

COSHOCTON COUNTY

Board of
REALTORS

December 2010

Monthly Indicators

A research tool provided by the **Coshocton County Board of REALTORS®**
Brought to you by the unique data-sharing traditions of the REALTOR® community



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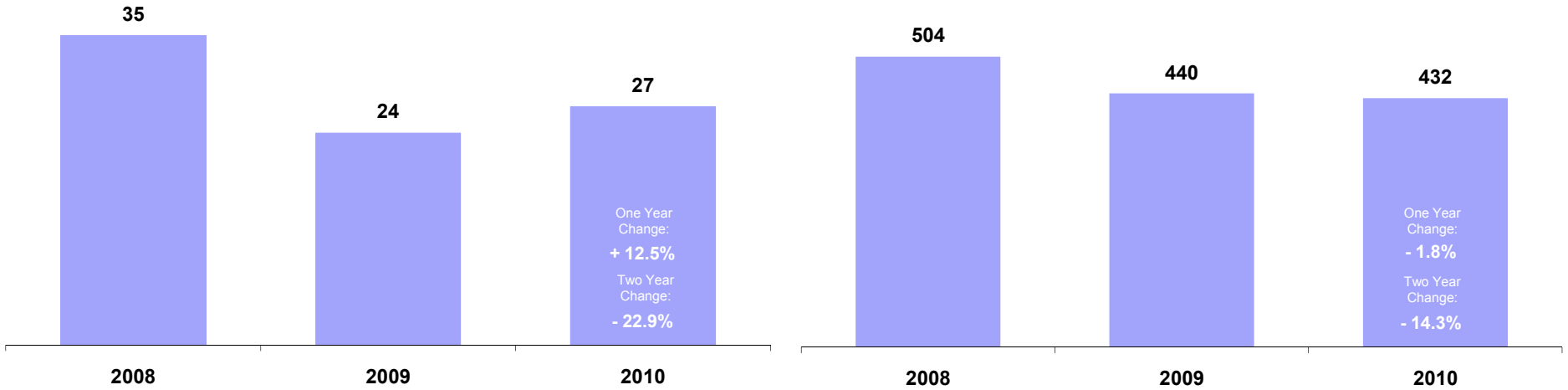
New Listings

