



# Monthly Indicators

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

## December 2010



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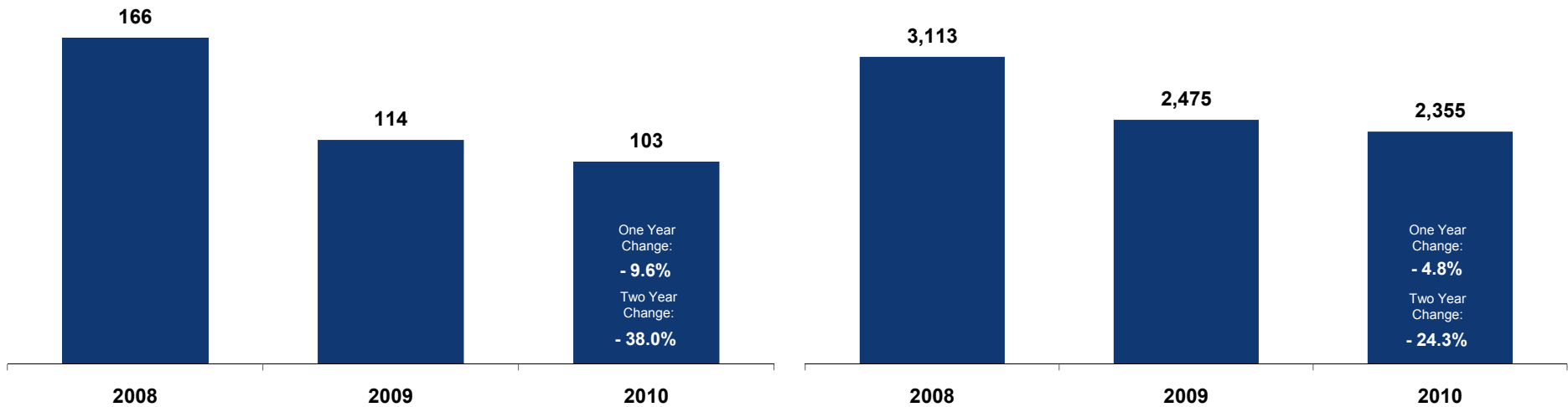
# New Listings

