

Monthly Indicators

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



January 2012



Quick Facts

+ 10.3% **+ 31.9%** **- 10.4%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

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



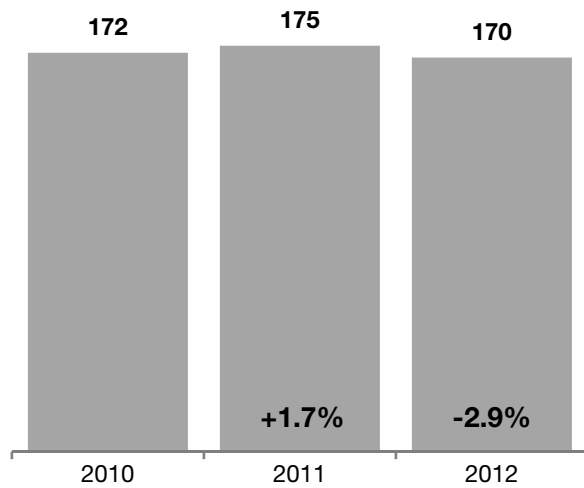
Key Metrics	Historical Sparklines	1-2011	1-2012	+ / -	YTD 2011	YTD 2012	+ / -
New Listings		175	170	- 2.9%	175	170	- 2.9%
Pending Sales		70	87	+ 24.3%	70	87	+ 24.3%
Closed Sales		68	75	+ 10.3%	68	75	+ 10.3%
Days on Market Until Sale		115	159	+ 37.8%	115	159	+ 37.8%
Median Sales Price		\$90,000	\$118,750	+ 31.9%	\$90,000	\$118,750	+ 31.9%
Average Sales Price		\$127,216	\$132,468	+ 4.1%	\$127,216	\$132,468	+ 4.1%
Percent of Original List Price Received		88.3%	85.7%	- 2.9%	88.3%	85.7%	- 2.9%
Housing Affordability Index		259	230	- 11.1%	259	230	- 11.1%
Inventory of Homes for Sale		907	813	- 10.4%	--	--	--
Months Supply of Homes for Sale		10.5	8.5	- 19.0%	--	--	--

New Listings

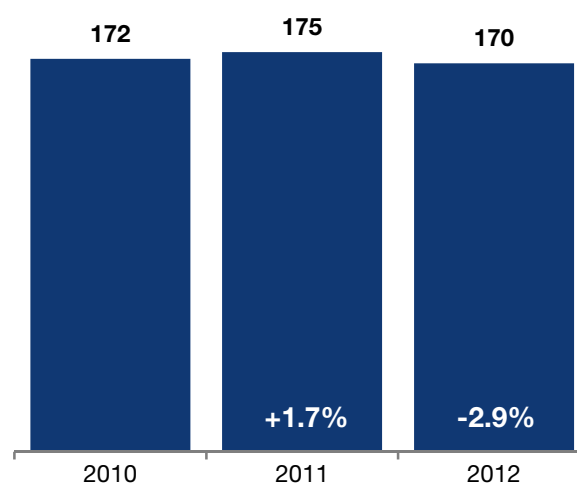
A count of the properties that have been newly listed on the market in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	183	167	-8.7%
March	261	236	-9.6%
April	260	219	-15.8%
May	227	250	+10.1%
June	273	232	-15.0%
July	221	224	+1.4%
August	239	197	-17.6%
September	152	179	+17.8%
October	130	160	+23.1%
November	138	137	-0.7%
December	107	111	+3.7%
January	175	170	-2.9%
12-Month Avg	197	190	-3.6%

