

# Monthly Indicators

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



April 2016



## Quick Facts

**- 1.4%**      **+ 10.0%**      **- 16.1%**

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.



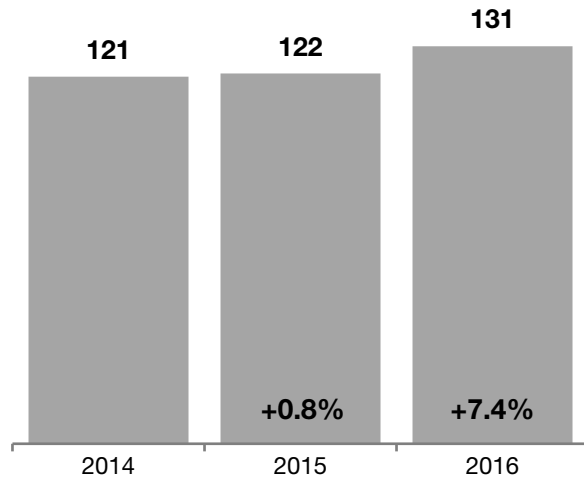
Key Metrics	Historical Sparklines	4-2015	4-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		122	<b>131</b>	+ 7.4%	380	<b>396</b>	+ 4.2%
<b>Pending Sales</b>		88	<b>122</b>	+ 38.6%	287	<b>335</b>	+ 16.7%
<b>Closed Sales</b>		74	<b>73</b>	- 1.4%	258	<b>263</b>	+ 1.9%
<b>Days on Market Until Sale</b>		113	<b>93</b>	- 17.3%	102	<b>100</b>	- 1.3%
<b>Median Sales Price</b>		\$110,000	<b>\$120,950</b>	+ 10.0%	\$101,000	<b>\$118,000</b>	+ 16.8%
<b>Average Sales Price</b>		\$120,867	<b>\$136,101</b>	+ 12.6%	\$118,680	<b>\$133,240</b>	+ 12.3%
<b>Percent of Original List Price Received</b>		92.3%	<b>94.3%</b>	+ 2.2%	91.9%	<b>92.9%</b>	+ 1.1%
<b>Housing Affordability Index</b>		224	<b>208</b>	- 7.4%	244	<b>213</b>	- 12.8%
<b>Inventory of Homes for Sale</b>		310	<b>260</b>	- 16.1%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		3.9	<b>3.0</b>	- 22.8%	--	<b>--</b>	--

# New Listings

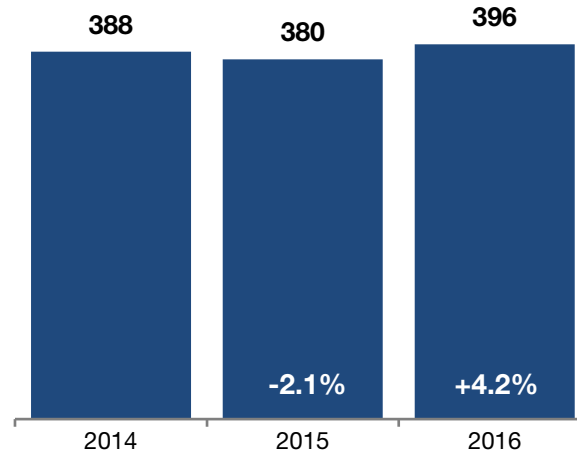
A count of the properties that have been newly listed on the market in a given month.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
February	68	83	+22.1%
March	113	111	-1.8%
April	122	131	+7.4%
<b>12-Month Avg</b>	<b>98</b>	<b>108</b>	<b>+10.6%</b>

