

Monthly Indicators

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



February 2011



Quick Facts

+ 10.9% **- 11.5%** **- 19.8%**

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.



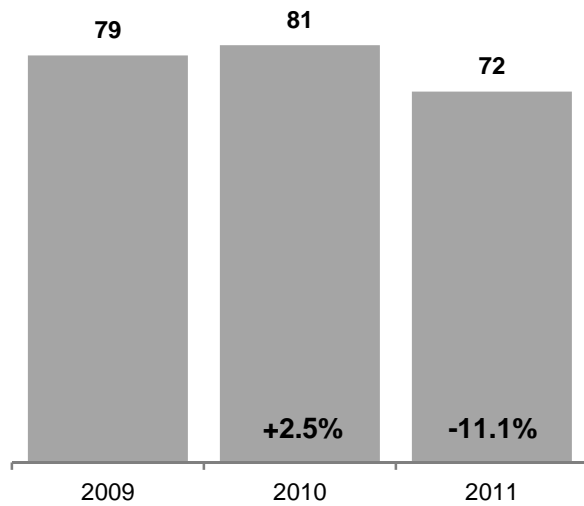
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		81	72	- 11.1%	191	166	- 13.1%
Pending Sales		53	54	+ 1.9%	98	108	+ 10.2%
Closed Sales		46	51	+ 10.9%	94	98	+ 4.3%
Days on Market Until Sale		157	160	+ 1.9%	150	165	+ 10.2%
Median Sales Price		\$96,000	\$85,000	- 11.5%	\$93,750	\$82,000	- 12.5%
Average Sales Price		\$107,667	\$88,001	- 18.3%	\$106,340	\$92,472	- 13.0%
Percent of Original List Price Received		88.8%	88.2%	- 0.6%	87.7%	88.6%	+ 1.1%
Housing Affordability Index		195	215	+ 10.5%	198	221	+ 11.4%
Inventory of Homes for Sale		592	475	- 19.8%	--	--	--
Months Supply of Homes for Sale		10.4	7.8	- 25.7%	--	--	--

New Listings

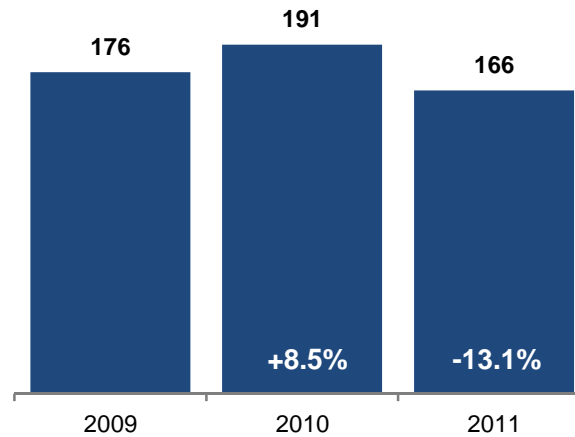
A count of the properties that have been newly listed on the market in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	109	168	+54.1%
April	116	148	+27.6%
May	139	103	-25.9%
June	124	125	+0.8%
July	135	124	-8.1%
August	117	117	0.0%
September	128	121	-5.5%
October	94	100	+6.4%
November	96	80	-16.7%
December	75	76	+1.3%
January	110	94	-14.5%
February	81	72	-11.1%
12-Month Avg	110	111	+0.3%

Historical New Listing Activity

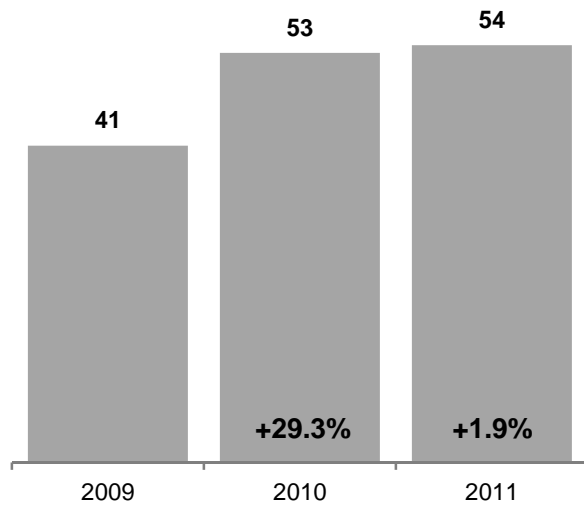


Pending Sales

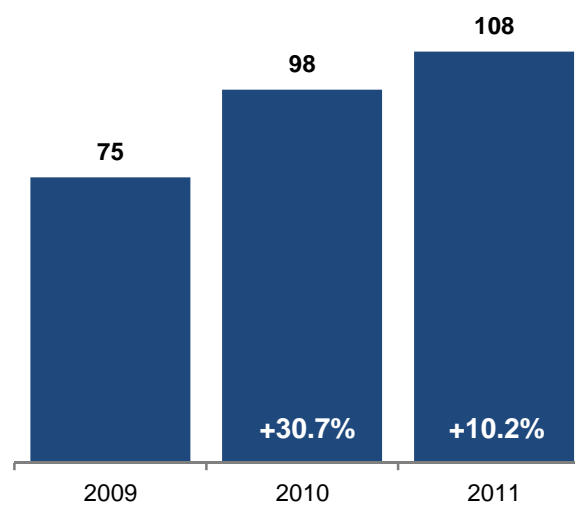
A count of the properties that have offers accepted on them in a given month.



