

Monthly Indicators

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



June 2016



Quick Facts

- 11.7% **- 2.7%** **- 19.9%**

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.



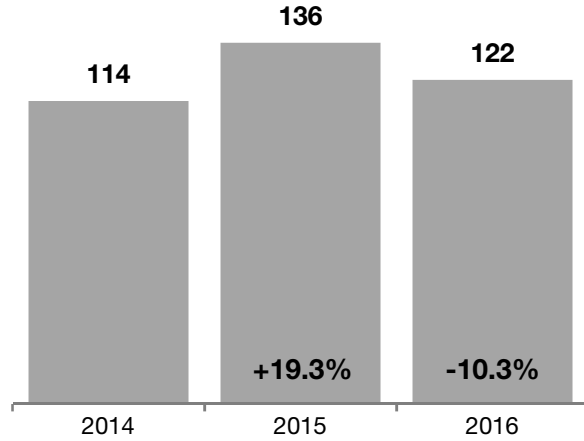
Key Metrics	Historical Sparklines	6-2015	6-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		136	122	- 10.3%	650	628	- 3.4%
Pending Sales		93	125	+ 34.4%	473	501	+ 5.9%
Closed Sales		103	91	- 11.7%	425	436	+ 2.6%
Days on Market Until Sale		78	75	- 3.3%	92	93	+ 0.8%
Median Sales Price		\$125,350	\$122,000	- 2.7%	\$110,000	\$117,000	+ 6.4%
Average Sales Price		\$135,655	\$134,959	- 0.5%	\$124,485	\$132,220	+ 6.2%
Percent of Original List Price Received		94.9%	95.9%	+ 1.0%	92.9%	93.6%	+ 0.7%
Housing Affordability Index		194	209	+ 8.1%	221	218	- 1.1%
Inventory of Homes for Sale		341	273	- 19.9%	--	--	--
Months Supply of Homes for Sale		4.3	3.3	- 23.5%	--	--	--

New Listings

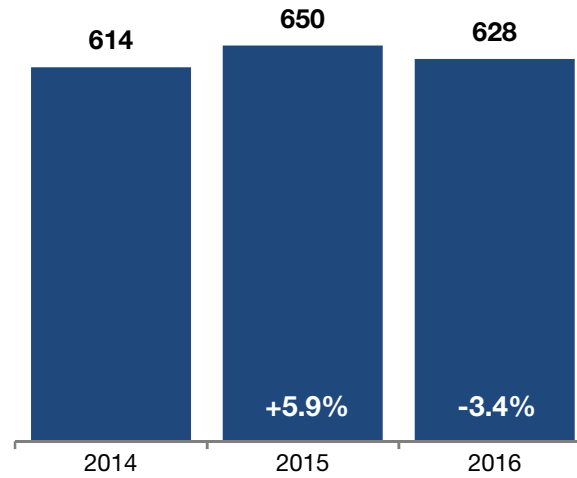
A count of the properties that have been newly listed on the market in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	136	122	-10.3%
12-Month Avg	102	105	+3.5%