A Monthly Indicator from the Coshocton County Board of REALTORS®

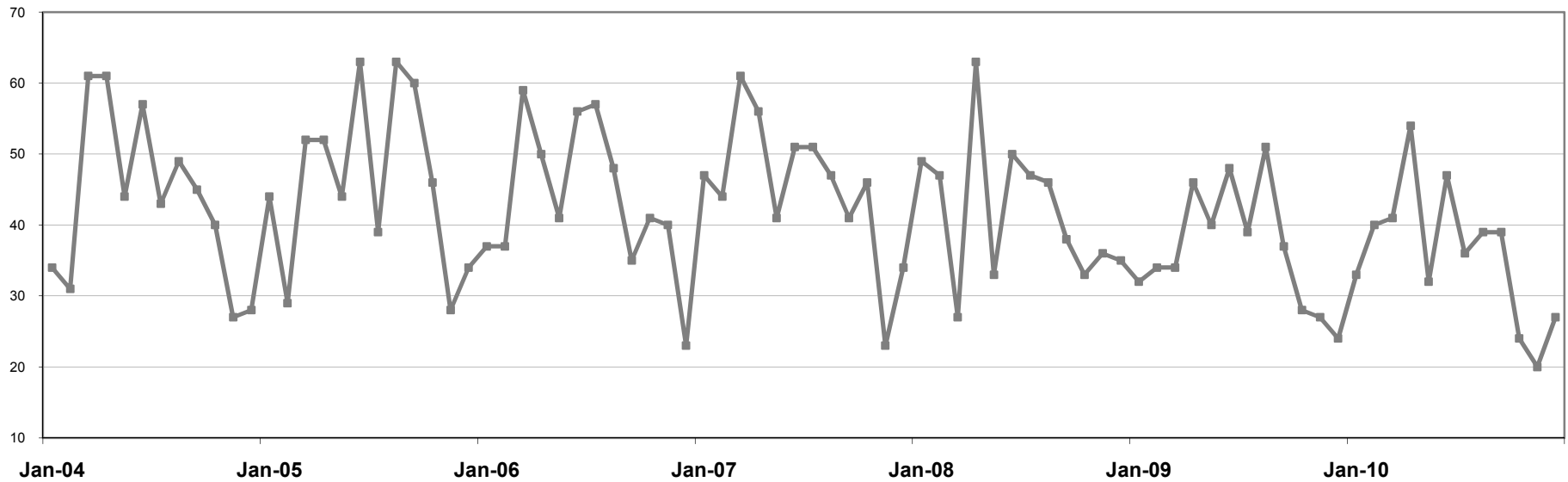


December

Year to Date



Historical New Listings



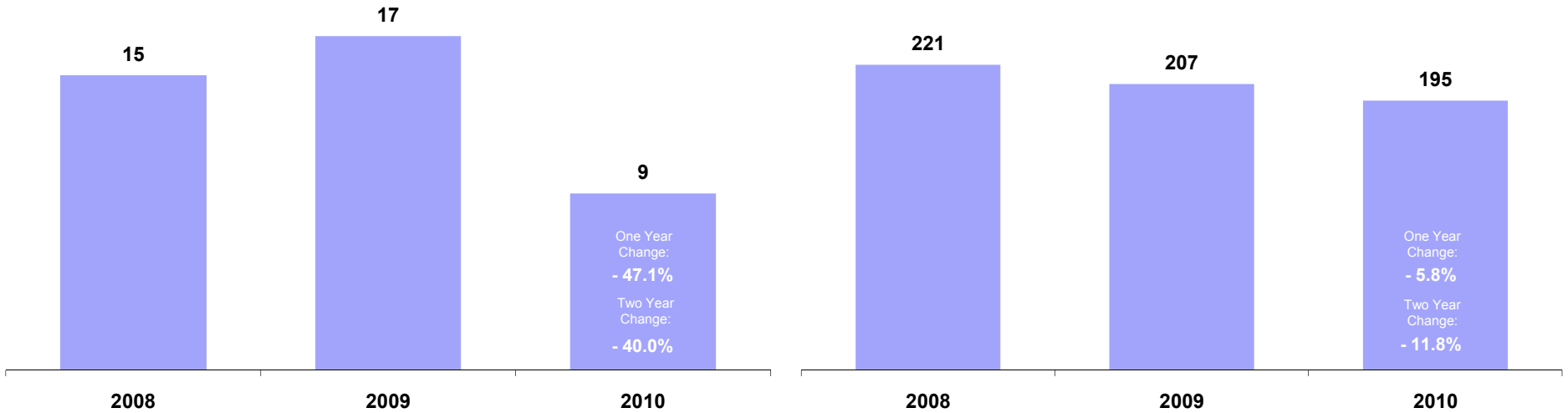
Pending Sales

A Monthly Indicator from the Coshocton County Board of REALTORS®

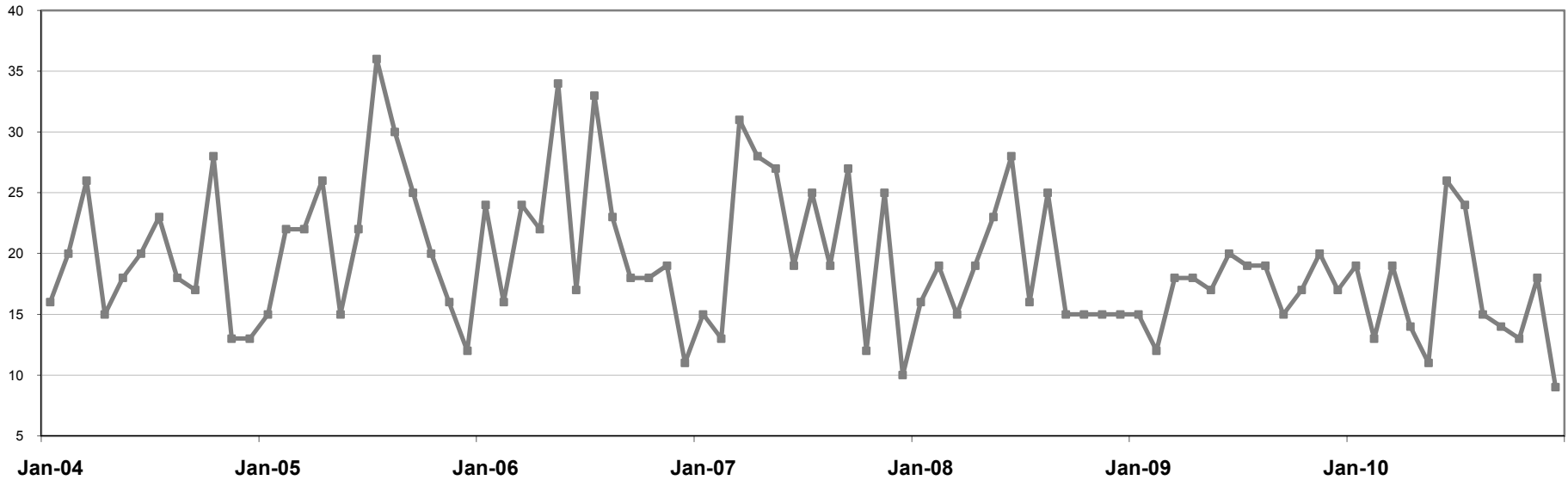


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Historical Pending Sales



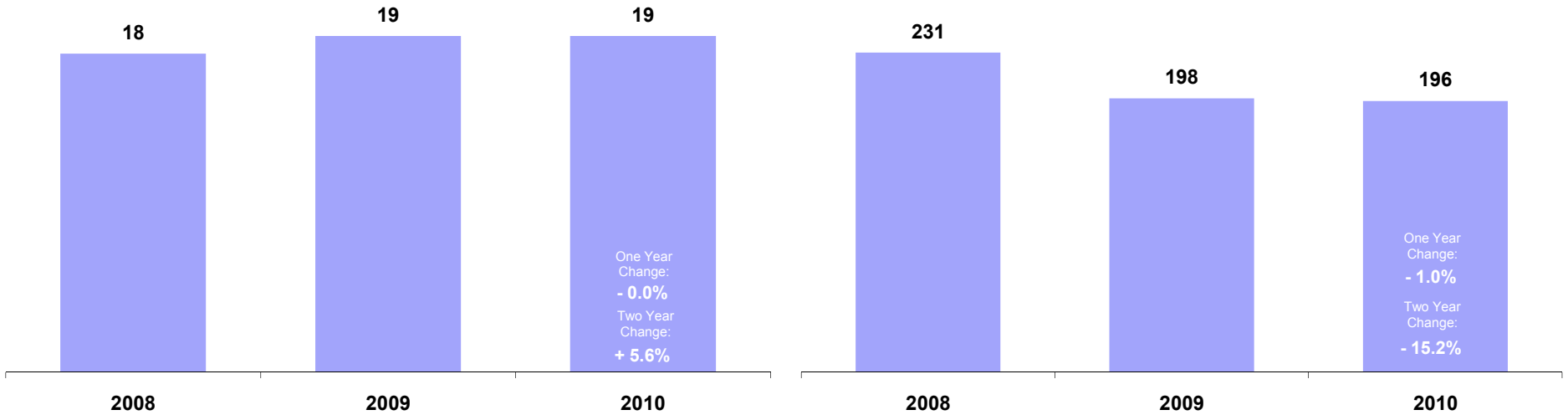
Closed Sales

