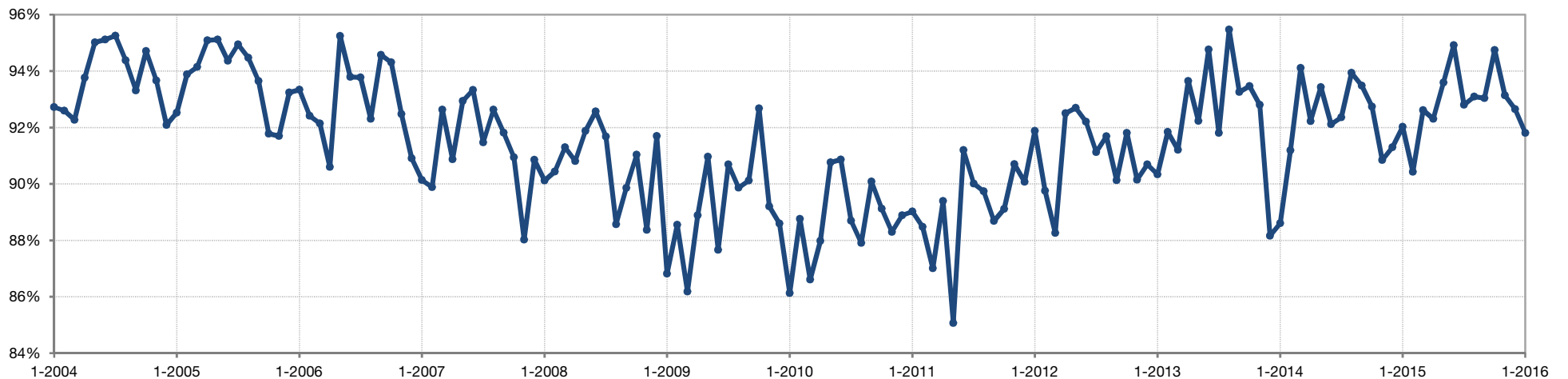


Year To Date



Month	Prior Year	Current Year	+ / -
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%	93.1%	+2.5%
December	91.3%	92.7%	+1.5%
January	92.0%	91.8%	-0.2%
12-Month Avg	92.5%	93.1%	+0.6%

Historical Percent of Original List Price Received

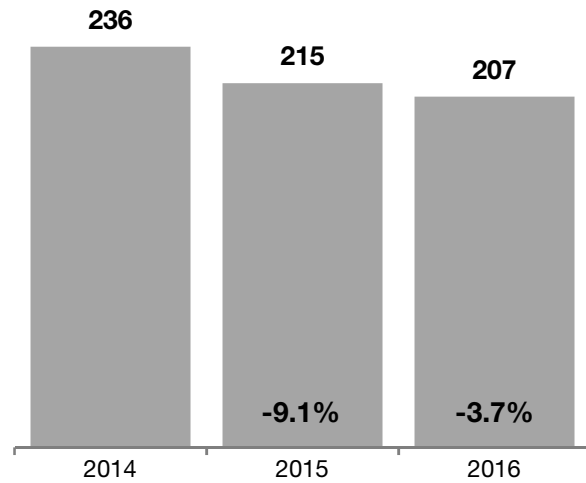


Housing Affordability Index

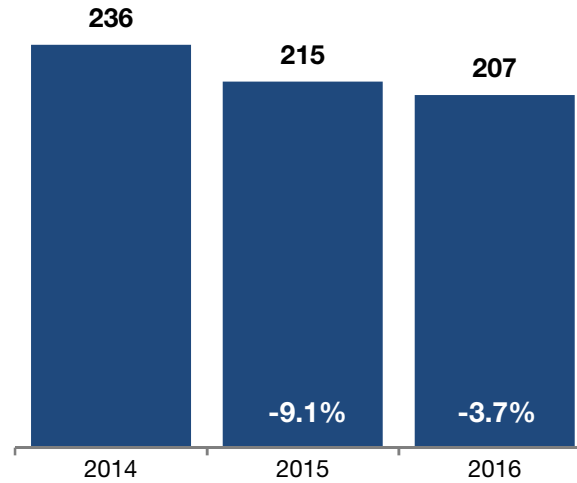
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