Historical New Listing Activity

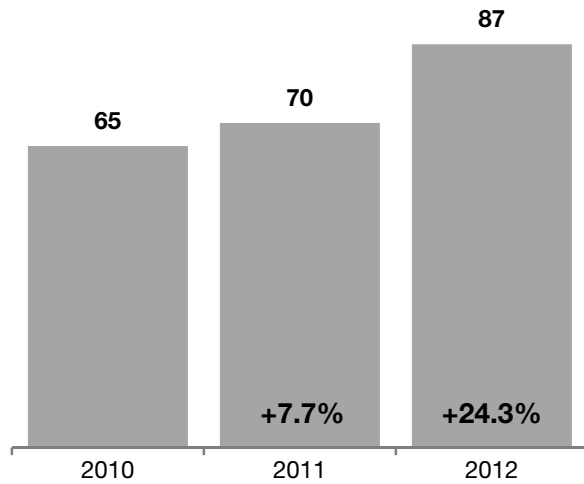


Pending Sales

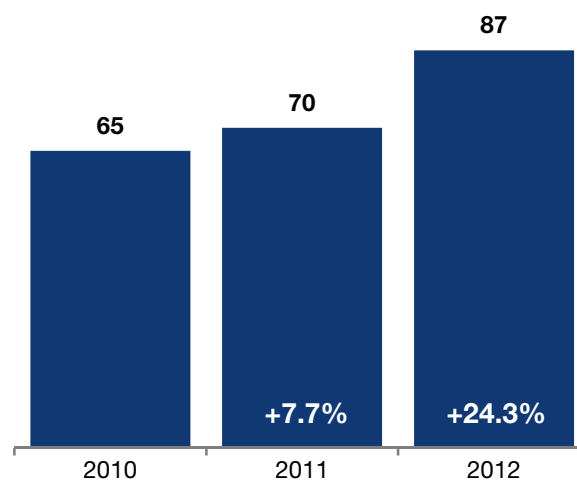
A count of the properties on which contracts have been accepted in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	79	81	+2.5%
March	104	100	-3.8%
April	141	85	-39.7%
May	92	112	+21.7%
June	110	107	-2.7%
July	88	90	+2.3%
August	82	131	+59.8%
September	83	97	+16.9%
October	63	99	+57.1%
November	66	86	+30.3%
December	64	90	+40.6%
January	70	87	+24.3%
12-Month Avg	87	97	+11.8%

Historical Pending Sales Activity

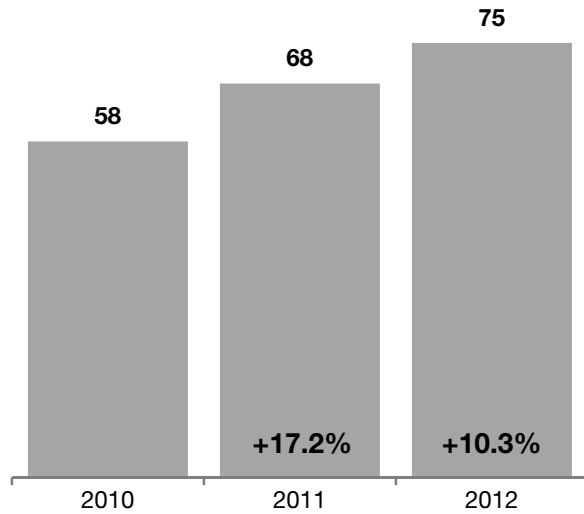


Closed Sales

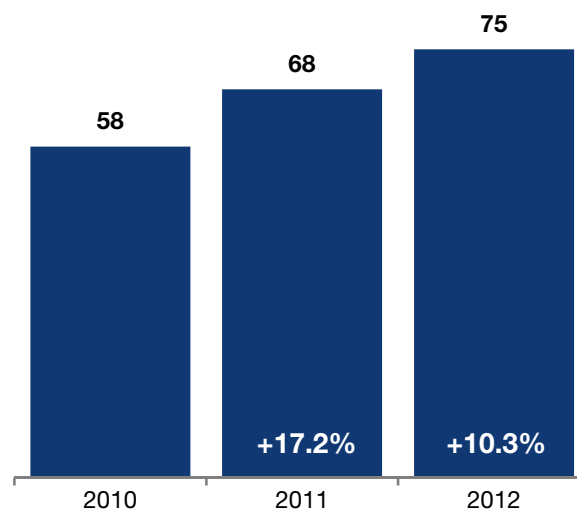
A count of the actual sales that have closed in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	48	60	+25.0%
March	90	91	+1.1%
April	106	85	-19.8%
May	111	94	-15.3%
June	148	122	-17.6%
July	91	95	+4.4%
August	90	114	+26.7%
September	74	103	+39.2%
October	61	99	+62.3%
November	87	100	+14.9%
December	70	87	+24.3%
January	68	75	+10.3%
12-Month Avg	87	94	+13.0%