Historical New Listing Activity

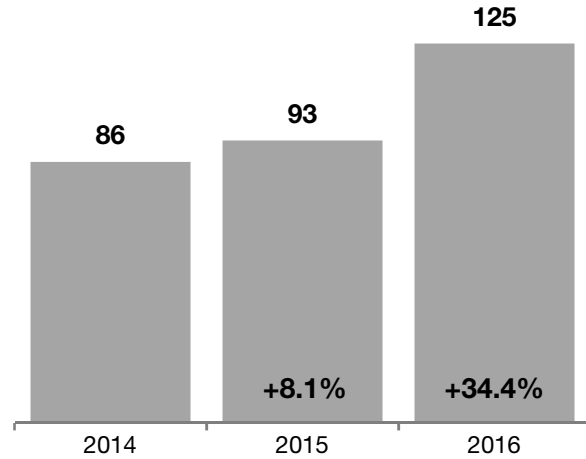


Pending Sales

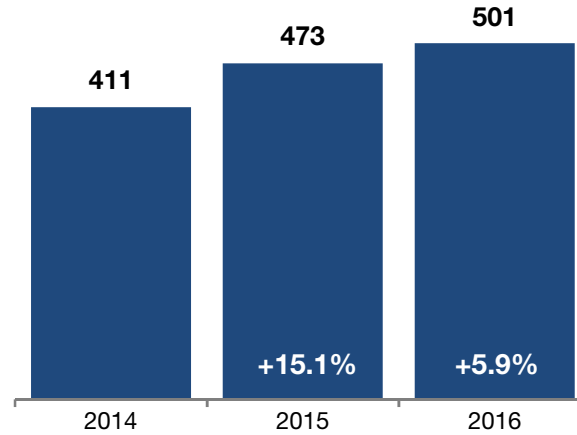
A count of the properties on which contracts have been accepted in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
July	103	96	-6.8%
August	72	98	+36.1%
September	87	100	+14.9%
October	99	86	-13.1%
November	57	65	+14.0%
December	66	56	-15.2%
January	57	60	+5.3%
February	63	62	-1.6%
March	79	72	-8.9%
April	88	82	-6.8%
May	93	100	+7.5%
June	93	125	+34.4%
12-Month Avg	80	84	+4.7%

Historical Pending Sales Activity

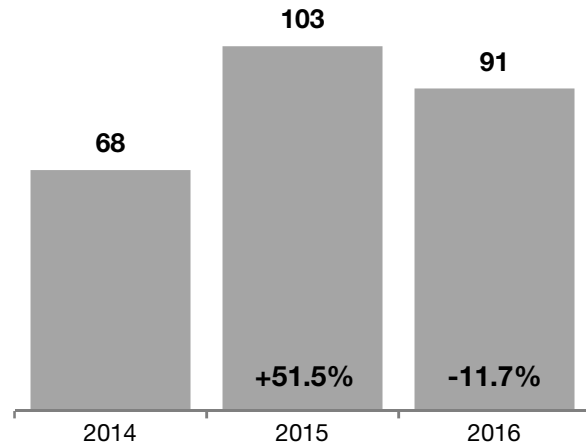


Closed Sales

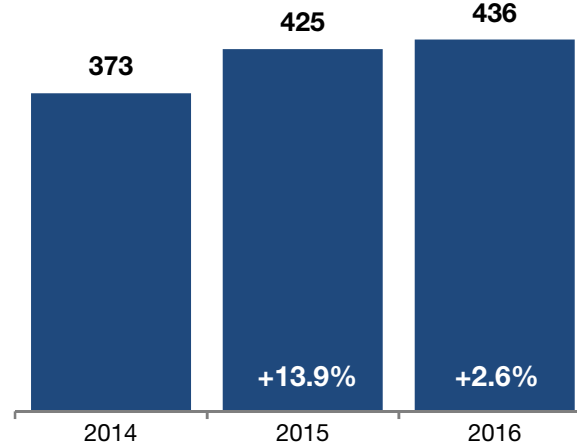
A count of the actual sales that have closed in a given month.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	103	91	-11.7%
12-Month Avg	77	80	+7.4%

Historical Closed Sales Activity

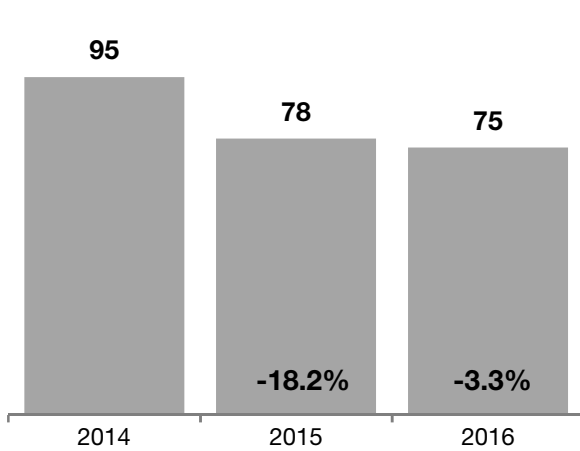


Days on Market Until Sale

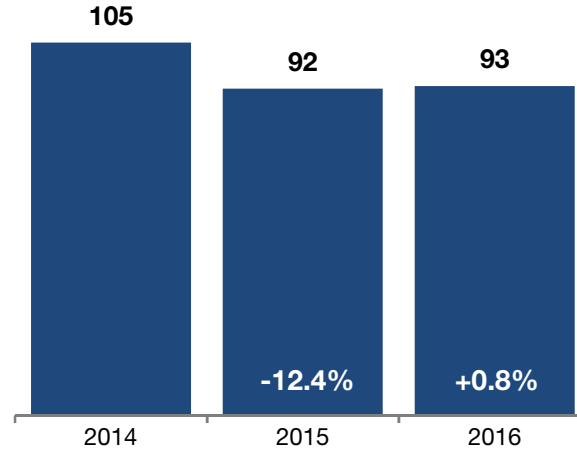
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