January

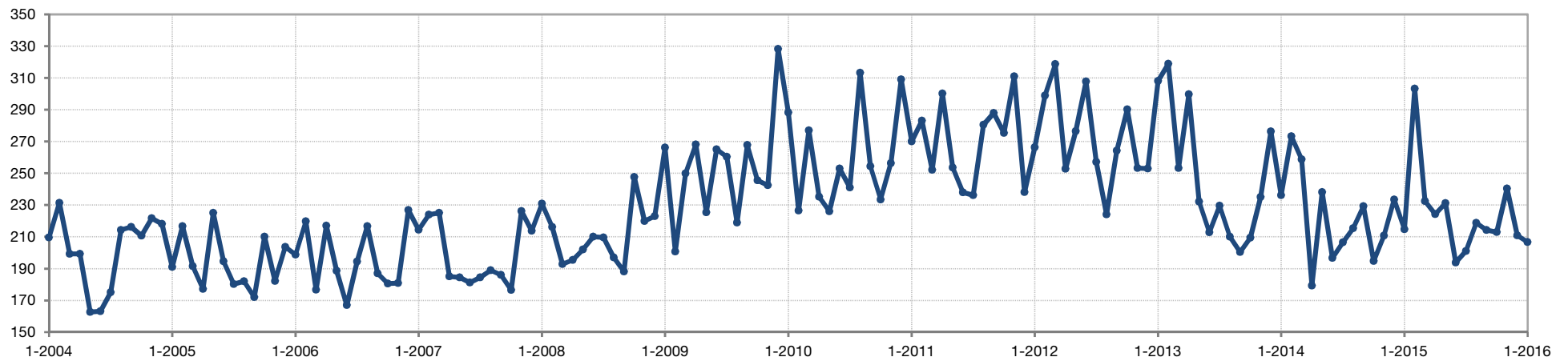


Year To Date



Month	Prior Year	Current Year	+ / -
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	240	+14.1%
December	233	211	-9.7%
January	215	207	-3.7%
12-Month Avg	221	224	+2.0%

