



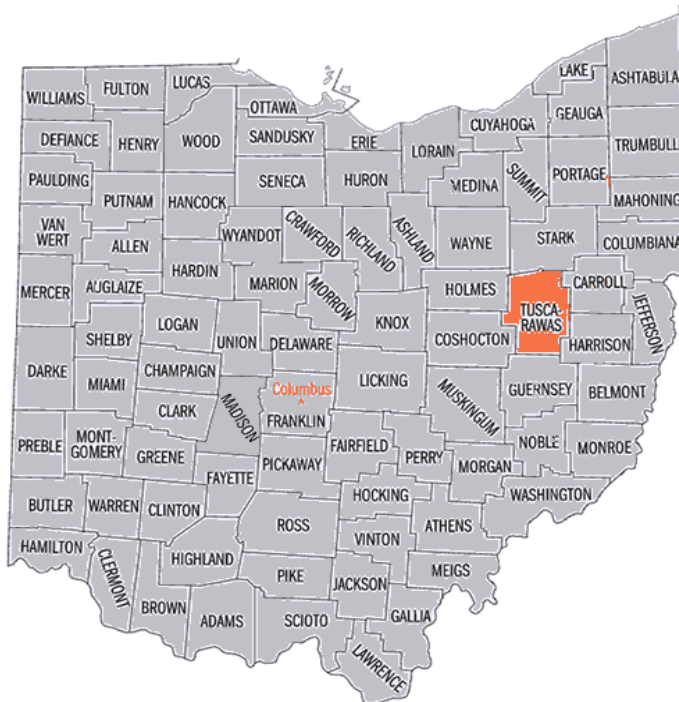
REALTOR®

Tuscarawas County Board of REALTORS®

Monthly Indicators

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

December 2010



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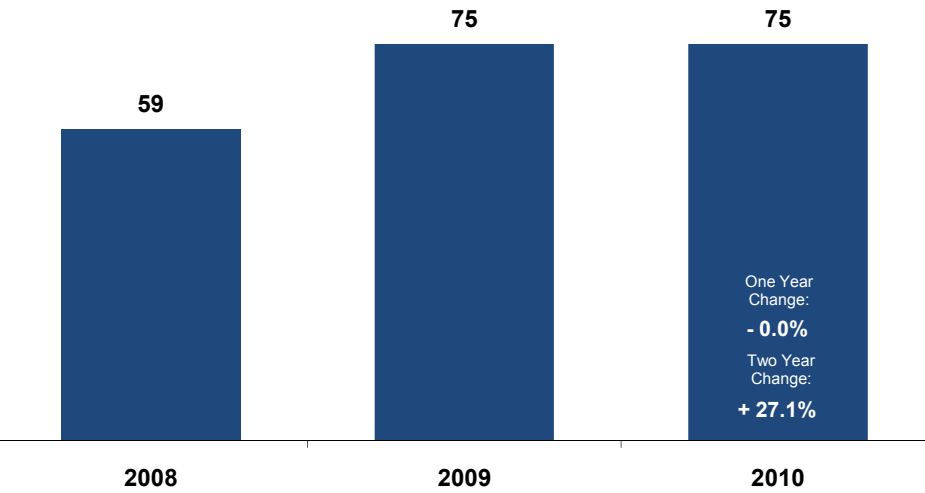
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New Listings

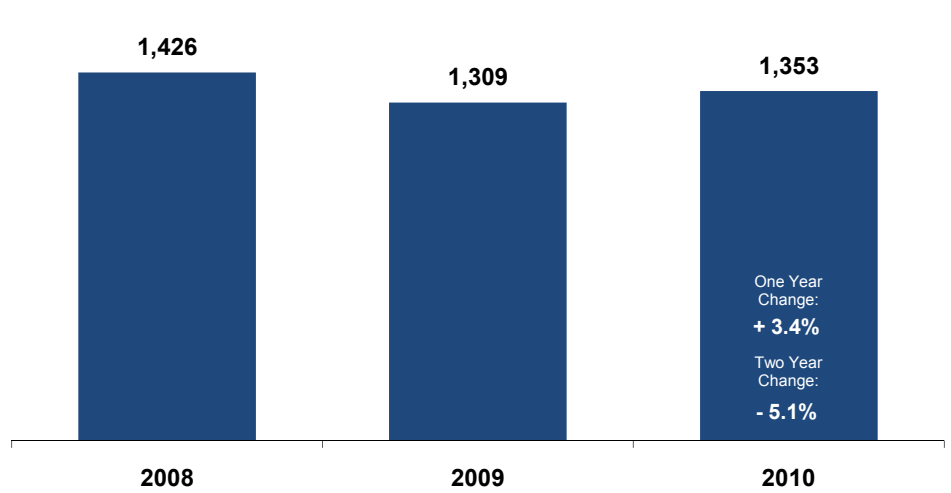
A Monthly Indicator from the Tuscarawas County Board of REALTORS®