## Historical New Listing Activity

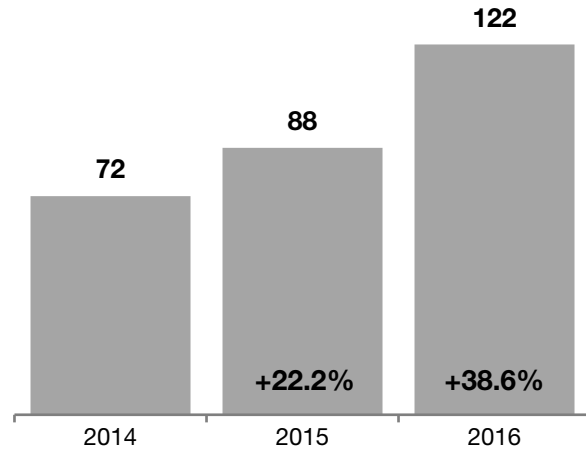


# Pending Sales

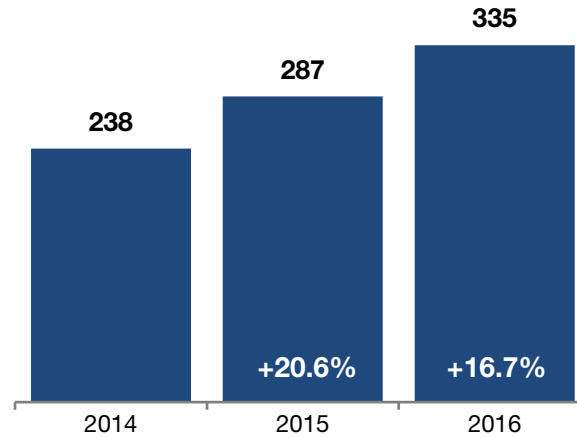
A count of the properties on which contracts have been accepted in a given month.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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	67	+17.5%
December	66	57	-13.6%
January	57	60	+5.3%
February	63	65	+3.2%
March	79	88	+11.4%
April	88	122	+38.6%
<b>12-Month Avg</b>	<b>79</b>	<b>85</b>	<b>+8.6%</b>

## Historical Pending Sales Activity

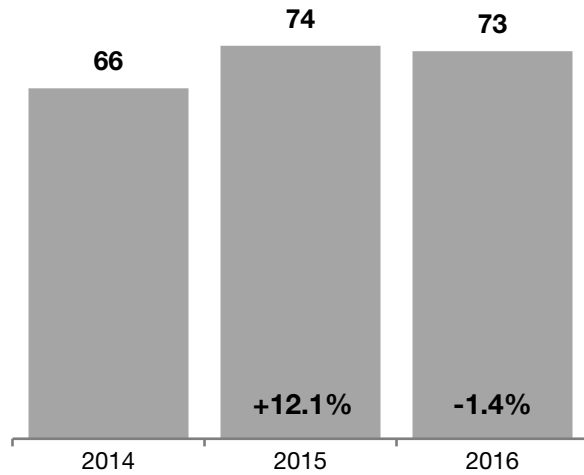


# Closed Sales

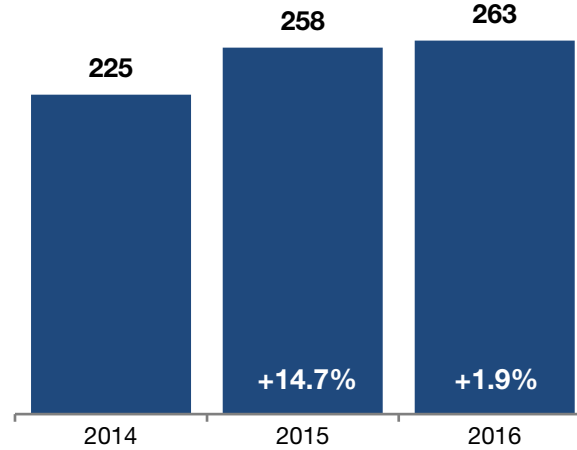
A count of the actual sales that have closed in a given month.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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	93	-17.0%
November	64	72	+12.5%
December	72	75	+4.2%
January	50	63	+26.0%
February	61	50	-18.0%
March	73	77	+5.5%
April	74	73	-1.4%
<b>12-Month Avg</b>	<b>76</b>	<b>80</b>	<b>+8.7%</b>

