

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE PORTAGE COUNTY ASSOCIATION OF REALTORS®



February 2011



Quick Facts

+ 20.8%

+ 1.9%

- 8.9%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Click on desired metric to jump to that page.

Market Overview

Key market metrics for the current month and year-to-date.



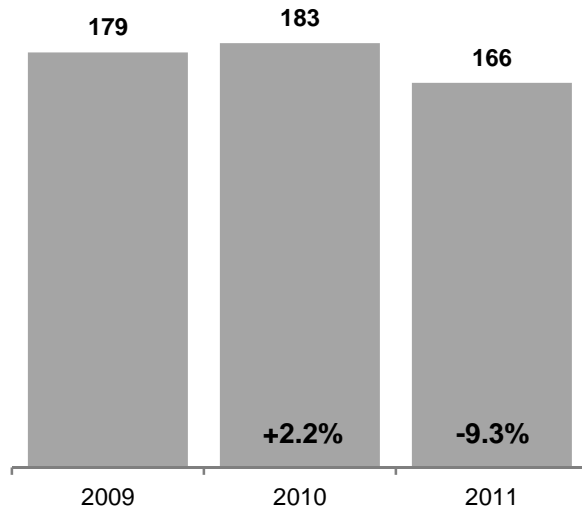
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		183	166	- 9.3%	355	339	- 4.5%
Pending Sales		79	87	+ 10.1%	145	159	+ 9.7%
Closed Sales		48	58	+ 20.8%	106	124	+ 17.0%
Days on Market Until Sale		147	139	- 5.9%	130	127	- 2.3%
Median Sales Price		\$133,500	\$136,000	+ 1.9%	\$120,000	\$116,071	- 3.3%
Average Sales Price		\$147,142	\$159,579	+ 8.5%	\$138,036	\$143,627	+ 4.1%
Percent of Original List Price Received		90.3%	89.5%	- 0.8%	88.3%	88.8%	+ 0.5%
Housing Affordability Index		190	189	- 0.4%	206	214	+ 3.7%
Inventory of Homes for Sale		984	896	- 8.9%	--	--	--
Months Supply of Homes for Sale		10.8	10.2	- 5.4%	--	--	--

New Listings

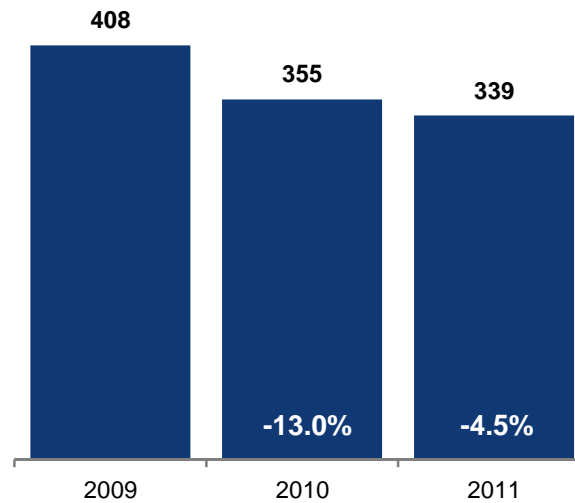
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	265	261	-1.5%
April	222	260	+17.1%
May	238	226	-5.0%
June	236	273	+15.7%
July	217	221	+1.8%
August	249	239	-4.0%
September	223	152	-31.8%
October	172	130	-24.4%
November	131	136	+3.8%
December	114	105	-7.9%
January	172	173	+0.6%
February	183	166	-9.3%
12-Month Avg	202	195	-3.3%

Historical New Listing Activity

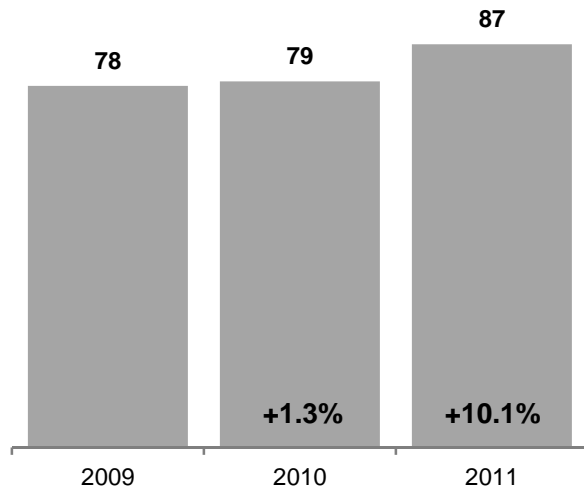


Pending Sales

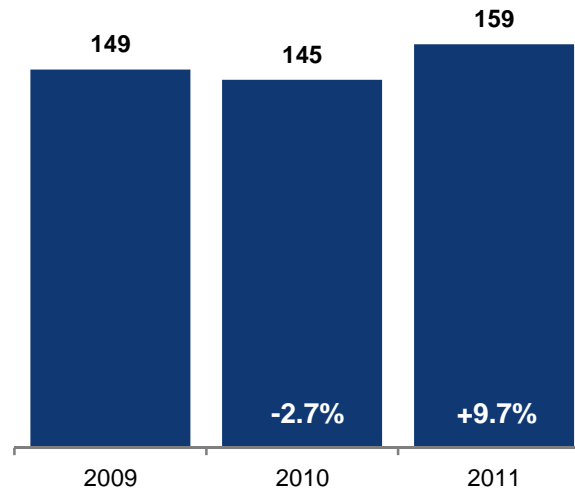
A count of the properties that have offers accepted on them in a given month.