A Monthly Indicator from the Coshocton County Board of REALTORS®

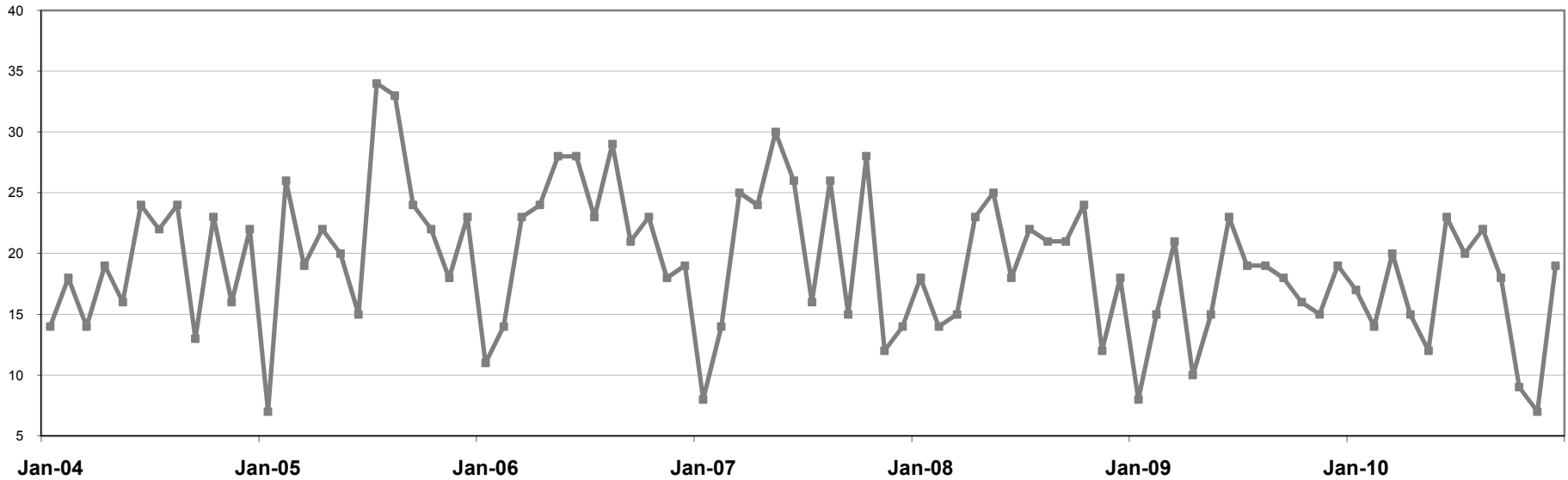


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Historical Closed Sales



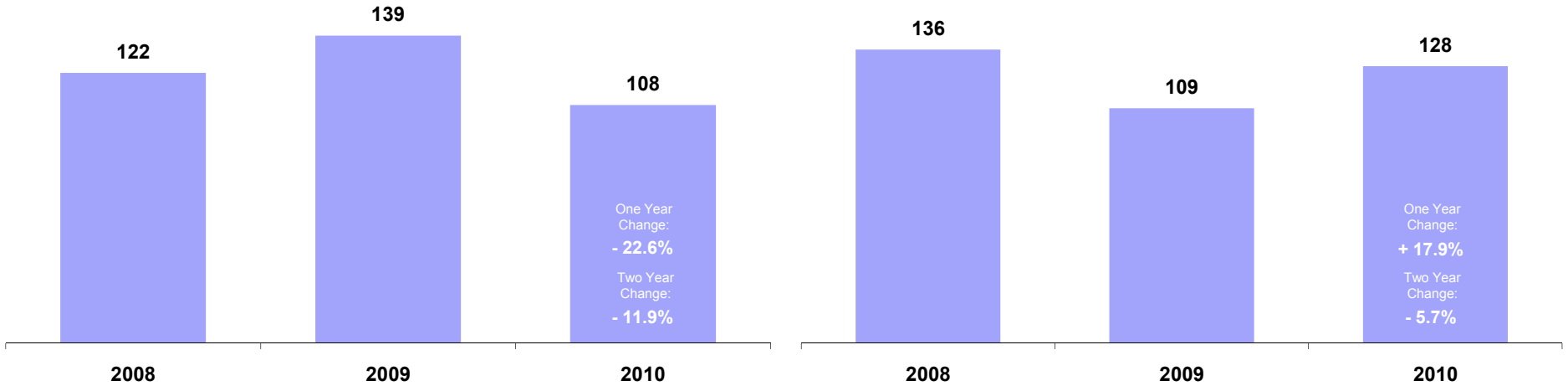
Days on Market Until Sale

A Monthly Indicator from the Coshocton County Board of REALTORS®

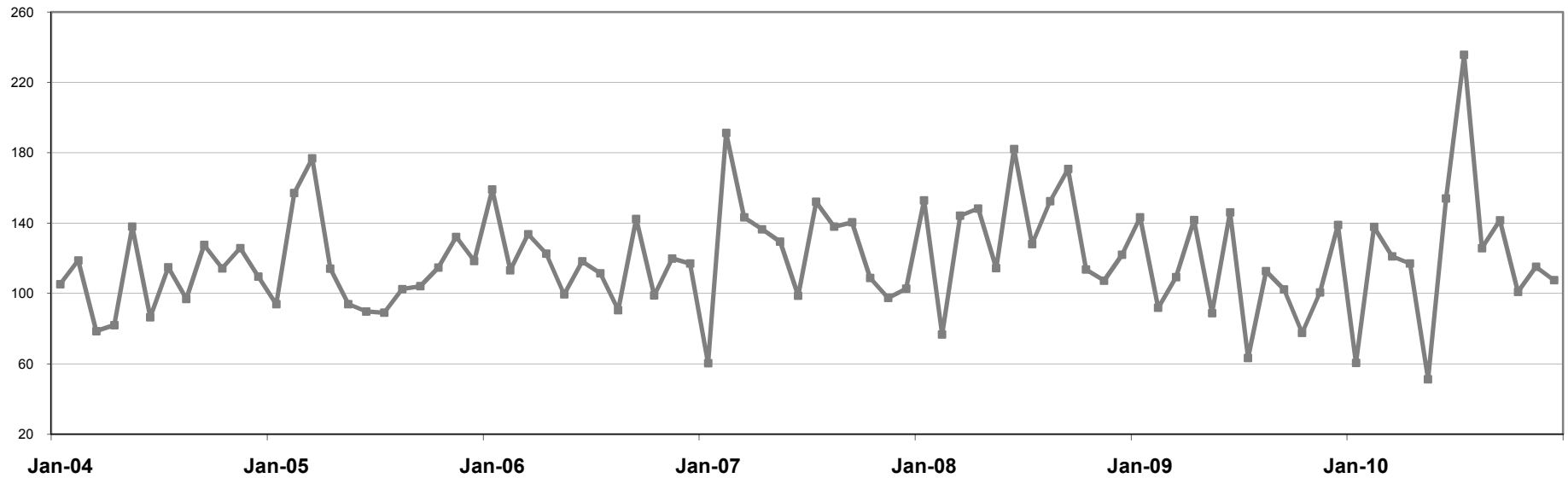


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Historical Days on Market Until Sale