## Historical Closed Sales Activity

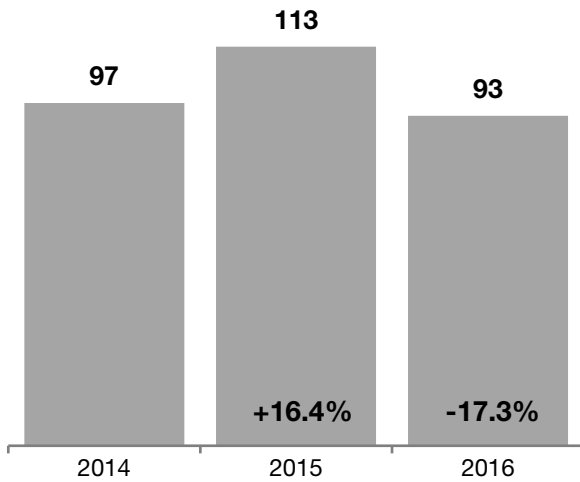


# Days on Market Until Sale

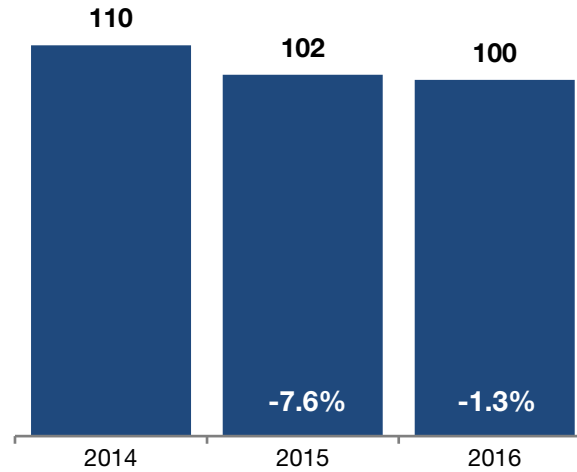
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April

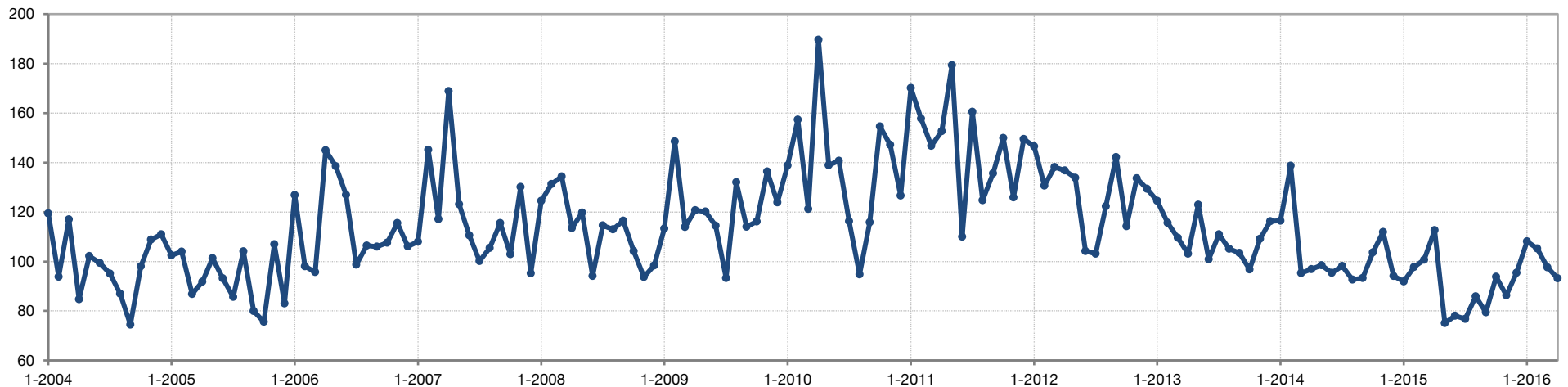


## Year To Date



Month	Prior Year	Current Year	+ / -
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	94	-9.4%
November	112	86	-22.9%
December	94	95	+1.3%
January	92	108	+17.7%
February	98	105	+7.7%
March	101	98	-3.0%
April	113	93	-17.3%
<b>12-Month Avg</b>	<b>99</b>	<b>88</b>	<b>-11.2%</b>