February

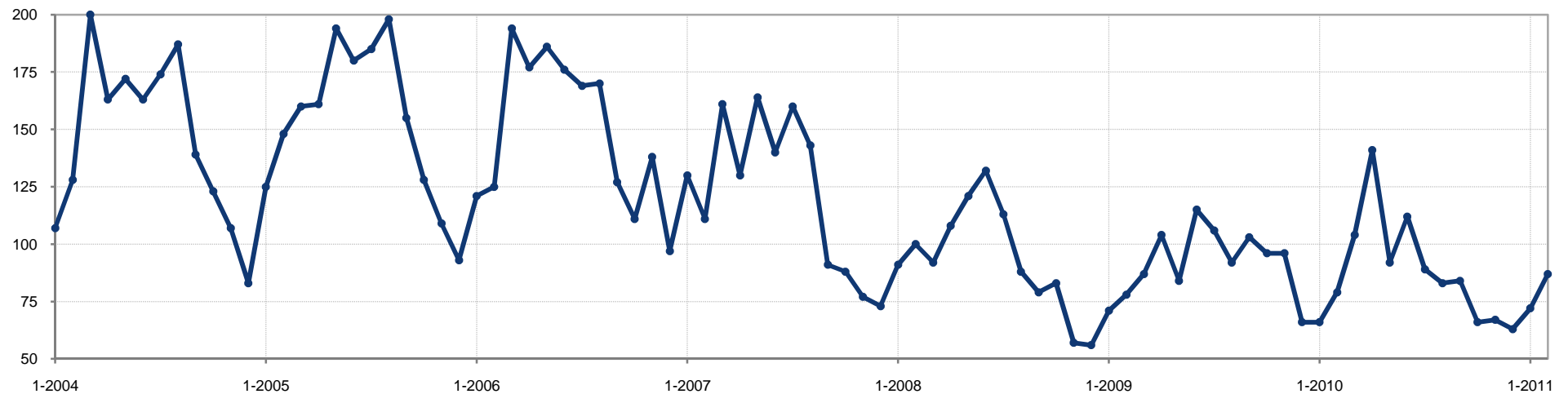


Year To Date



Month	Prior Year	Current Year	+ / -
March	87	104	+19.5%
April	104	141	+35.6%
May	84	92	+9.5%
June	115	112	-2.6%
July	106	89	-16.0%
August	92	83	-9.8%
September	103	84	-18.4%
October	96	66	-31.3%
November	96	67	-30.2%
December	66	63	-4.5%
January	66	72	+9.1%
February	79	87	+10.1%
12-Month Avg	91	88	-3.1%

Historical Pending Sales Activity

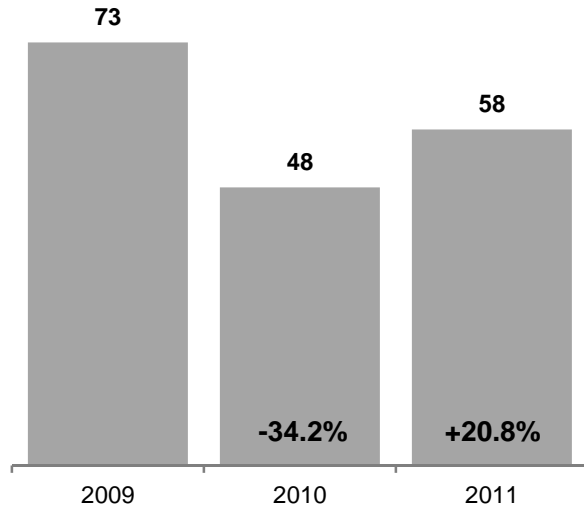


Closed Sales

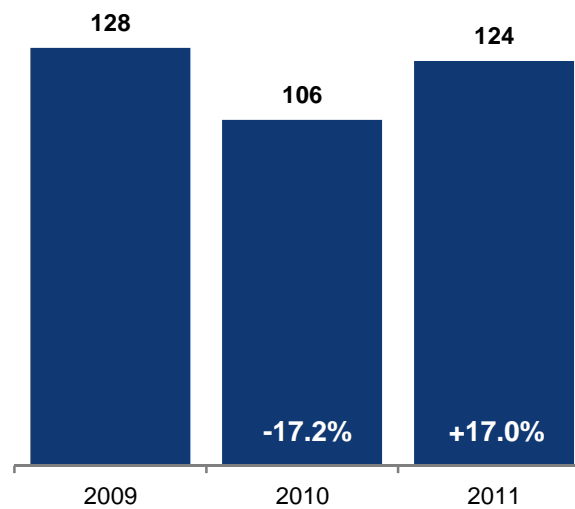
A count of the properties that have closed in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	82	90	+9.8%
April	74	106	+43.2%
May	81	111	+37.0%
June	105	148	+41.0%
July	128	91	-28.9%
August	111	90	-18.9%
September	95	73	-23.2%
October	87	61	-29.9%
November	100	87	-13.0%
December	107	68	-36.4%
January	58	66	+13.8%
February	48	58	+20.8%
12-Month Avg	90	87	+1.3%