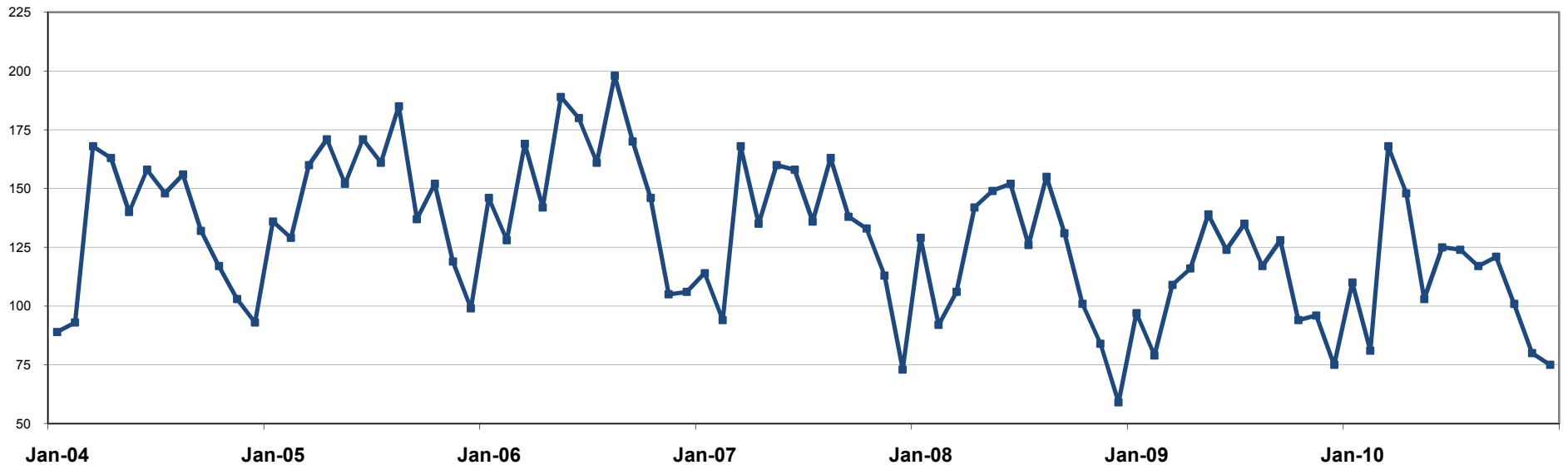
December



Year to Date



Historical New Listings



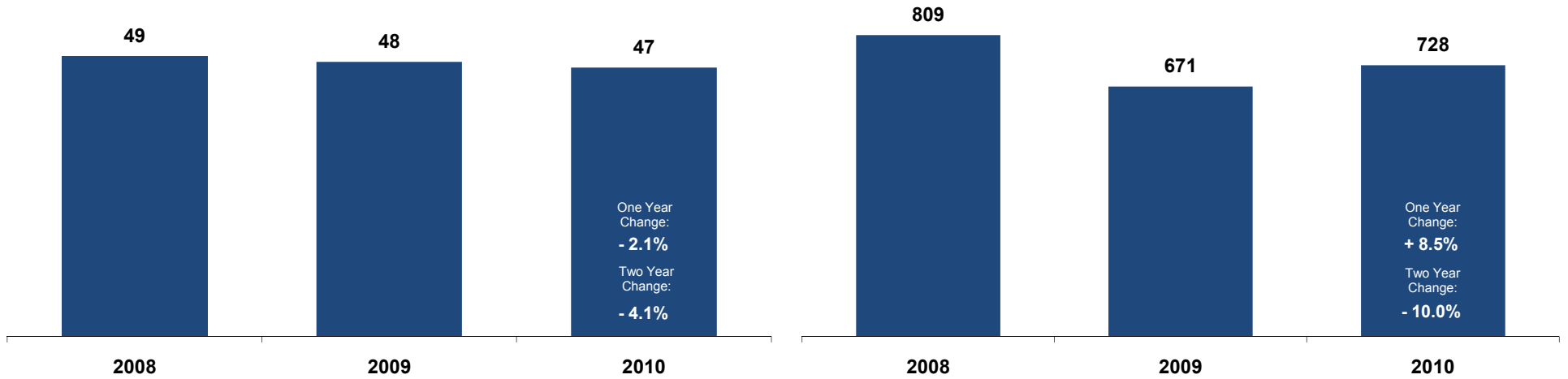
Pending Sales

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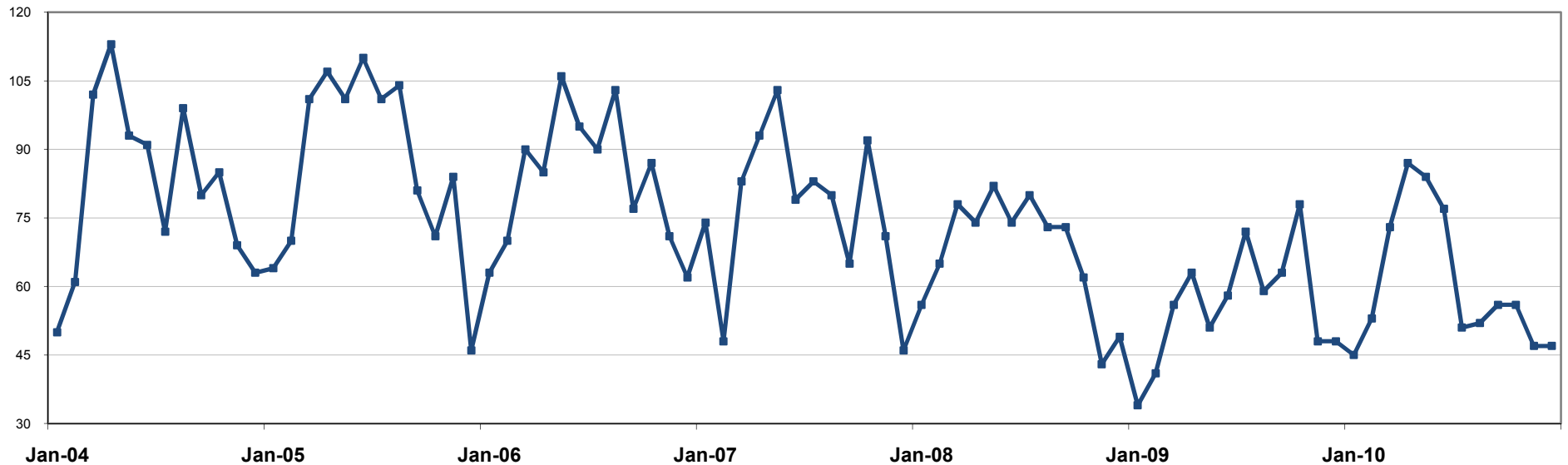


