

Monthly Indicators

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



May 2016



Quick Facts

+ 28.1% **+ 1.4%** **- 17.6%**

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.



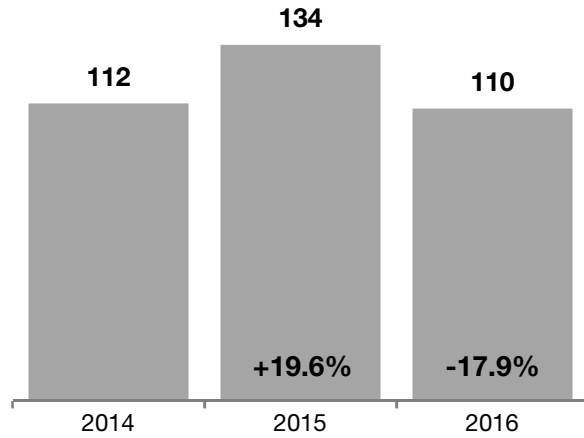
Key Metrics	Historical Sparklines	5-2015	5-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		134	110	- 17.9%	514	506	- 1.6%
Pending Sales		93	126	+ 35.5%	380	419	+ 10.3%
Closed Sales		64	82	+ 28.1%	322	345	+ 7.1%
Days on Market Until Sale		75	87	+ 16.2%	96	97	+ 0.9%
Median Sales Price		\$107,000	\$108,480	+ 1.4%	\$103,500	\$115,000	+ 11.1%
Average Sales Price		\$129,615	\$125,905	- 2.9%	\$120,881	\$131,477	+ 8.8%
Percent of Original List Price Received		93.6%	92.9%	- 0.7%	92.2%	92.9%	+ 0.7%
Housing Affordability Index		231	232	+ 0.3%	239	219	- 8.5%
Inventory of Homes for Sale		323	266	- 17.6%	--	--	--
Months Supply of Homes for Sale		4.1	3.1	- 22.9%	--	--	--

New Listings

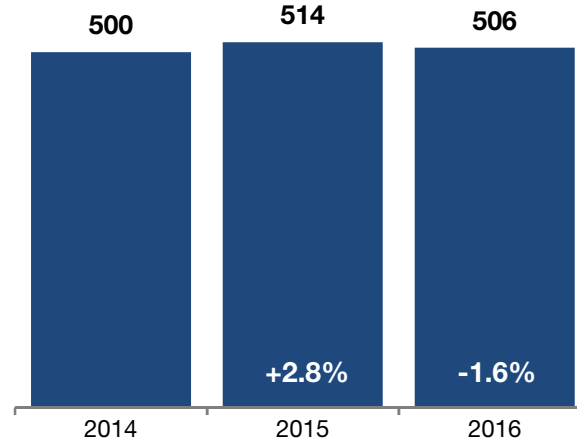
A count of the properties that have been newly listed on the market in a given month.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	134	110	-17.9%
12-Month Avg	100	106	+6.6%

Historical New Listing Activity

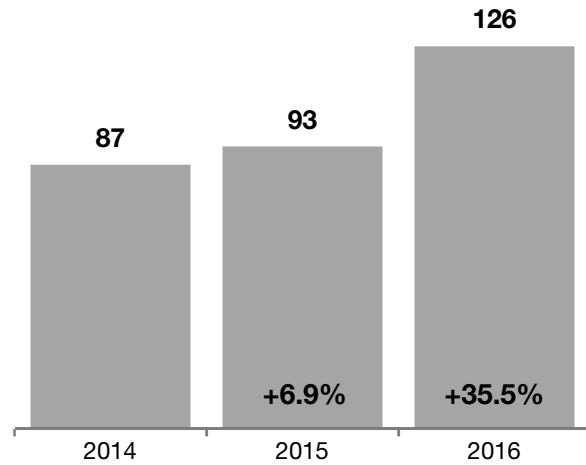


Pending Sales

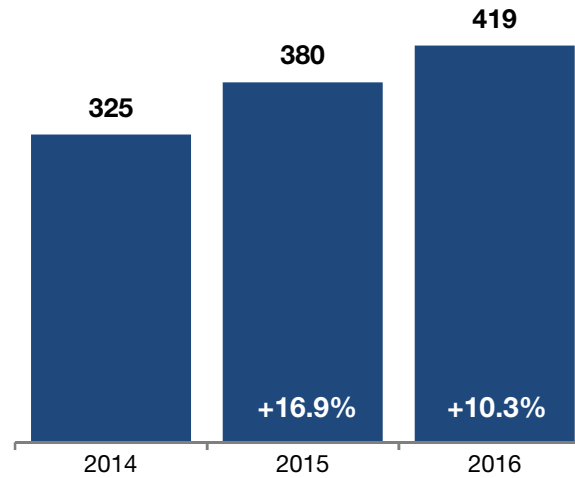
A count of the properties on which contracts have been accepted in a given month.