Historical Closed Sales Activity

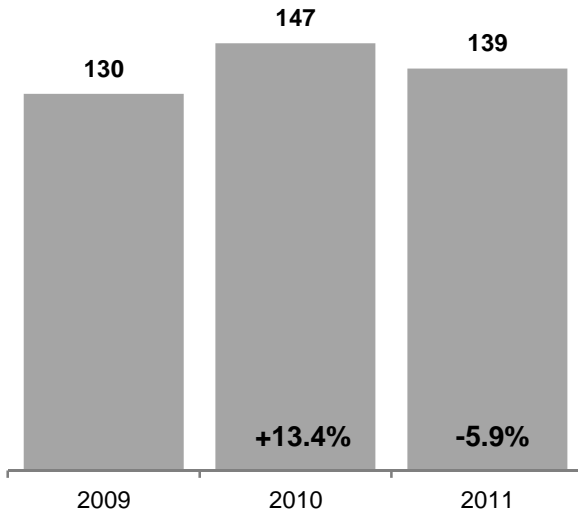


Days on Market Until Sale

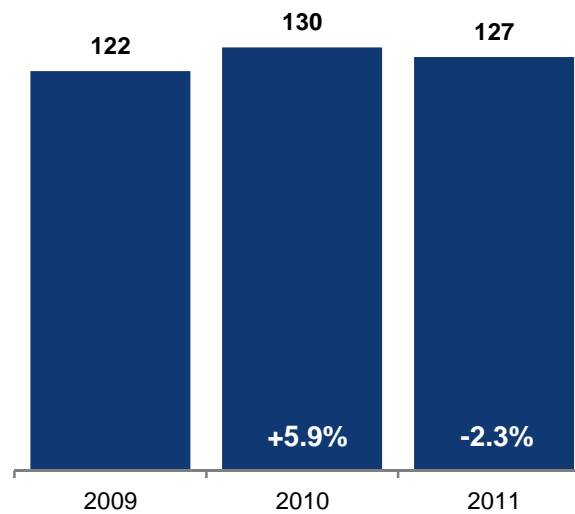
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



February

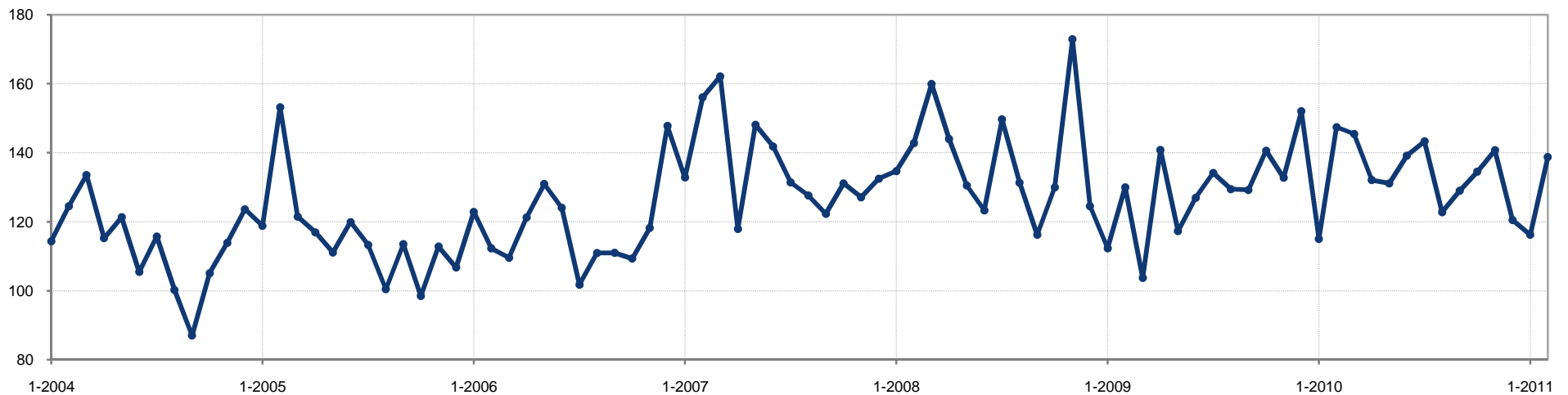


Year To Date



Month	Prior Year	Current Year	+ / -
March	104	145	+40.3%
April	141	132	-6.2%
May	117	131	+11.8%
June	127	139	+9.6%
July	134	143	+6.8%
August	129	123	-5.2%
September	129	129	-0.2%
October	141	134	-4.4%
November	133	141	+6.0%
December	152	121	-20.7%
January	115	116	+1.0%
February	147	139	-5.9%
12-Month Avg	108	109	+0.7%