A Monthly Indicator from the **Portage County Association of REALTORS®**

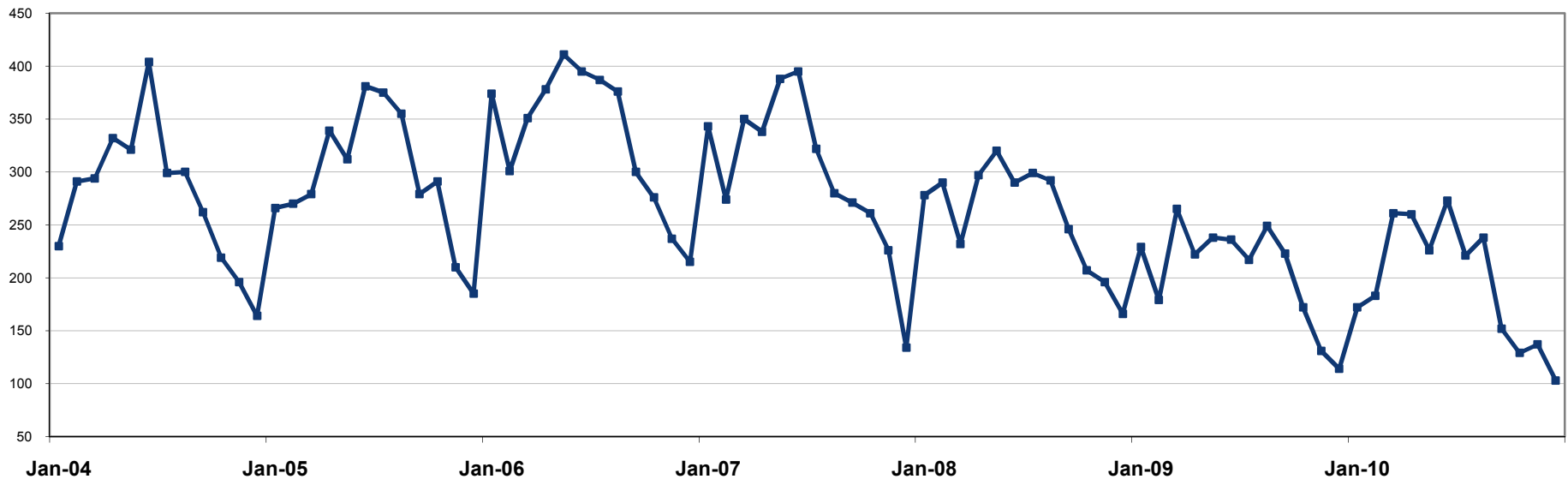


## December

## Year to Date



## Historical New Listings



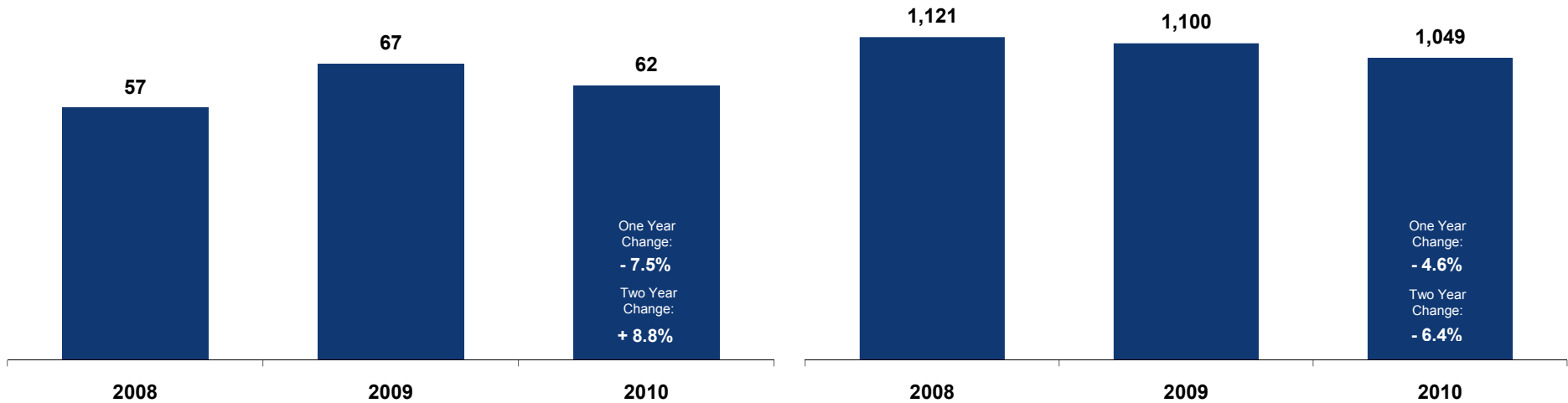
# Pending Sales

A Monthly Indicator from the Portage County Association of REALTORS®

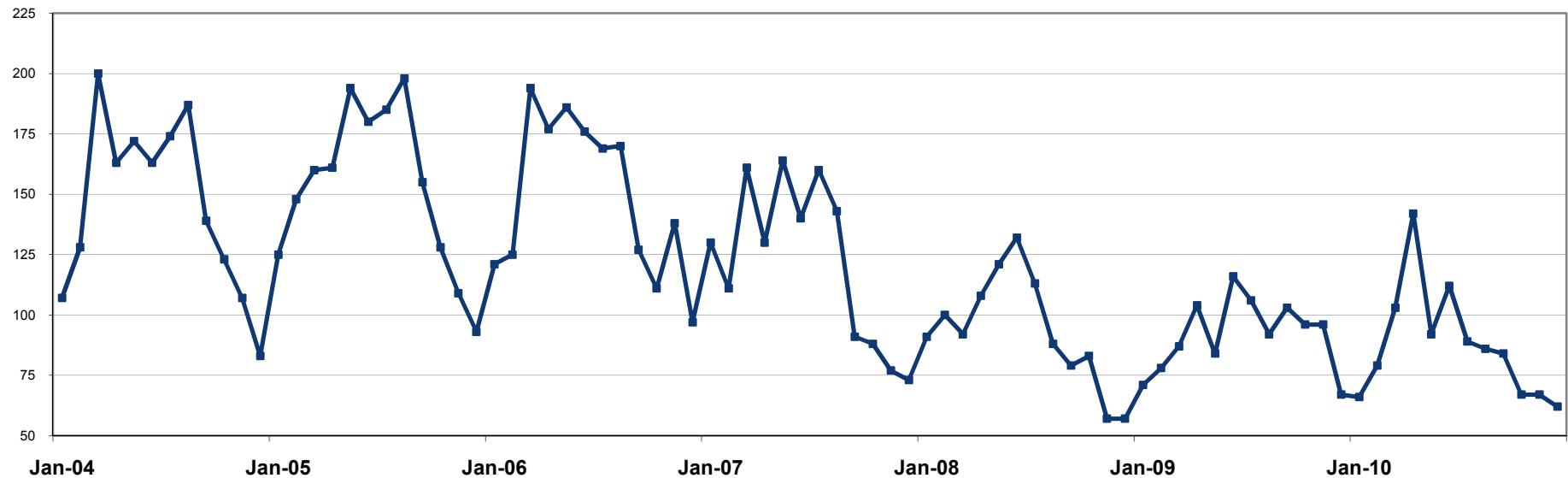


## December

## Year to Date



## Historical Pending Sales



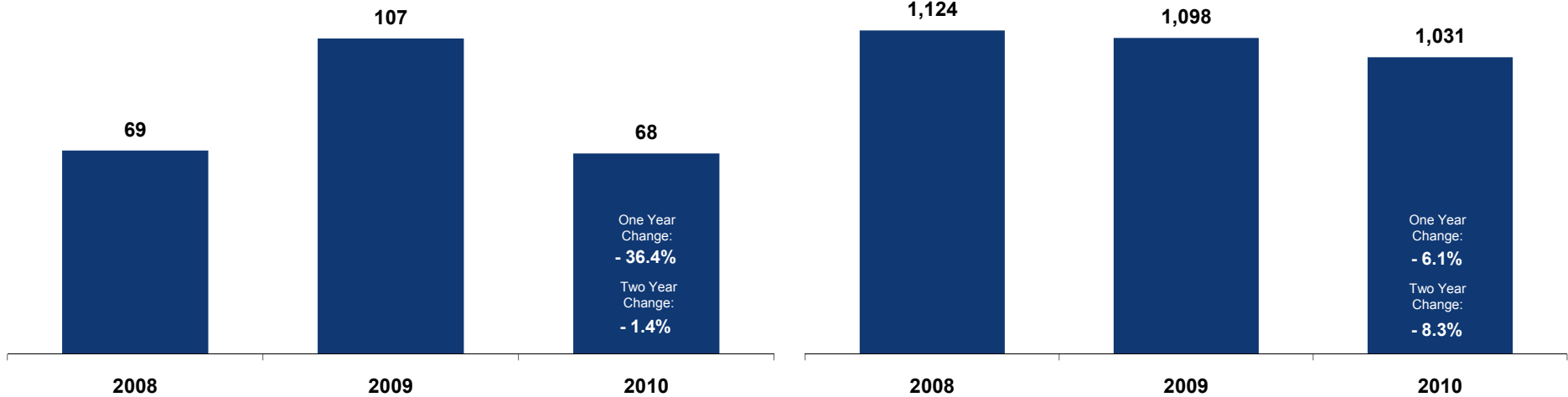