May

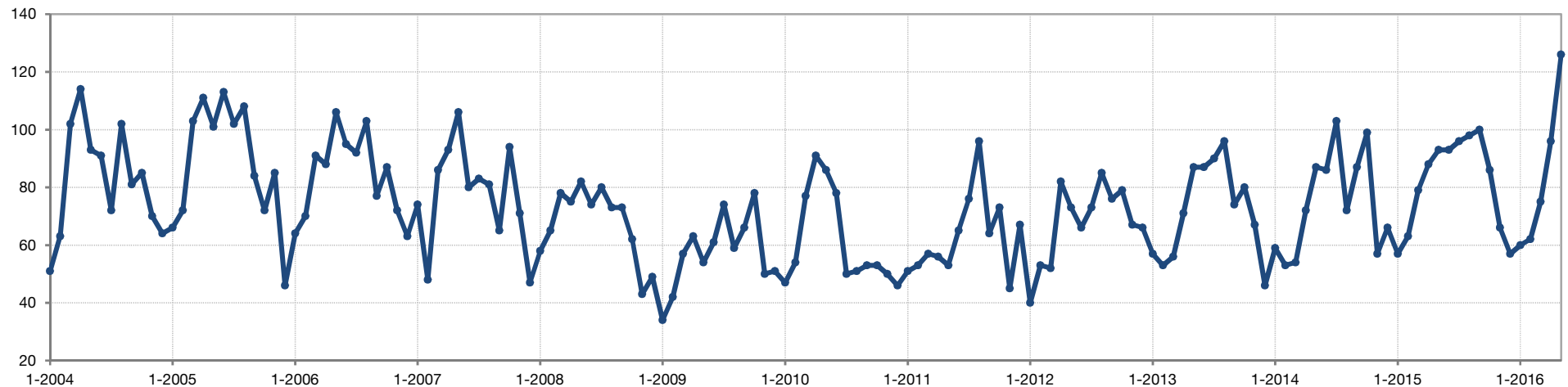


Year To Date



Month	Prior Year	Current Year	+ / -
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	66	+15.8%
December	66	57	-13.6%
January	57	60	+5.3%
February	63	62	-1.6%
March	79	75	-5.1%
April	88	96	+9.1%
May	93	126	+35.5%
12-Month Avg	79	85	+6.8%

Historical Pending Sales Activity

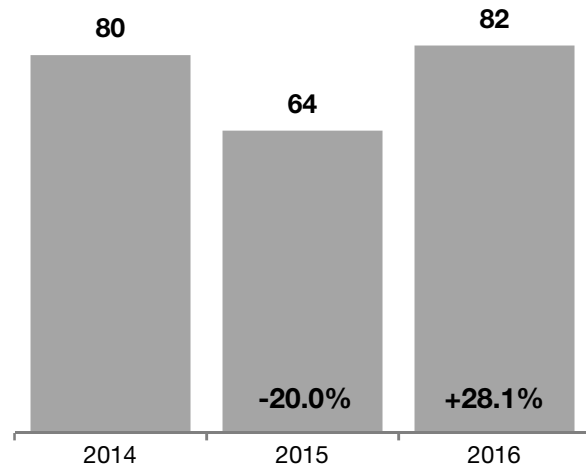


Closed Sales

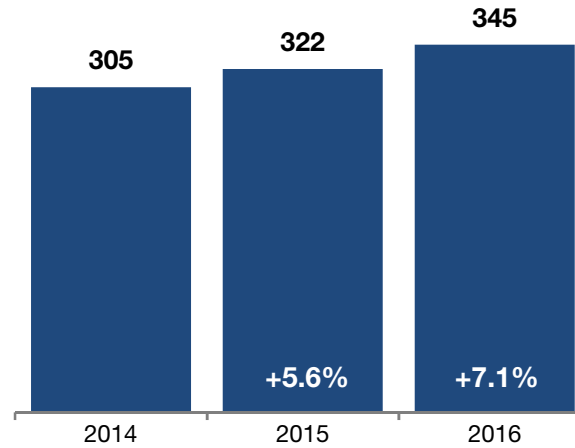
A count of the actual sales that have closed in a given month.