## Historical Days on Market Until Sale

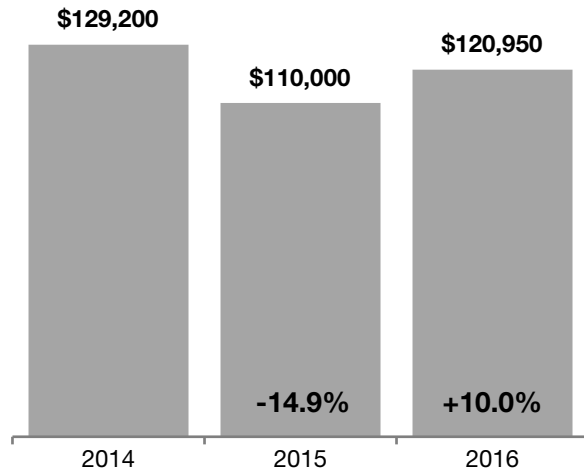


# Median Sales Price

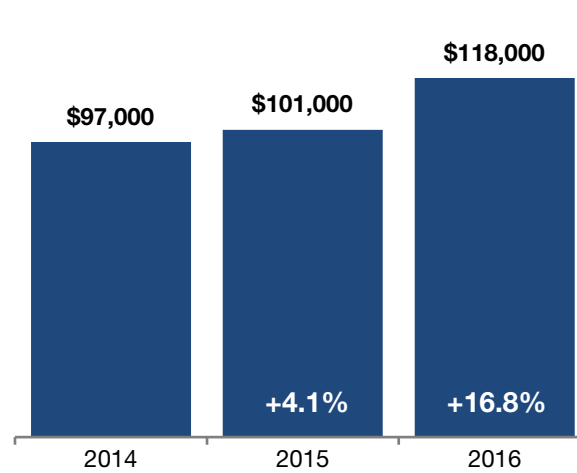
Median price point for all closed sales, not accounting for seller concessions, in a given month.



## April

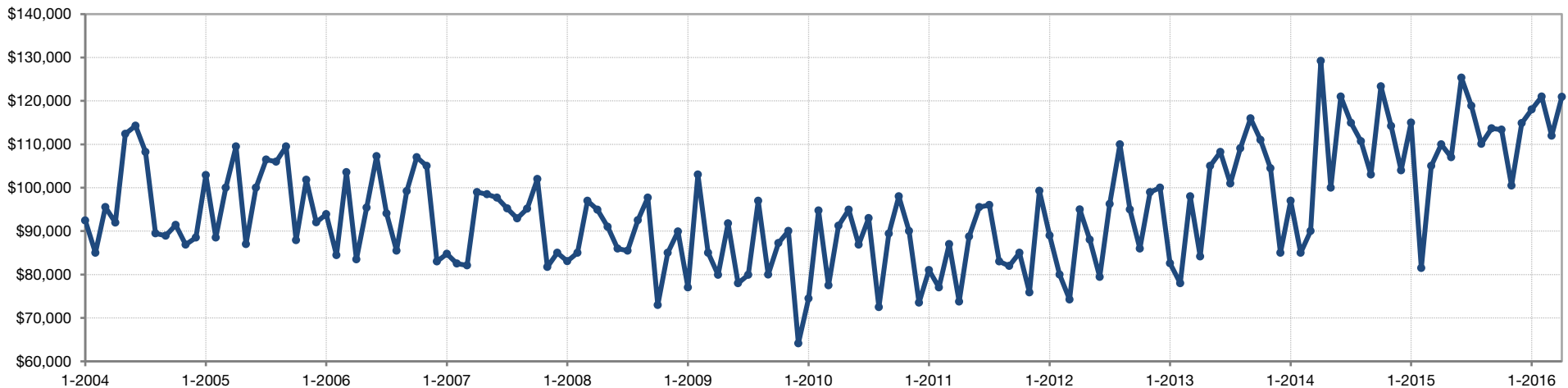


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$113,375	-8.1%
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%
March	\$105,000	\$112,000	+6.7%
April	\$110,000	\$120,950	+10.0%
<b>12-Month Med</b>	<b>\$110,000</b>	<b>\$115,000</b>	<b>+4.5%</b>

## Historical Median Sales Price

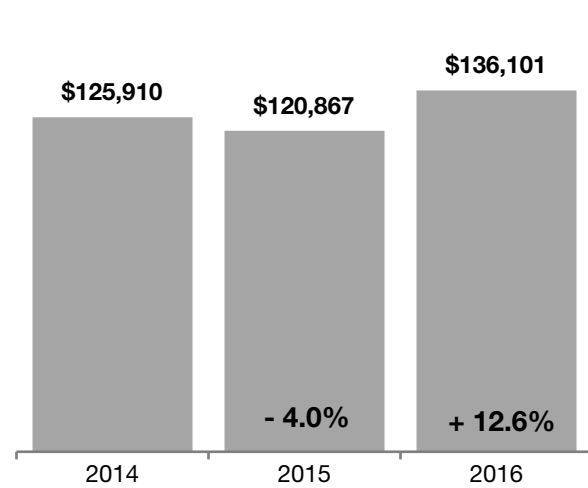


# Average Sales Price

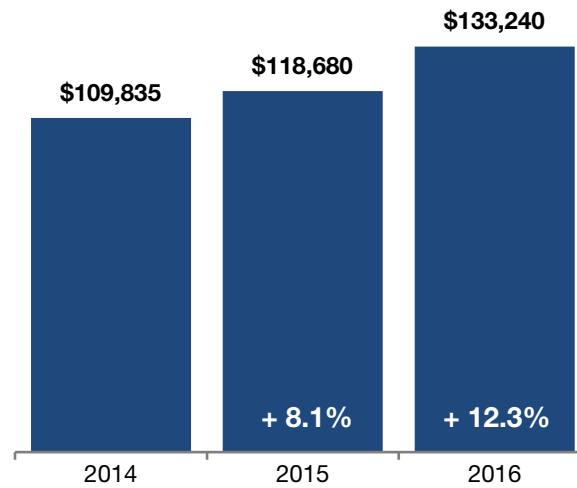
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April