December

Year to Date



Historical Pending Sales



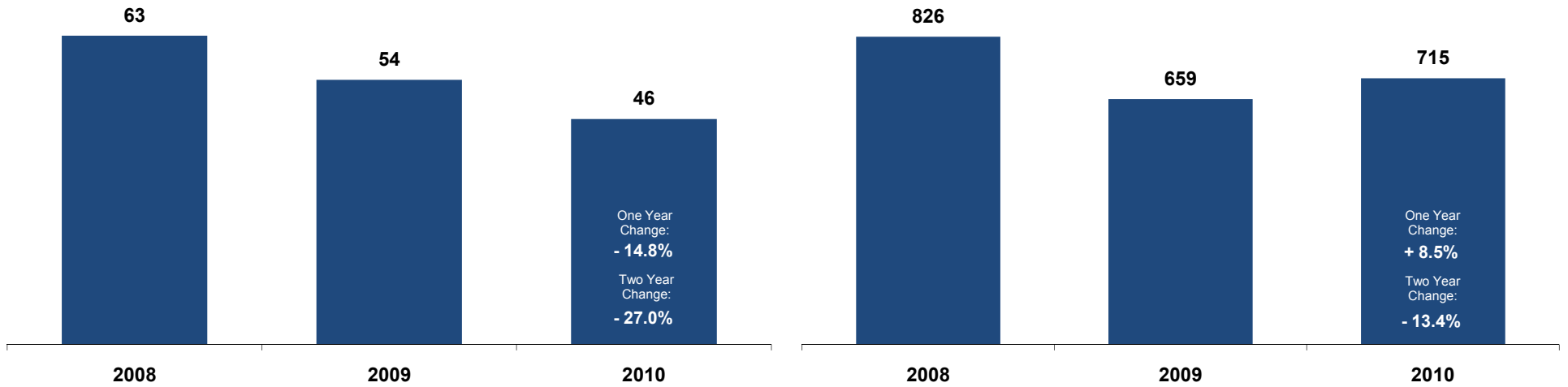
Closed Sales

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Year to Date



Historical Closed Sales



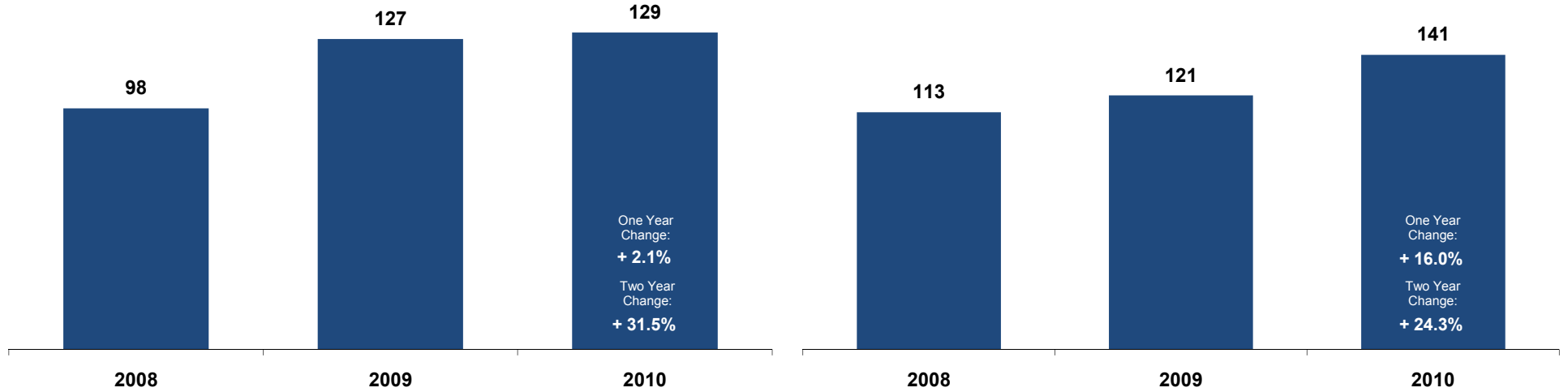
Days on Market Until Sale

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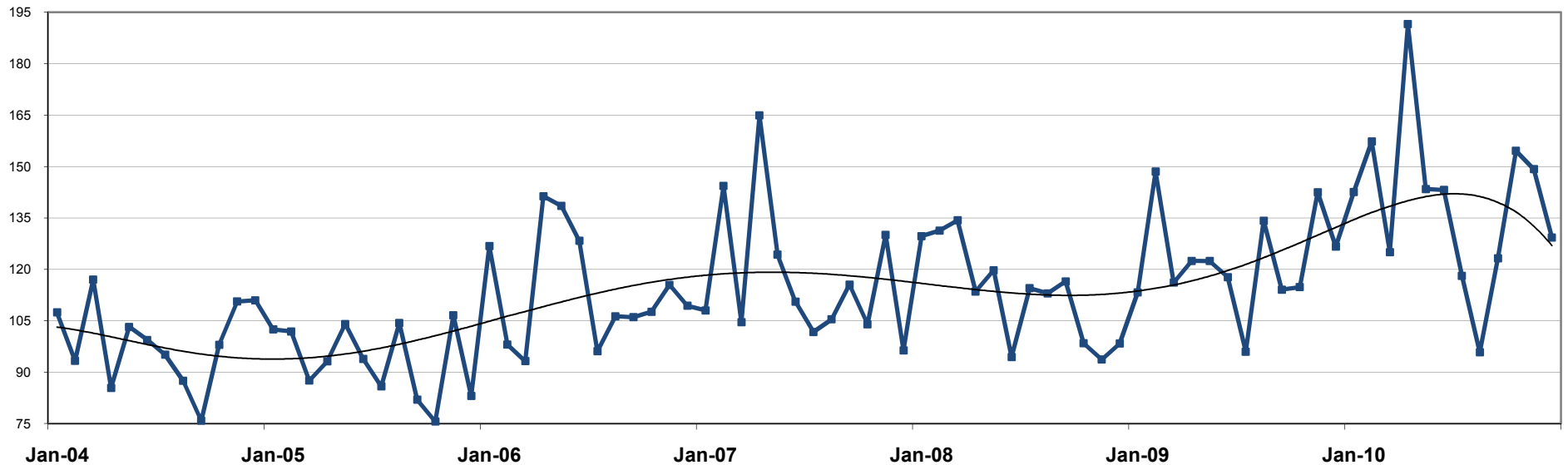