May

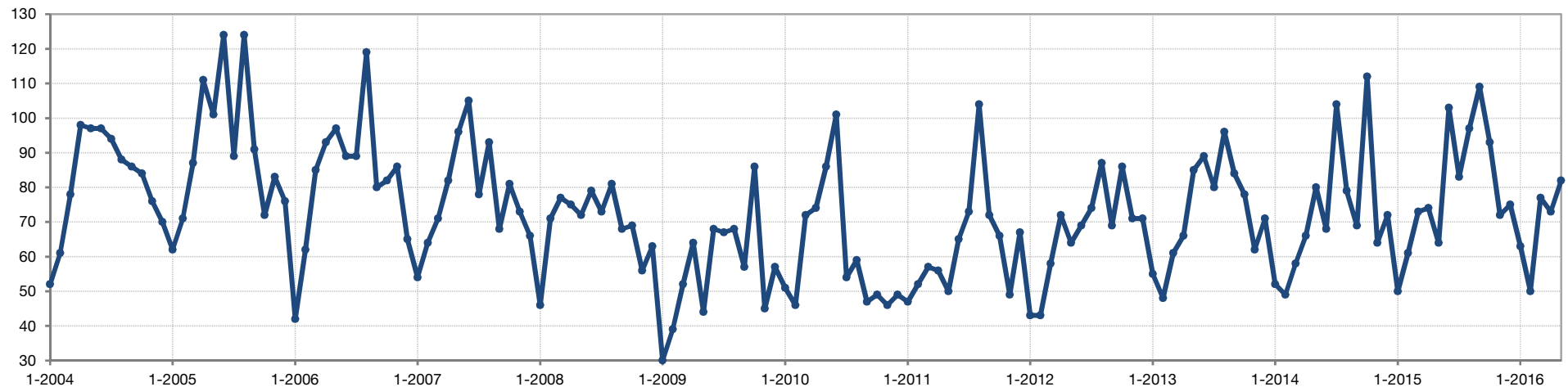


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	64	82	+28.1%
12-Month Avg	74	81	+12.7%

Historical Closed Sales Activity

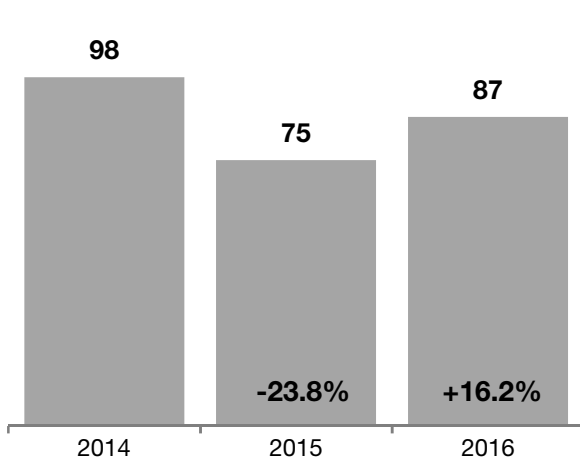


Days on Market Until Sale

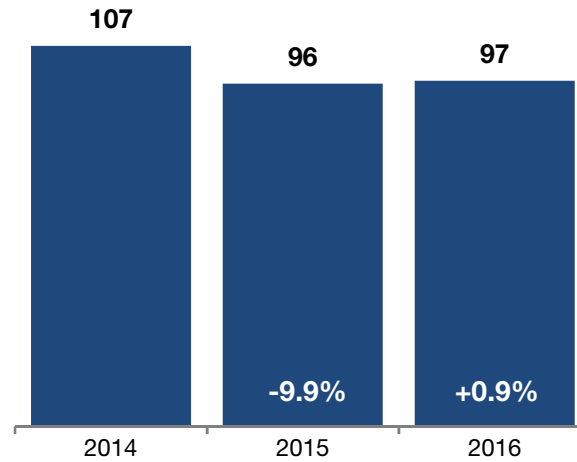
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