# Closed Sales

A Monthly Indicator from the **Portage County Association of REALTORS®**

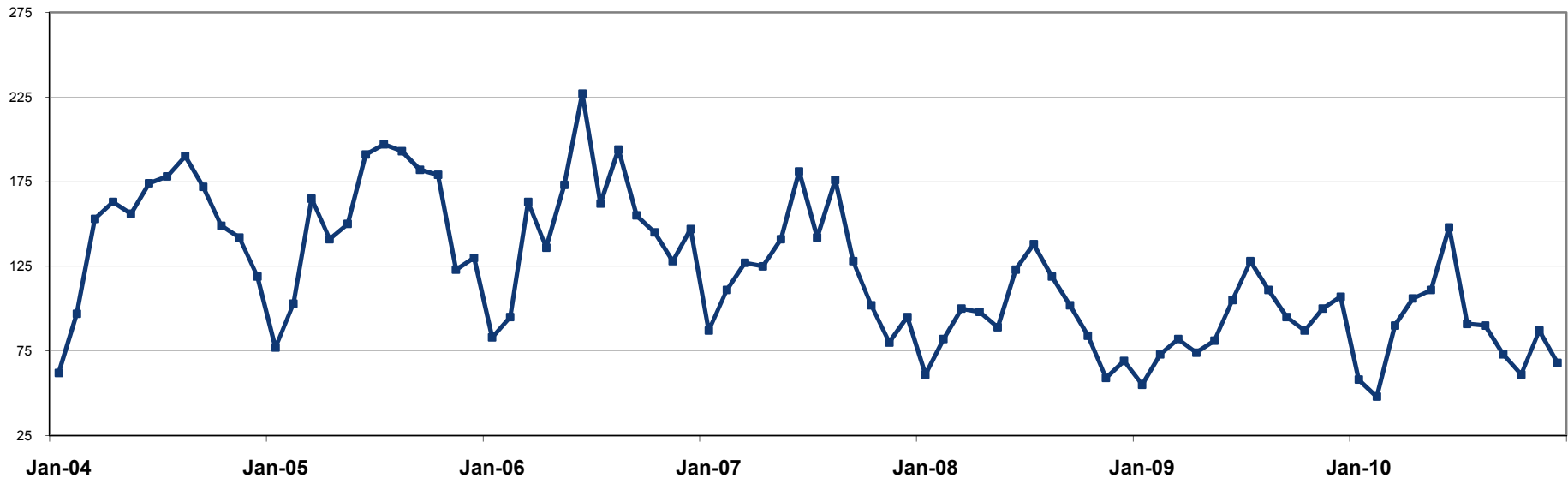


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## Historical Closed Sales



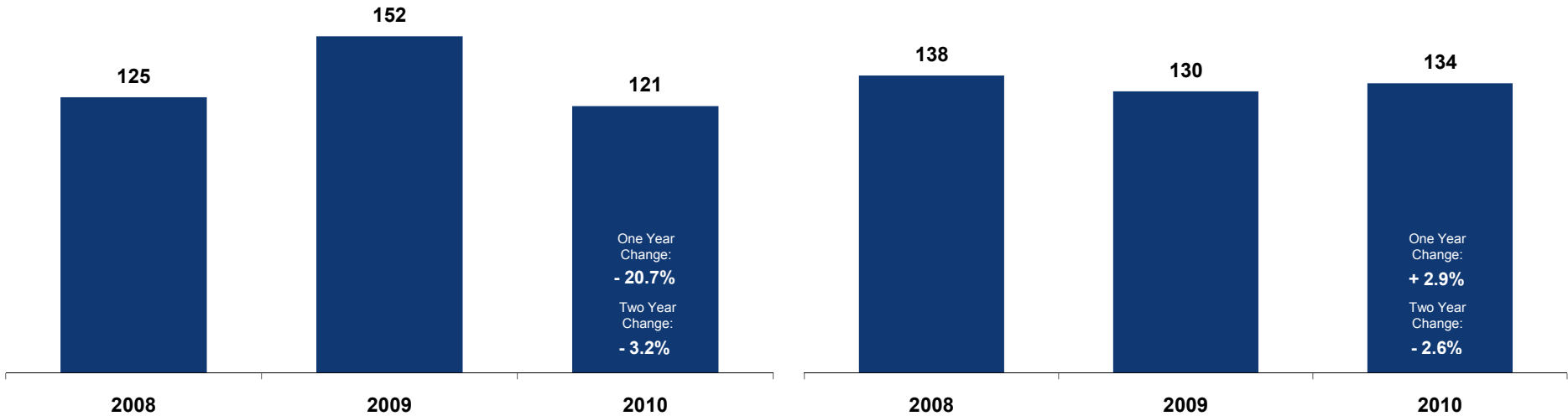
# Days on Market Until Sale

A Monthly Indicator from the Portage County Association of REALTORS®

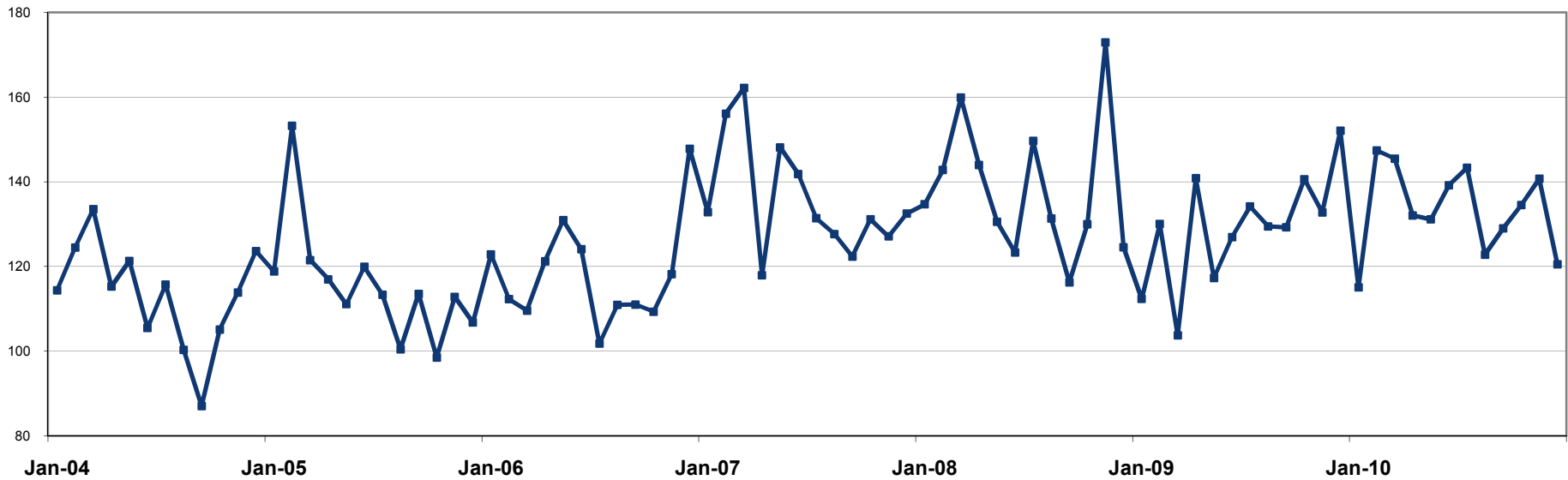


## December

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## Historical Days on Market Until Sale