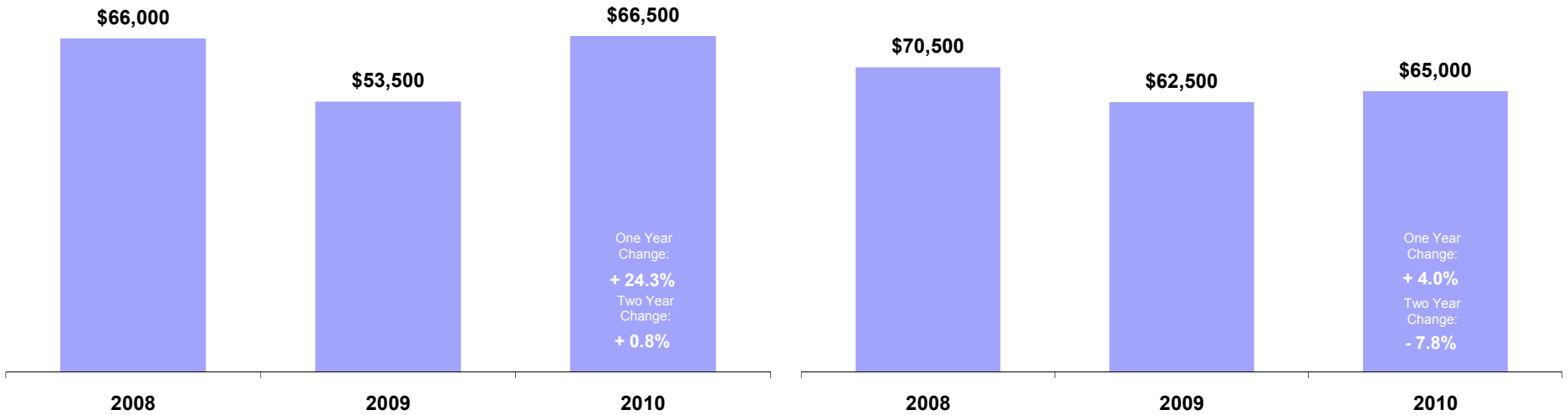
Median Sales Price

A Monthly Indicator from the Coshocton County Board of REALTORS®

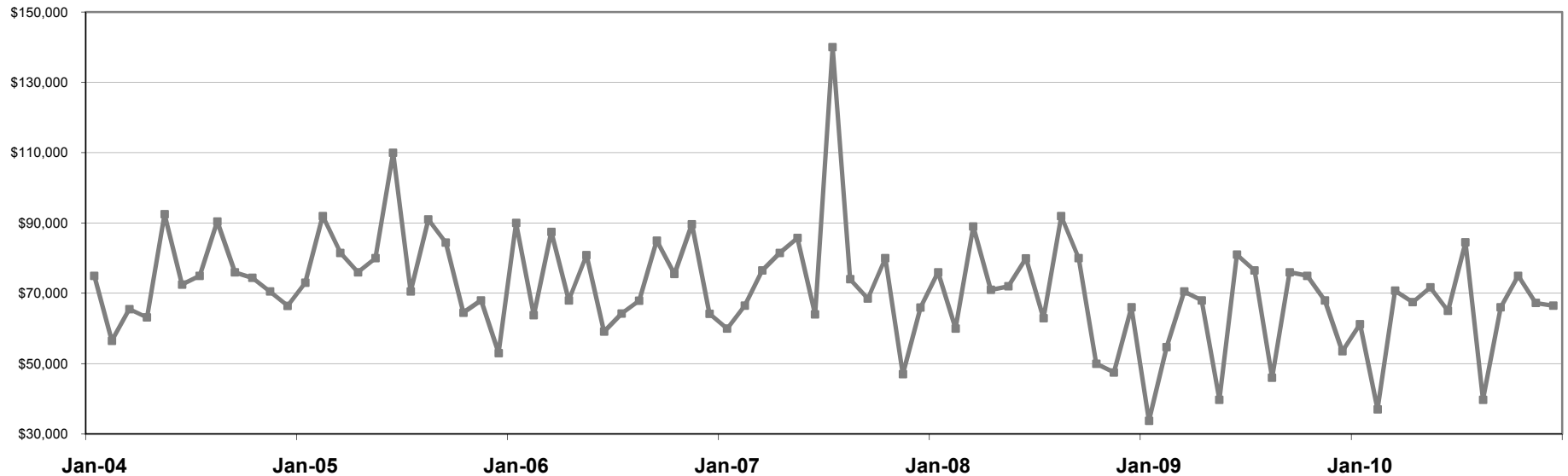


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Historical Median Sales Price