Historical Closed Sales Activity

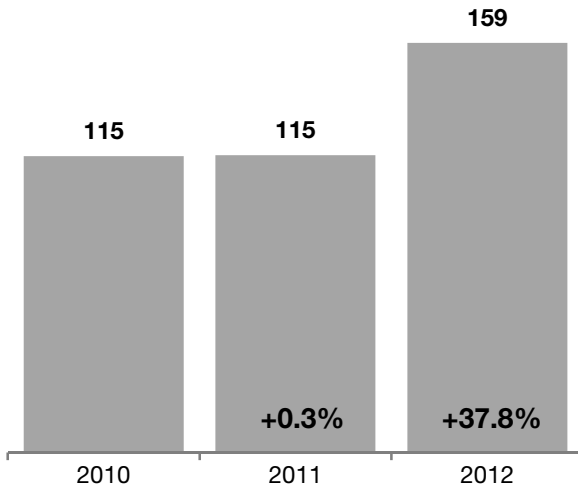


Days on Market Until Sale

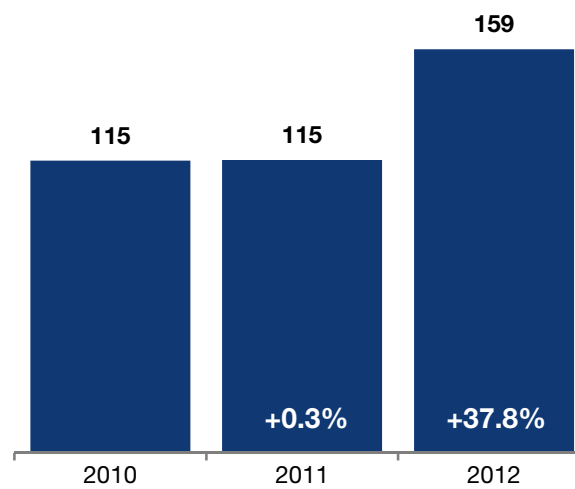
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

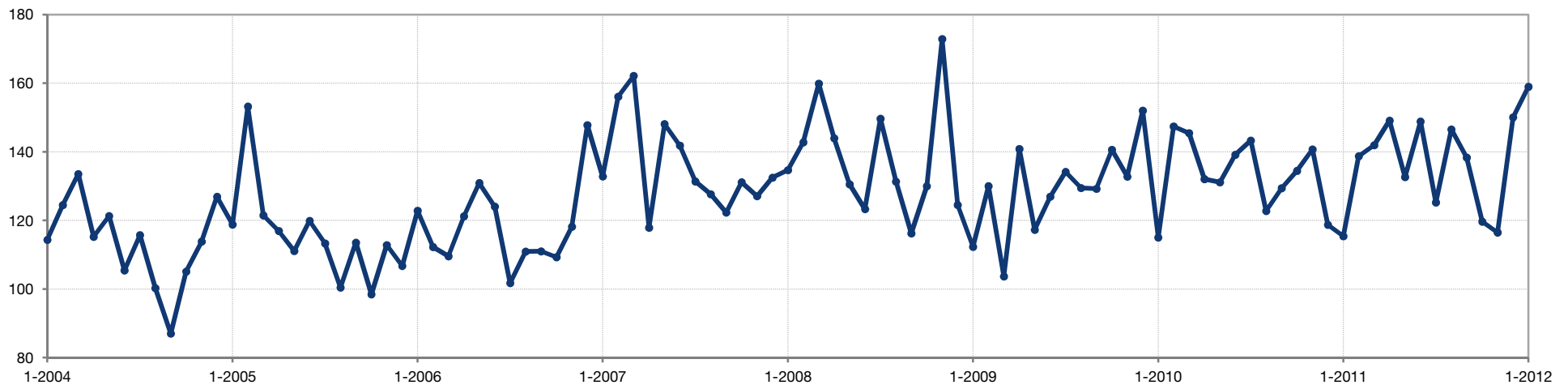


Year To Date



Month	Prior Year	Current Year	+ / -
February	147	139	-5.9%
March	145	142	-2.4%
April	132	149	+12.9%
May	131	133	+1.2%
June	139	149	+6.9%
July	143	125	-12.6%
August	123	147	+19.4%
September	129	138	+6.9%
October	134	120	-11.0%
November	141	116	-17.2%
December	119	150	+26.4%
January	115	159	+37.8%
12-Month Avg	108	112	+3.9%

