

Monthly Indicators

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



February 2016



Quick Facts

- 18.0% **+ 48.5%** **- 18.7%**

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.



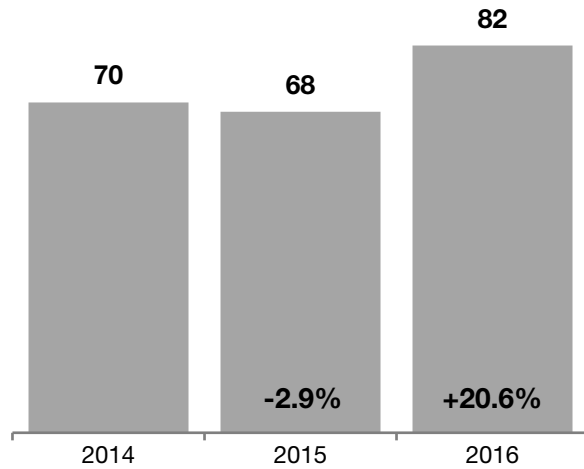
Key Metrics	Historical Sparklines	2-2015	2-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		68	82	+ 20.6%	145	152	+ 4.8%
Pending Sales		63	90	+ 42.9%	120	155	+ 29.2%
Closed Sales		61	50	- 18.0%	111	113	+ 1.8%
Days on Market Until Sale		98	105	+ 7.7%	95	107	+ 12.3%
Median Sales Price		\$81,500	\$121,000	+ 48.5%	\$85,000	\$119,500	+ 40.6%
Average Sales Price		\$93,029	\$136,753	+ 47.0%	\$106,484	\$135,503	+ 27.3%
Percent of Original List Price Received		90.4%	92.4%	+ 2.2%	91.1%	92.1%	+ 1.1%
Housing Affordability Index		303	208	- 31.3%	291	211	- 27.4%
Inventory of Homes for Sale		278	226	- 18.7%	--	--	--
Months Supply of Homes for Sale		3.7	2.7	- 27.7%	--	--	--

New Listings

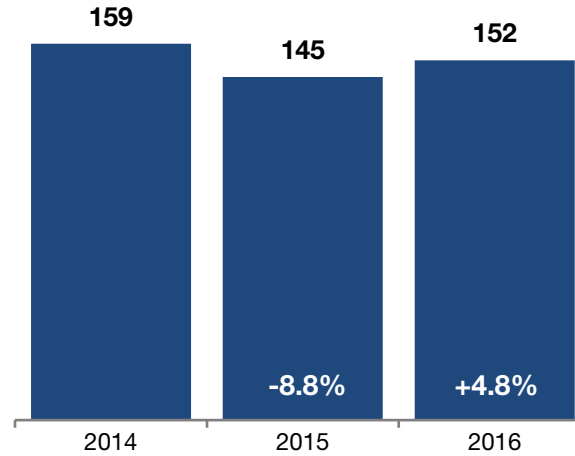
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
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	70	-9.1%
February	68	82	+20.6%
12-Month Avg	97	108	+10.4%

Historical New Listing Activity

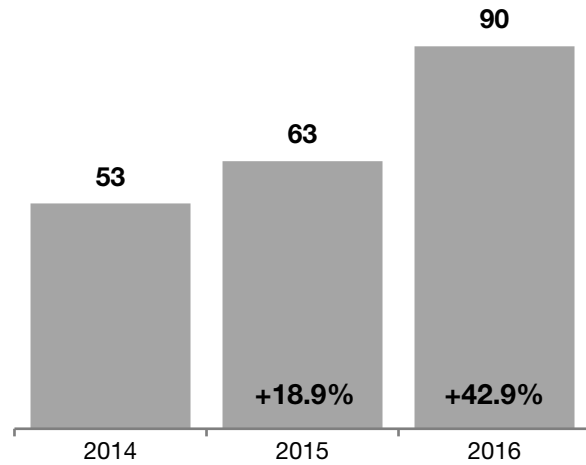


Pending Sales

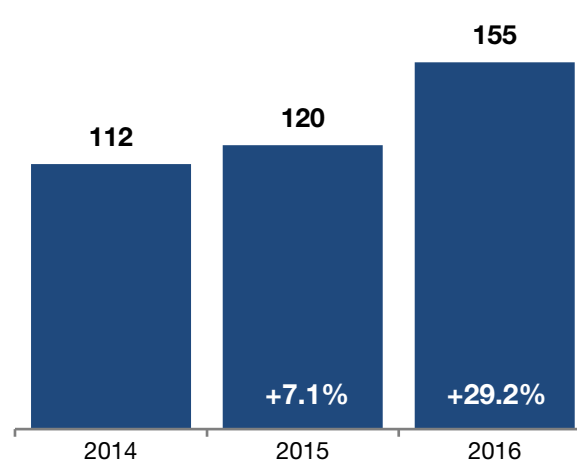
A count of the properties on which contracts have been accepted in a given month.