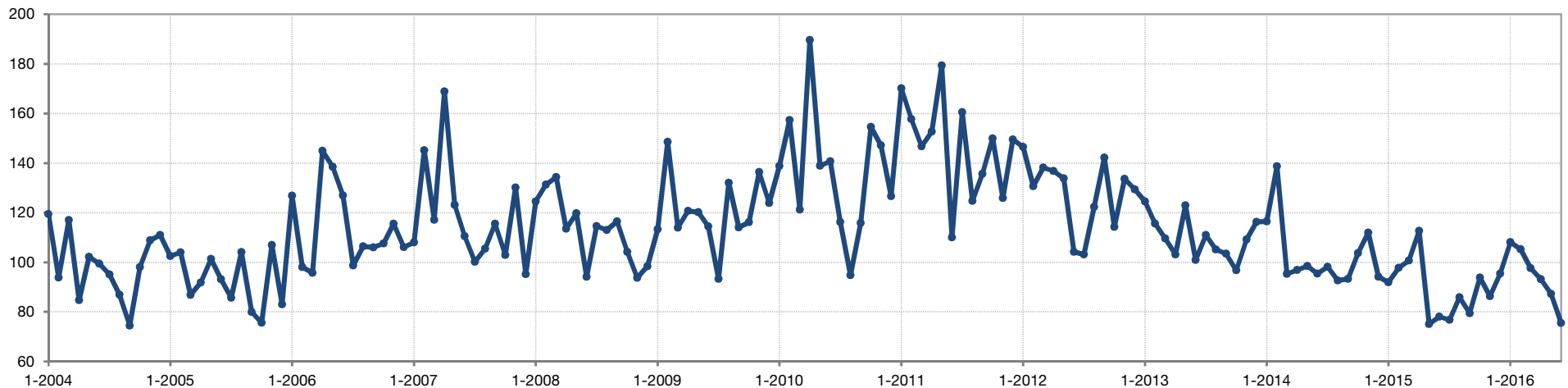


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	78	75	-3.3%
12-Month Avg	96	89	-7.1%

Historical Days on Market Until Sale

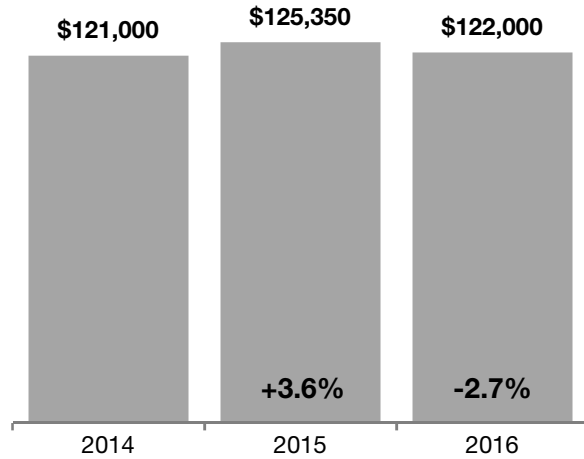


Median Sales Price

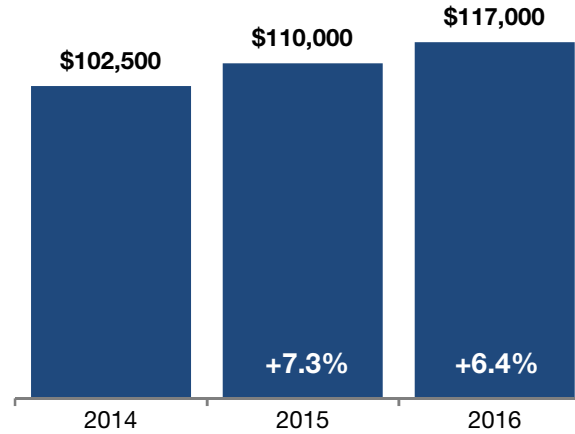
Median price point for all closed sales, not accounting for seller concessions, in a given month.