Historical Days on Market Until Sale

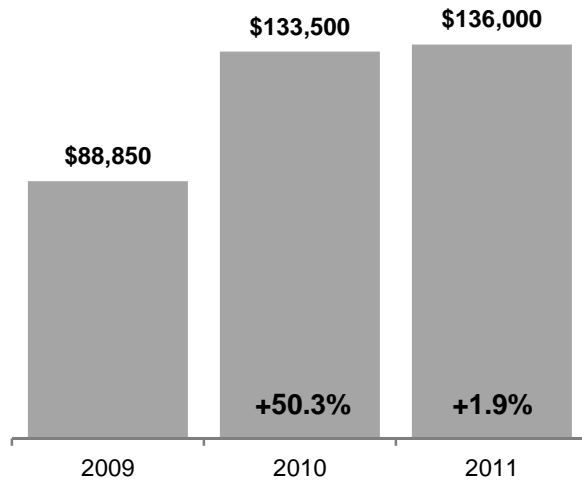


Median Sales Price

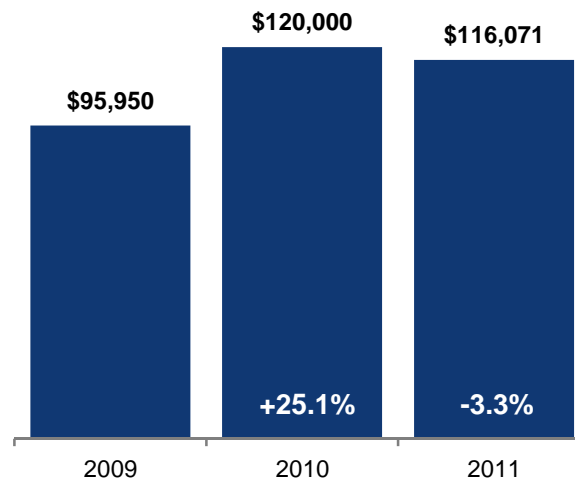
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

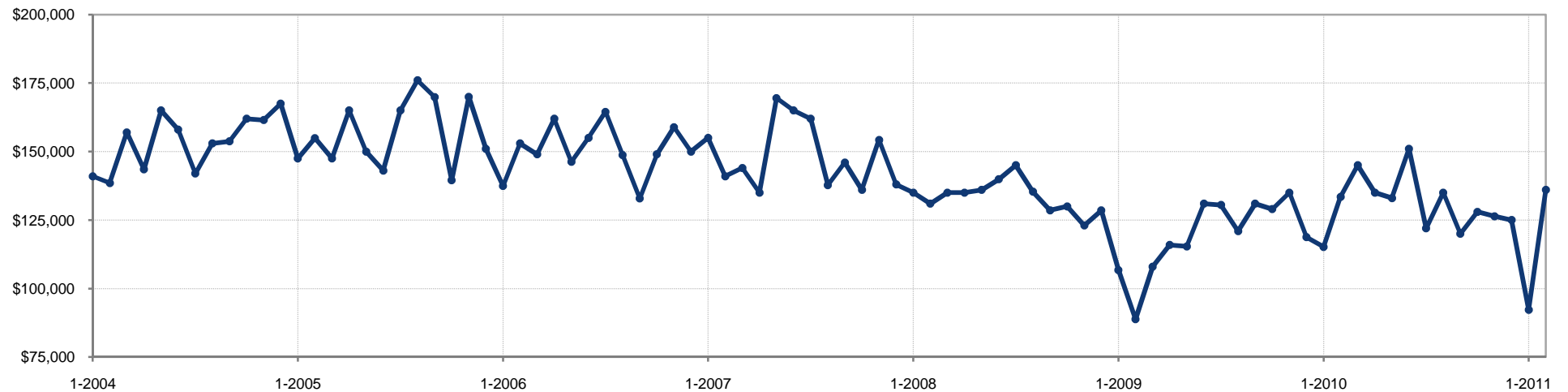


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$108,000	\$145,000	+34.3%
April	\$115,900	\$135,000	+16.5%
May	\$115,400	\$133,000	+15.3%
June	\$131,000	\$151,000	+15.3%
July	\$130,500	\$122,000	-6.5%
August	\$121,000	\$135,000	+11.6%
September	\$131,000	\$120,000	-8.4%
October	\$129,000	\$128,000	-0.8%
November	\$135,000	\$126,375	-6.4%
December	\$118,750	\$125,000	+5.3%
January	\$115,200	\$92,250	-19.9%
February	\$133,500	\$136,000	+1.9%
12-Month Avg	\$125,000	\$131,628	+5.3%