February

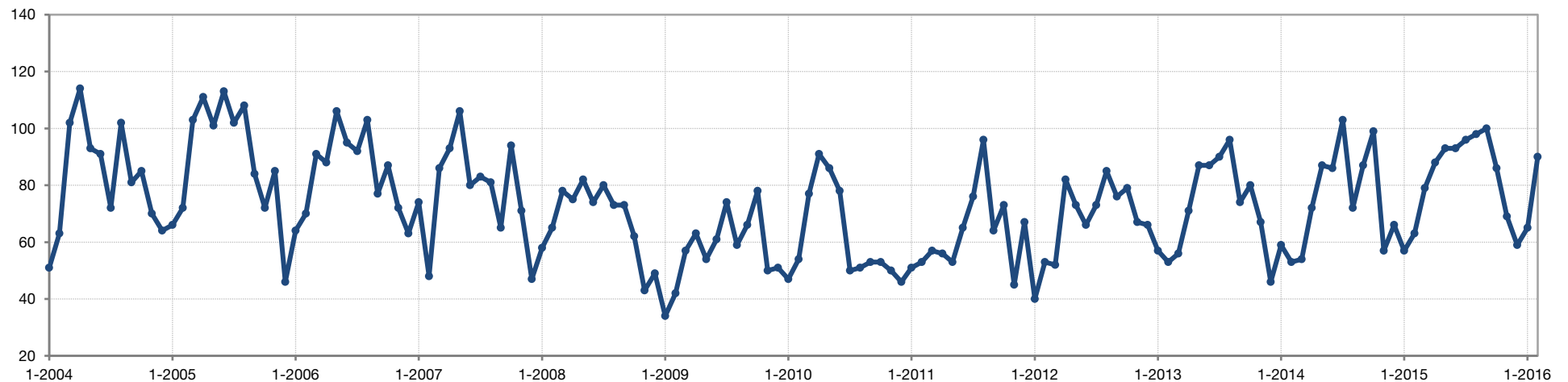


Year To Date



Month	Prior Year	Current Year	+ / -
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	98	+36.1%
September	87	100	+14.9%
October	99	86	-13.1%
November	57	69	+21.1%
December	66	59	-10.6%
January	57	65	+14.0%
February	63	90	+42.9%
12-Month Avg	75	85	+12.5%

Historical Pending Sales Activity

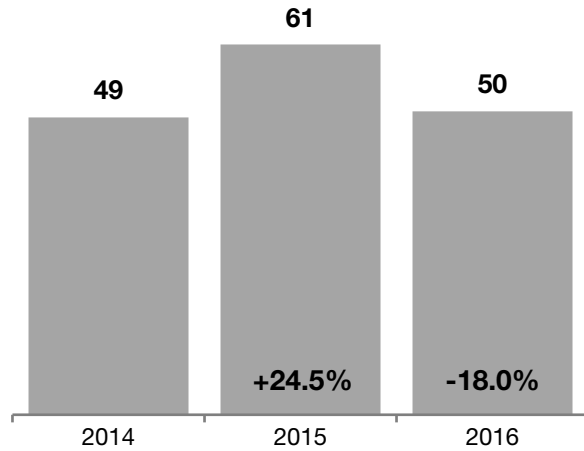


Closed Sales

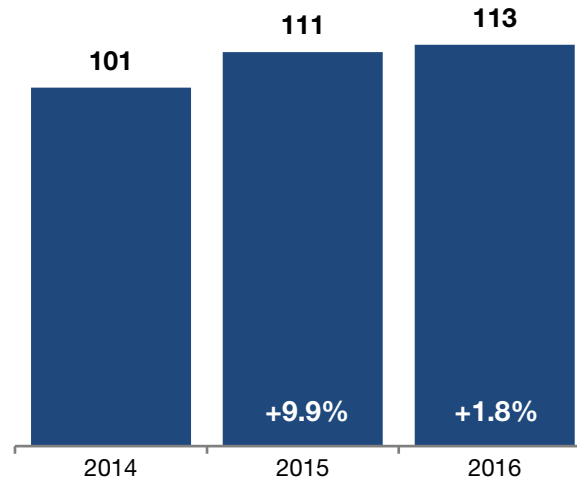
A count of the actual sales that have closed in a given month.