June

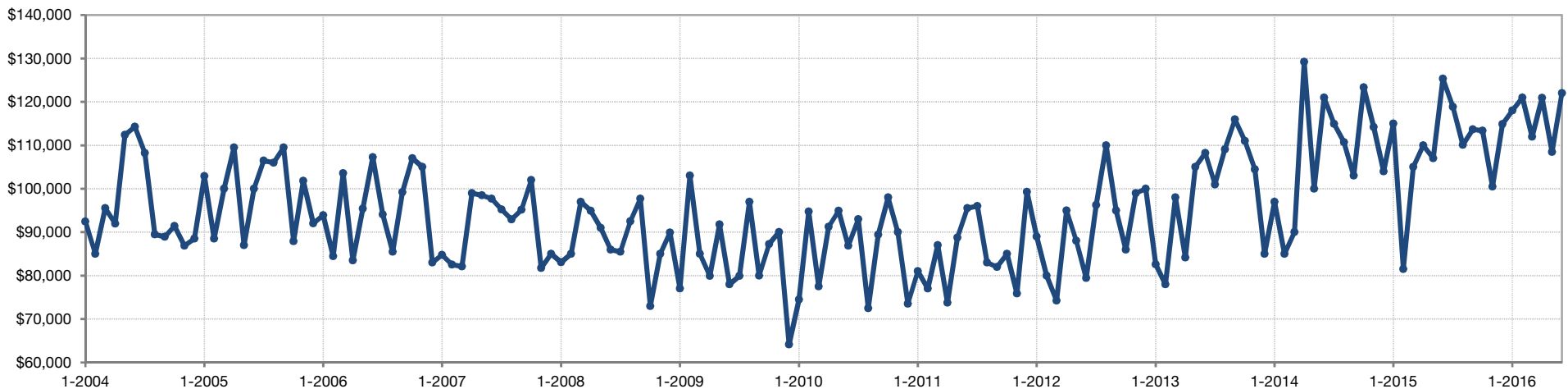


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	\$125,350	\$122,000	-2.7%
12-Month Med	\$111,750	\$115,000	+2.9%

Historical Median Sales Price

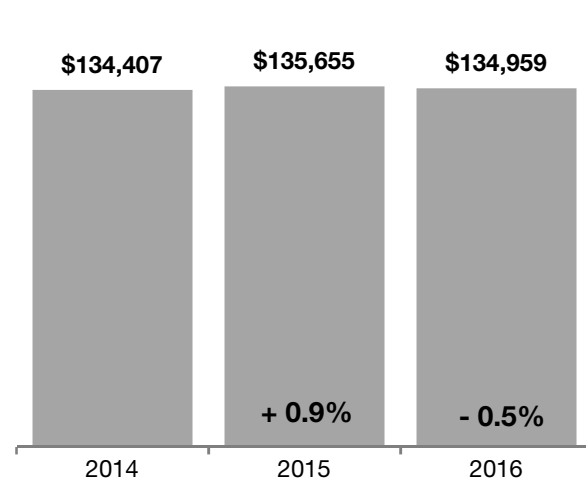


Average Sales Price

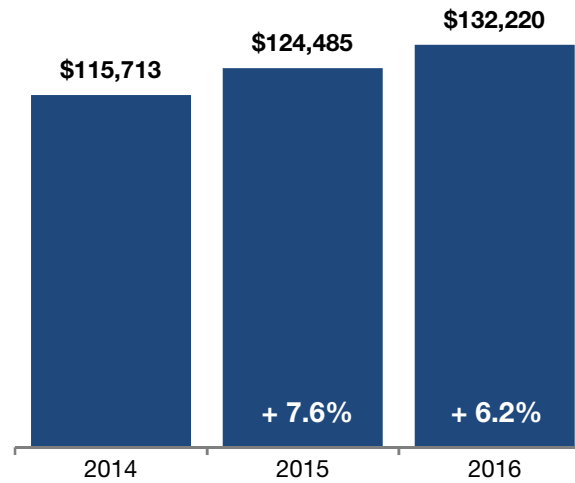
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