February

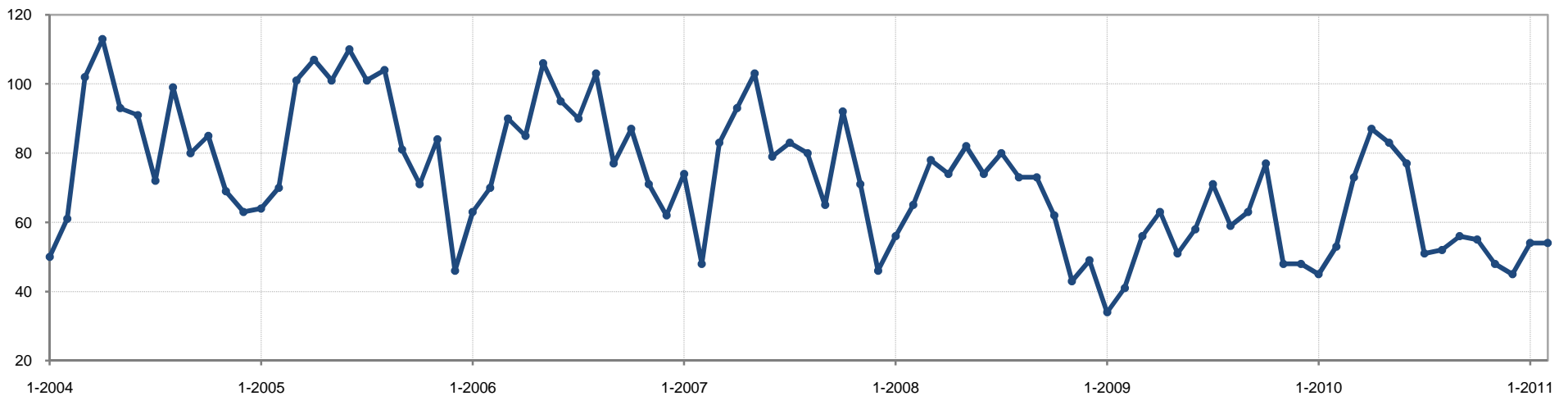


Year To Date



Month	Prior Year	Current Year	+ / -
March	56	73	+30.4%
April	63	87	+38.1%
May	51	83	+62.7%
June	58	77	+32.8%
July	71	51	-28.2%
August	59	52	-11.9%
September	63	56	-11.1%
October	77	55	-28.6%
November	48	48	0.0%
December	48	45	-6.3%
January	45	54	+20.0%
February	53	54	+1.9%
12-Month Avg	58	61	+6.2%

Historical Pending Sales Activity

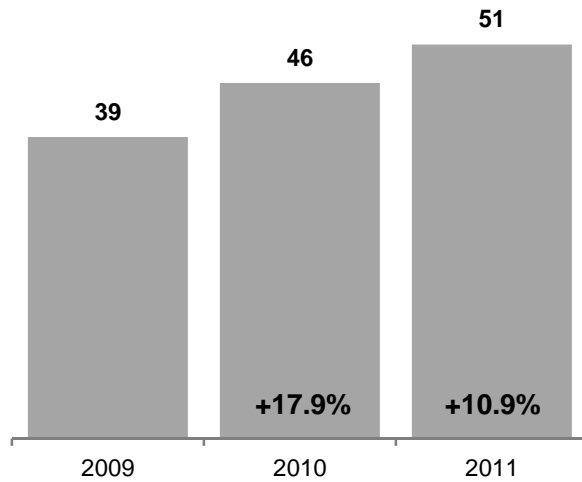


Closed Sales

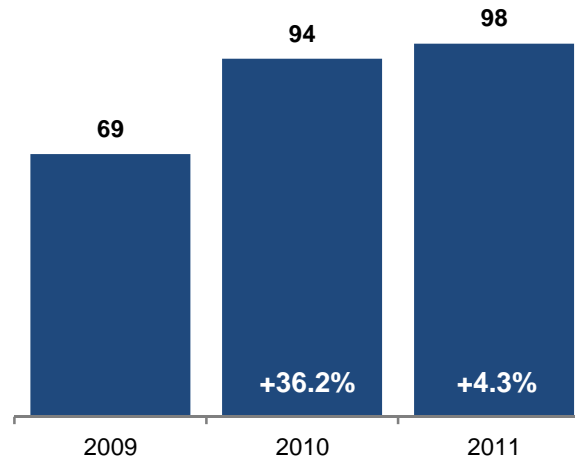
A count of the properties that have closed in a given month.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	51	68	+33.3%
April	63	73	+15.9%
May	43	82	+90.7%
June	65	99	+52.3%
July	64	55	-14.1%
August	66	56	-15.2%
September	57	48	-15.8%
October	84	49	-41.7%
November	43	45	+4.7%
December	54	47	-13.0%
January	48	47	-2.1%
February	46	51	+10.9%
12-Month Avg	57	60	+8.8%