February

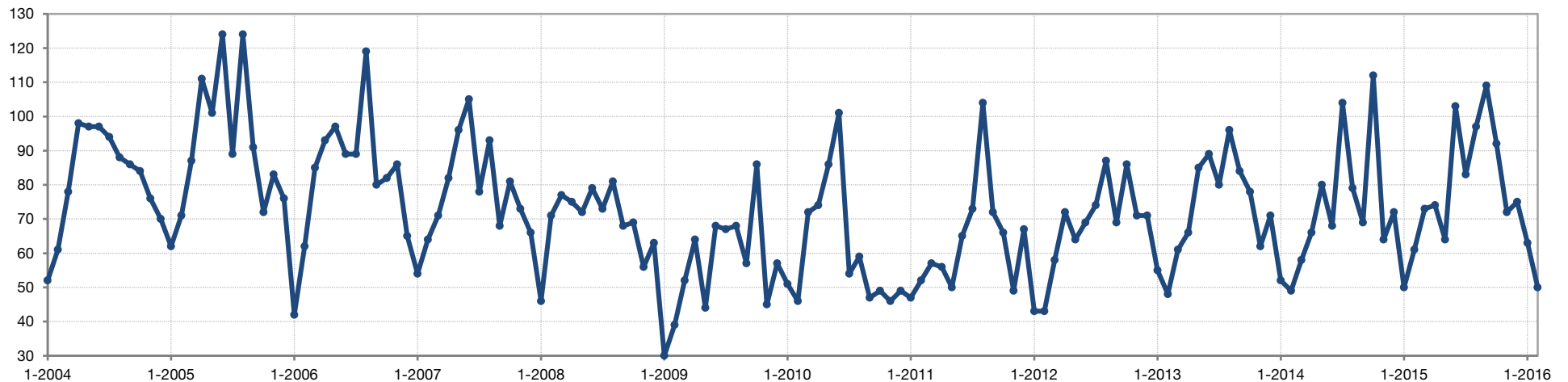


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	61	50	-18.0%
12-Month Avg	74	80	+11.4%

Historical Closed Sales Activity

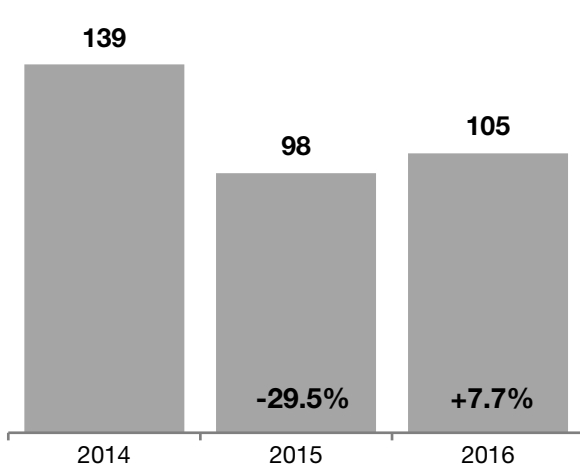


Days on Market Until Sale

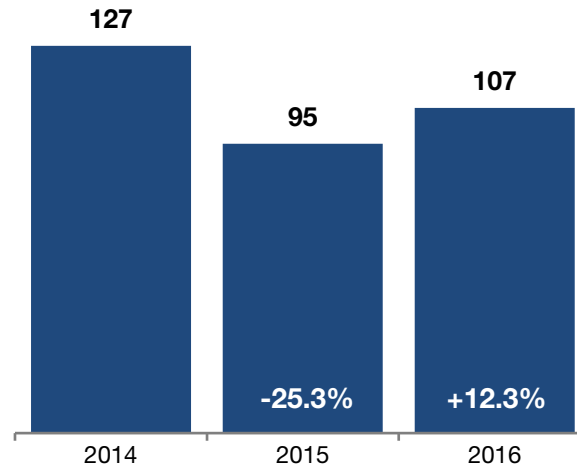
Average number of days between when a property is listed and when an offer is accepted in a given month.