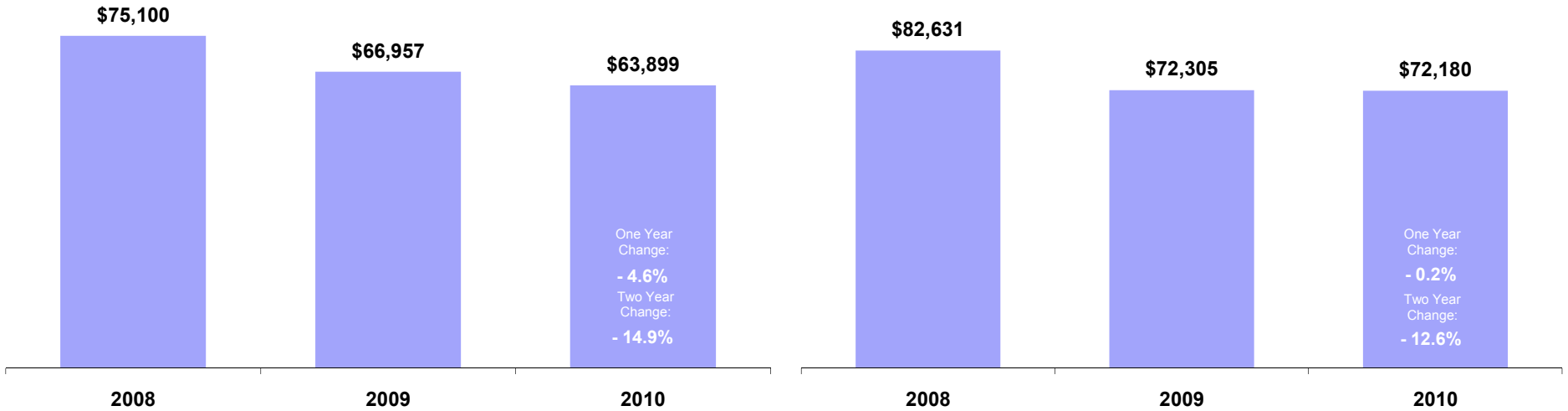
Average Sales Price

A Monthly Indicator from the Coshocton County Board of REALTORS®

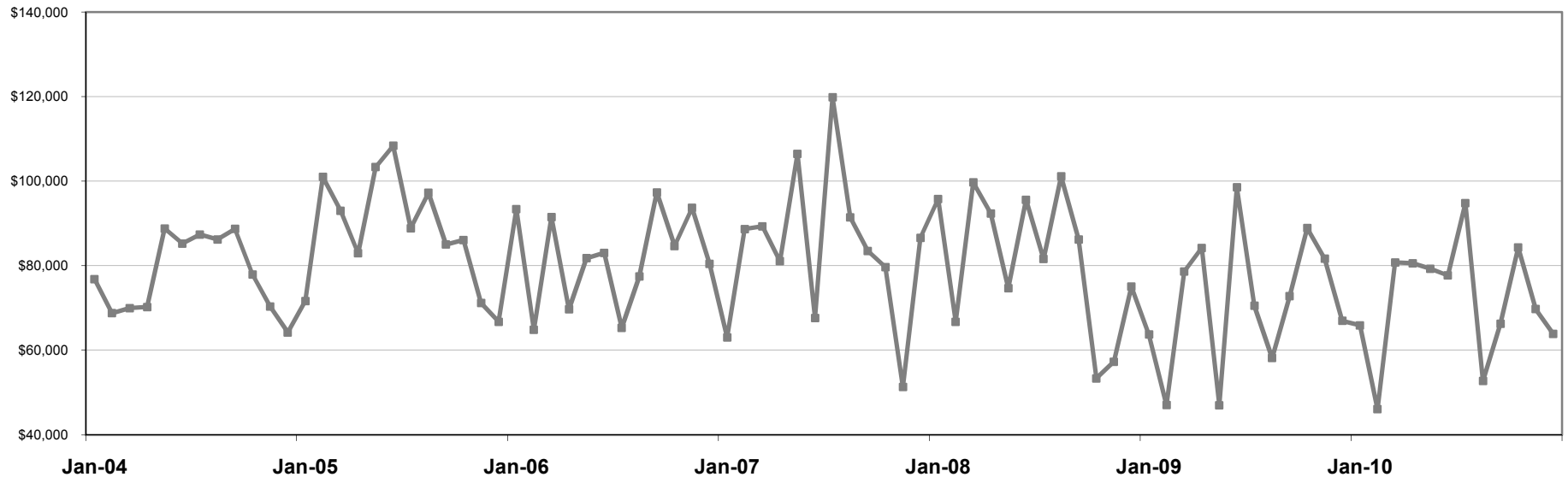


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Historical Average Sales Price



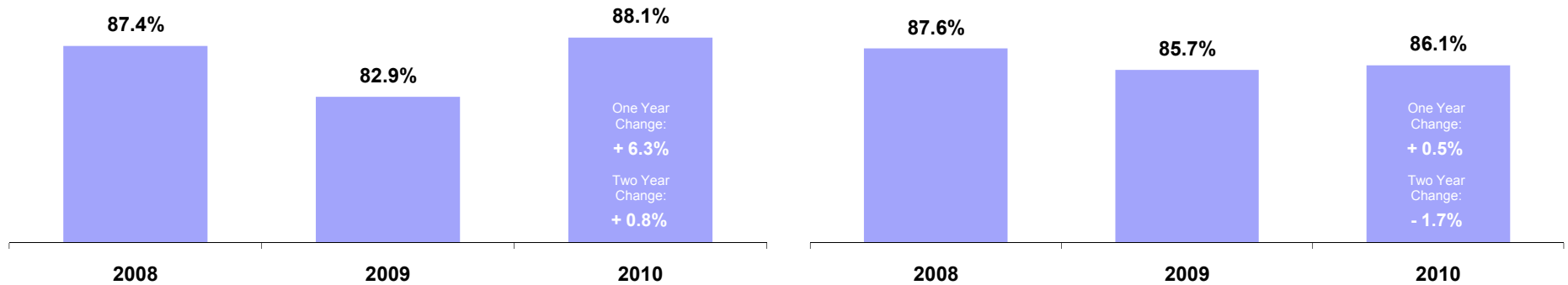
Percent of Original List Price Received at Sale