Historical Closed Sales Activity

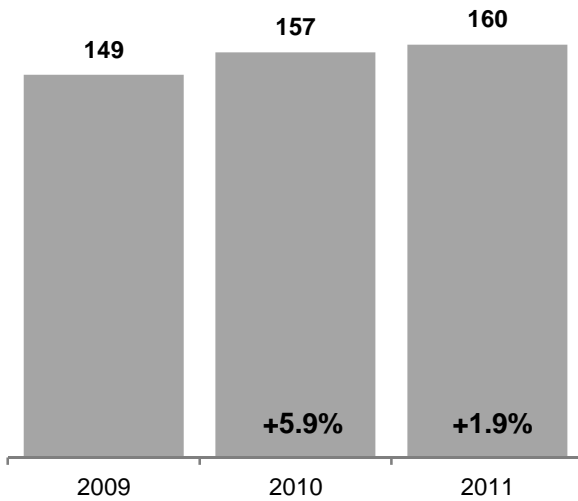


Days on Market Until Sale

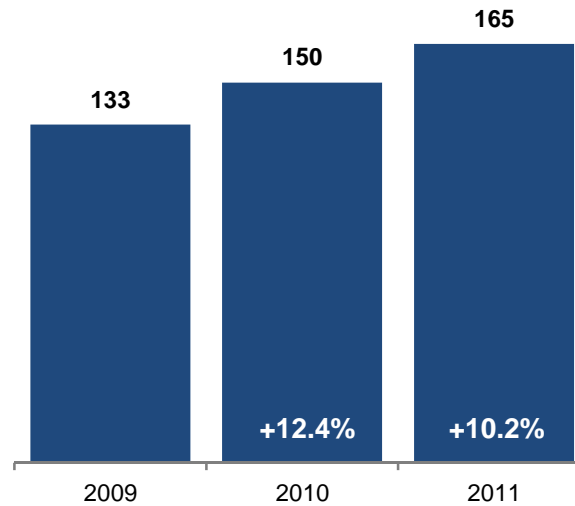
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



February

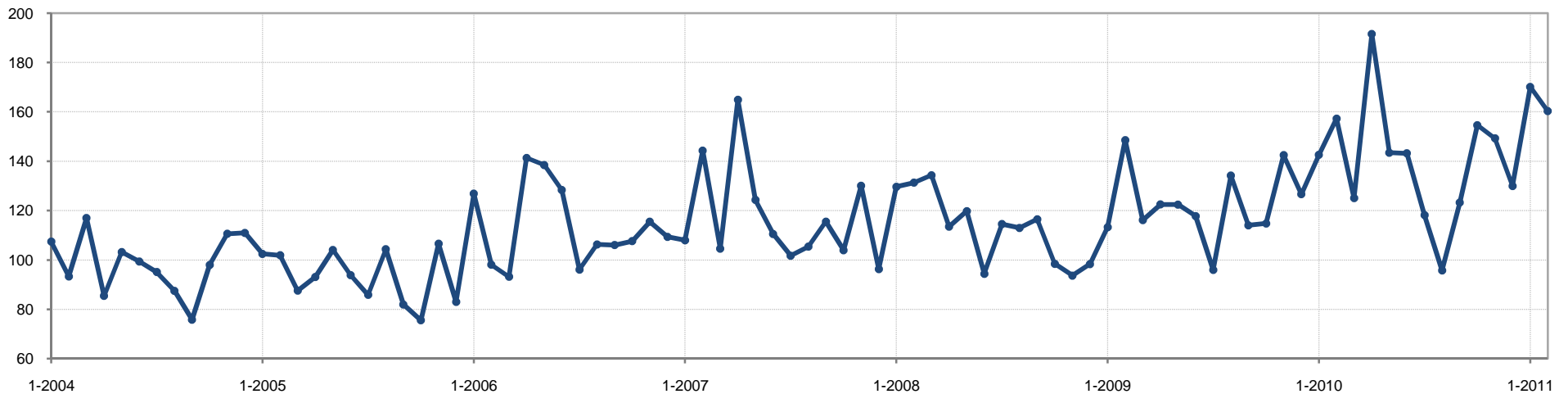


Year To Date



Month	Prior Year	Current Year	+ / -
March	116	125	+7.7%
April	122	192	+56.4%
May	122	143	+17.2%
June	118	143	+21.6%
July	96	118	+23.1%
August	134	96	-28.6%
September	114	123	+8.0%
October	115	155	+34.7%
November	142	149	+4.7%
December	127	130	+2.6%
January	143	170	+19.3%
February	157	160	+1.9%
12-Month Avg	122	123	+1.0%