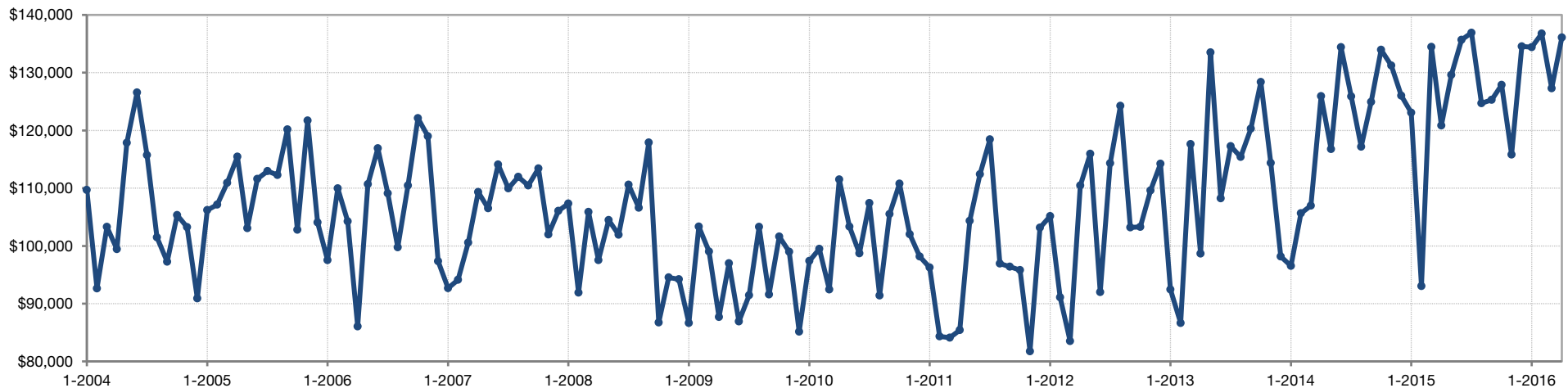


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$127,879	-4.5%
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%
March	\$134,436	\$127,294	-5.3%
April	\$120,867	\$136,101	+12.6%
<b>12-Month Avg</b>	<b>\$124,220</b>	<b>\$130,073</b>	<b>+4.7%</b>

## Historical Average Sales Price



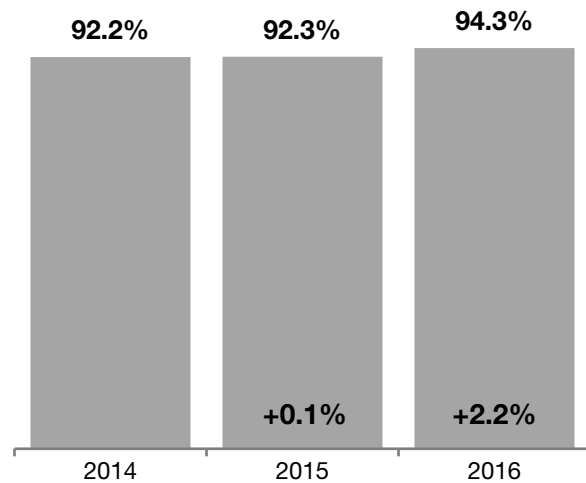


# Percent of Original List Price Received

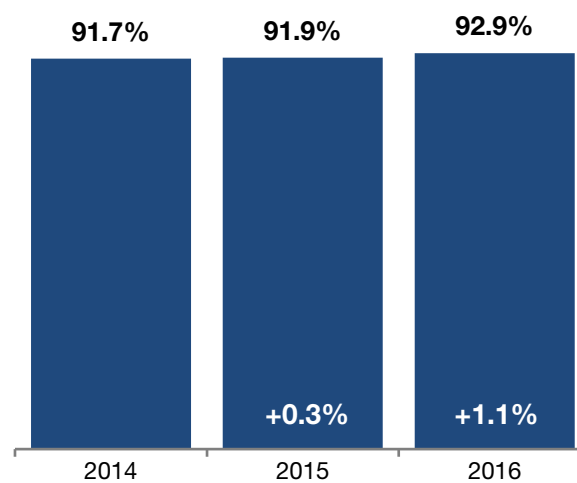
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April