Historical Median Sales Price

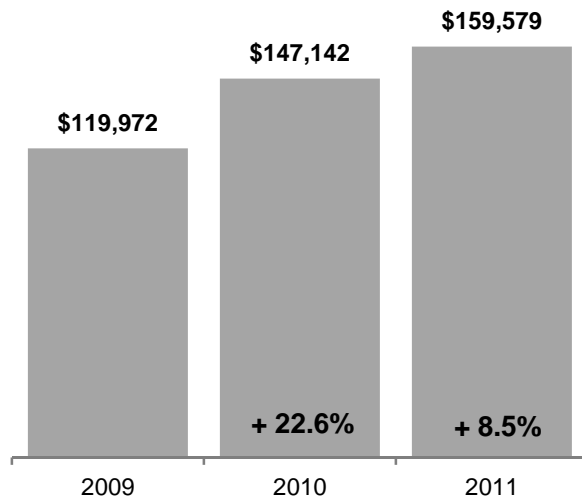


Average Sales Price

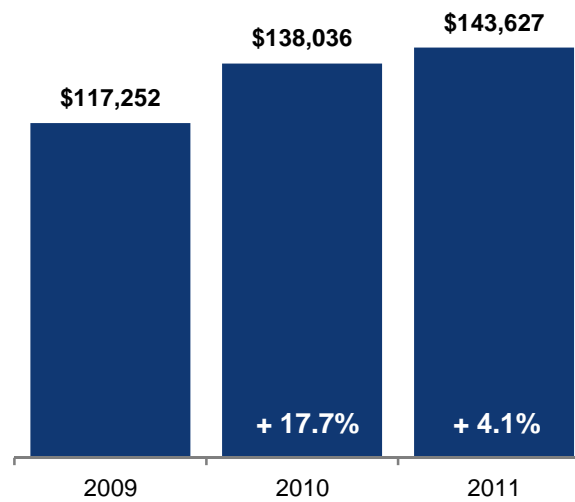
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

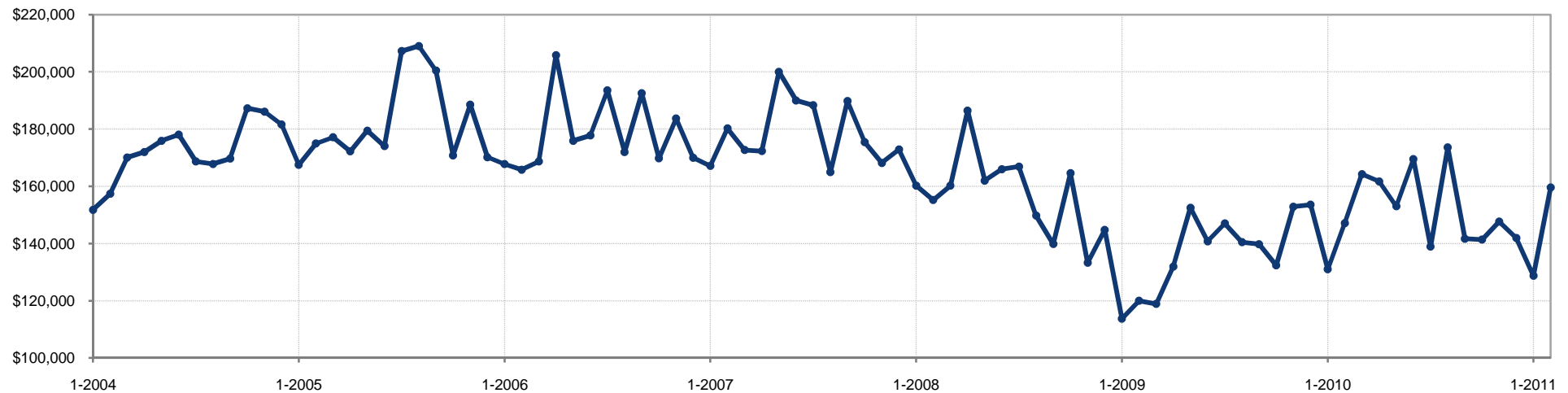


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$118,873	\$164,245	+38.2%
April	\$131,946	\$161,719	+22.6%
May	\$152,498	\$153,008	+0.3%
June	\$140,776	\$169,556	+20.4%
July	\$147,018	\$138,931	-5.5%
August	\$140,478	\$173,612	+23.6%
September	\$139,798	\$141,707	+1.4%
October	\$132,350	\$141,349	+6.8%
November	\$152,862	\$147,628	-3.4%
December	\$153,563	\$141,929	-7.6%
January	\$130,971	\$128,703	-1.7%
February	\$147,142	\$159,579	+8.5%
12-Month Avg	\$141,502	\$154,139	+8.9%