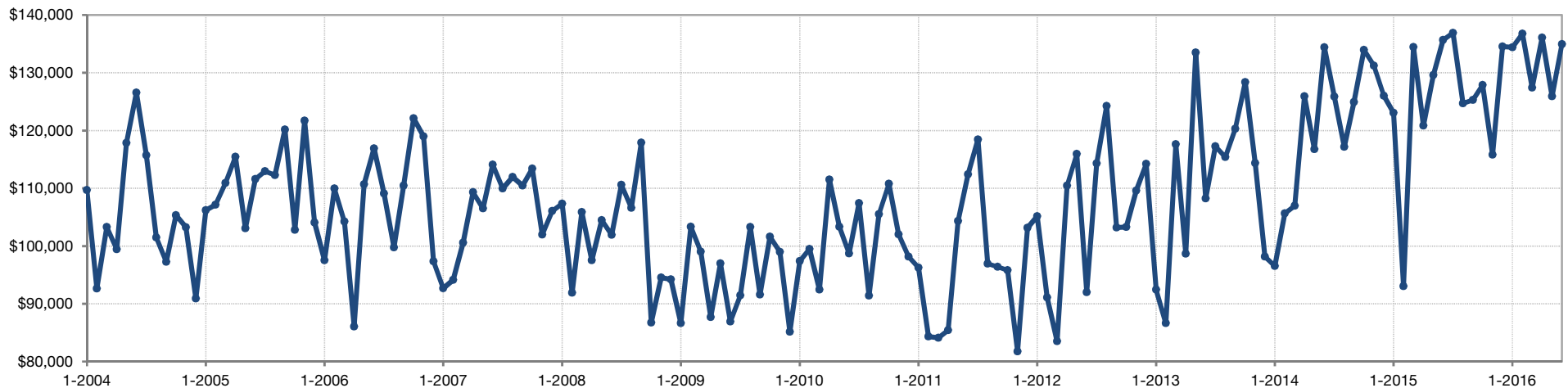


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$127,414	-5.2%
April	\$120,867	\$136,101	+12.6%
May	\$129,615	\$125,905	-2.9%
June	\$135,655	\$134,959	-0.5%
12-Month Avg	\$125,795	\$129,603	+3.0%

Historical Average Sales Price



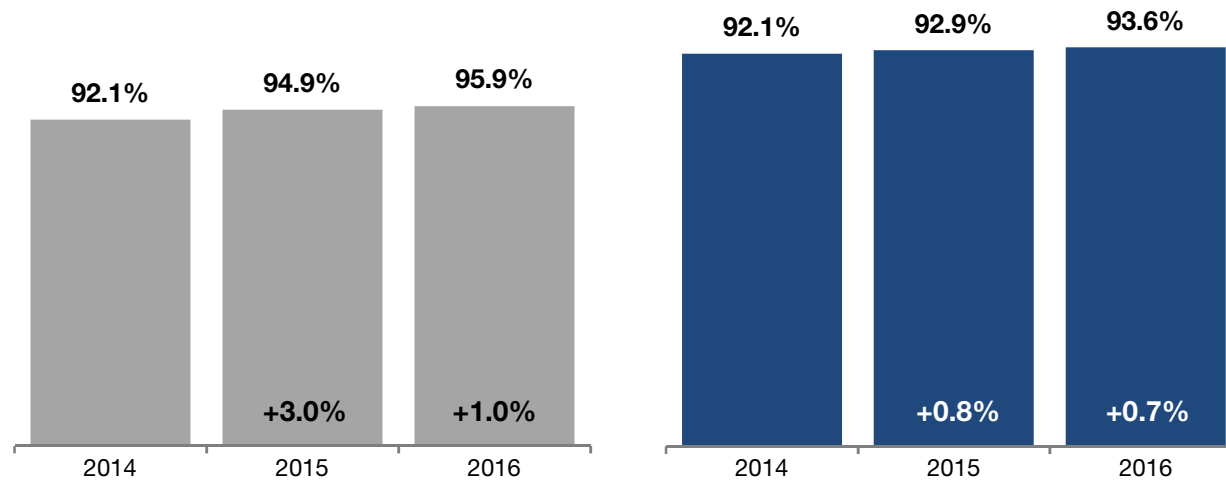
Percent of Original List Price Received

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.