December

Year to Date



Historical Days on Market Until Sale

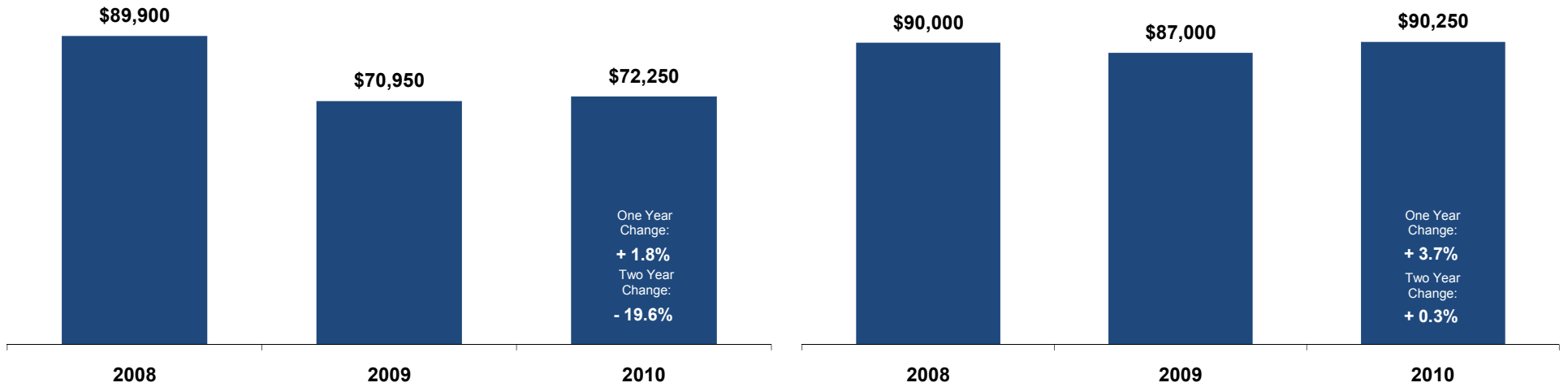


Median Sales Price

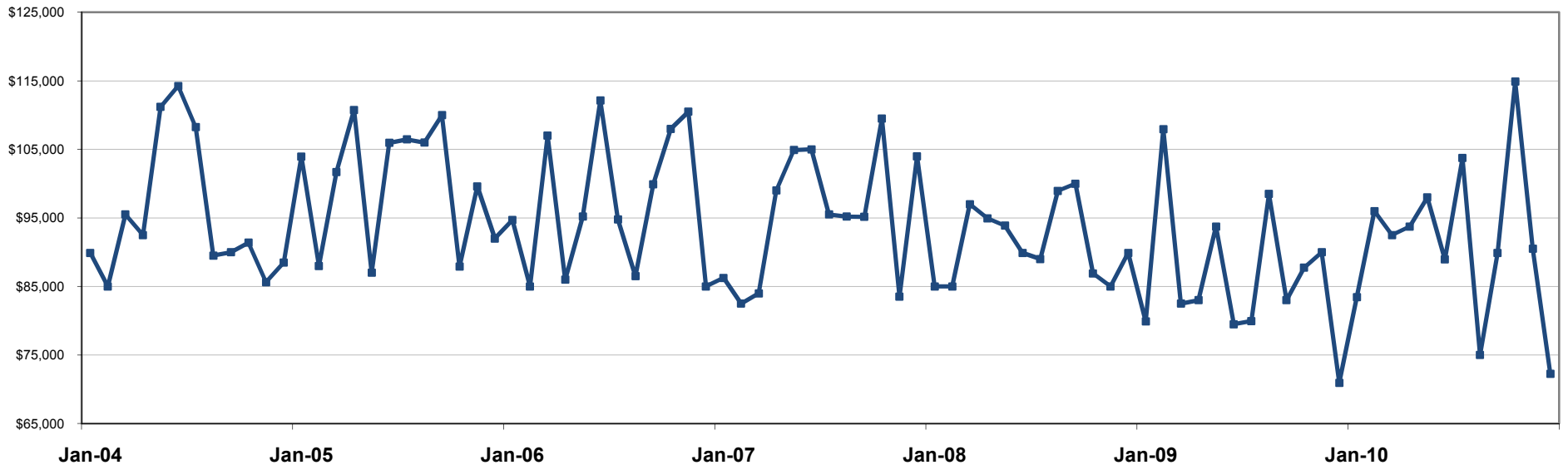
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Historical Median Sales Price