Historical Average Sales Price

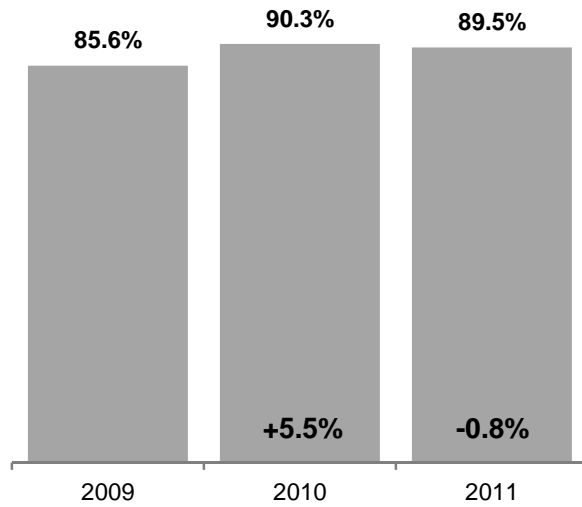


Percent of Original List Price Received

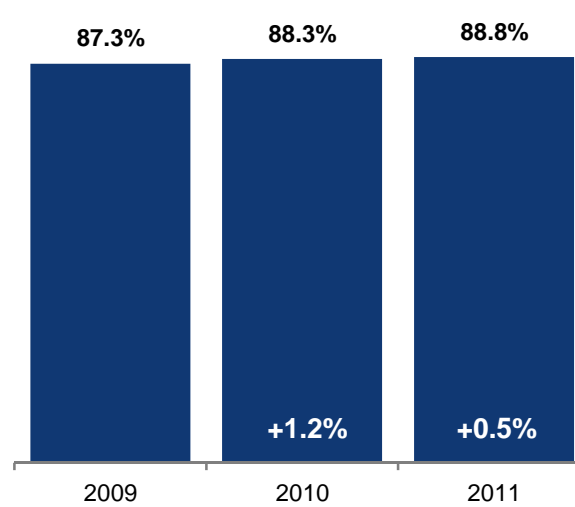


The average percentage found when dividing a property's sales price by the original list price. Sold properties only. Does not account for seller concessions.

February

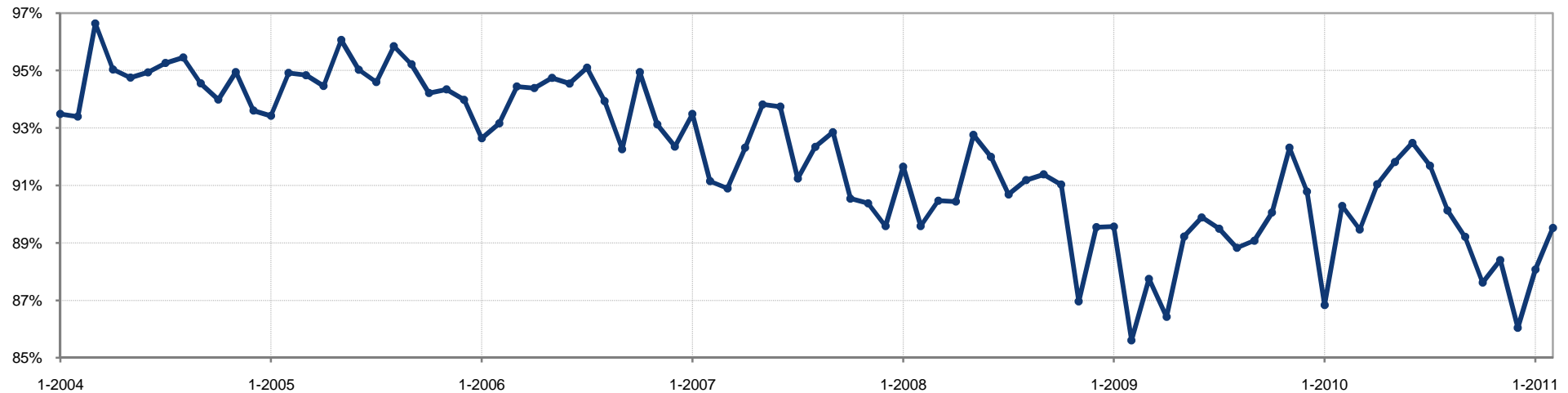


Year To Date



Month	Prior Year	Current Year	+ / -
March	87.7%	89.5%	+2.0%
April	86.4%	91.0%	+5.3%
May	89.2%	91.8%	+2.9%
June	89.9%	92.5%	+2.9%
July	89.5%	91.7%	+2.5%
August	88.8%	90.1%	+1.5%
September	89.1%	89.2%	+0.2%
October	90.1%	87.6%	-2.7%
November	92.3%	88.4%	-4.2%
December	90.8%	86.0%	-5.2%
January	86.8%	88.1%	+1.4%
February	90.3%	89.5%	-0.8%
12-Month Avg	89.4%	90.1%	+0.7%