February

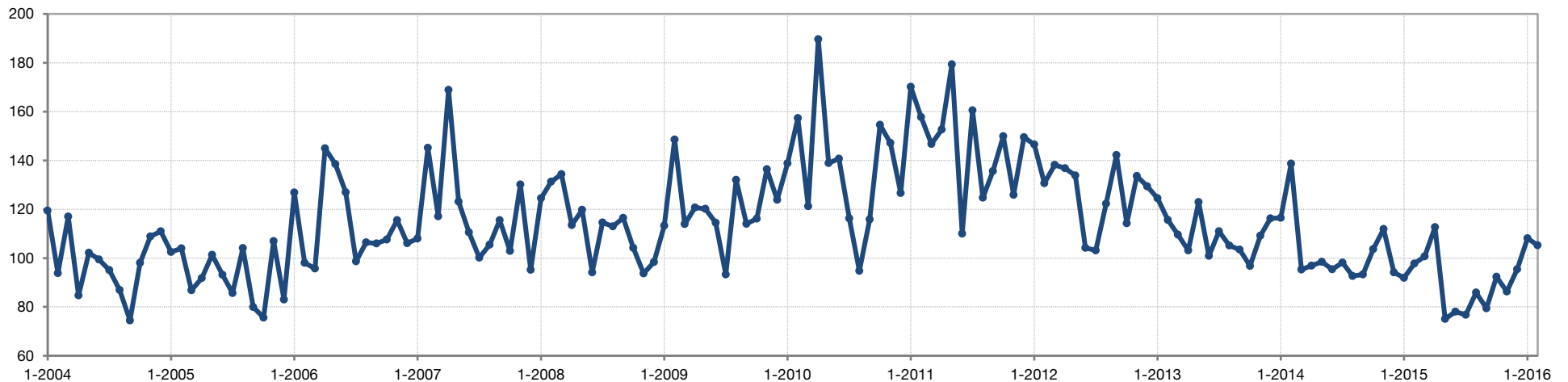


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	98	105	+7.7%
12-Month Avg	98	90	-8.1%

Historical Days on Market Until Sale

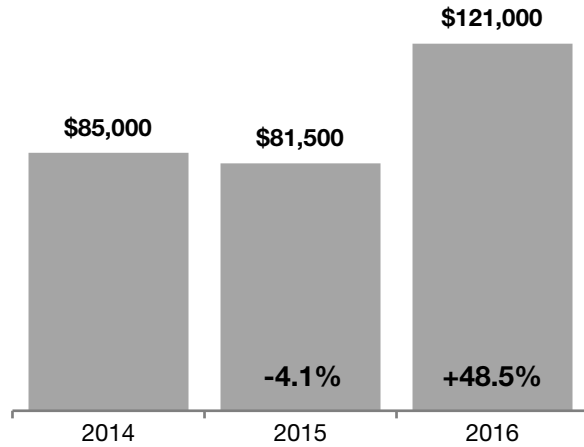


Median Sales Price

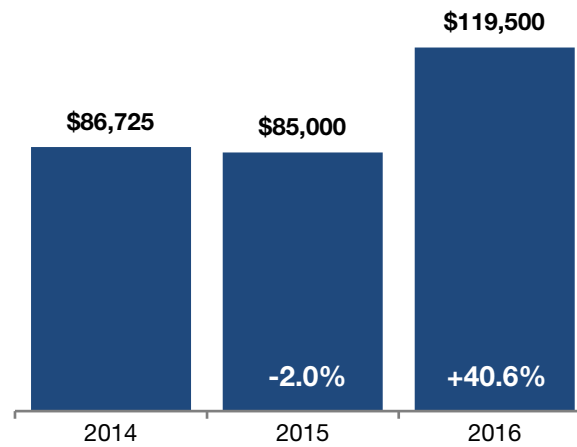
Median price point for all closed sales, not accounting for seller concessions, in a given month.



February

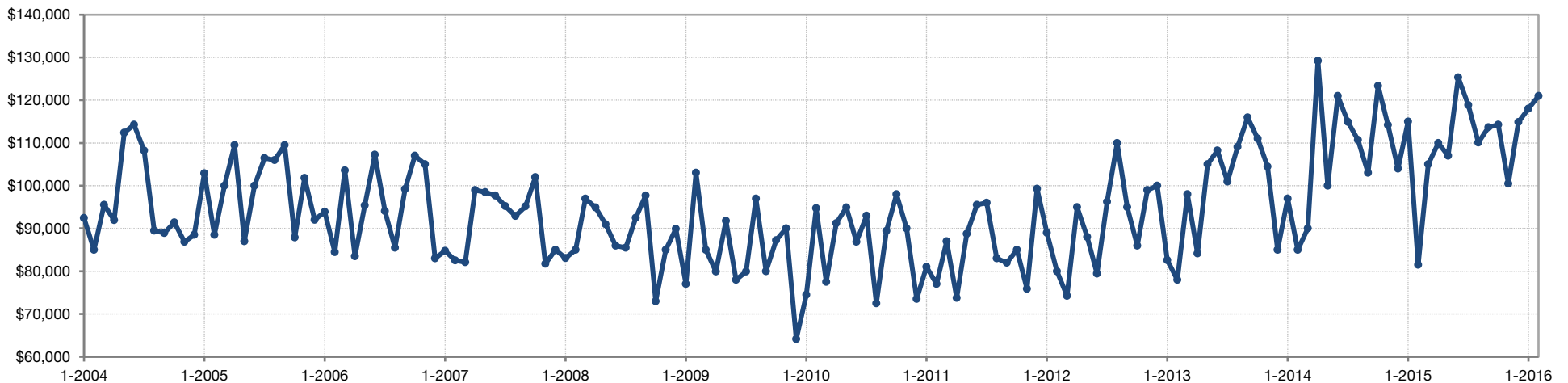


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	\$81,500	\$121,000	+48.5%
12-Month Med	\$110,250	\$114,900	+4.2%