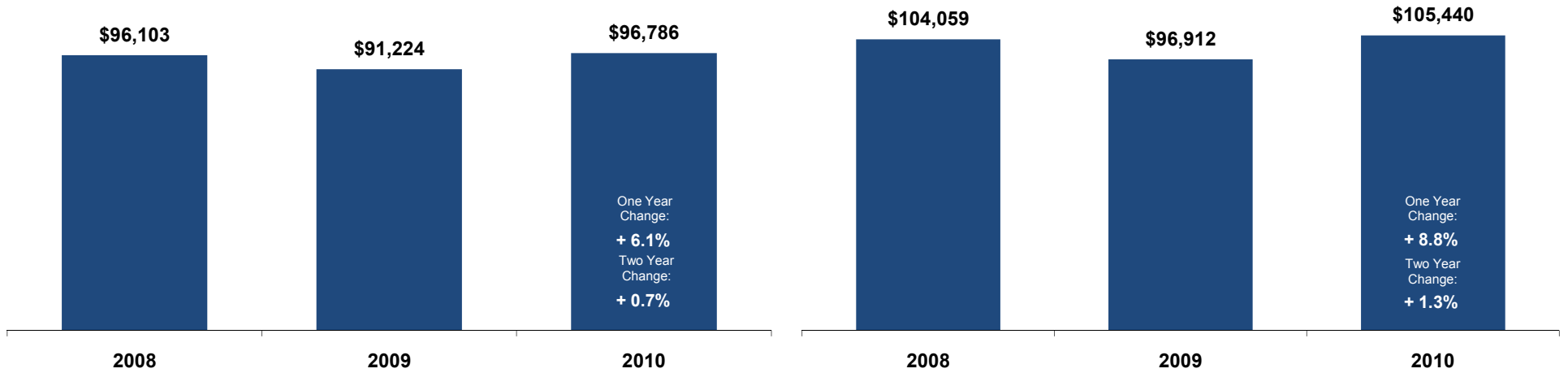
Average Sales Price

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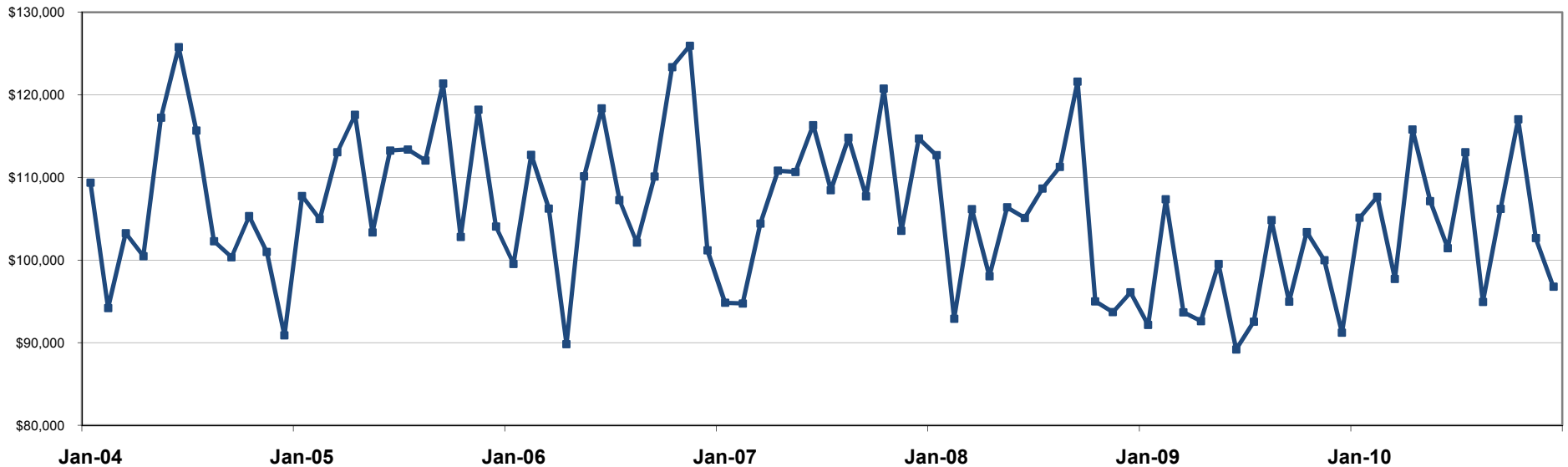


December

Year to Date



Historical Average Sales Price



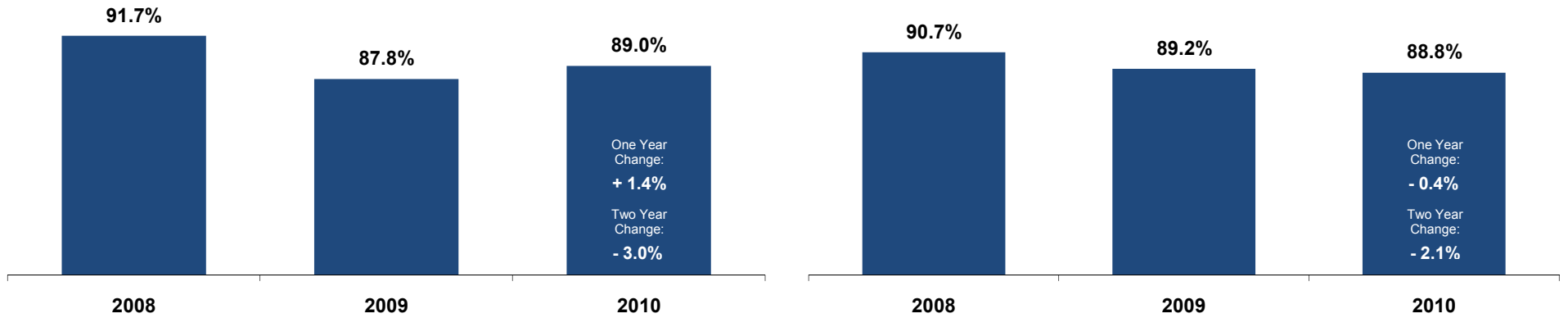
Percent of Original List Price Received at Sale