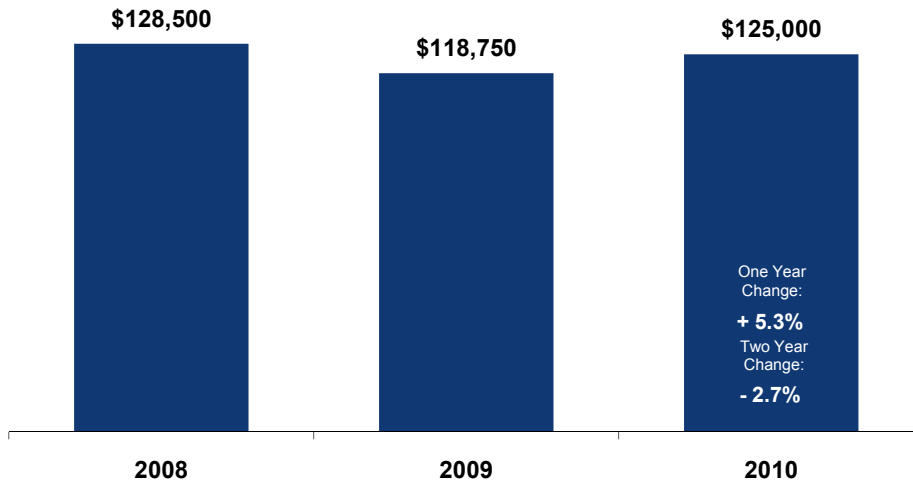


# Median Sales Price

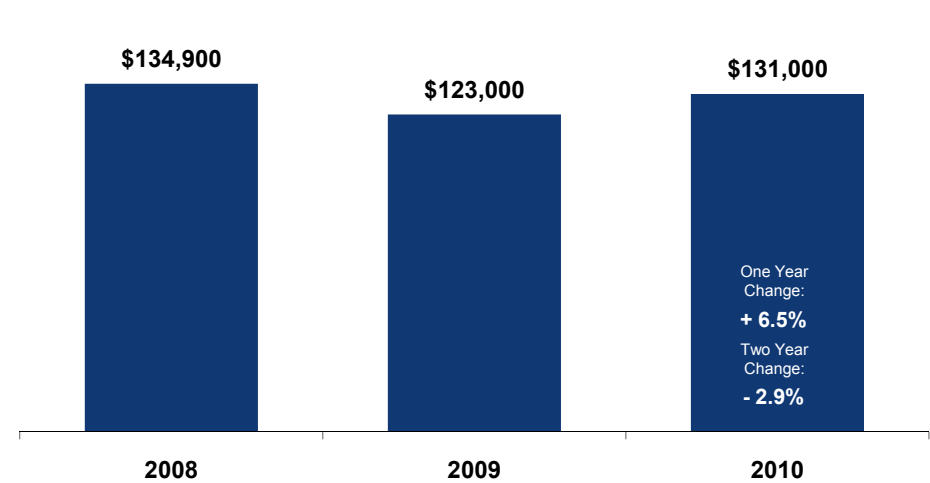
A Monthly Indicator from the **Portage County Association of REALTORS®**