Historical Days on Market Until Sale

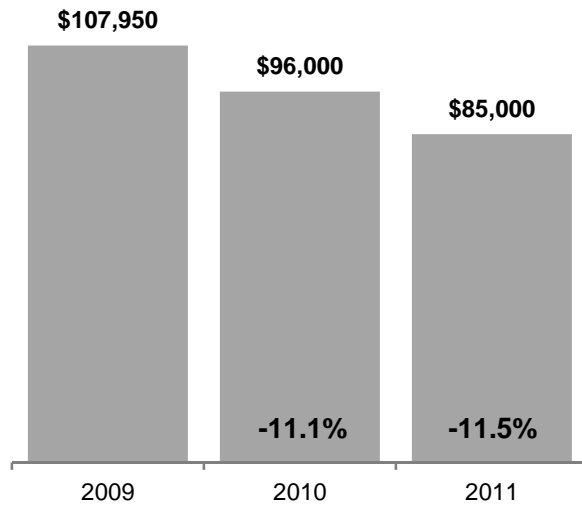


Median Sales Price

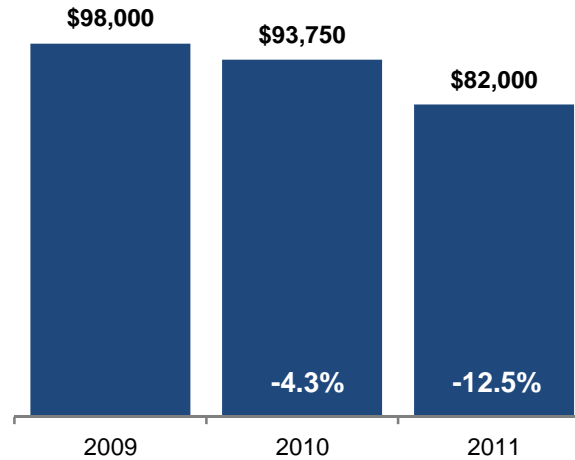
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

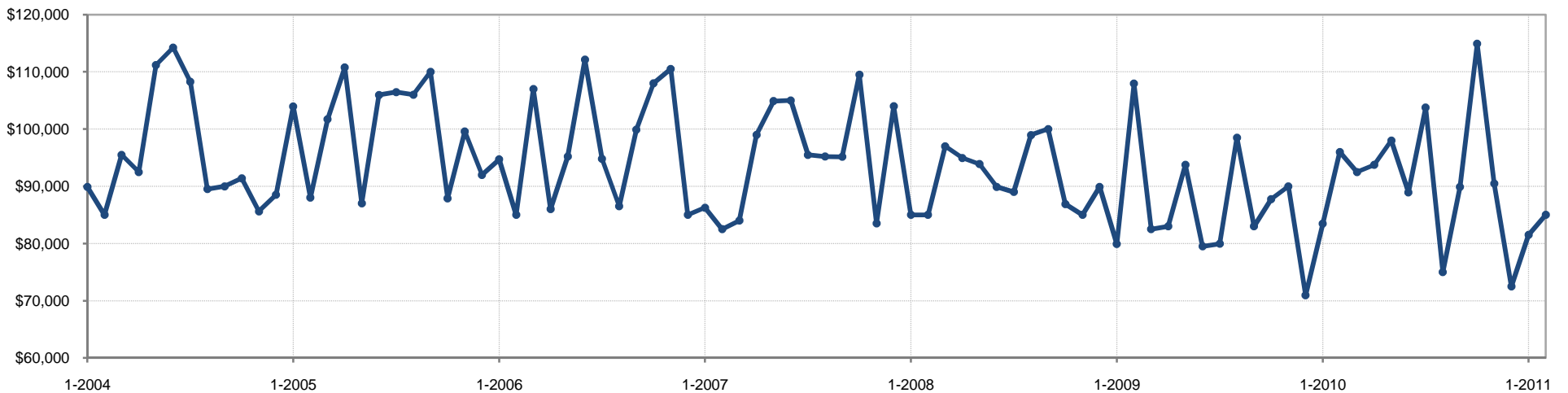


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$82,500	\$92,500	+12.1%
April	\$83,000	\$93,750	+13.0%
May	\$93,750	\$98,000	+4.5%
June	\$79,500	\$88,950	+11.9%
July	\$79,950	\$103,750	+29.8%
August	\$98,500	\$75,000	-23.9%
September	\$83,000	\$89,900	+8.3%
October	\$87,750	\$114,900	+30.9%
November	\$90,000	\$90,500	+0.6%
December	\$70,950	\$72,500	+2.2%
January	\$83,450	\$81,500	-2.3%
February	\$96,000	\$85,000	-11.5%
12-Month Avg	\$87,000	\$89,900	+3.3%