A Monthly Indicator from the Coshocton County Board of REALTORS®

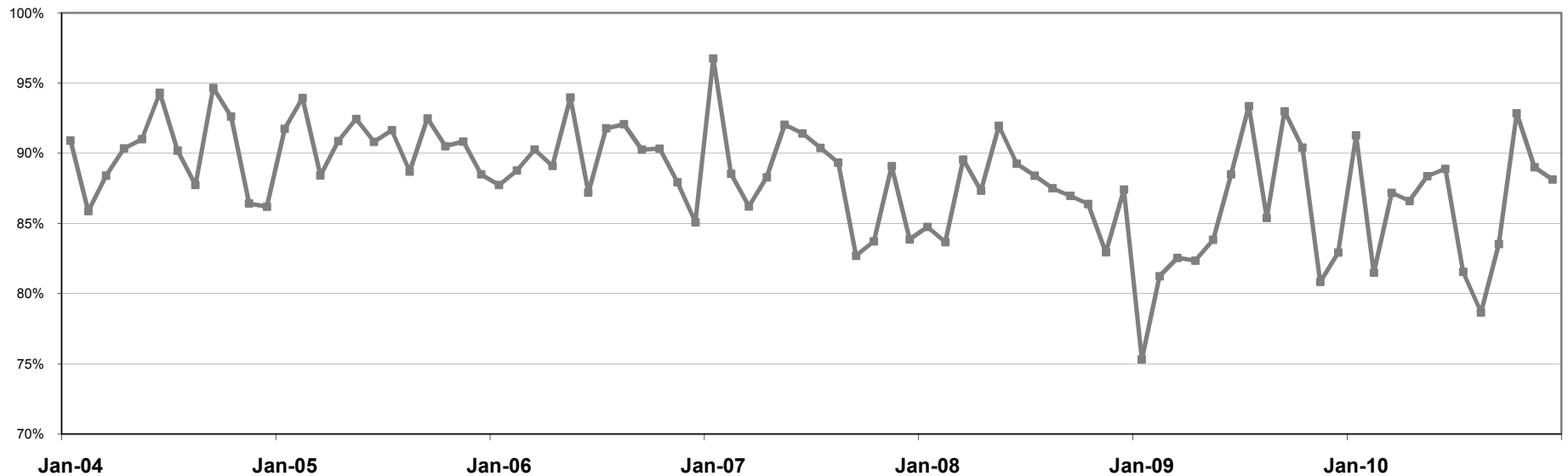


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Historical Percent of Original List Price Received



Housing Affordability Index

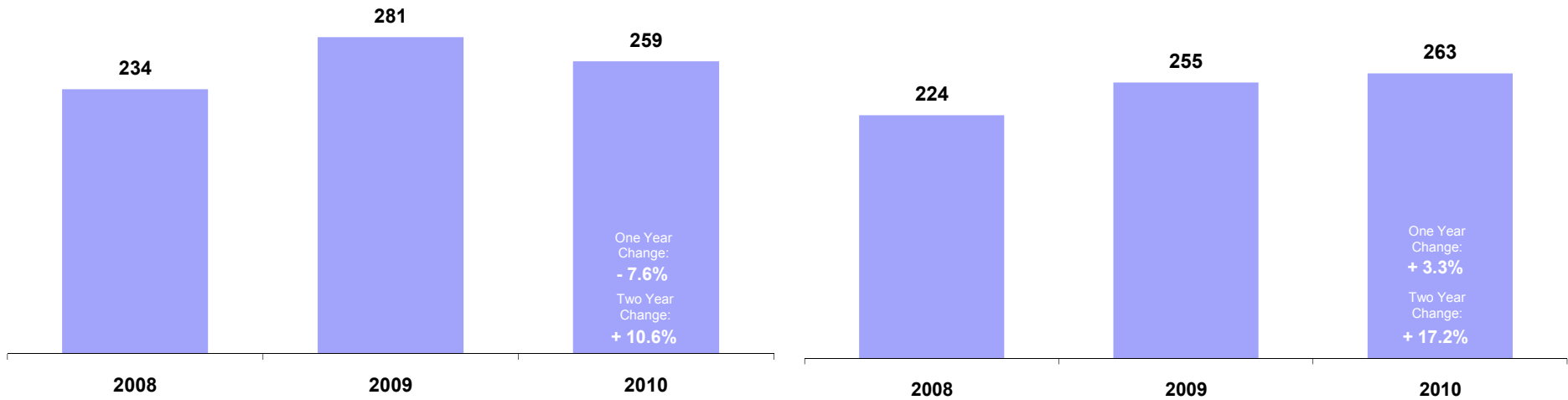
A Monthly Indicator from the Coshocton County Board of REALTORS®



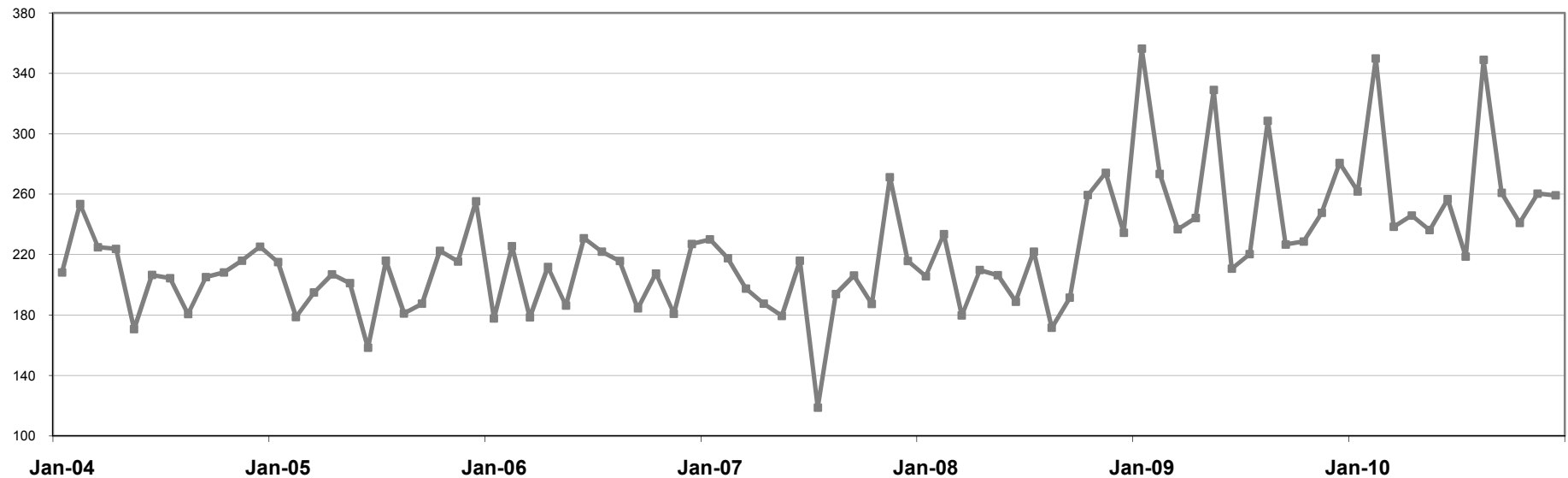
December

Year to Date

The HAI formula measures housing affordability for the Regional Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