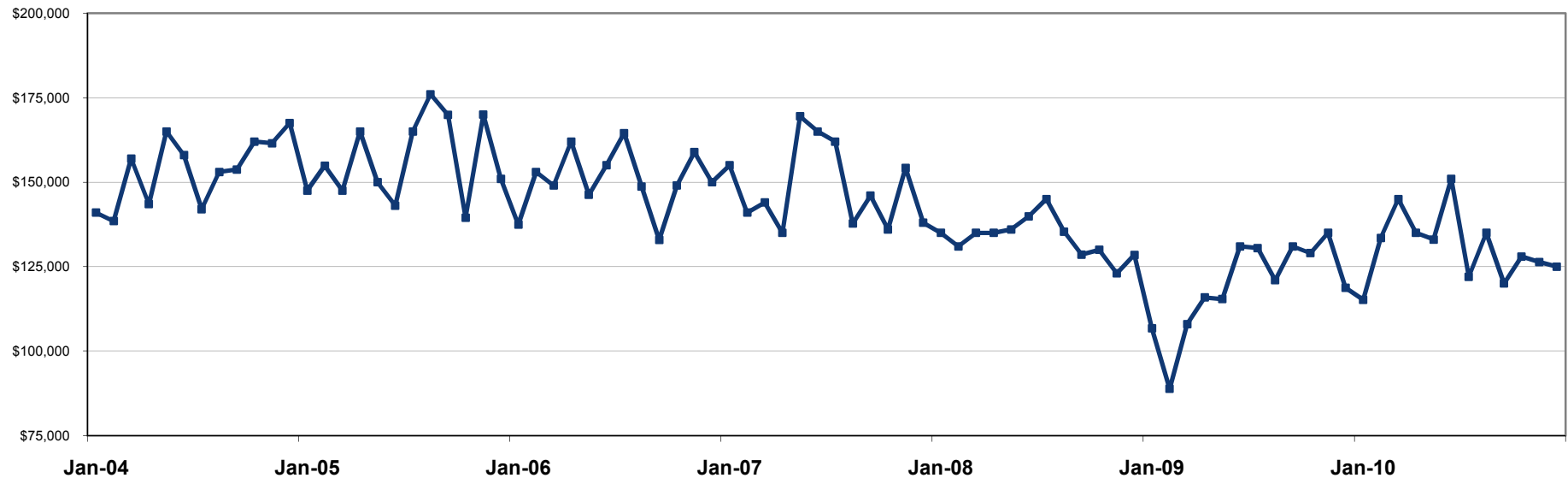
## December



## Year to Date



## Historical Median Sales Price



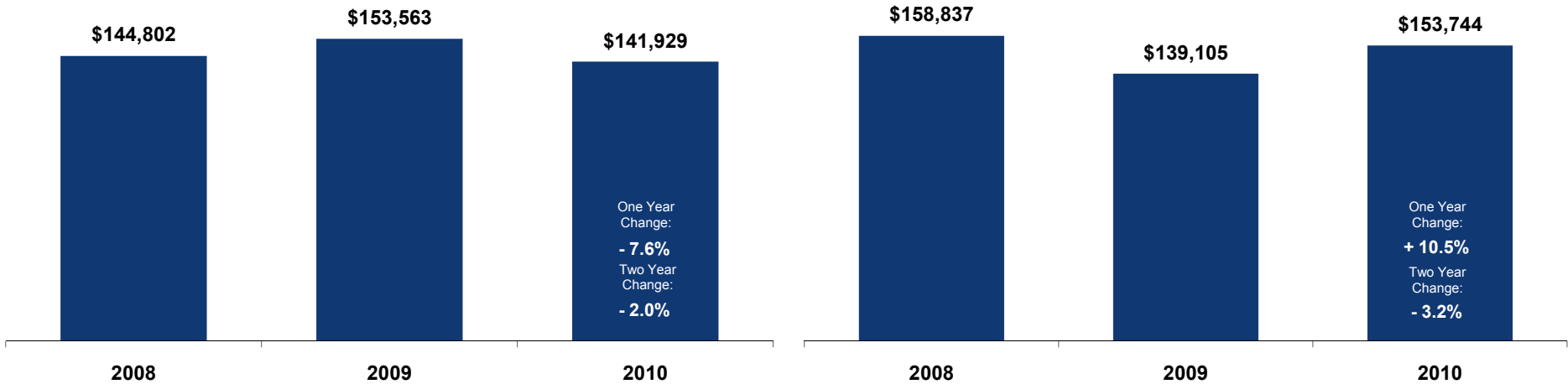
# Average Sales Price

A Monthly Indicator from the Portage County Association of REALTORS®

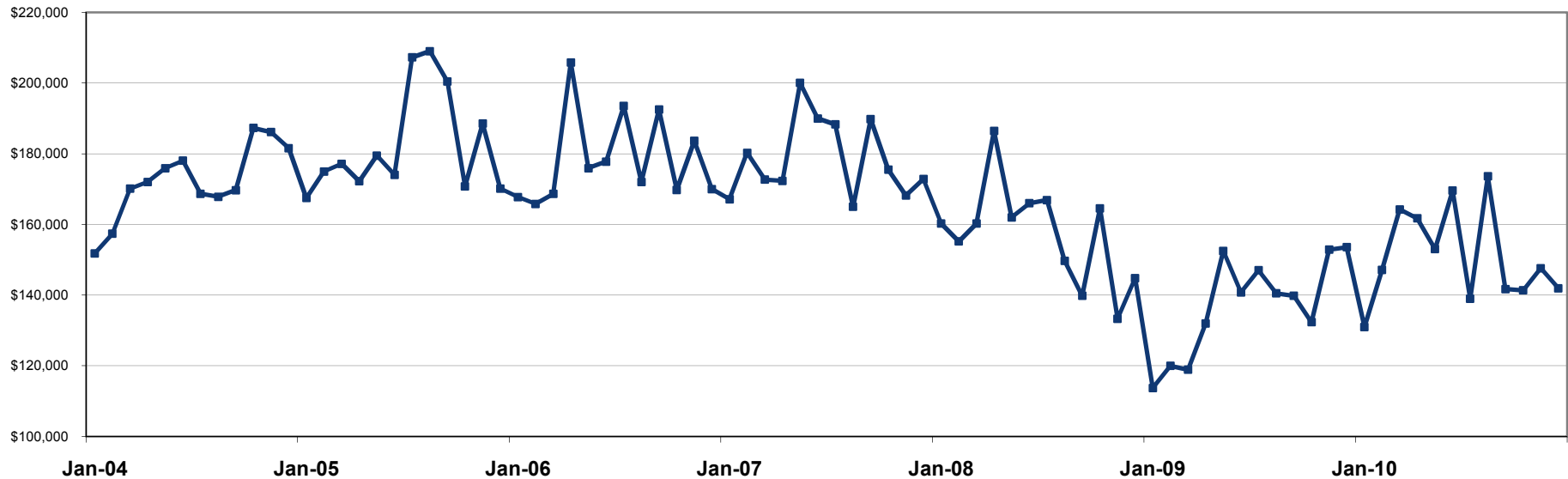


## December

## Year to Date



## Historical Average Sales Price



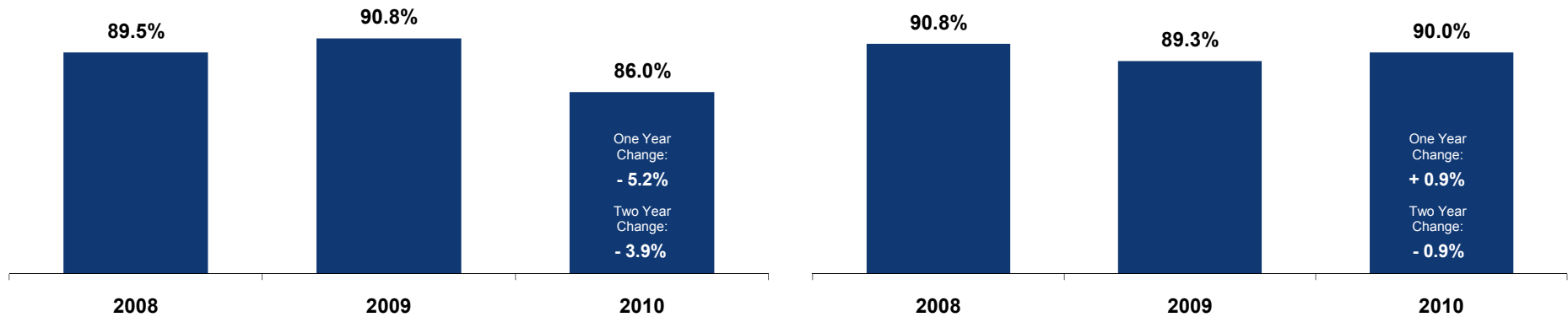
# Percent of Original List Price Received at Sale