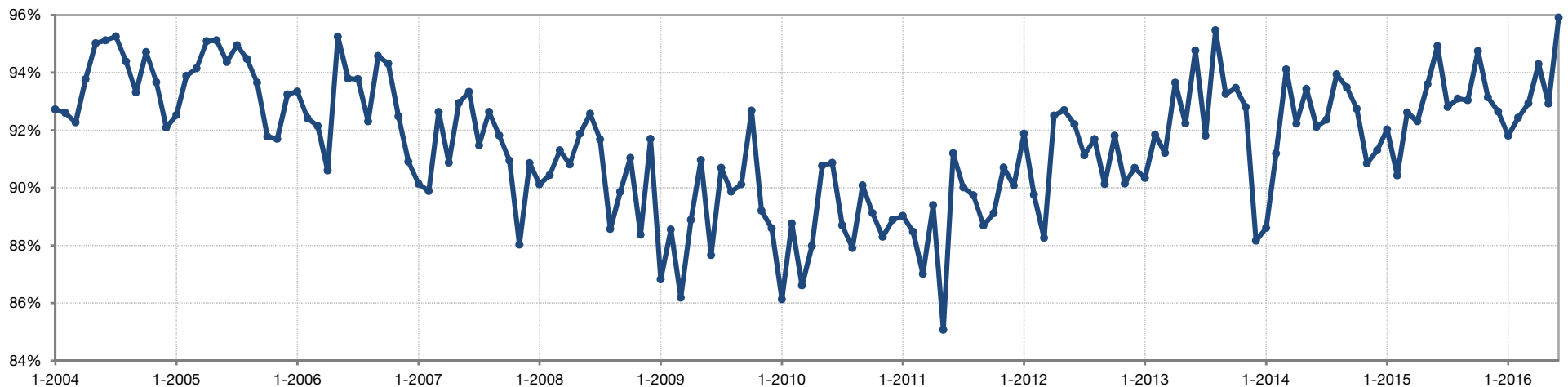
June

Year To Date



Month	Prior Year	Current Year	+ / -
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%	92.9%	+0.3%
April	92.3%	94.3%	+2.2%
May	93.6%	92.9%	-0.7%
June	94.9%	95.9%	+1.0%
12-Month Avg	92.7%	93.4%	+0.8%

Historical Percent of Original List Price Received



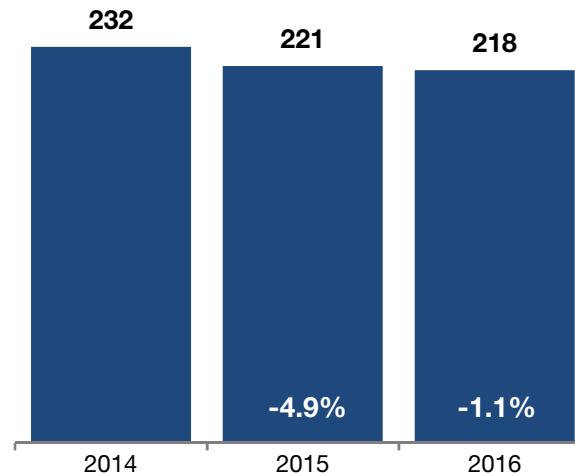
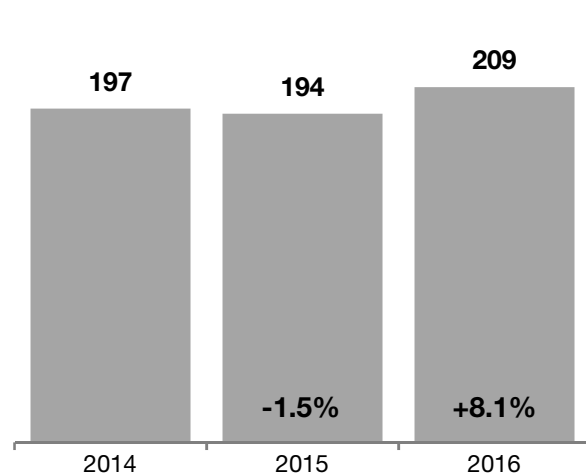
Housing Affordability Index