Historical Median Sales Price

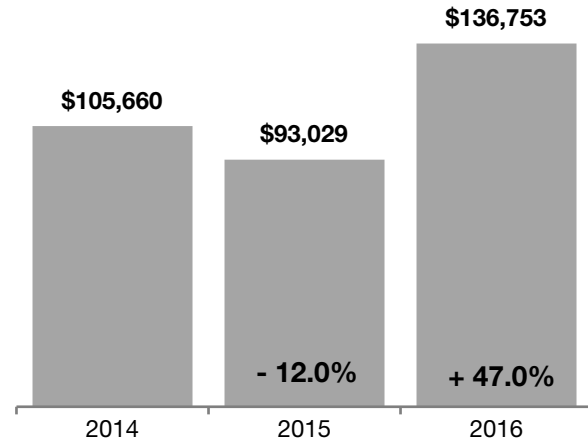


Average Sales Price

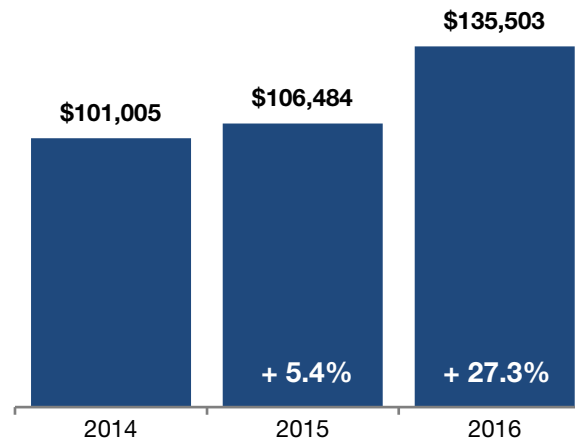
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

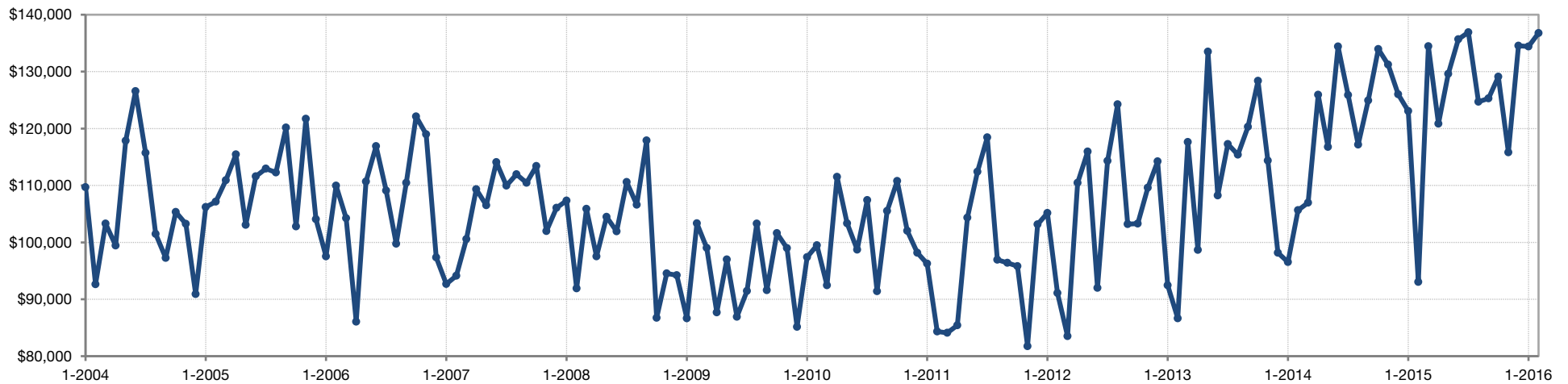


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	\$93,029	\$136,753	+47.0%
12-Month Avg	\$122,675	\$129,543	+5.6%