Historical Percent of Original List Price Received

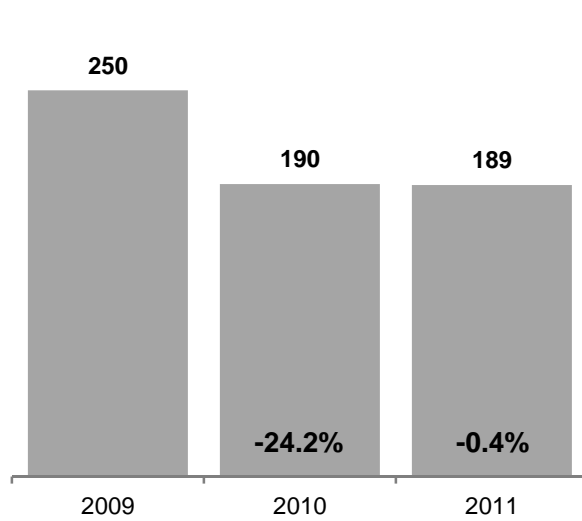


Housing Affordability Index

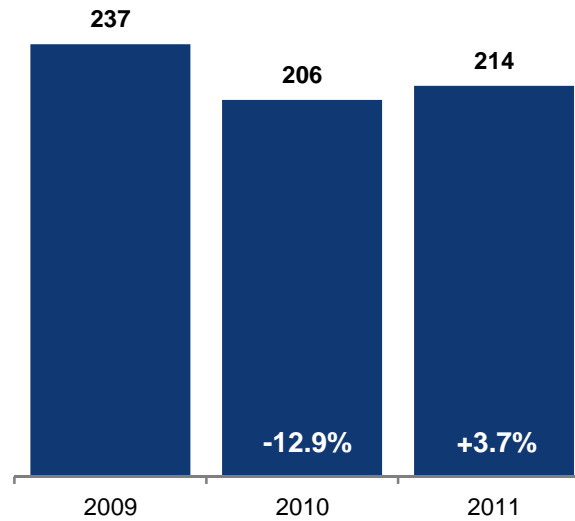


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

February

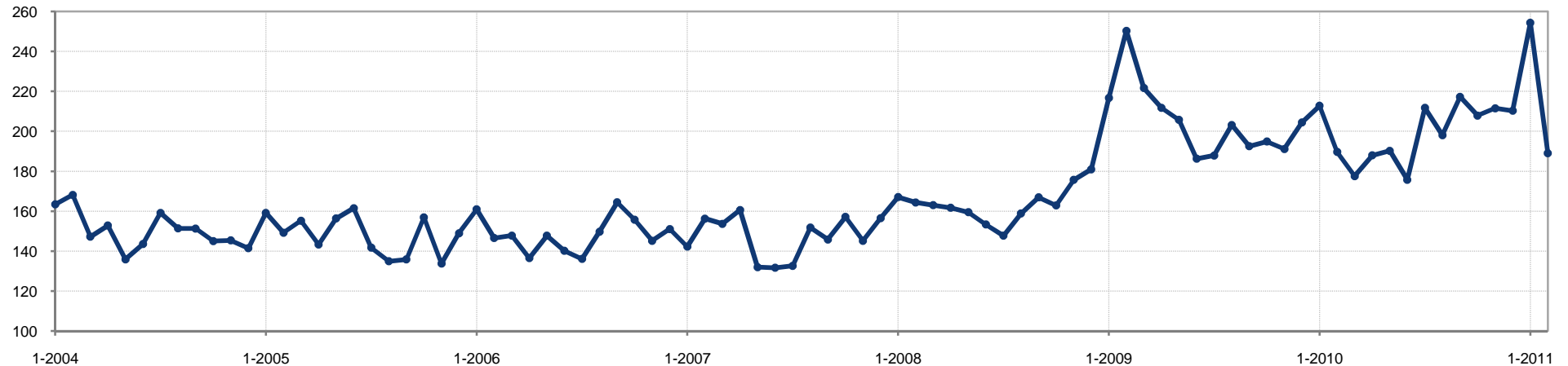


Year To Date



Month	Prior Year	Current Year	+ / -
March	222	178	-19.9%
April	212	188	-11.2%
May	206	190	-7.5%
June	186	176	-5.6%
July	188	212	+12.7%
August	203	198	-2.5%
September	192	217	+12.9%
October	195	208	+6.7%
November	191	211	+10.6%
December	204	210	+2.8%
January	213	254	+19.6%
February	190	189	-0.4%
12-Month Avg	200	203	+1.5%