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.**



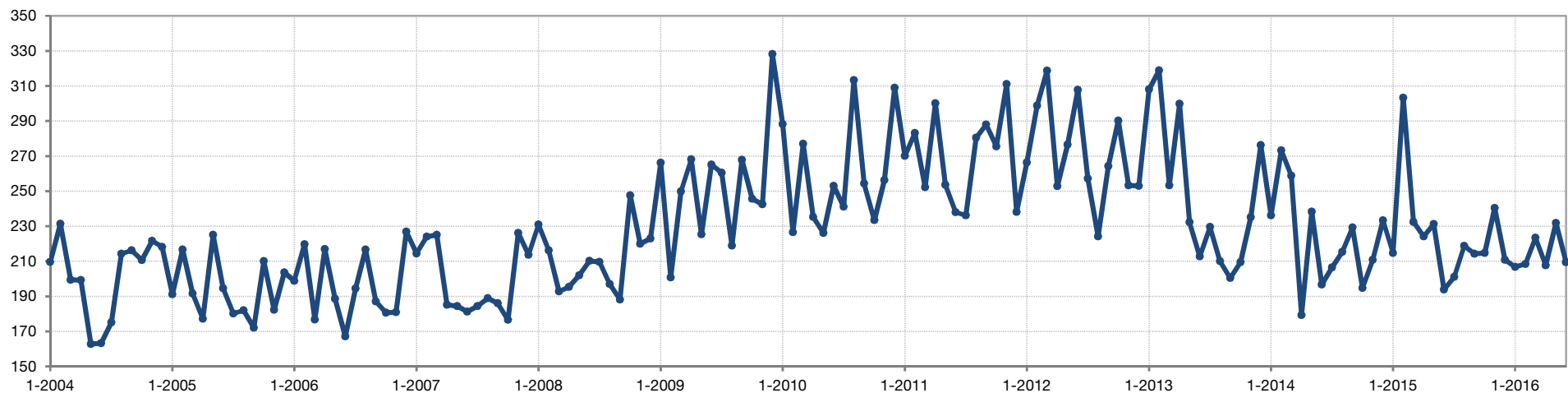
June

Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	194	209	+8.1%
12-Month Avg	224	216	-2.6%