Historical Average Sales Price

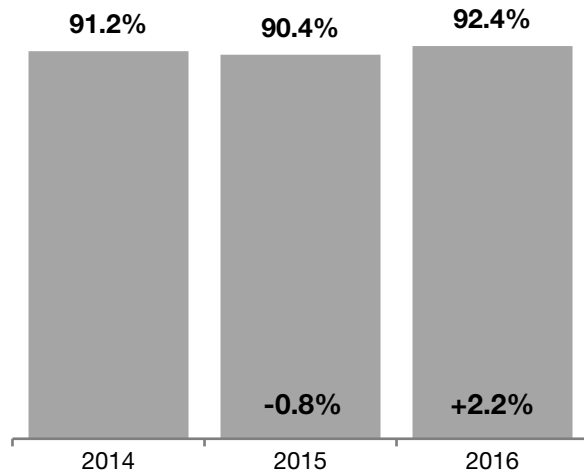


Percent of Original List Price Received

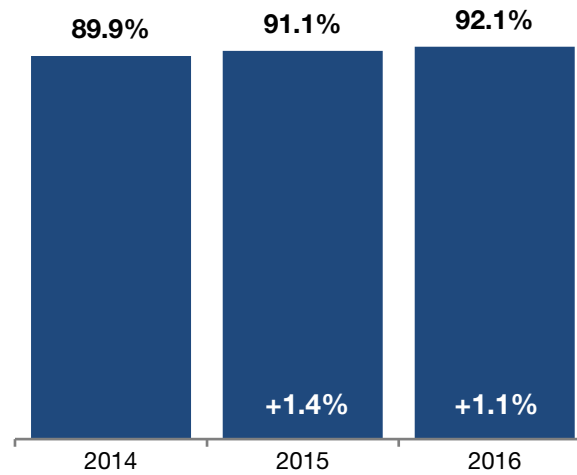
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February

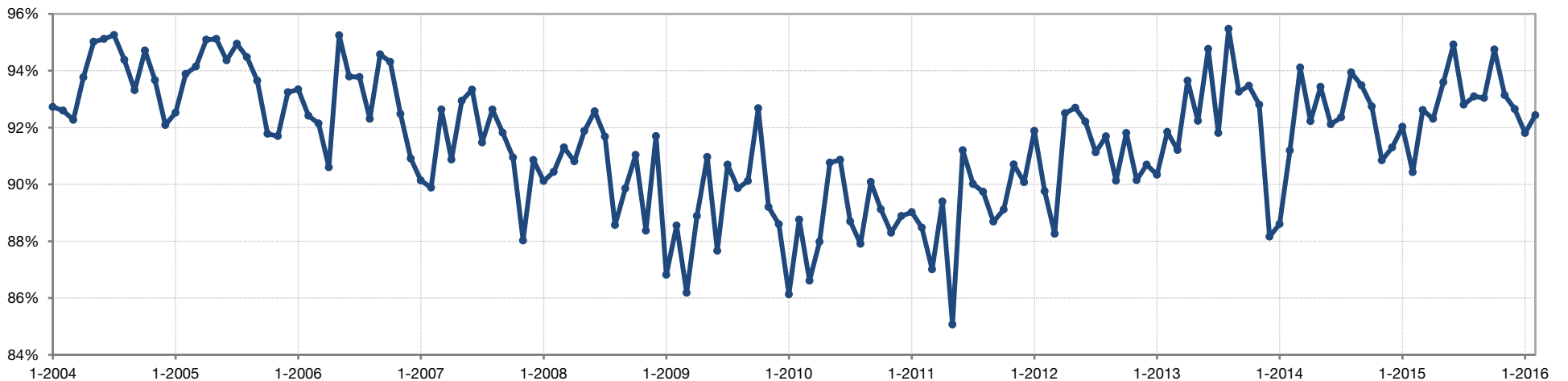


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	90.4%	92.4%	+2.2%
12-Month Avg	92.5%	93.2%	+0.8%

Historical Percent of Original List Price Received

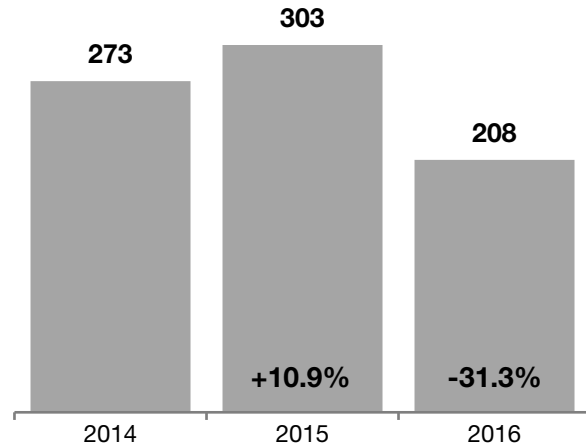


Housing Affordability Index

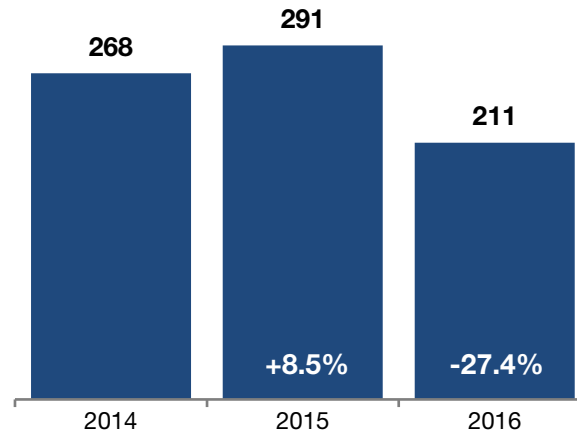
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