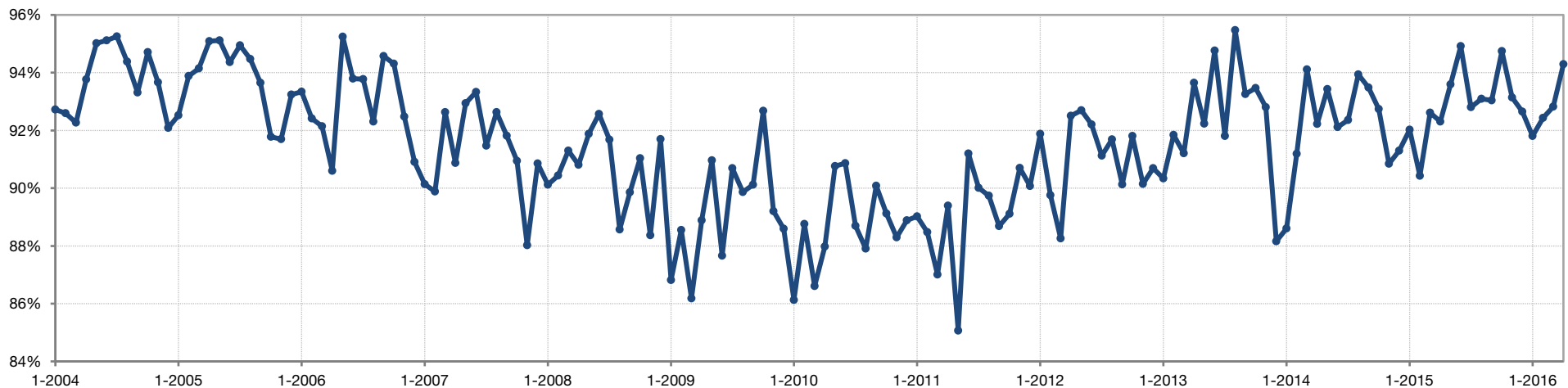


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	92.6%	92.8%	+0.2%
April	92.3%	94.3%	+2.2%
<b>12-Month Avg</b>	<b>92.4%</b>	<b>93.4%</b>	<b>+1.1%</b>

## Historical Percent of Original List Price Received

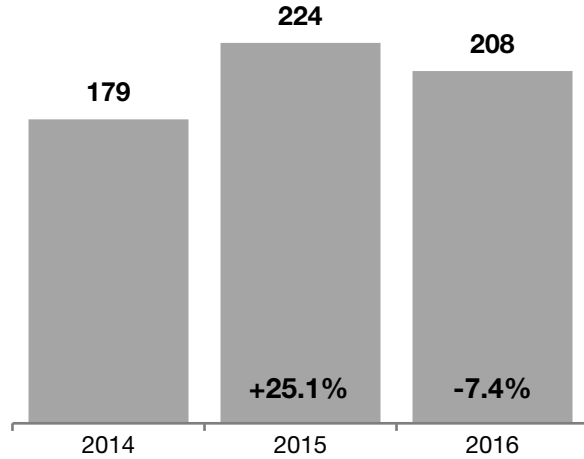


# Housing Affordability Index

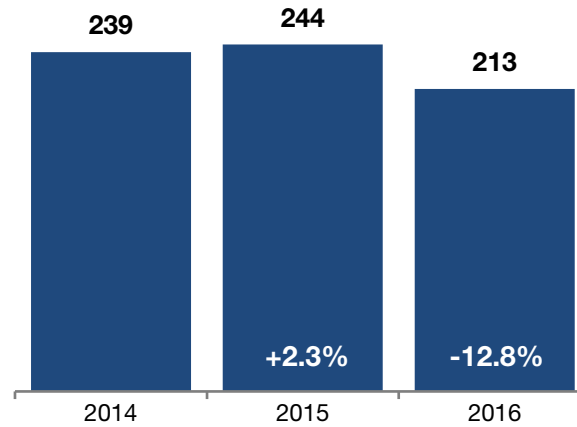
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## April