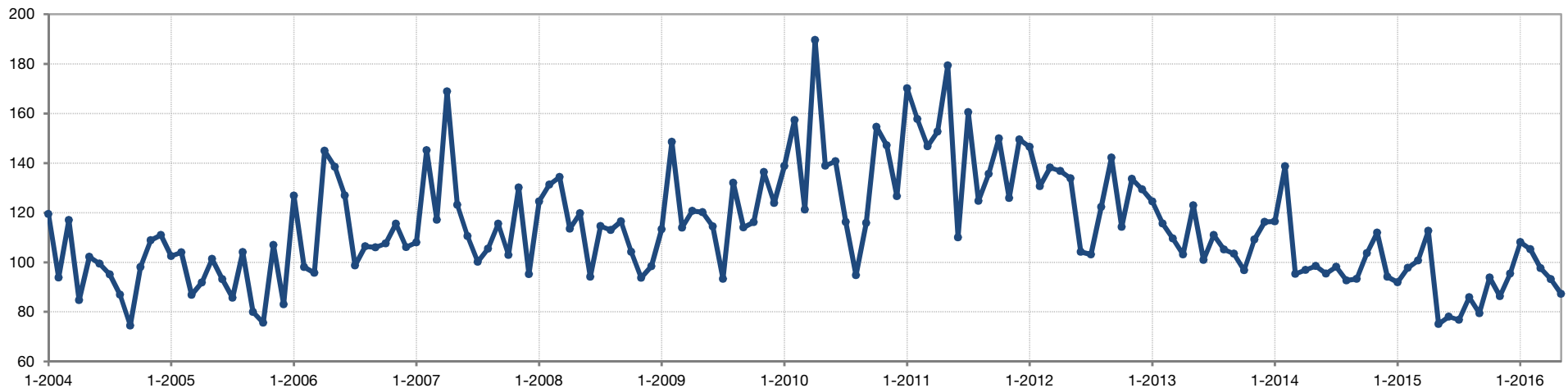


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	75	87	+16.2%
12-Month Avg	98	89	-8.9%

Historical Days on Market Until Sale

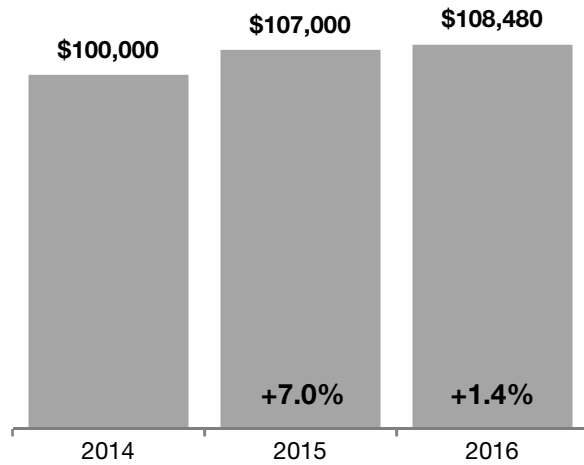


Median Sales Price

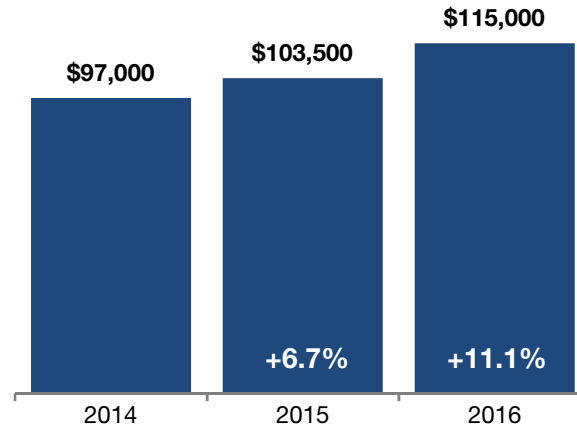
Median price point for all closed sales, not accounting for seller concessions, in a given month.



May

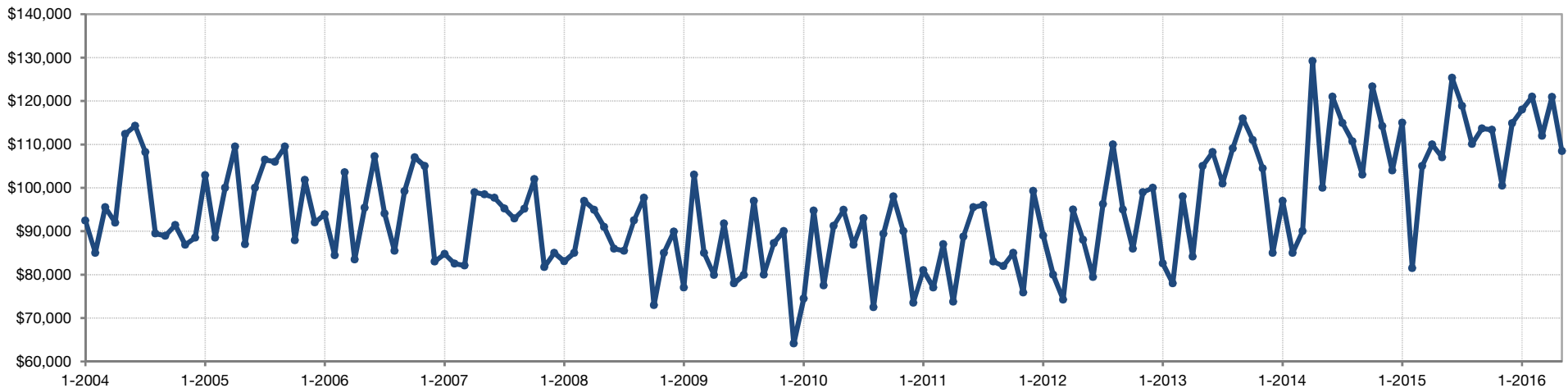


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	\$107,000	\$108,480	+1.4%
12-Month Med	\$110,000	\$115,000	+4.5%