Historical Median Sales Price

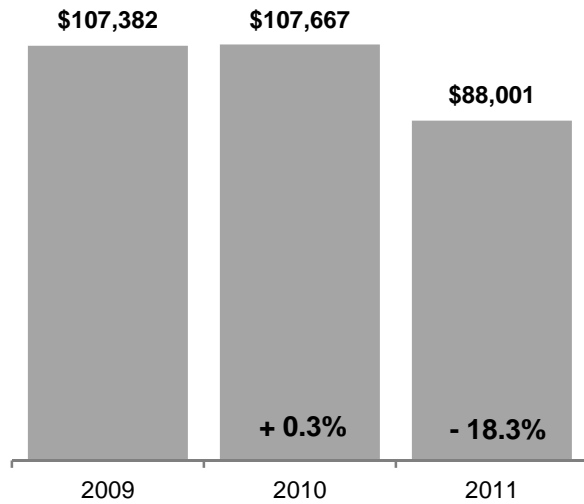


Average Sales Price

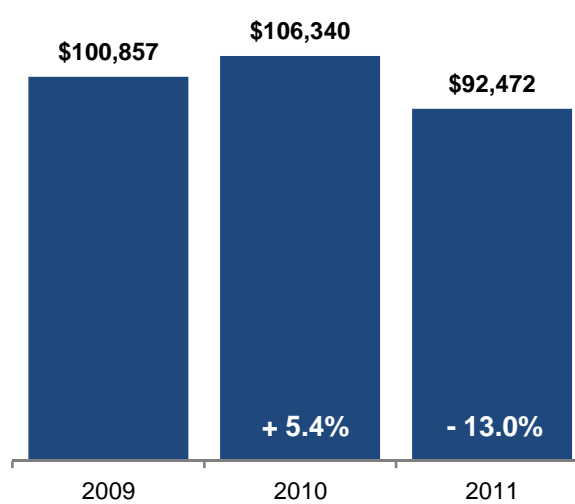
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

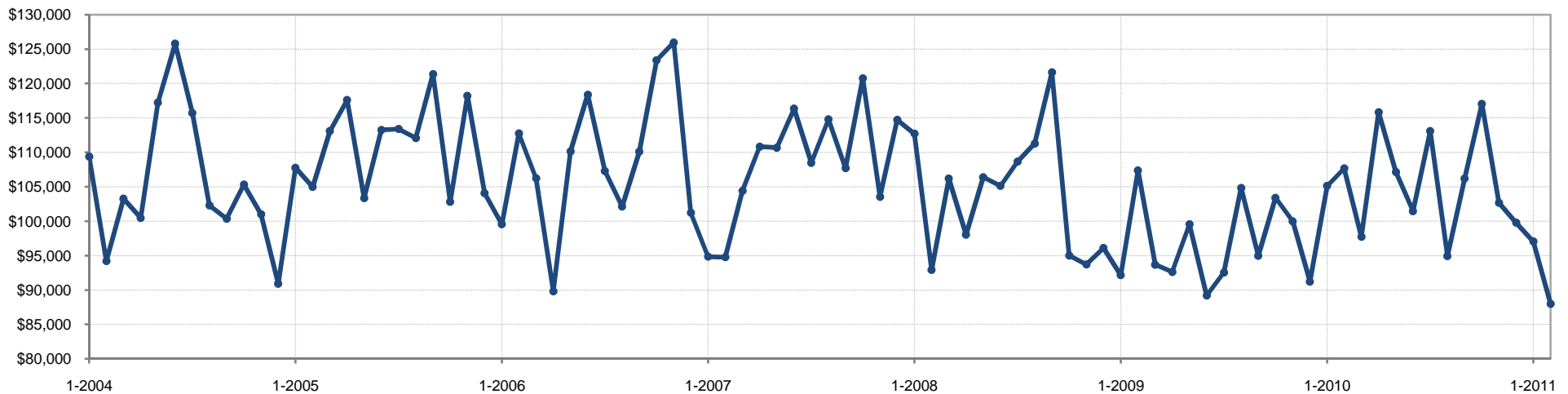


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$93,699	\$97,736	+4.3%
April	\$92,631	\$115,809	+25.0%
May	\$99,547	\$107,160	+7.6%
June	\$89,193	\$101,465	+13.8%
July	\$92,554	\$113,077	+22.2%
August	\$104,838	\$94,946	-9.4%
September	\$94,982	\$106,203	+11.8%
October	\$103,406	\$117,048	+13.2%
November	\$99,985	\$102,668	+2.7%
December	\$91,224	\$99,786	+9.4%
January	\$105,128	\$97,039	-7.7%
February	\$107,667	\$88,001	-18.3%
12-Month Avg	\$97,825	\$103,714	+6.0%