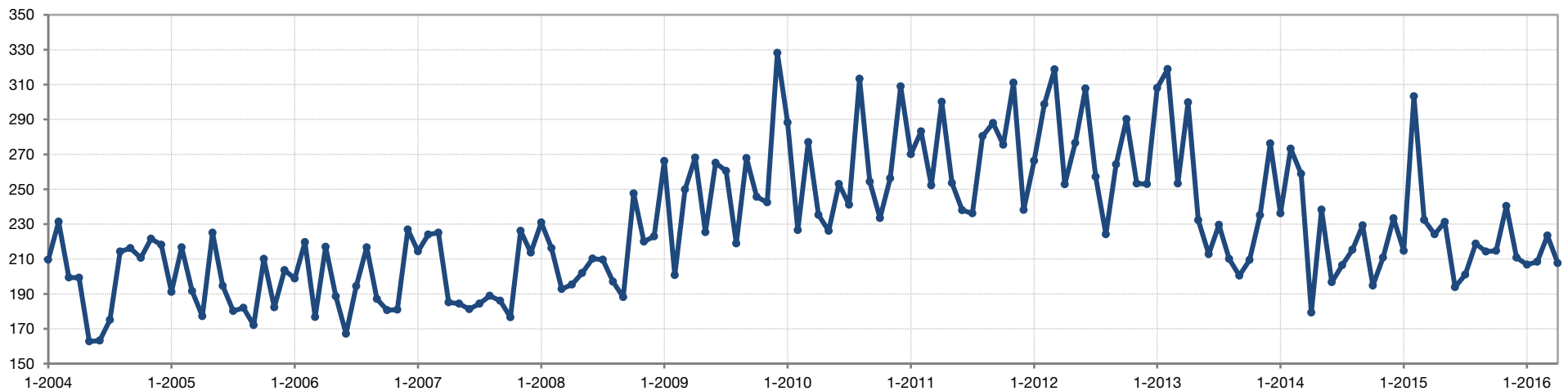


## Year To Date



Month	Prior Year	Current Year	+ / -
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	215	+10.3%
November	211	240	+14.1%
December	233	211	-9.7%
January	215	207	-3.7%
February	303	208	-31.3%
March	232	223	-3.9%
April	224	208	-7.4%
<b>12-Month Avg</b>	<b>225</b>	<b>214</b>	<b>-3.6%</b>