Historical Median Sales Price

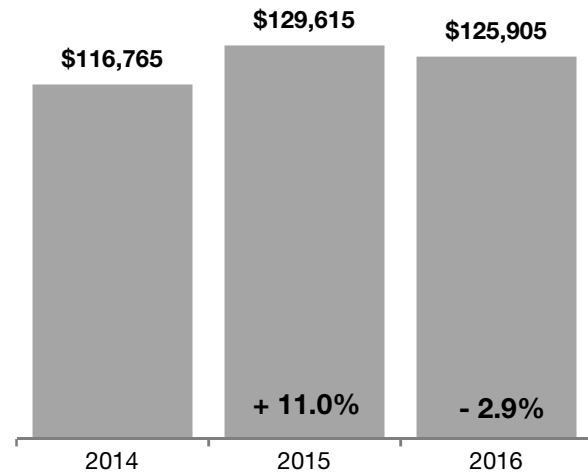


Average Sales Price

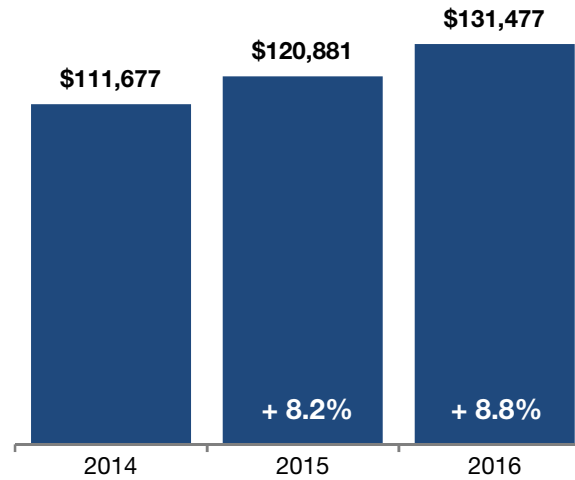
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

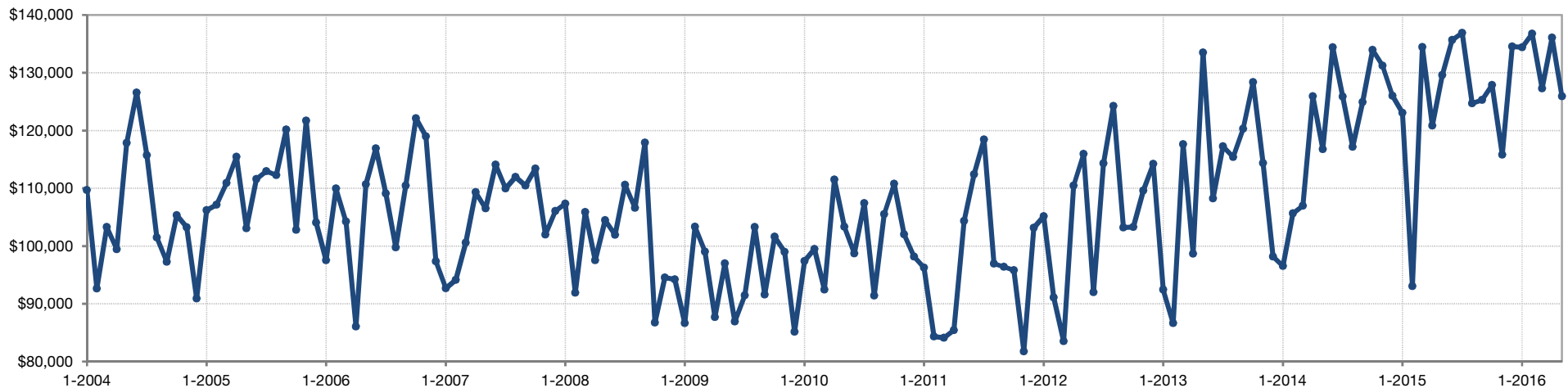


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	\$129,615	\$125,905	-2.9%
12-Month Avg	\$125,295	\$129,748	+3.6%