February

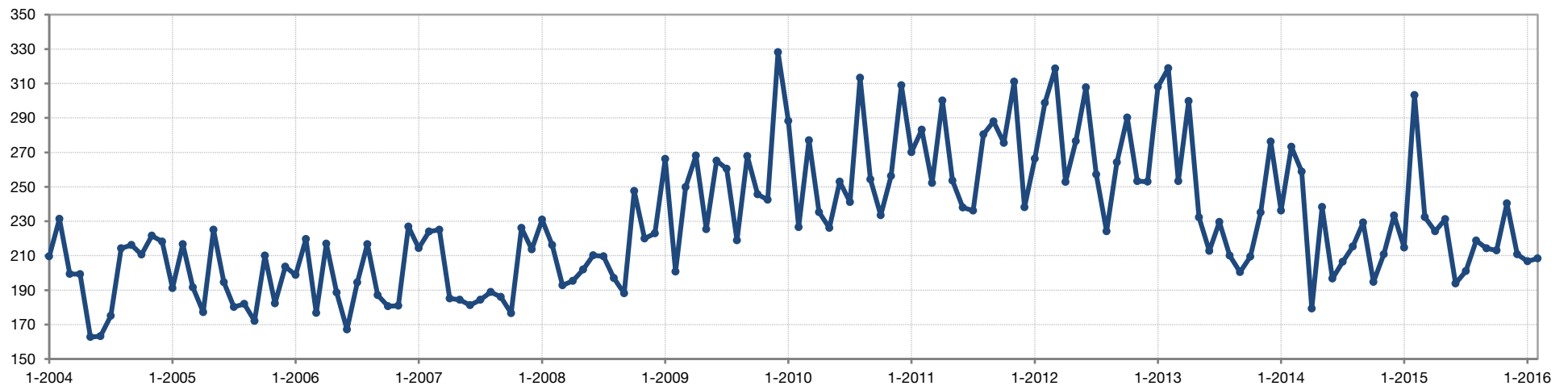


Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	303	208	-31.3%
12-Month Avg	223	216	-1.5%