A Monthly Indicator from the Portage County Association of REALTORS®

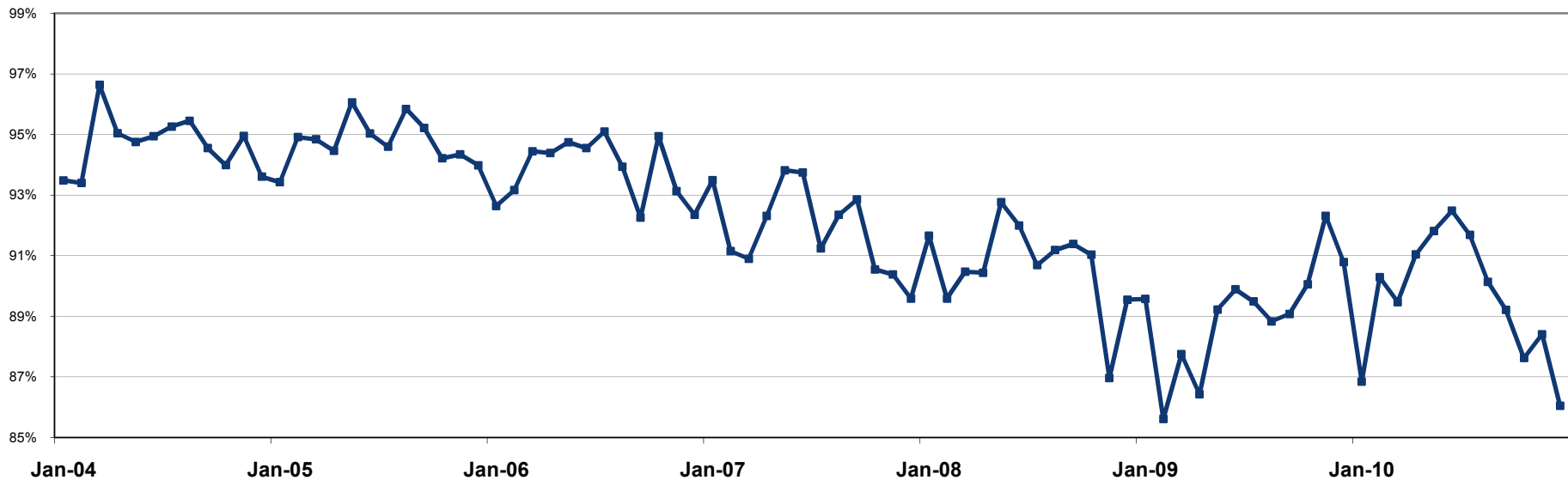


## December

## Year to Date



## Historical Percent of Original List Price Received



# Housing Affordability Index

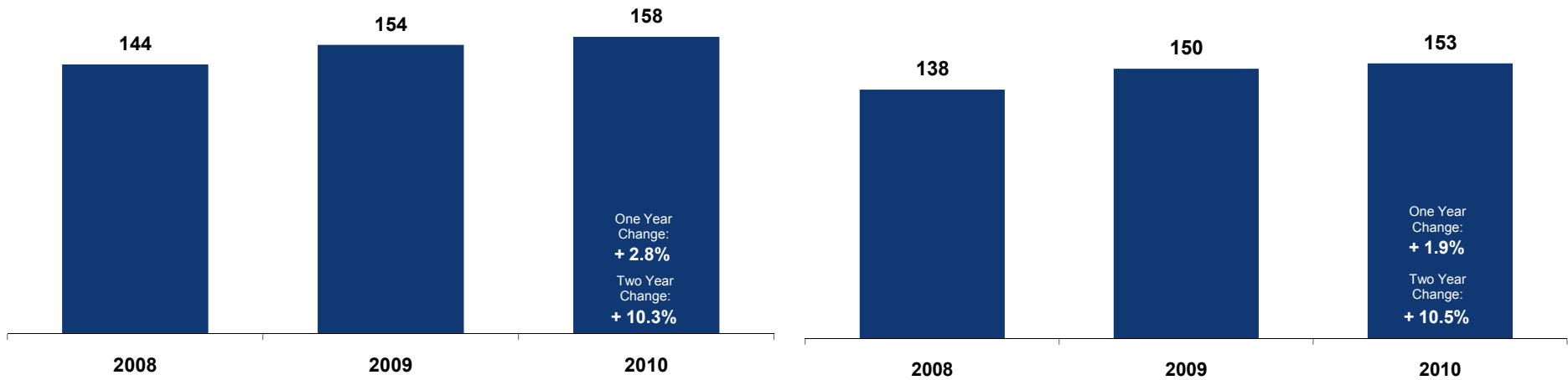
A Monthly Indicator from the **Portage County Association of REALTORS®**