Historical Average Sales Price



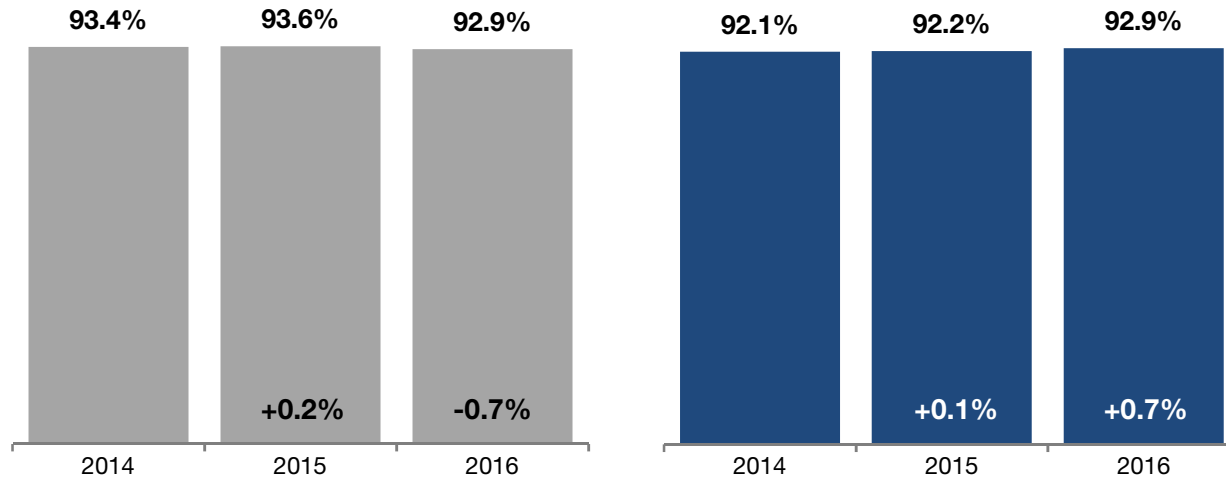
Percent of Original List Price Received

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.



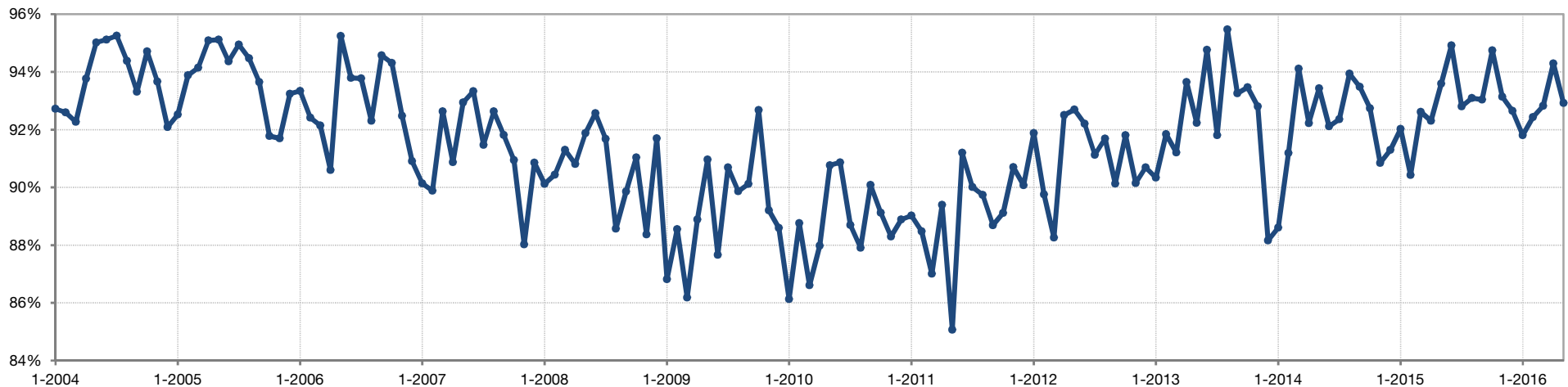
May

Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	93.6%	92.9%	-0.7%
12-Month Avg	92.4%	93.3%	+1.0%

Historical Percent of Original List Price Received

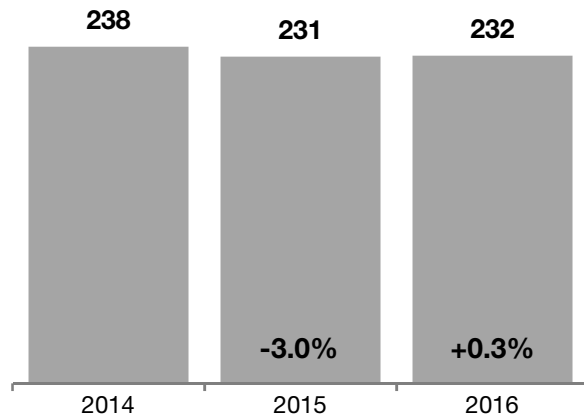


Housing Affordability Index

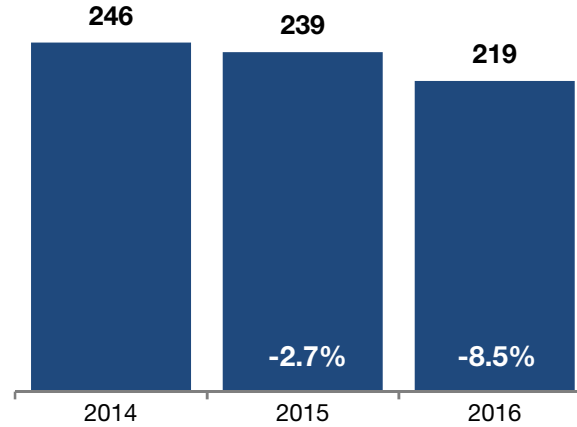
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