Historical Average Sales Price

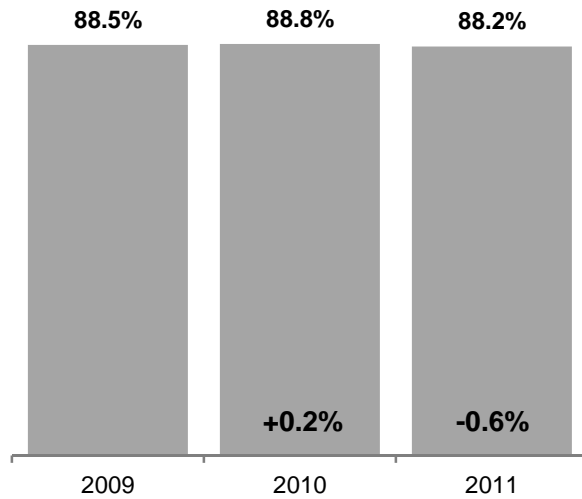


Percent of Original List Price Received

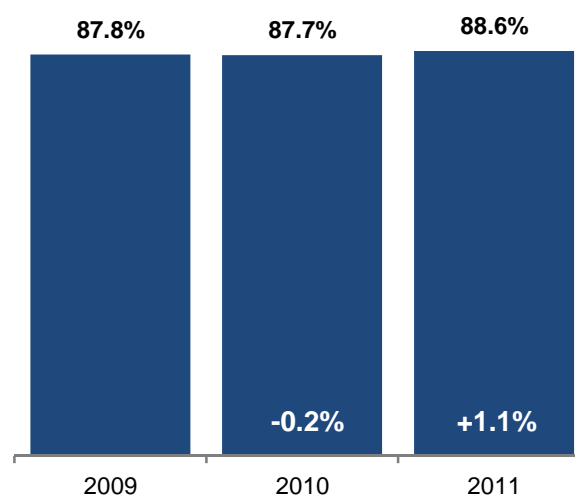
The average percentage found when dividing a property's sales price by the original list price. Sold properties only. Does not account for seller concessions.



February

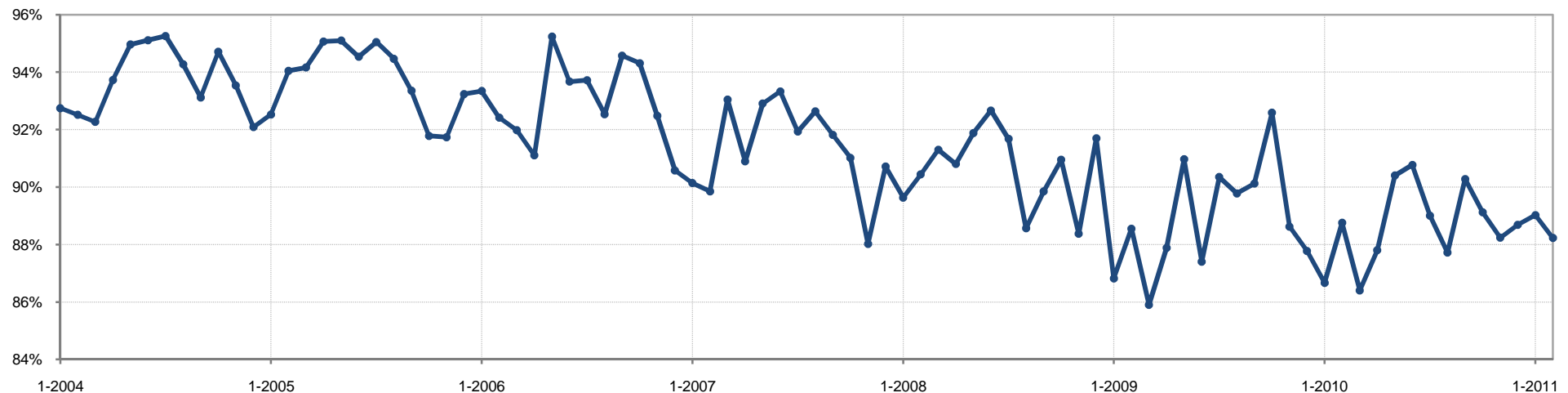


Year To Date



Month	Prior Year	Current Year	+ / -
March	85.9%	86.4%	+0.6%
April	87.9%	87.8%	-0.1%
May	91.0%	90.4%	-0.6%
June	87.4%	90.8%	+3.9%
July	90.3%	89.0%	-1.5%
August	89.8%	87.7%	-2.3%
September	90.1%	90.3%	+0.2%
October	92.6%	89.1%	-3.7%
November	88.6%	88.2%	-0.4%
December	87.8%	88.7%	+1.0%
January	86.7%	89.0%	+2.7%
February	88.8%	88.2%	-0.6%
12-Month Avg	89.1%	88.9%	-0.2%

Historical Percent of Original List Price Received

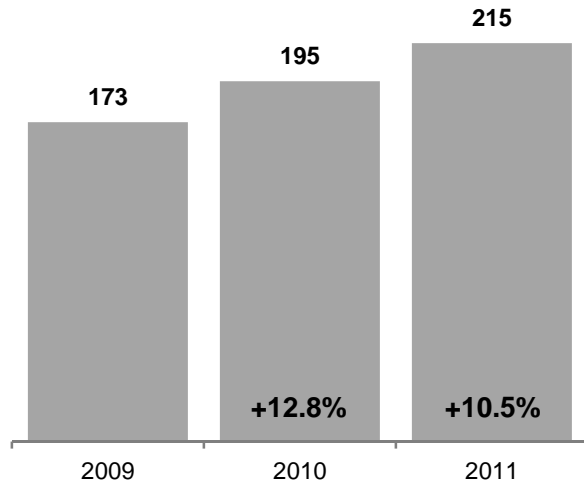


Housing Affordability Index

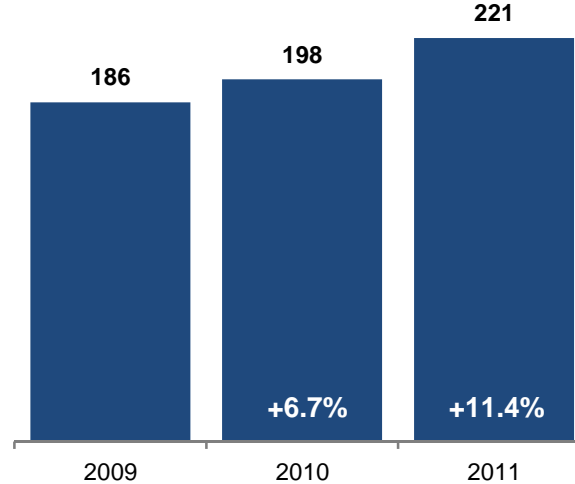
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