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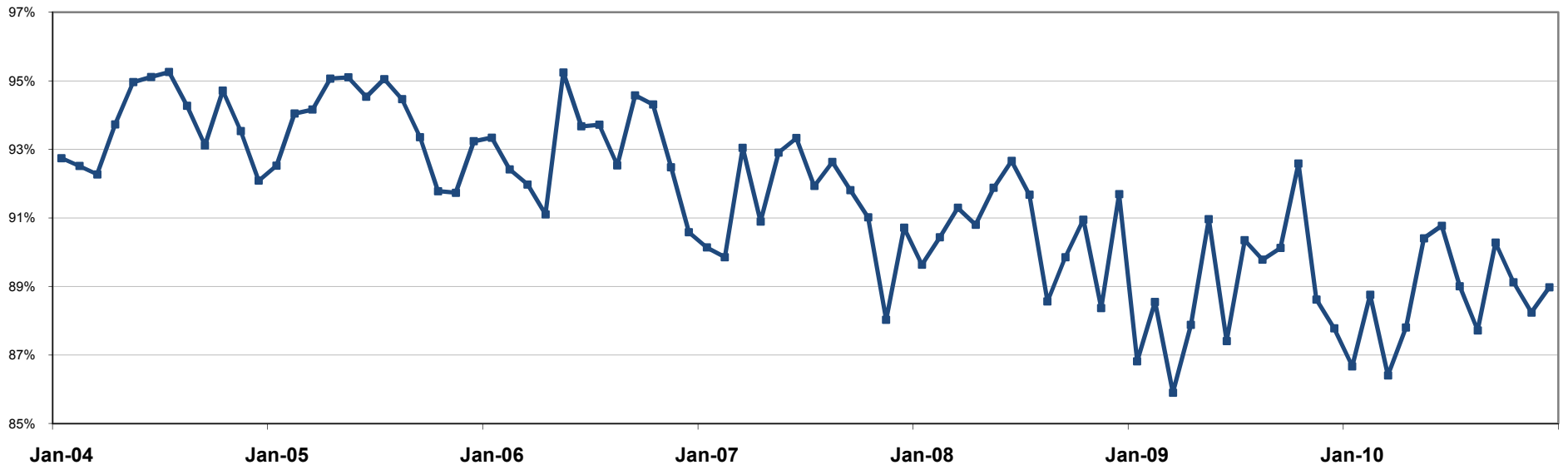


December

Year to Date



Historical Percent of Original List Price Received



Housing Affordability Index

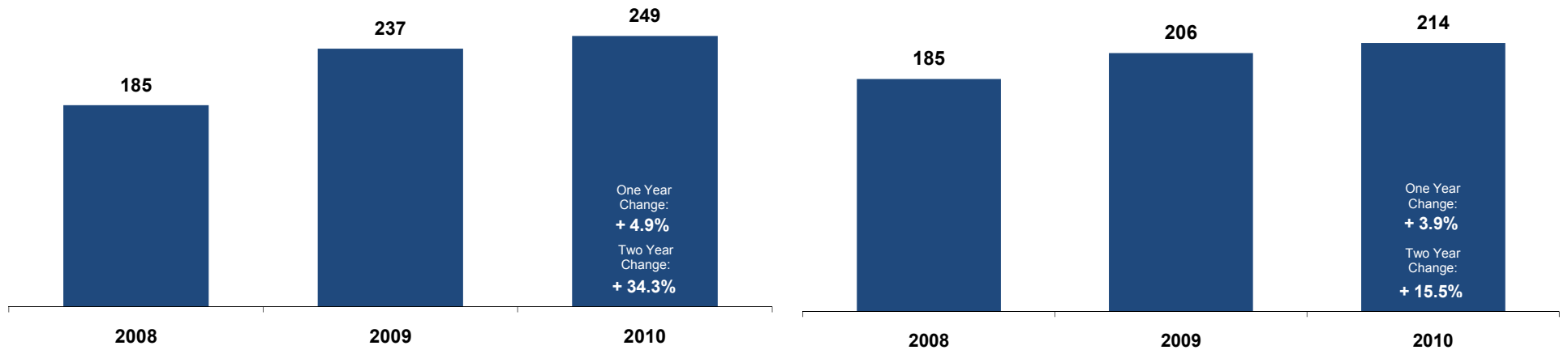
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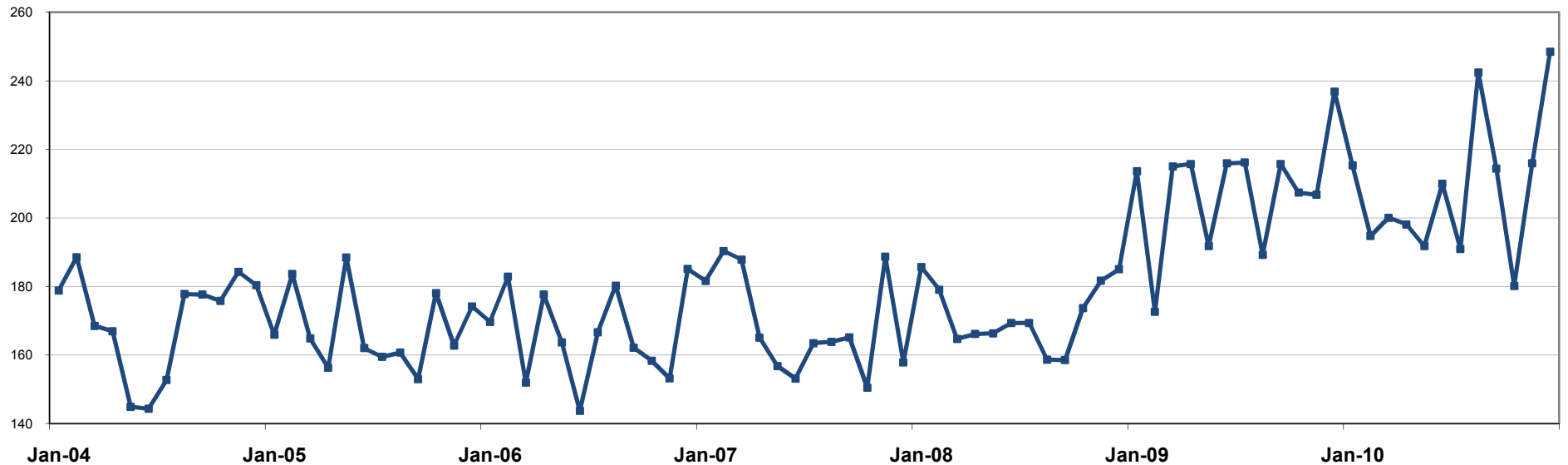
December