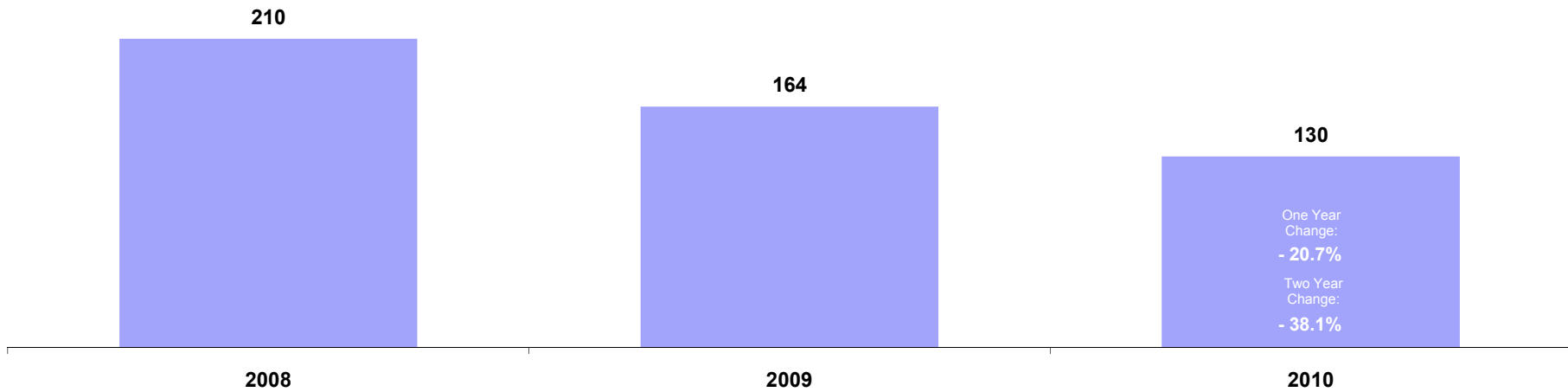


Inventory of Homes Available

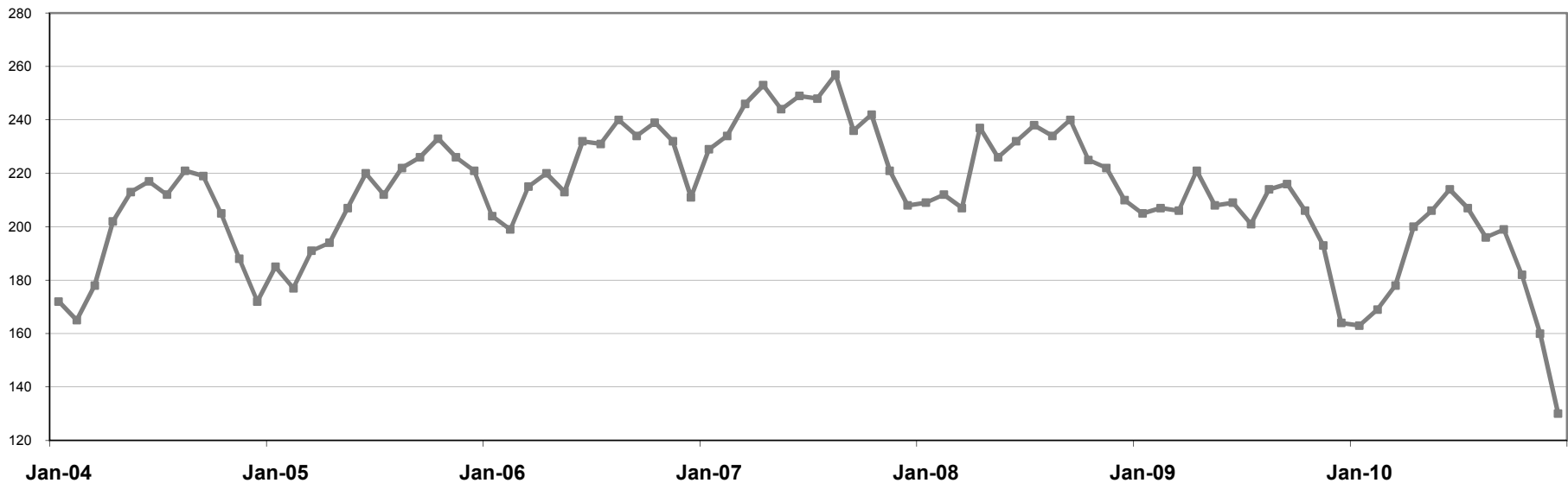
A Monthly Indicator from the Coshocton County Board of REALTORS®



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Historical Inventory of Homes Available