## Historical Housing Affordability Index

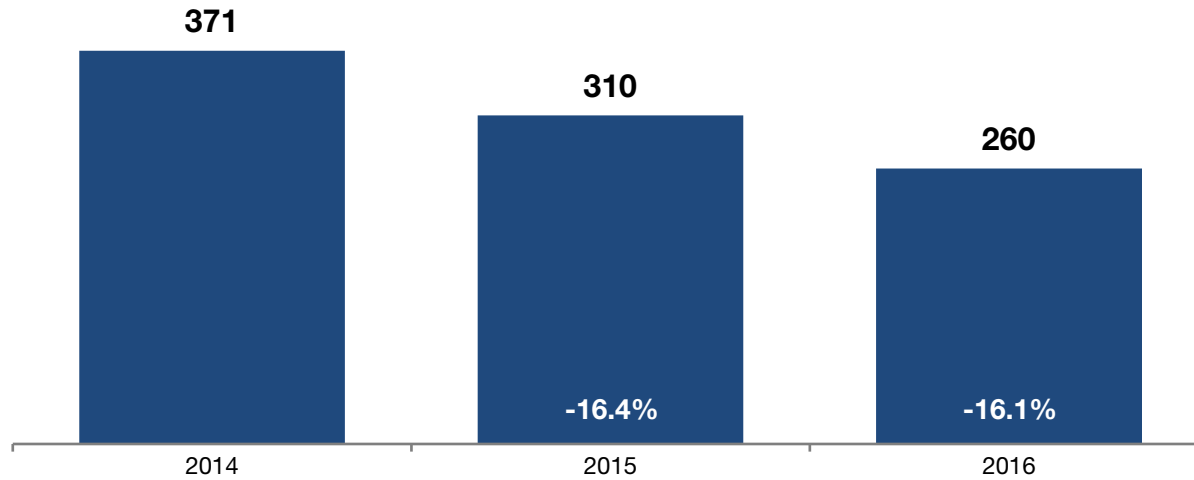


# Inventory of Homes for Sale

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

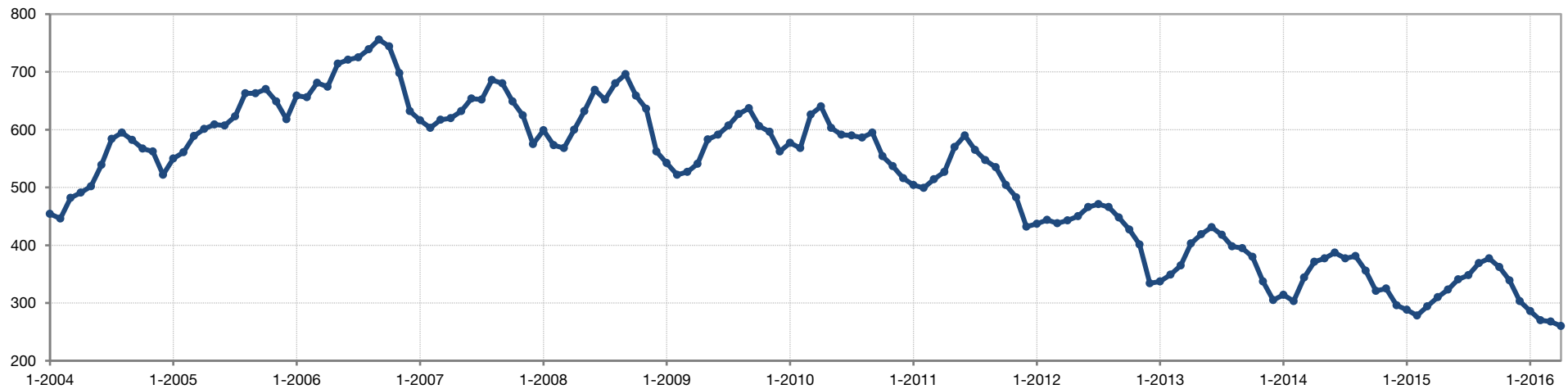


## April



Month	Prior Year	Current Year	+ / -
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	362	+12.8%
November	325	339	+4.3%
December	296	303	+2.4%
January	288	286	-0.7%
February	278	270	-2.9%
March	294	268	-8.8%
April	310	260	-16.1%
12-Month Avg	333	321	-3.4%

## Historical Inventory of Homes for Sale

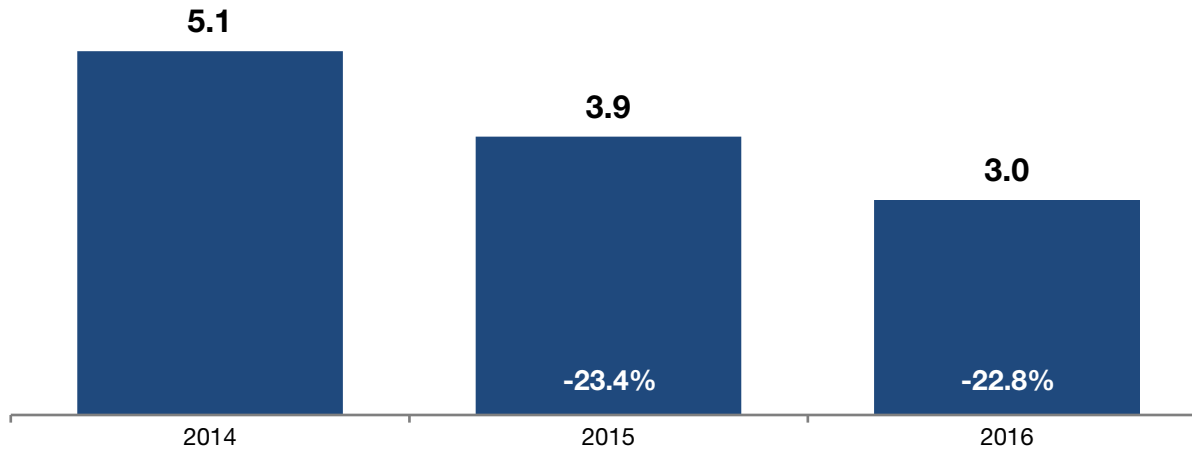


# Months Supply of Inventory

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.



## April



Month	Prior Year	Current Year	+ / -
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	4.5	+2.3%
November	4.5	4.1	-7.4%
December	4.0	3.7	-6.2%
January	3.9	3.5	-9.5%
February	3.7	3.3	-10.7%
March	3.8	3.2	-14.6%
April	3.9	3.0	-22.8%
12-Month Avg	4.5	3.9	-12.7%

## Historical Months Supply of Inventory