Historical Days on Market Until Sale

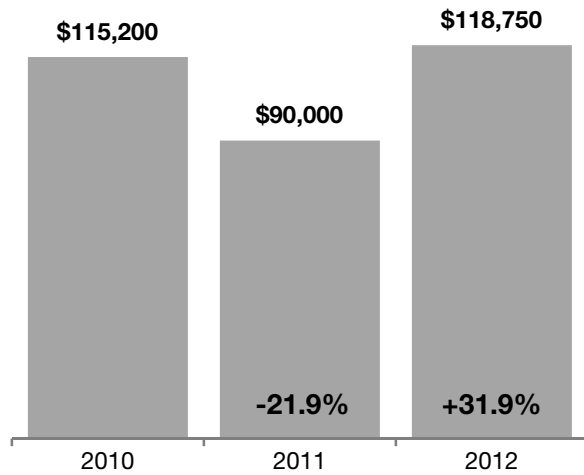


Median Sales Price

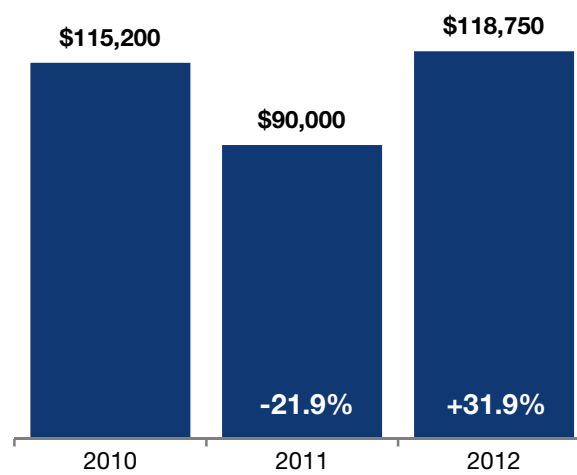
Median price point for all closed sales, not accounting for seller concessions, in a given month.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	\$133,500	\$136,000	+1.9%
March	\$145,000	\$105,000	-27.6%
April	\$135,000	\$125,750	-6.9%
May	\$133,000	\$145,000	+9.0%
June	\$151,000	\$144,000	-4.6%
July	\$122,000	\$130,000	+6.6%
August	\$135,000	\$128,000	-5.2%
September	\$119,500	\$132,000	+10.5%
October	\$128,000	\$113,000	-11.7%
November	\$126,375	\$115,000	-9.0%
December	\$125,250	\$107,700	-14.0%
January	\$90,000	\$118,750	+31.9%
12-Month Med	\$131,000	\$125,000	-4.6%

Historical Median Sales Price

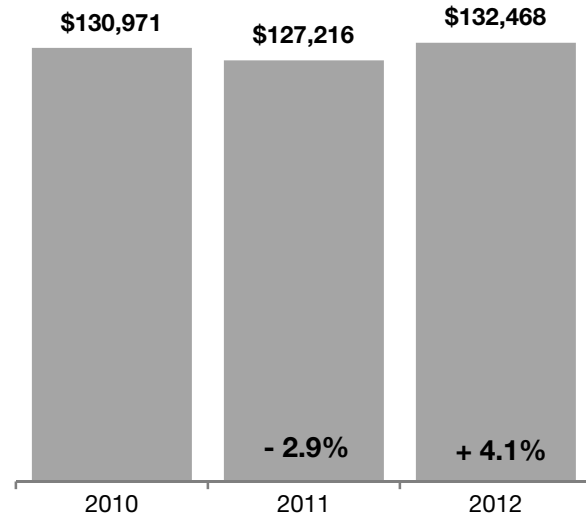


Average Sales Price

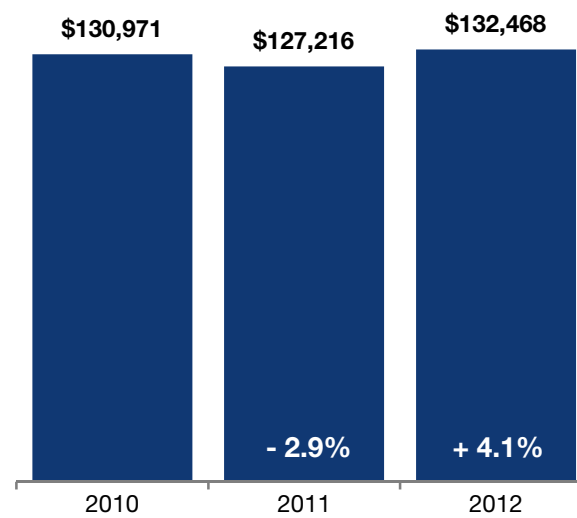
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