May

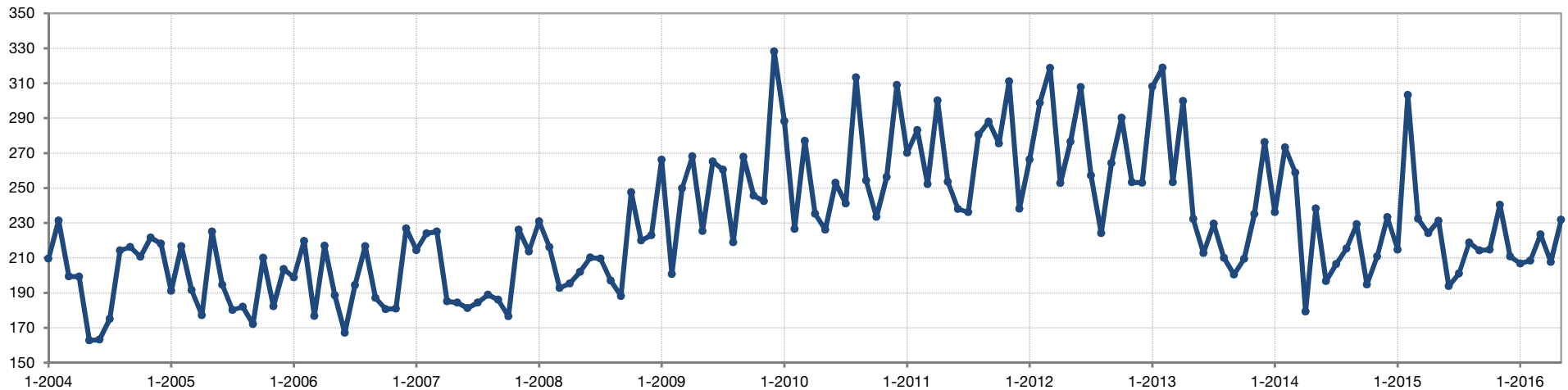


Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	231	232	+0.3%
12-Month Avg	224	214	-3.4%