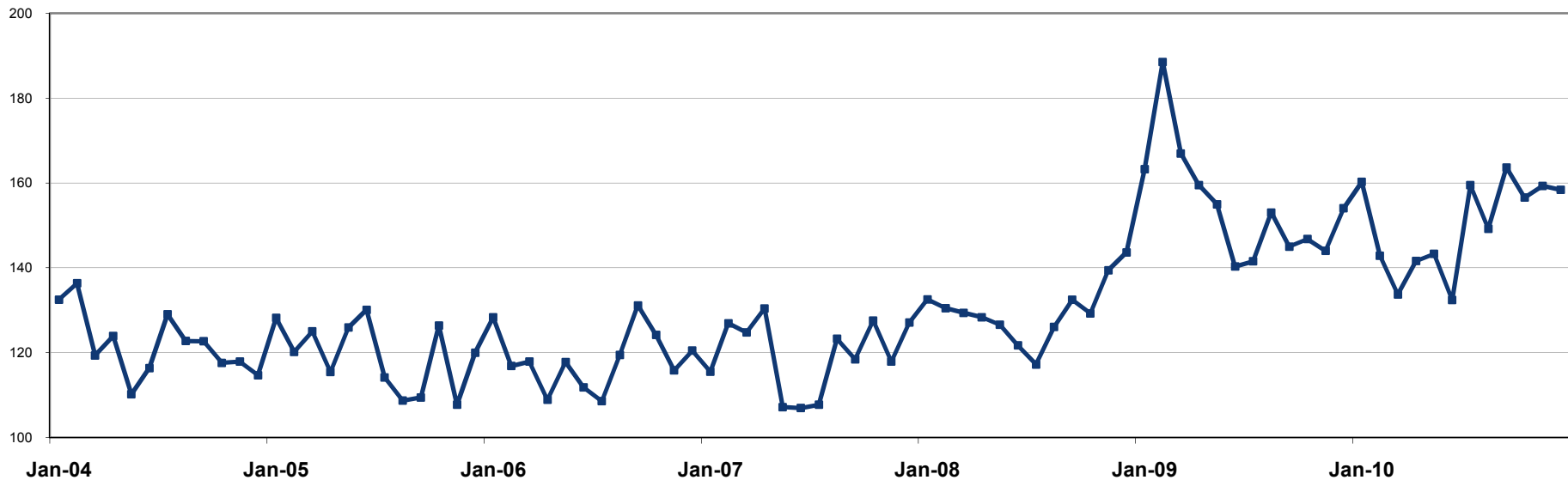
## December

## 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

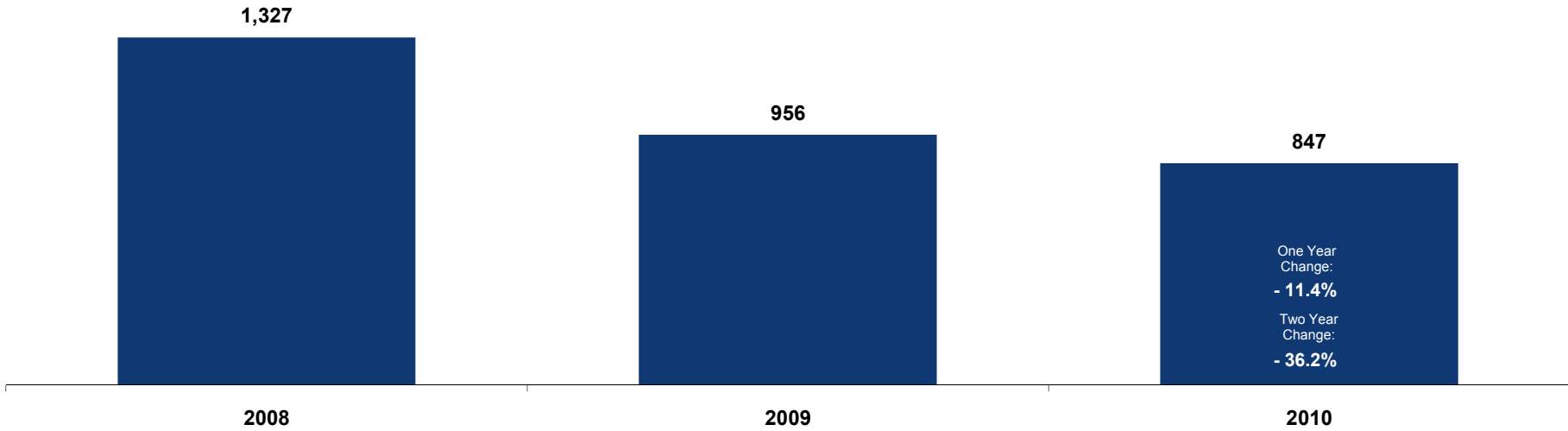


# Inventory of Homes Available

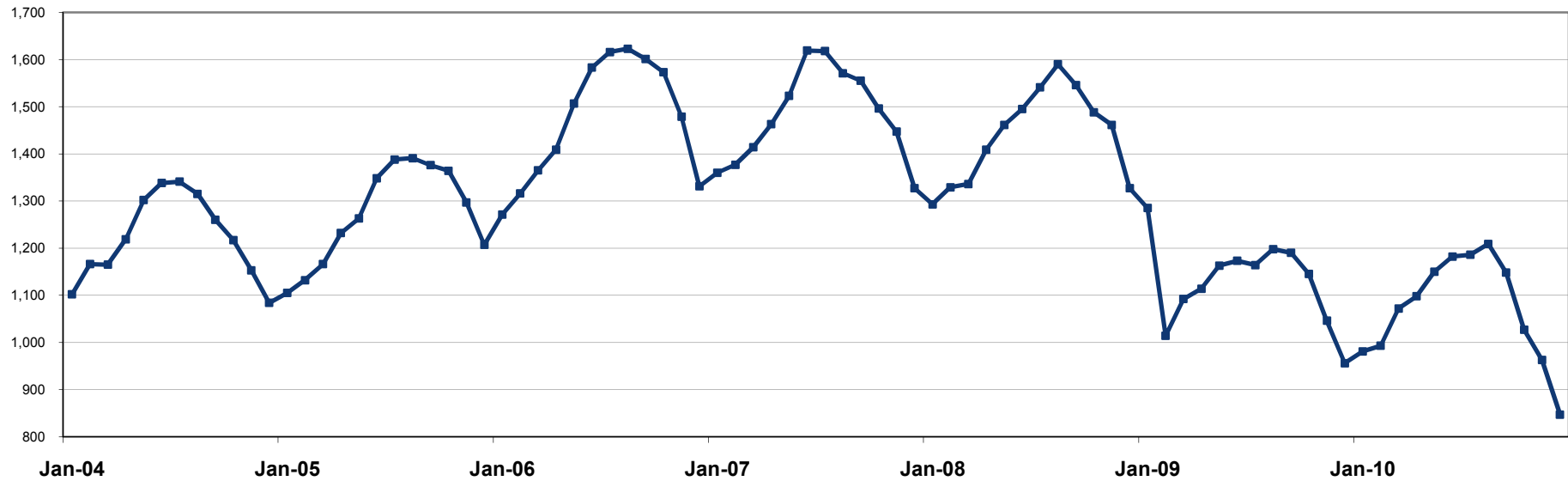
A Monthly Indicator from the Portage County Association of REALTORS®



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## Historical Inventory of Homes Available