Historical Housing Affordability Index

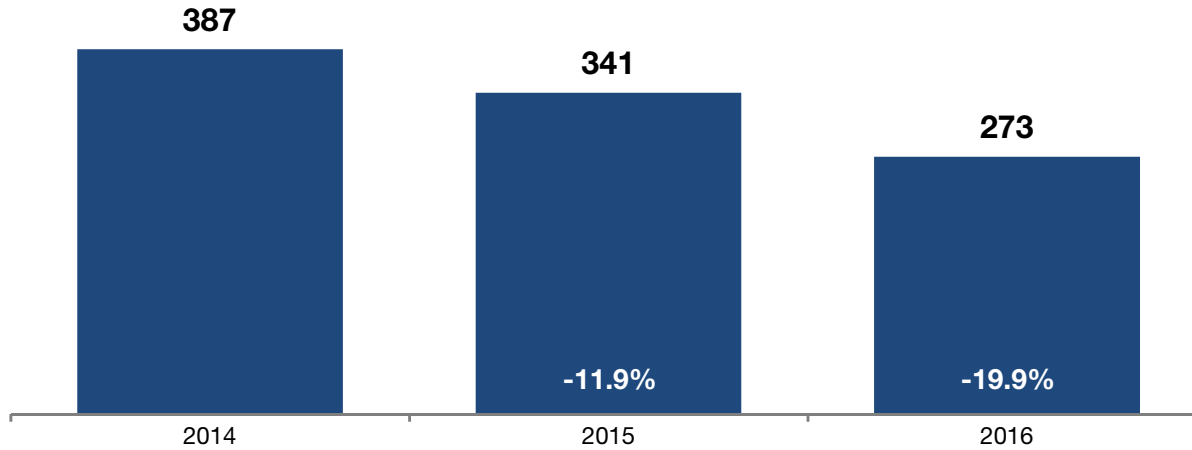


Inventory of Homes for Sale

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

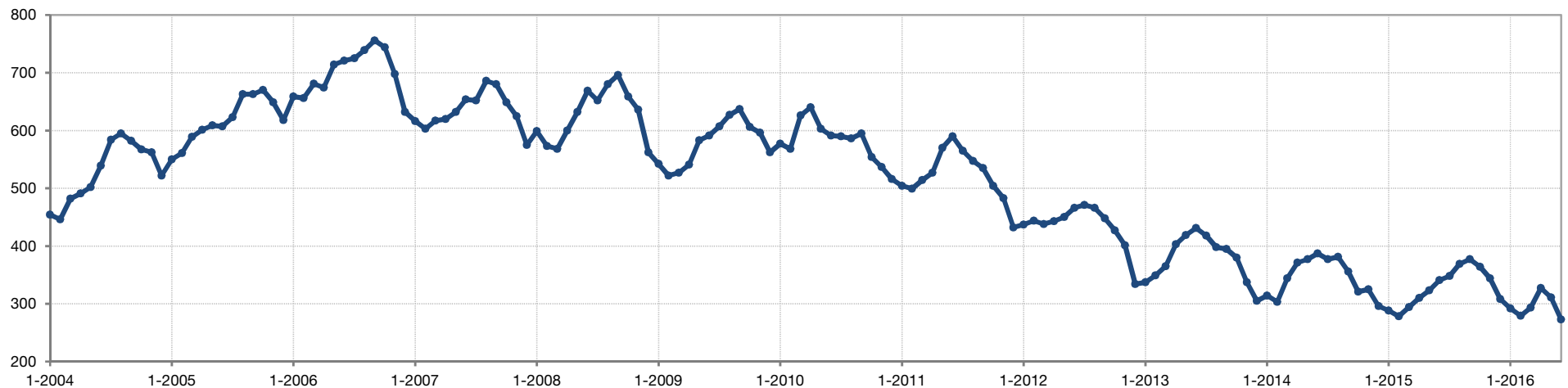


June



Month	Prior Year	Current Year	+ / -
July	377	348	-7.7%
August	381	369	-3.1%
September	356	377	+5.9%
October	321	364	+13.4%
November	325	344	+5.8%
December	296	308	+4.1%
January	288	292	+1.4%
February	278	279	+0.4%
March	294	293	-0.3%
April	310	327	+5.5%
May	323	311	-3.7%
June	341	273	-19.9%
12-Month Avg	324	324	+0.1%

Historical Inventory of Homes for Sale

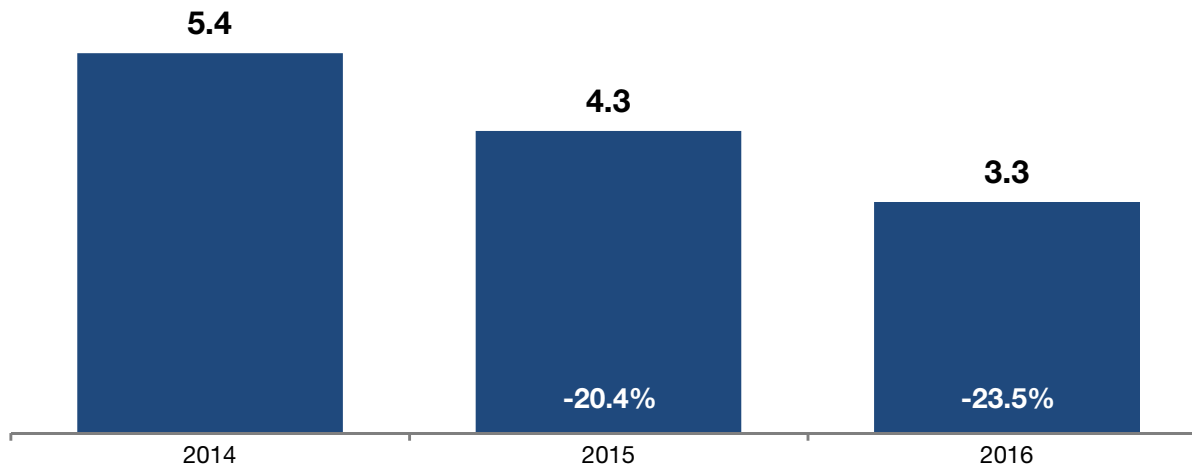


Months Supply of Inventory

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.



June



Month	Prior Year	Current Year	+ / -
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	-5.9%
December	4.0	3.8	-4.4%
January	3.9	3.6	-7.3%
February	3.7	3.4	-7.1%
March	3.8	3.6	-4.6%
April	3.9	4.1	+3.4%
May	4.1	3.8	-5.7%
June	4.3	3.3	-23.5%
12-Month Avg	4.3	4.0	-7.9%

Historical Months Supply of Inventory