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

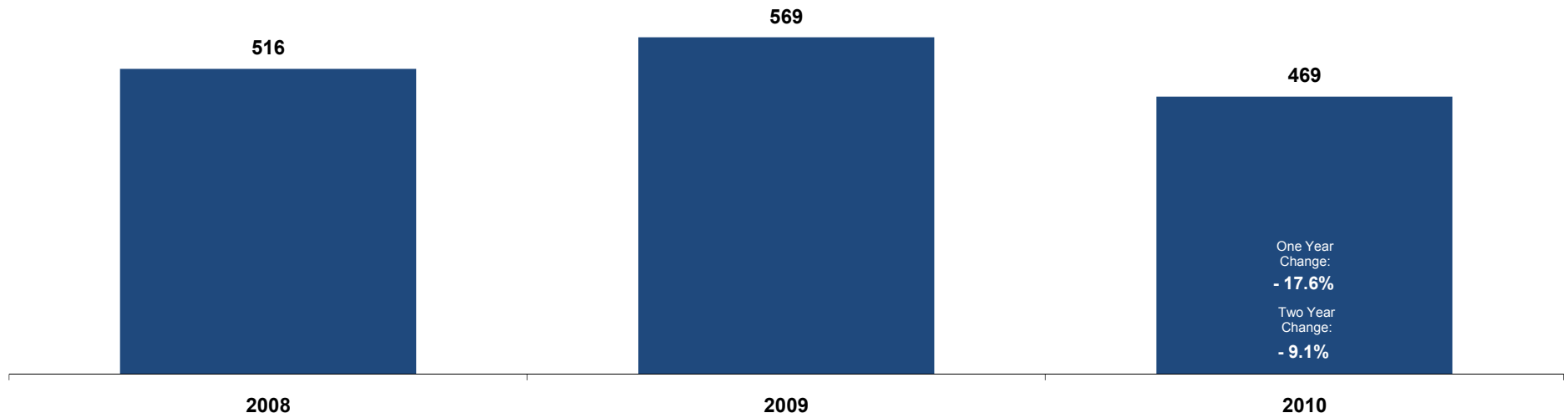


Inventory of Homes Available

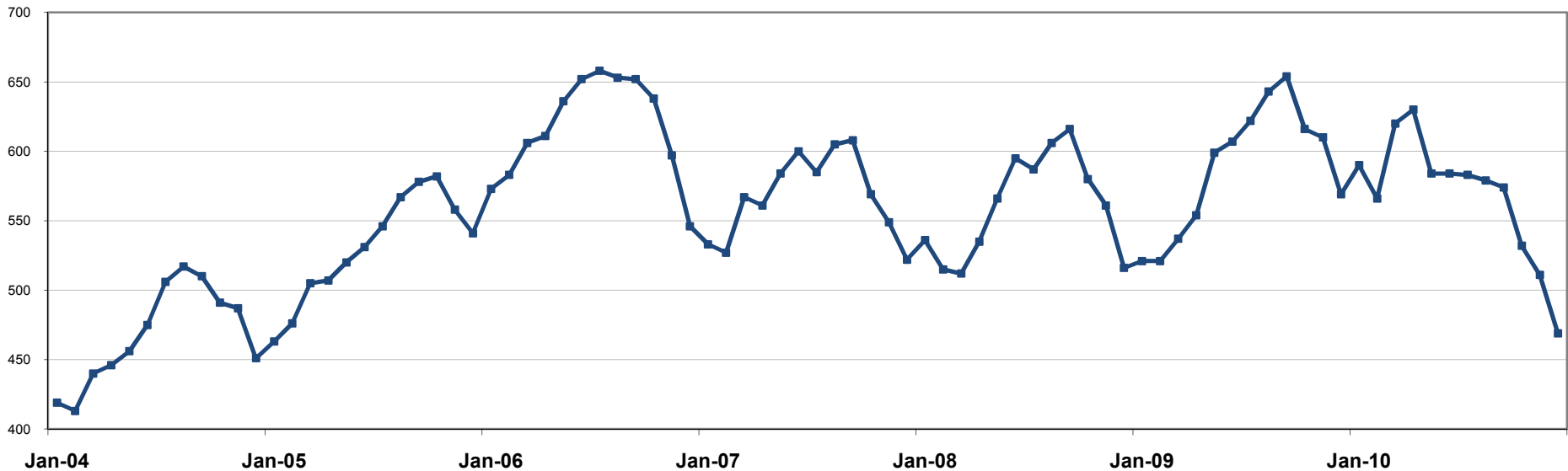
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Historical Inventory of Homes Available