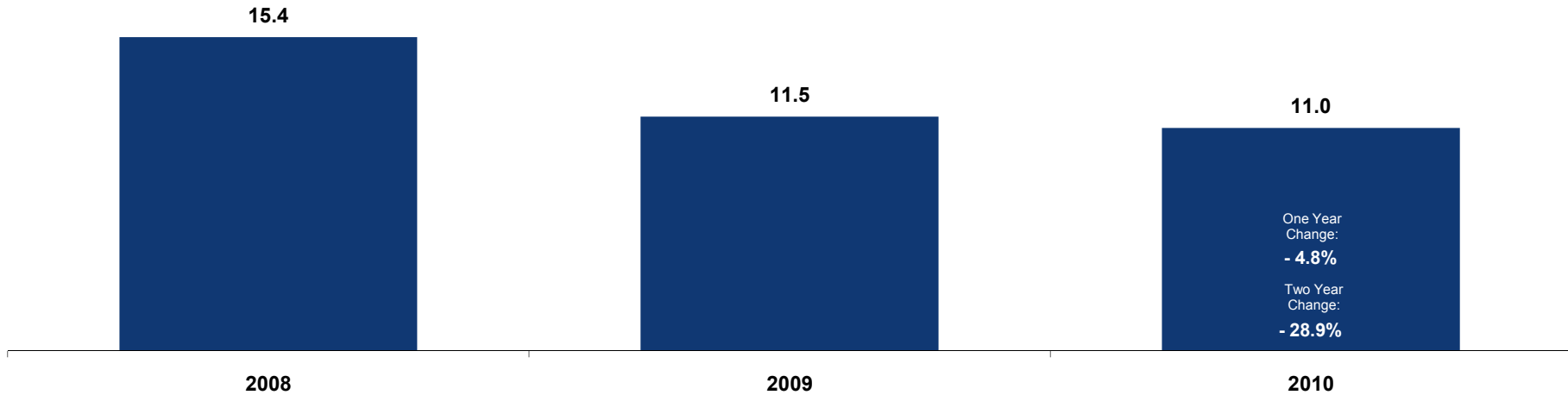


# Months Supply of Inventory

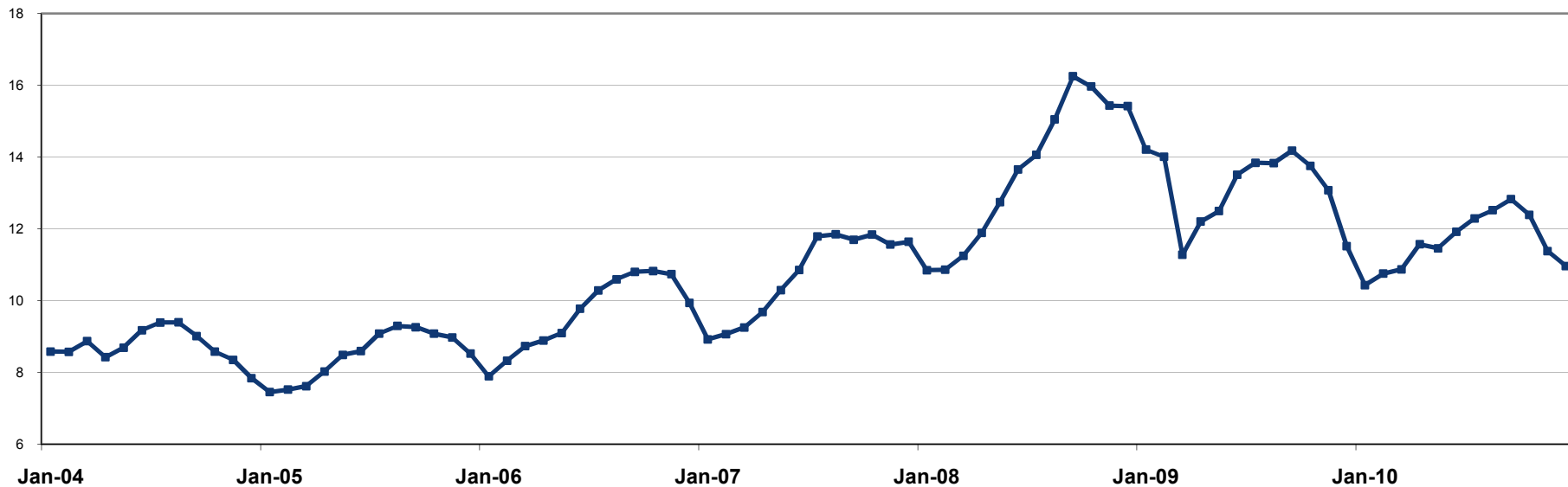
A Monthly Indicator from the Portage County Association of REALTORS®



## December



## Historical Months Supply of Inventory



# Market Overview

A Monthly Indicator from the Portage County Association of REALTORS®



		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
<b>New Listings</b>	Oct 2010	129	172	- 25.0%	2,115	2,230	- 5.2%
	Nov 2010	137	131	+ 4.6%	2,252	2,361	- 4.6%
	<b>Dec 2010</b>	<b>103</b>	<b>114</b>	<b>- 9.6%</b>	<b>2,355</b>	<b>2,475</b>	<b>- 4.8%</b>
<b>Pending Sales</b>	Oct 2010	67	96	- 30.2%	920	937	- 1.8%
	Nov 2010	67	96	- 30.2%	987	1,033	- 4.5%
	<b>Dec 2010</b>	<b>62</b>	<b>67</b>	<b>- 7.5%</b>	<b>1,049</b>	<b>1,100</b>	<b>- 4.6%</b>
<b>Closed Sales</b>	Oct 2010	61	87	- 29.9%	876	891	- 1.7%
	Nov 2010	87	100	- 13.0%	963	991	- 2.8%
	<b>Dec 2010</b>	<b>68</b>	<b>107</b>	<b>- 36.4%</b>	<b>1,031</b>	<b>1,098</b>	<b>- 6.1%</b>
<b>Days on Market Until Sale</b>	Oct 2010	134	141	- 4.4%	134	127	+ 5.5%
	Nov 2010	141	133	+ 6.0%	135	128	+ 5.5%
	<b>Dec 2010</b>	<b>121</b>	<b>152</b>	<b>- 20.7%</b>	<b>134</b>	<b>130</b>	<b>+ 2.9%</b>
<b>Median Sales Price</b>	Oct 2010	\$128,000	\$129,000	- 0.8%	\$132,000	\$121,000	+ 9.1%
	Nov 2010	\$126,375	\$135,000	- 6.4%	\$131,256	\$123,500	+ 6.3%
	<b>Dec 2010</b>	<b>\$125,000</b>	<b>\$118,750</b>	<b>+ 5.3%</b>	<b>\$131,000</b>	<b>\$123,000</b>	<b>+ 6.5%</b>
<b>Average Sales Price</b>	Oct 2010	\$141,349	\$132,350	+ 6.8%	\$155,222	\$135,759	+ 14.3%
	Nov 2010	\$147,628	\$152,862	- 3.4%	\$154,575	\$137,507	+ 12.4%
	<b>Dec 2010</b>	<b>\$141,929</b>	<b>\$153,563</b>	<b>- 7.6%</b>	<b>\$153,744</b>	<b>\$139,105</b>	<b>+ 10.5%</b>
<b>Percent of Original List Price Received at Sale</b>	Oct 2010	87.6%	90.1%	- 2.7%	90.5%	88.7%	+ 2.0%
	Nov 2010	88.4%	92.3%	- 4.2%	90.3%	89.1%	+ 1.4%
	<b>Dec 2010</b>	<b>86.0%</b>	<b>90.8%</b>	<b>- 5.2%</b>	<b>90.0%</b>	<b>89.3%</b>	<b>+ 0.9%</b>
<b>Housing Affordability Index</b>	Oct 2010	157	147	+ 6.7%	153	154	- 0.9%
	Nov 2010	159	144	+ 10.6%	155	154	+ 0.2%
	<b>Dec 2010</b>	<b>158</b>	<b>154</b>	<b>+ 2.8%</b>	<b>153</b>	<b>150</b>	<b>+ 1.9%</b>
<b>Total Active Listings Available at Month End</b>	Oct 2010	1,027	1,145	- 10.3%			
	Nov 2010	963	1,046	- 7.9%	--	--	--
	<b>Dec 2010</b>	<b>847</b>	<b>956</b>	<b>- 11.4%</b>			
<b>Months Supply of Inventory</b>	Oct 2010	12.4	13.8	- 9.9%			
	Nov 2010	11.4	13.1	- 13.0%	--	--	--
	<b>Dec 2010</b>	<b>11.0</b>	<b>11.5</b>	<b>- 4.8%</b>			

# Explanation of Methodology



A Monthly Indicator from the **Portage County Association of REALTORS®**

<b>New Listings</b>	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.
<b>Pending Sales</b>	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
<b>Closed Sales</b>	A count of the properties that have closed in a given month.
<b>Days on Market Until Sale</b>	The average number of days between when a property is first listed and when it is closed, sold properties only.
<b>Median Sales Price</b>	The median sales price for all closed sales in a given month, sold properties only.
<b>Average Sales Price</b>	The average sales price for all closed sales in a given month, sold properties only.
<b>Percent of Original List Price Received at Sale</b>	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
<b>Housing Affordability Index</b>	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.
<b>Total Active Listings Available at Month End</b>	The number of properties available for sale in active status at the end of the month.
<b>Months Supply of Inventory</b>	Compares the number of active listings available to the average monthly pending sales for the last twelve months.