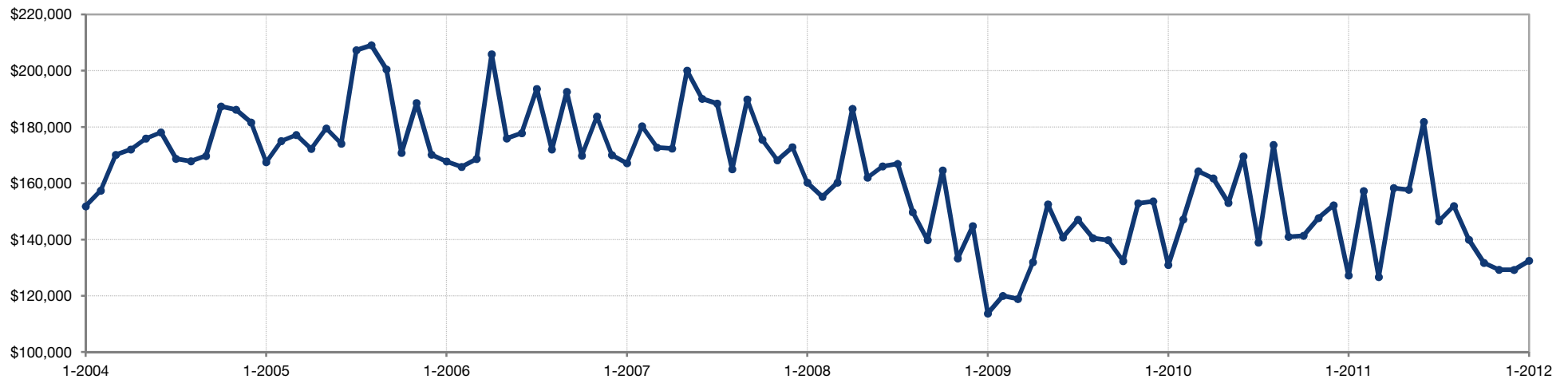


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$147,142	\$157,235	+6.9%
March	\$164,245	\$126,671	-22.9%
April	\$161,719	\$158,292	-2.1%
May	\$153,008	\$157,685	+3.1%
June	\$169,556	\$181,794	+7.2%
July	\$138,931	\$146,518	+5.5%
August	\$173,612	\$151,899	-12.5%
September	\$140,982	\$139,922	-0.8%
October	\$141,349	\$131,699	-6.8%
November	\$147,628	\$129,261	-12.4%
December	\$152,173	\$129,212	-15.1%
January	\$127,216	\$132,468	+4.1%
12-Month Avg	\$153,999	\$145,918	-5.2%