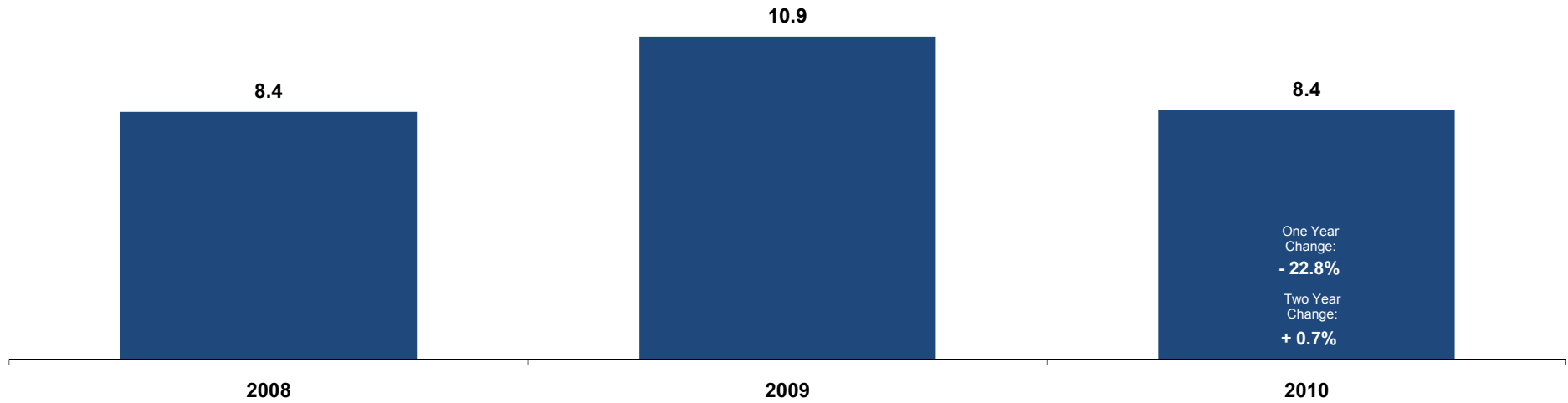


Months Supply of Inventory

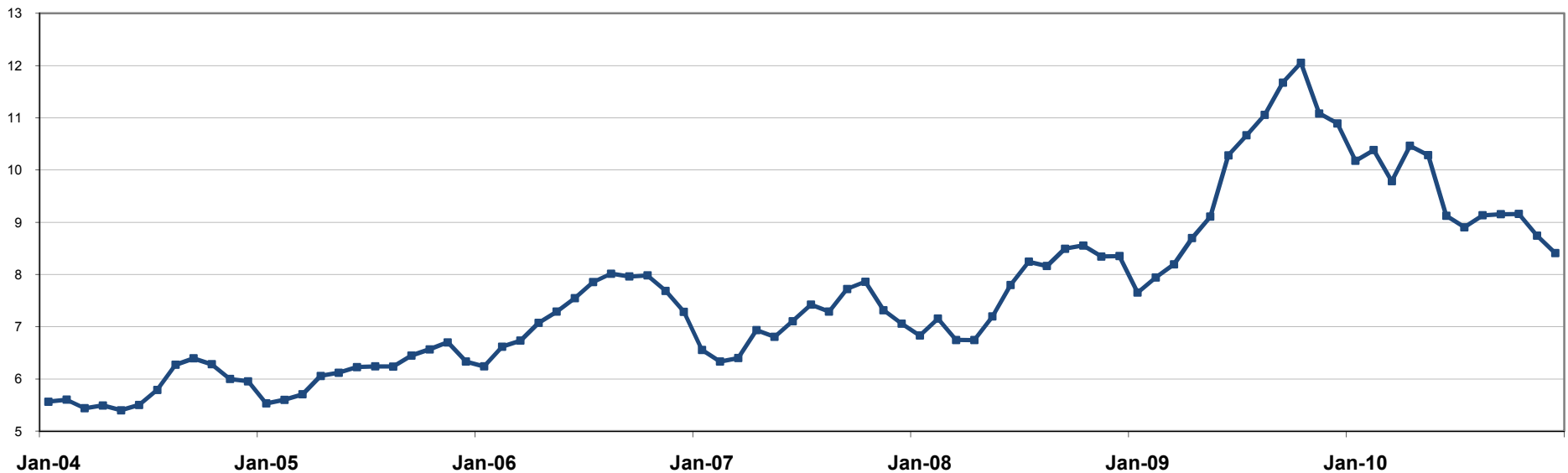
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December



Historical Months Supply of Inventory



Market Overview

A Monthly Indicator from the Tuscarawas County Board of REALTORS®



			Monthly			Year to Date		
			Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct	2010	101	94	+ 7.4%	1,198	1,138	+ 5.3%
	Nov	2010	80	96	- 16.7%	1,278	1,234	+ 3.6%
	Dec	2010	75	75	- 0.0%	1,353	1,309	+ 3.4%
Pending Sales	Oct	2010	56	78	- 28.2%	634	575	+ 10.3%
	Nov	2010	47	48	- 2.1%	681	623	+ 9.3%
	Dec	2010	47	48	- 2.1%	728	671	+ 8.5%
Closed Sales	Oct	2010	49	84	- 41.7%	624	562	+ 11.0%
	Nov	2010	45	43	+ 4.7%	669	605	+ 10.6%
	Dec	2010	46	54	- 14.8%	715	659	+ 8.5%
Days on Market Until Sale	Oct	2010	155	115	+ 34.7%	141	119	+ 18.3%
	Nov	2010	149	142	+ 4.7%	141	121	+ 17.1%
	Dec	2010	129	127	+ 2.1%	141	121	+ 16.0%
Median Sales Price	Oct	2010	\$114,900	\$87,750	+ 30.9%	\$92,500	\$87,150	+ 6.1%
	Nov	2010	\$90,500	\$90,000	+ 0.6%	\$92,000	\$87,500	+ 5.1%
	Dec	2010	\$72,250	\$70,950	+ 1.8%	\$90,250	\$87,000	+ 3.7%
Average Sales Price	Oct	2010	\$117,048	\$103,406	+ 13.2%	\$106,272	\$97,237	+ 9.3%
	Nov	2010	\$102,668	\$99,985	+ 2.7%	\$106,019	\$97,419	+ 8.8%
	Dec	2010	\$96,786	\$91,224	+ 6.1%	\$105,440	\$96,912	+ 8.8%
Percent of Original List Price Received at Sale	Oct	2010	89.1%	92.6%	- 3.7%	88.8%	89.3%	- 0.6%
	Nov	2010	88.2%	88.6%	- 0.4%	88.8%	89.3%	- 0.5%
	Dec	2010	89.0%	87.8%	+ 1.4%	88.8%	89.2%	- 0.4%
Housing Affordability Index	Oct	2010	180	207	- 13.1%	211	208	+ 1.3%
	Nov	2010	216	207	+ 4.4%	213	211	+ 1.2%
	Dec	2010	249	237	+ 4.9%	214	206	+ 3.9%
Total Active Listings Available at Month End	Oct	2010	532	616	- 13.6%			
	Nov	2010	511	610	- 16.2%	--	--	--
	Dec	2010	469	569	- 17.6%			
Months Supply of Inventory	Oct	2010	9.2	12.1	- 24.0%			
	Nov	2010	8.7	11.1	- 21.1%	--	--	--
	Dec	2010	8.4	10.9	- 22.8%			

Explanation of Methodology

A Monthly Indicator from the **Tuscarawas 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.