Historical Housing Affordability Index

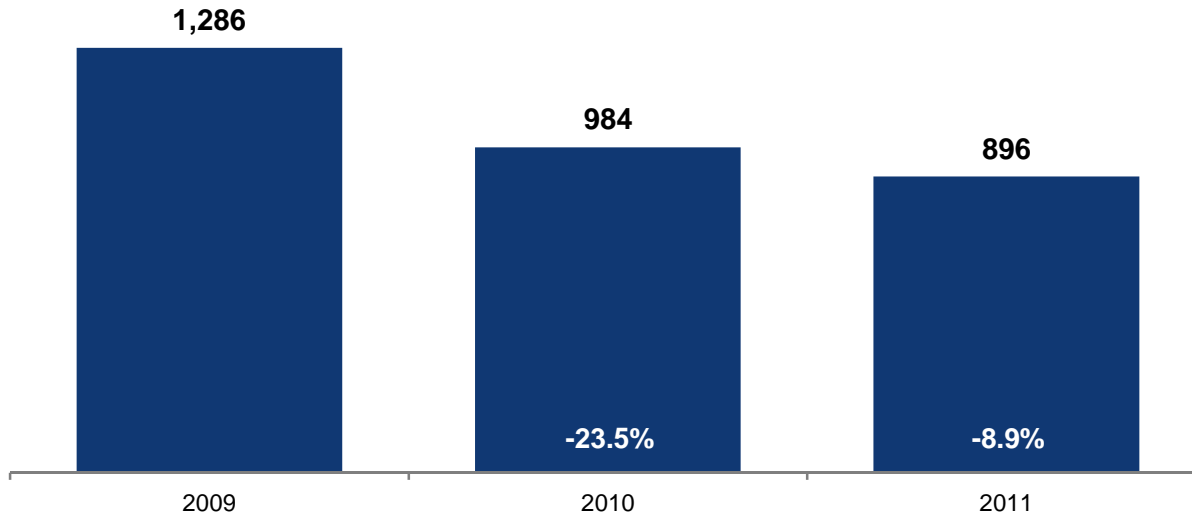


Inventory of Homes for Sale

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

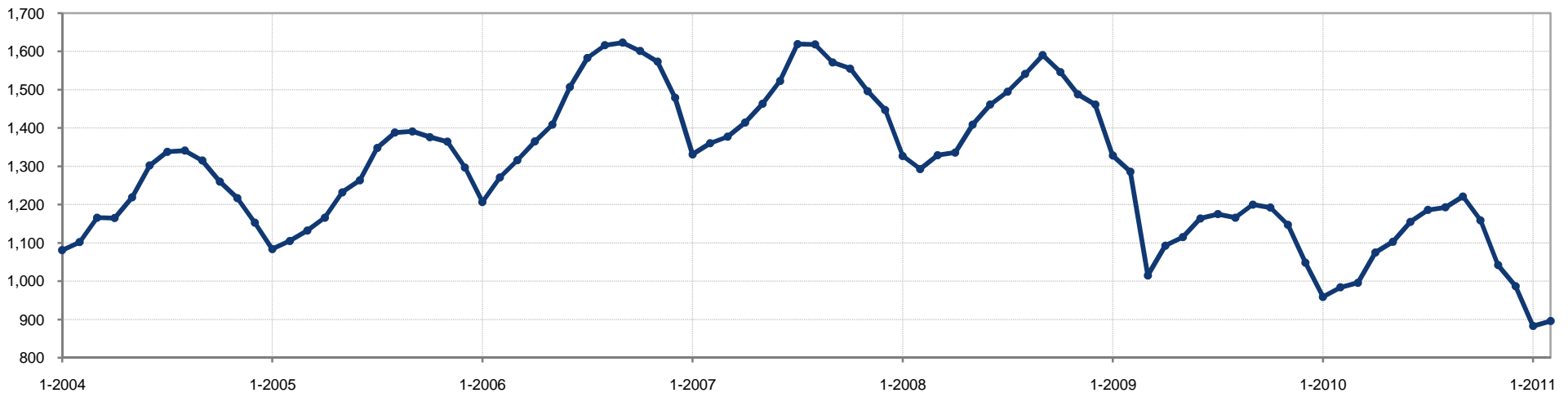


February



Month	Prior Year	Current Year	+ / -
March	1,015	996	-1.9%
April	1,093	1,075	-1.6%
May	1,115	1,103	-1.1%
June	1,164	1,155	-0.8%
July	1,175	1,186	+0.9%
August	1,166	1,193	+2.3%
September	1,200	1,221	+1.8%
October	1,192	1,159	-2.8%
November	1,147	1,042	-9.2%
December	1,048	987	-5.8%
January	959	883	-7.9%
February	984	896	-8.9%
12-Month Avg	1,105	1,075	-2.9%

Historical Inventory of Homes for Sale

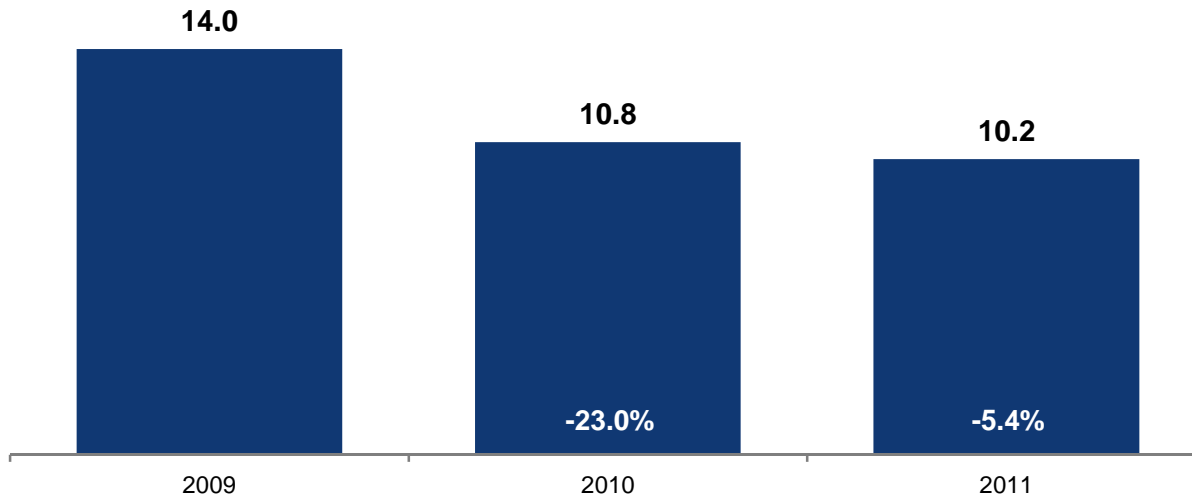


Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months.



February



Month	Prior Year	Current Year	+ / -
March	11.3	10.9	-3.3%
April	12.2	11.6	-5.0%
May	12.5	11.5	-7.9%
June	13.5	12.0	-11.4%
July	13.9	12.3	-11.1%
August	13.9	12.6	-9.2%
September	14.2	13.0	-8.6%
October	13.8	12.6	-9.1%
November	13.1	11.6	-11.6%
December	11.6	11.3	-2.3%
January	10.5	10.1	-3.3%
February	10.8	10.2	-5.4%
12-Month Avg	12.6	11.6	-7.6%

Historical Months Supply of Inventory