Historical Average Sales Price

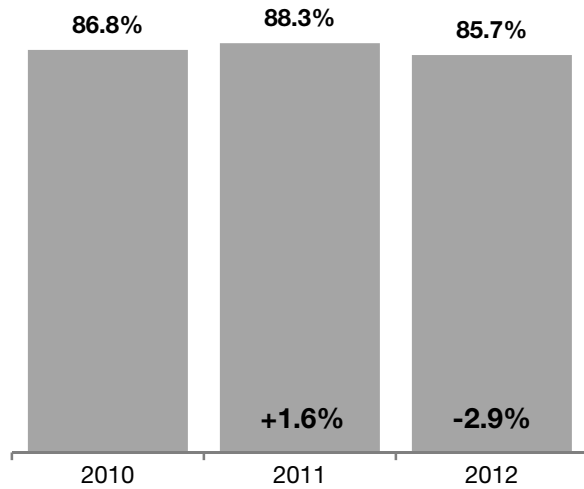


Percent of Original List Price Received

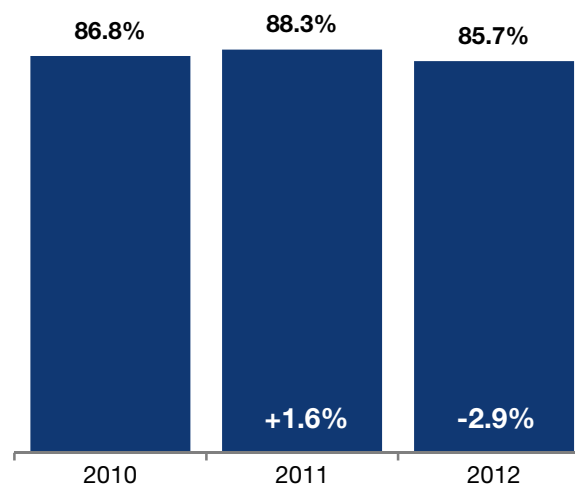


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January

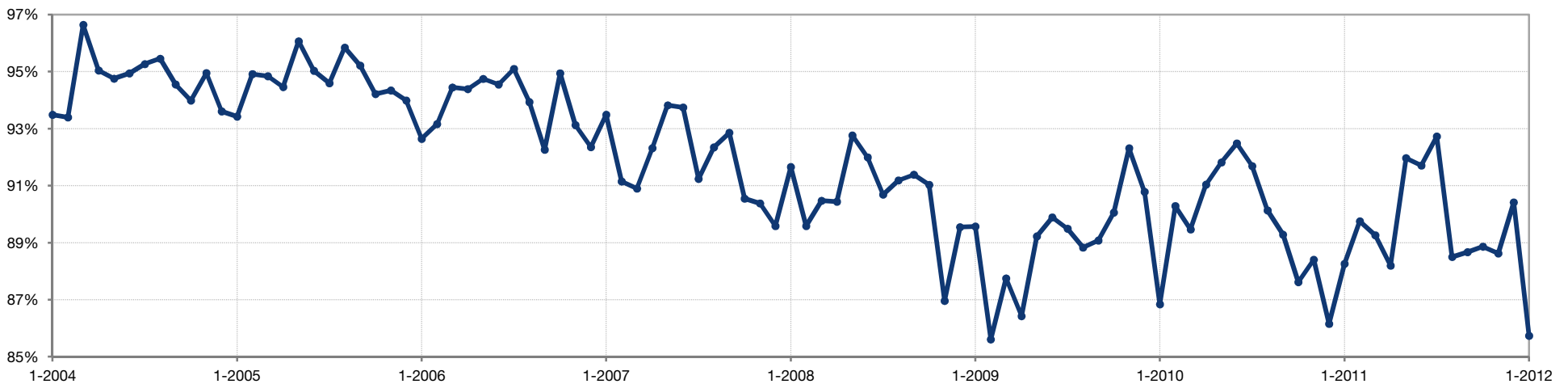


Year To Date



Month	Prior Year	Current Year	+ / -
February	90.3%	89.7%	-0.6%
March	89.5%	89.3%	-0.2%
April	91.0%	88.2%	-3.1%
May	91.8%	92.0%	+0.2%
June	92.5%	91.7%	-0.8%
July	91.7%	92.7%	+1.1%
August	90.1%	88.5%	-1.8%
September	89.3%	88.7%	-0.7%
October	87.6%	88.9%	+1.4%
November	88.4%	88.6%	+0.3%
December	86.2%	90.4%	+4.9%
January	88.3%	85.7%	-2.9%
12-Month Avg	90.1%	89.6%	-0.5%