Historical Housing Affordability Index

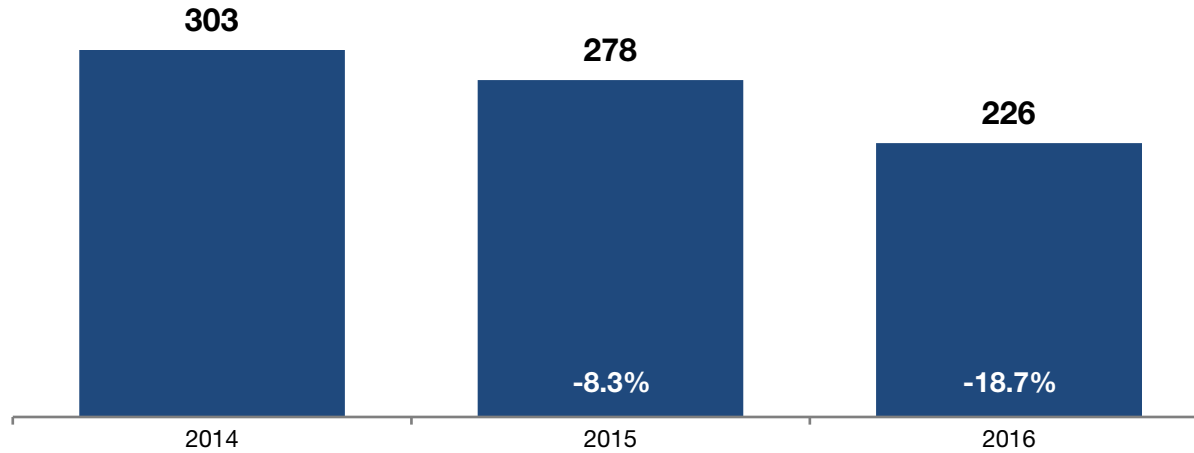


Inventory of Homes for Sale

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

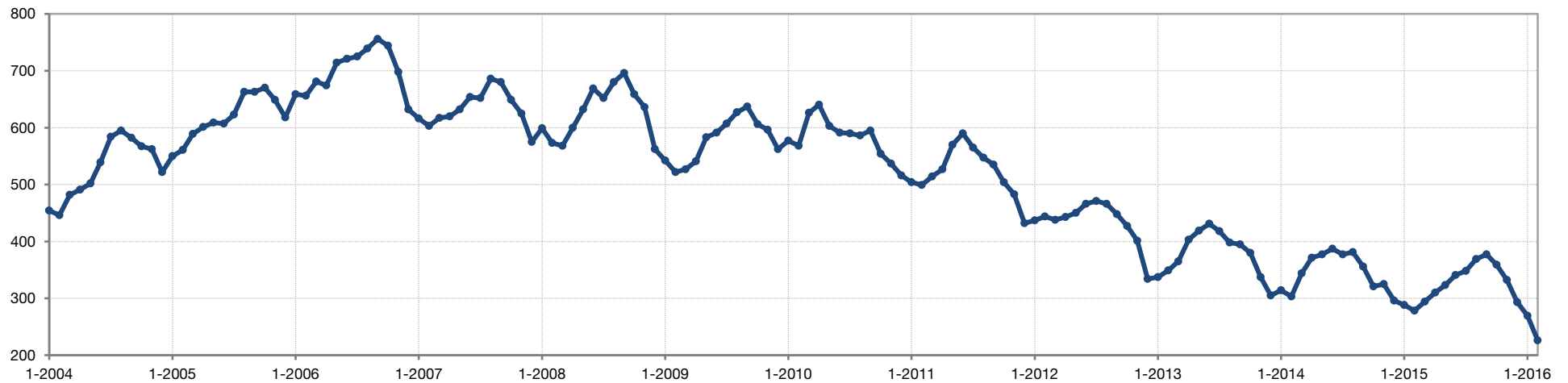


February



Month	Prior Year	Current Year	+ / -
March	344	294	-14.5%
April	371	310	-16.4%
May	377	323	-14.3%
June	387	341	-11.9%
July	377	348	-7.7%
August	381	369	-3.1%
September	356	377	+5.9%
October	321	359	+11.8%
November	325	332	+2.2%
December	296	293	-1.0%
January	288	269	-6.6%
February	278	226	-18.7%
12-Month Avg	342	320	-6.2%

Historical Inventory of Homes for Sale

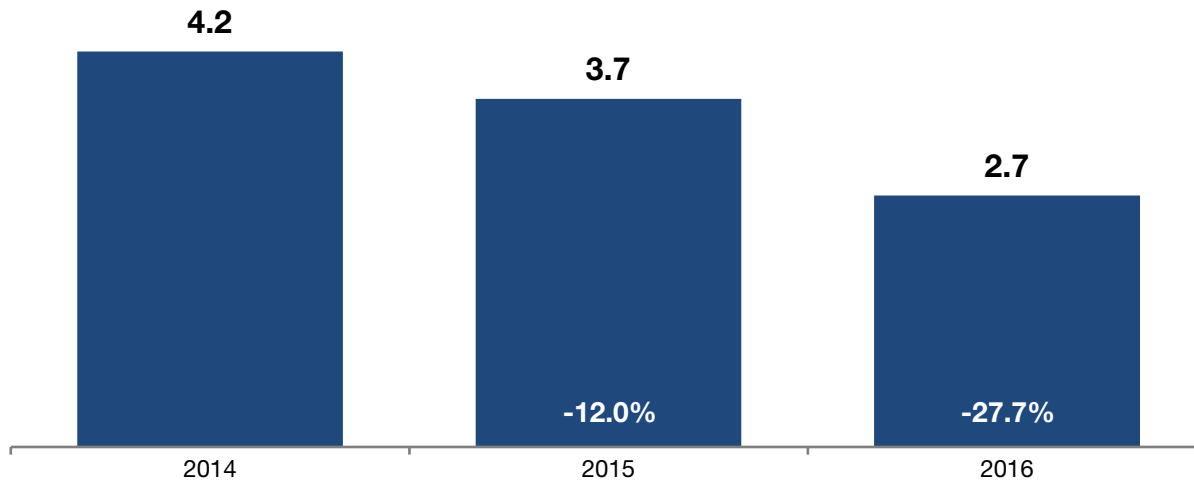


Months Supply of Inventory

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.



February



Month	Prior Year	Current Year	+ / -
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	-14.8%
August	5.4	4.5	-15.4%
September	4.9	4.6	-7.3%
October	4.4	4.4	+1.4%
November	4.5	4.0	-9.5%
December	4.0	3.6	-9.7%
January	3.9	3.3	-15.7%
February	3.7	2.7	-27.7%
12-Month Avg	4.7	4.0	-15.5%

Historical Months Supply of Inventory