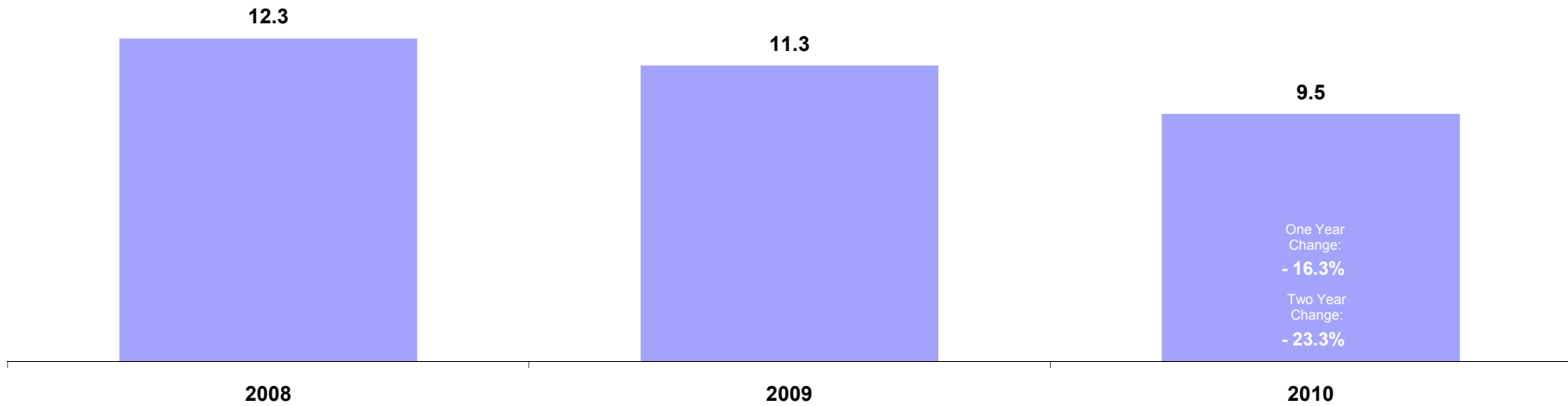


Months Supply of Inventory

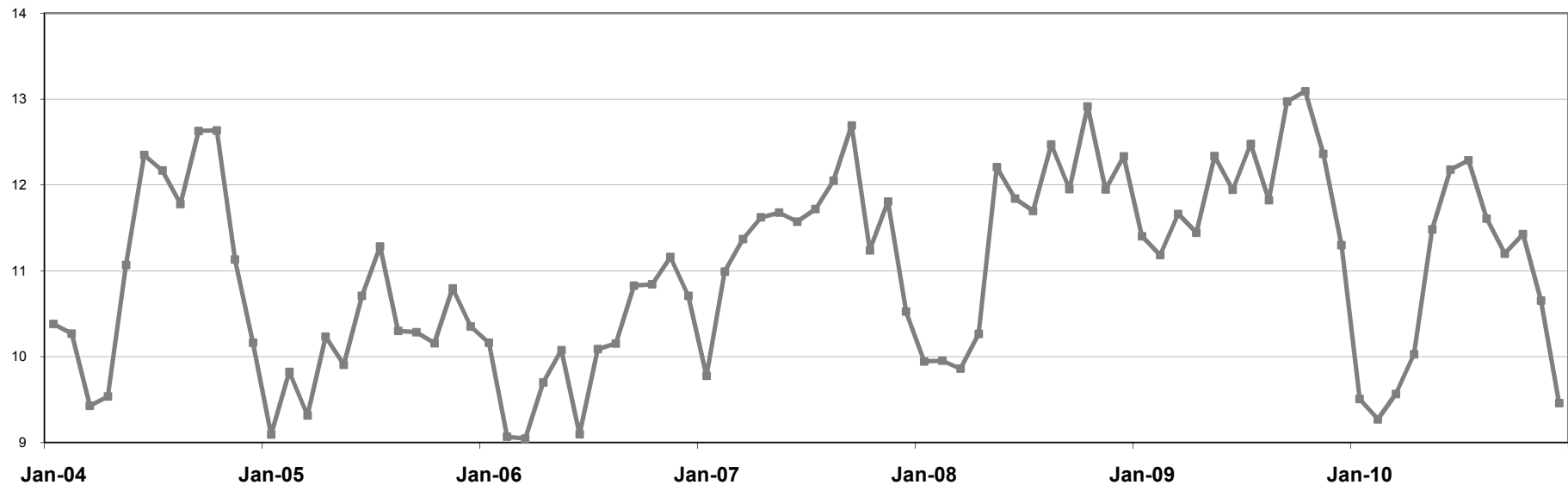
A Monthly Indicator from the Coshocton County Board of REALTORS®



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Historical Months Supply of Inventory



Market Overview

A Monthly Indicator from the Coshocton County Board of REALTORS®



			Monthly			Year to Date		
			Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010		24	28	- 14.3%	385	389	- 1.0%
	Nov 2010		20	27	- 25.9%	405	416	- 2.6%
	Dec 2010		27	24	+ 12.5%	432	440	- 1.8%
Pending Sales	Oct 2010		13	17	- 23.5%	168	170	- 1.2%
	Nov 2010		18	20	- 10.0%	186	190	- 2.1%
	Dec 2010		9	17	- 47.1%	195	207	- 5.8%
Closed Sales	Oct 2010		9	16	- 43.8%	170	164	+ 3.7%
	Nov 2010		7	15	- 53.3%	177	179	- 1.1%
	Dec 2010		19	19	- 0.0%	196	198	- 1.0%
Days on Market Until Sale	Oct 2010		101	78	+ 30.1%	131	106	+ 23.6%
	Nov 2010		115	101	+ 14.5%	130	105	+ 23.6%
	Dec 2010		108	139	- 22.6%	128	109	+ 17.9%
Median Sales Price	Oct 2010		\$75,000	\$75,000	- 0.0%	\$65,000	\$65,000	- 0.0%
	Nov 2010		\$67,250	\$68,000	- 1.1%	\$65,000	\$65,000	- 0.0%
	Dec 2010		\$66,500	\$53,500	+ 24.3%	\$65,000	\$62,500	+ 4.0%
Average Sales Price	Oct 2010		\$84,322	\$88,907	- 5.2%	\$73,164	\$71,962	+ 1.7%
	Nov 2010		\$69,750	\$81,669	- 14.6%	\$73,039	\$72,804	+ 0.3%
	Dec 2010		\$63,899	\$66,957	- 4.6%	\$72,180	\$72,305	- 0.2%
Percent of Original List Price Received at Sale	Oct 2010		92.8%	90.4%	+ 2.7%	85.8%	86.4%	- 0.8%
	Nov 2010		89.0%	80.8%	+ 10.1%	85.9%	85.9%	- 0.1%
	Dec 2010		88.1%	82.9%	+ 6.3%	86.1%	85.7%	+ 0.5%
Housing Affordability Index	Oct 2010		241	229	+ 5.4%	264	252	+ 5.1%
	Nov 2010		260	248	+ 5.2%	266	255	+ 4.4%
	Dec 2010		259	281	- 7.6%	263	255	+ 3.3%
Total Active Listings Available at Month End	Oct 2010		182	206	- 11.7%			
	Nov 2010		160	193	- 17.1%	--	--	--
	Dec 2010		130	164	- 20.7%			
Months Supply of Inventory	Oct 2010		11.4	13.1	- 12.7%			
	Nov 2010		10.7	12.4	- 13.8%	--	--	--
	Dec 2010		9.5	11.3	- 16.3%			

Explanation of Methodology

A Monthly Indicator from the **Coshocton County Board of REALTORS®**



New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have closed in a given month.
Days on Market Until Sale	The average number of days between when a property is first listed and when it is closed, sold properties only.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Percent of Original List Price Received at Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures the affordability of the region's homes. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Total Active Listings Available at Month End	The number of properties available for sale in active status at the end of the month.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.