Historical Percent of Original List Price Received

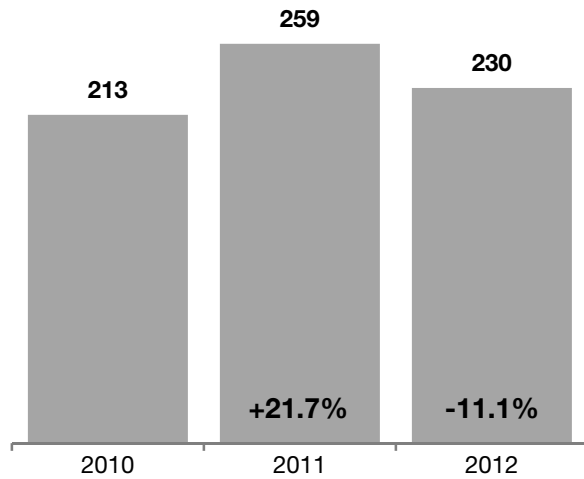


Housing Affordability Index

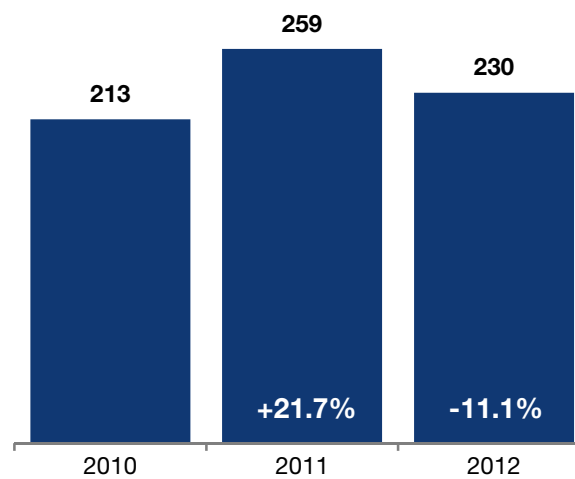


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

January



Year To Date



Month	Prior Year	Current Year	+ / -
February	190	189	-0.4%
March	178	232	+30.6%
April	188	204	+8.4%
May	190	185	-2.7%
June	176	188	+6.9%
July	212	203	-4.1%
August	198	211	+6.3%
September	218	208	-4.4%
October	208	233	+11.9%
November	211	231	+9.3%
December	210	243	+15.7%
January	259	230	-11.1%
12-Month Avg	203	213	+5.5%