Historical Housing Affordability Index

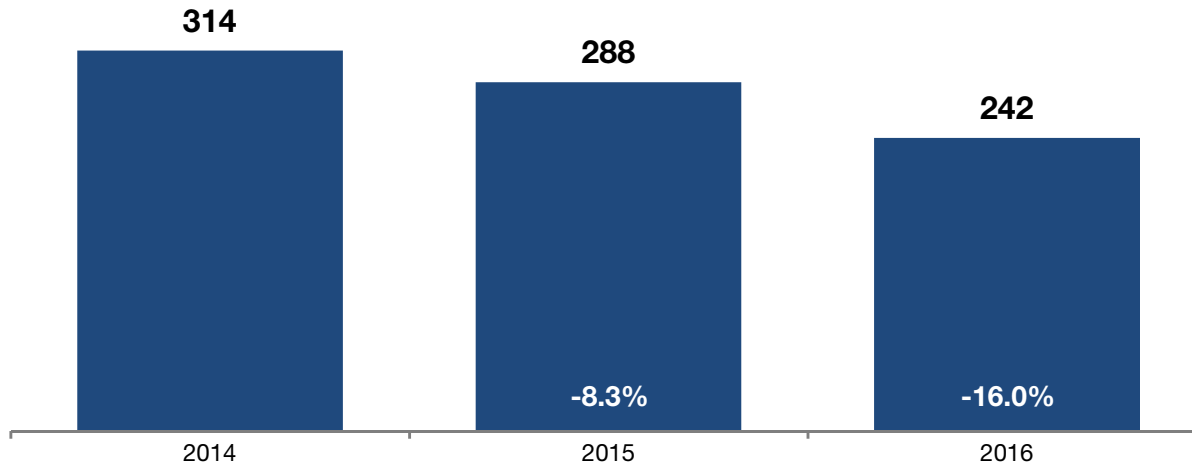


Inventory of Homes for Sale

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

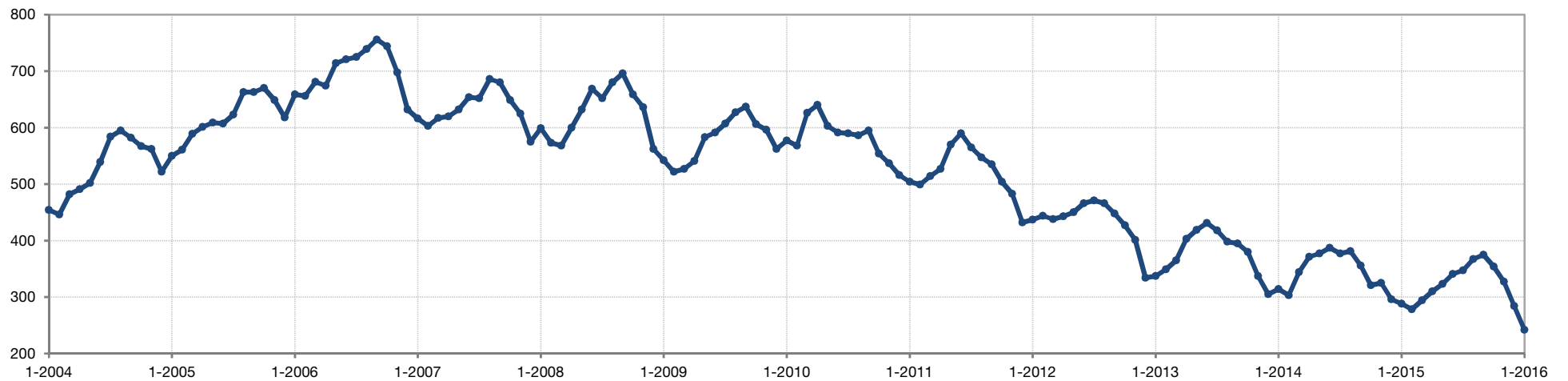


January



Month	Prior Year	Current Year	+ / -
February	303	278	-8.3%
March	344	294	-14.5%
April	371	310	-16.4%
May	377	323	-14.3%
June	387	341	-11.9%
July	377	347	-8.0%
August	381	367	-3.7%
September	356	375	+5.3%
October	321	354	+10.3%
November	325	327	+0.6%
December	296	284	-4.1%
January	288	242	-16.0%
12-Month Avg	344	320	-6.7%

Historical Inventory of Homes for Sale

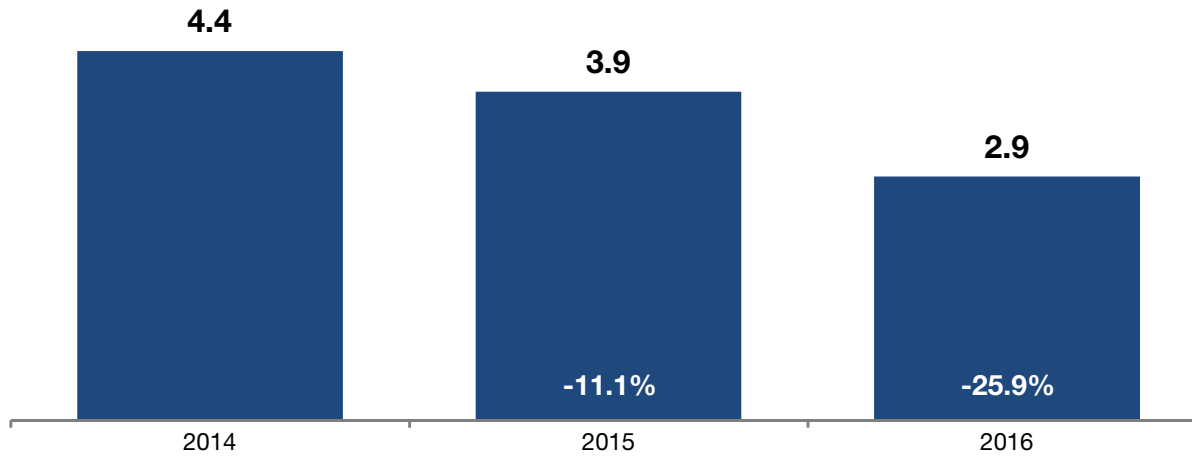


Months Supply of Inventory

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.



January



Month	Prior Year	Current Year	+ / -
February	4.2	3.7	-12.0%
March	4.8	3.8	-20.4%
April	5.1	3.9	-23.4%
May	5.2	4.1	-22.0%
June	5.4	4.3	-20.4%
July	5.2	4.4	-15.0%
August	5.4	4.5	-15.9%
September	4.9	4.5	-7.9%
October	4.4	4.3	-0.2%
November	4.5	4.0	-11.1%
December	4.0	3.5	-12.9%
January	3.9	2.9	-25.9%
12-Month Avg	4.7	4.0	-15.8%

Historical Months Supply of Inventory