February

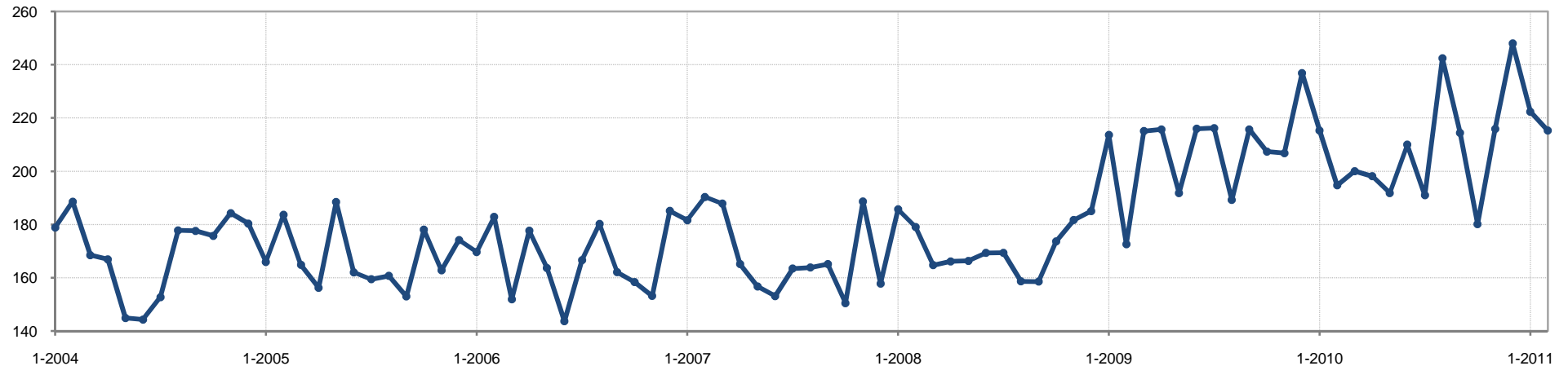


Year To Date



Month	Prior Year	Current Year	+ / -
March	215	200	-7.0%
April	216	198	-8.2%
May	192	192	-0.0%
June	216	210	-2.8%
July	216	191	-11.7%
August	189	242	+28.1%
September	216	214	-0.6%
October	207	180	-13.1%
November	207	216	+4.4%
December	237	248	+4.7%
January	215	222	+3.3%
February	195	215	+10.5%
12-Month Avg	210	211	+0.6%