Historical Housing Affordability Index

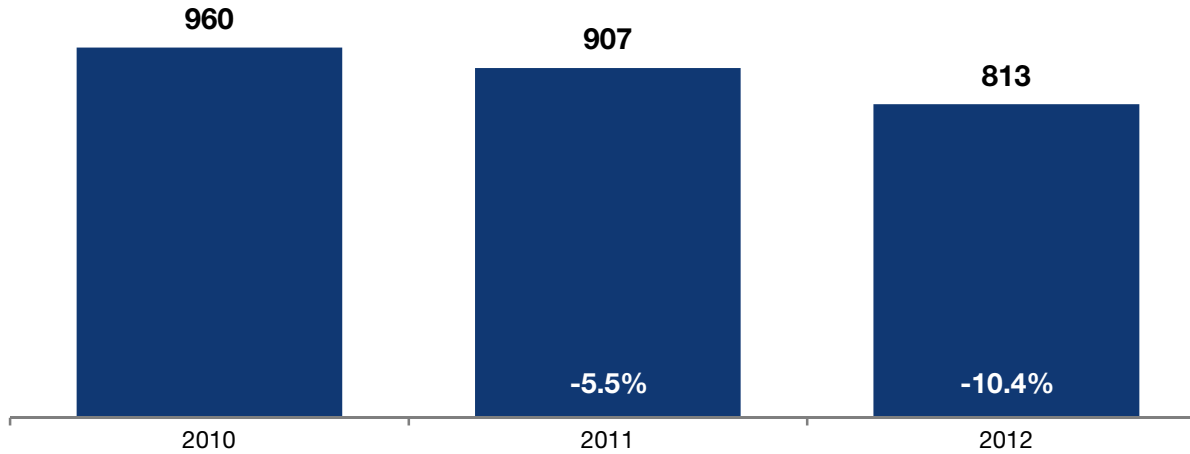


Inventory of Homes for Sale

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

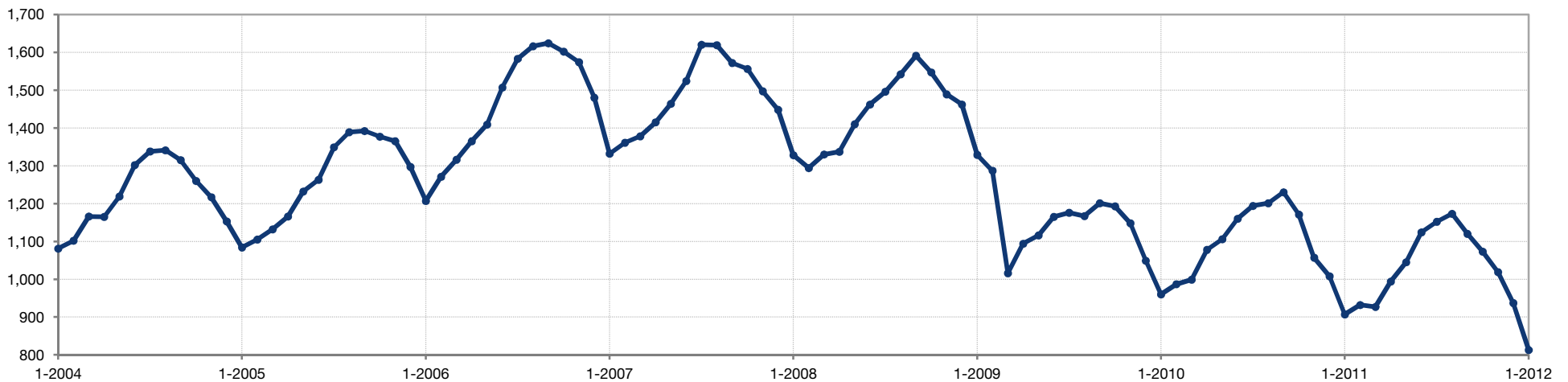


January



Month	Prior Year	Current Year	+ / -
February	987	932	-5.6%
March	999	927	-7.2%
April	1,078	994	-7.8%
May	1,106	1,045	-5.5%
June	1,160	1,124	-3.1%
July	1,194	1,152	-3.5%
August	1,201	1,173	-2.3%
September	1,230	1,120	-8.9%
October	1,171	1,073	-8.4%
November	1,057	1,019	-3.6%
December	1,008	937	-7.0%
January	907	813	-10.4%
12-Month Avg	1,092	1,026	-6.1%

Historical Inventory of Homes for Sale

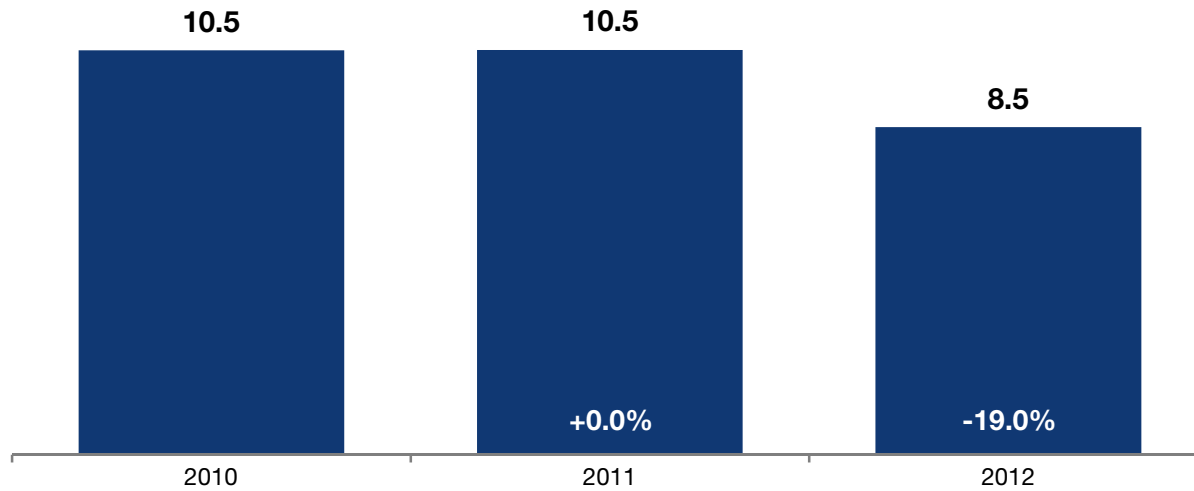


Months Supply of Inventory

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..



January



Month	Prior Year	Current Year	+ / -
February	10.8	10.7	-1.0%
March	11.0	10.7	-2.9%
April	11.7	11.5	-1.6%
May	11.6	12.7	+10.1%
June	12.1	13.4	+11.5%
July	12.5	13.8	+10.8%
August	12.7	14.0	+10.2%
September	13.2	12.8	-2.9%
October	12.8	12.1	-5.3%
November	11.9	11.1	-6.5%
December	11.6	10.0	-13.9%
January	10.5	8.5	-19.0%
12-Month Avg	11.8	11.8	-0.6%

Historical Months Supply of Inventory