Historical Housing Affordability Index

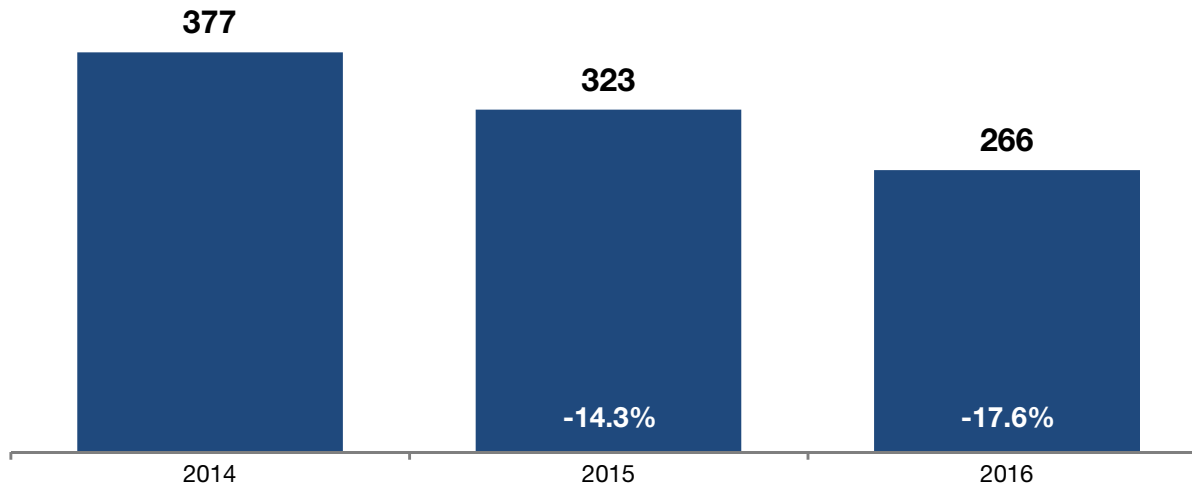


Inventory of Homes for Sale

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

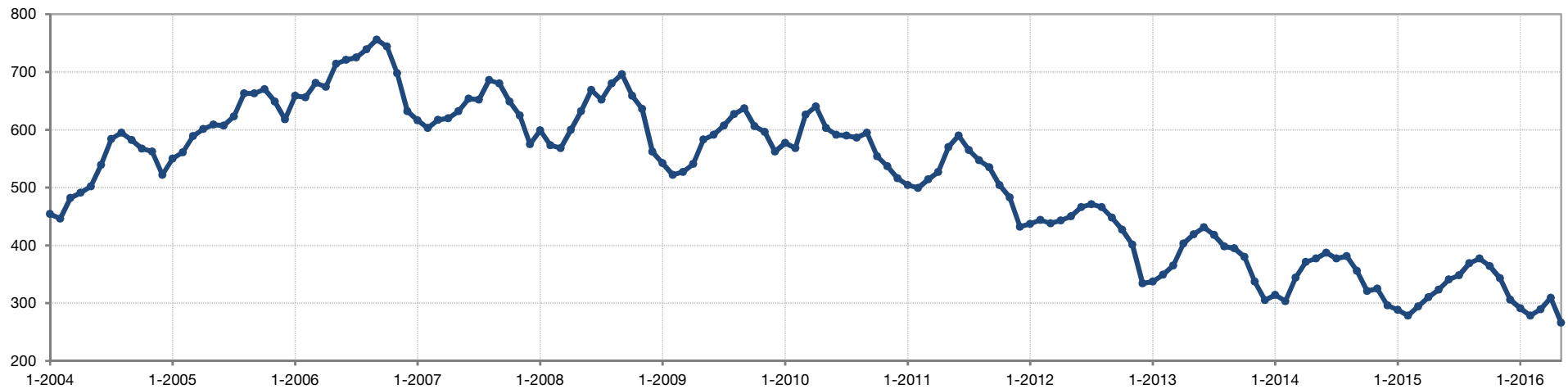


May



Month	Prior Year	Current Year	+ / -
June	387	341	-11.9%
July	377	348	-7.7%
August	381	369	-3.1%
September	356	377	+5.9%
October	321	364	+13.4%
November	325	343	+5.5%
December	296	306	+3.4%
January	288	291	+1.0%
February	278	278	0.0%
March	294	289	-1.7%
April	310	309	-0.3%
May	323	266	-17.6%
12-Month Avg	328	323	-1.1%

Historical Inventory of Homes for Sale

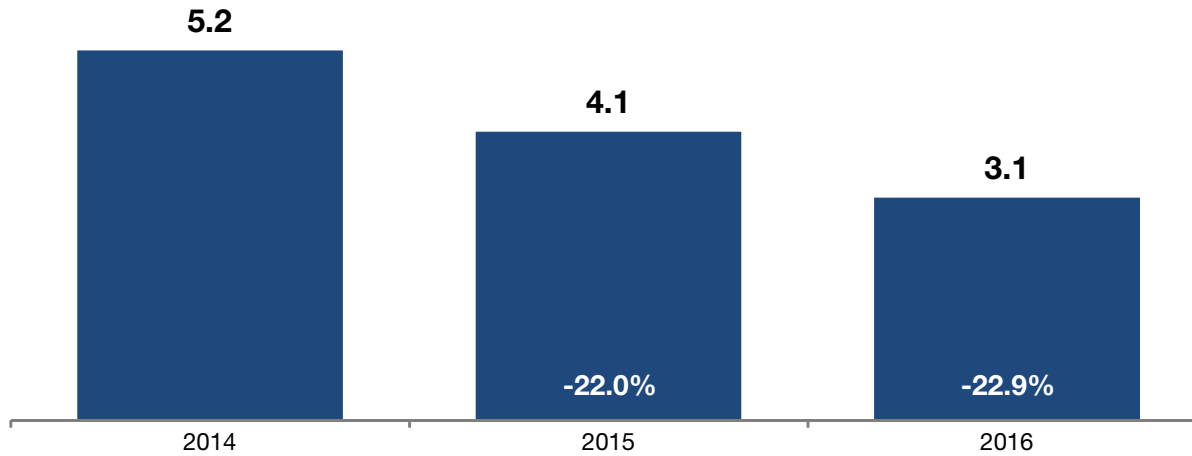


Months Supply of Inventory

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.



May



Month	Prior Year	Current Year	+ / -
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	+2.8%
November	4.5	4.2	-6.2%
December	4.0	3.8	-5.2%
January	3.9	3.6	-7.8%
February	3.7	3.4	-7.7%
March	3.8	3.6	-6.3%
April	3.9	3.8	-4.2%
May	4.1	3.1	-22.9%
12-Month Avg	4.4	4.0	-10.1%

Historical Months Supply of Inventory