Historical Housing Affordability Index

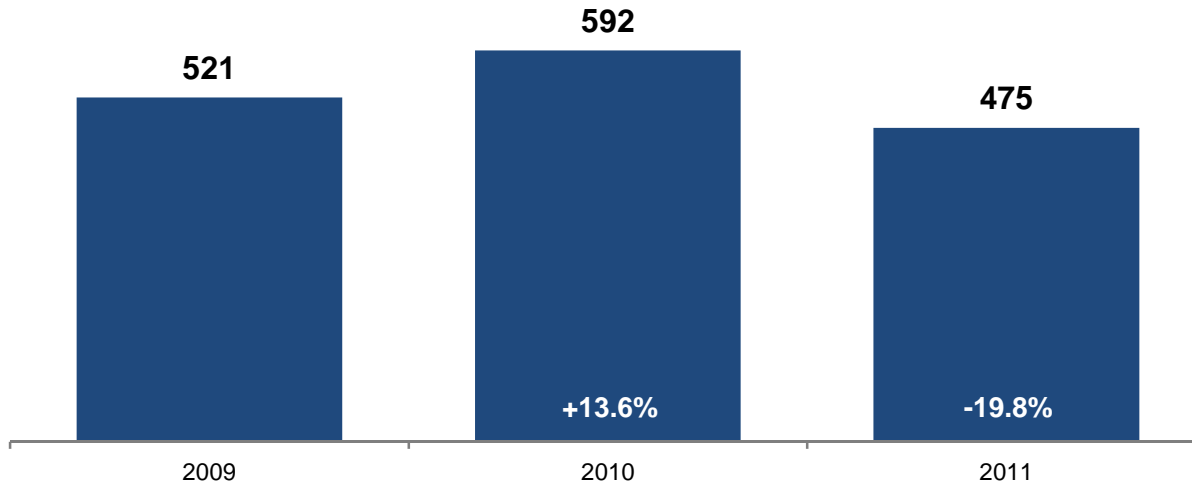


Inventory of Homes for Sale

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

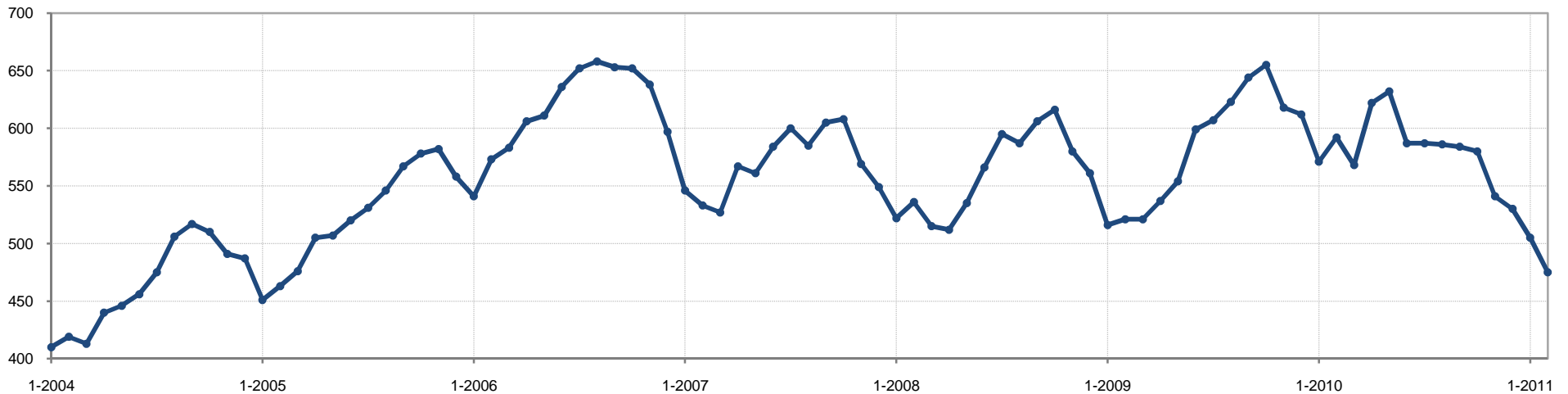


February



Month	Prior Year	Current Year	+ / -
March	521	568	+9.0%
April	537	622	+15.8%
May	554	632	+14.1%
June	599	587	-2.0%
July	607	587	-3.3%
August	623	586	-5.9%
September	644	584	-9.3%
October	655	580	-11.5%
November	618	541	-12.5%
December	612	530	-13.4%
January	571	505	-11.6%
February	592	475	-19.8%
12-Month Avg	594	566	-4.2%

Historical Inventory of Homes for Sale

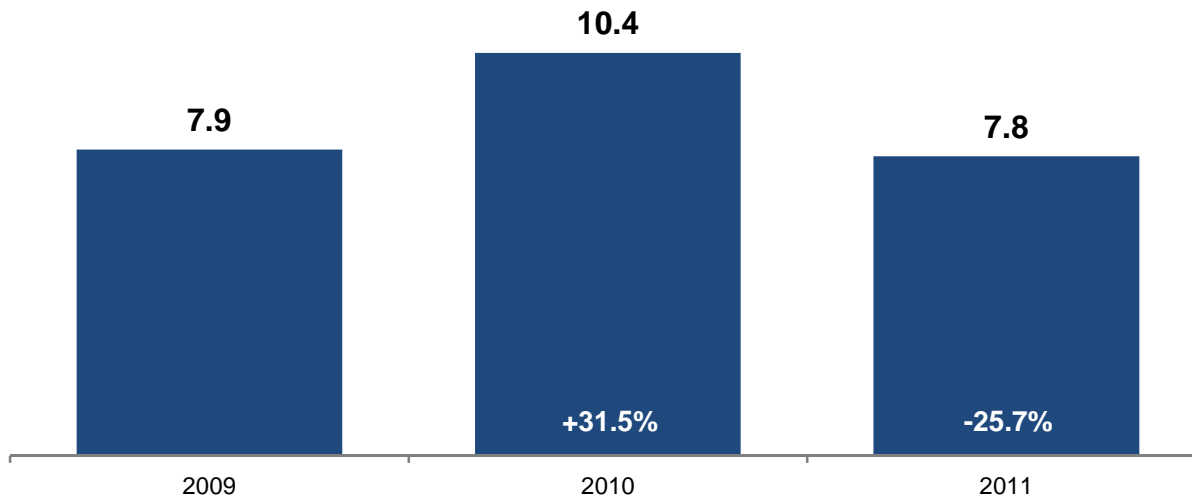


Months Supply of Inventory

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	8.2	9.8	+20.2%
April	8.7	10.5	+21.1%
May	9.1	10.3	+13.6%
June	10.3	9.2	-10.5%
July	10.7	9.0	-15.8%
August	11.1	9.2	-17.0%
September	11.7	9.3	-20.9%
October	12.1	9.3	-23.3%
November	11.2	8.9	-20.0%
December	11.0	8.7	-20.3%
January	10.2	8.4	-18.4%
February	10.4	7.8	-25.7%
12-Month Avg	10.4	9.2	-11.4%

Historical Months Supply of Inventory

