



Akron Area Board of REALTORS®

December 2010

Summit County Monthly Indicators

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



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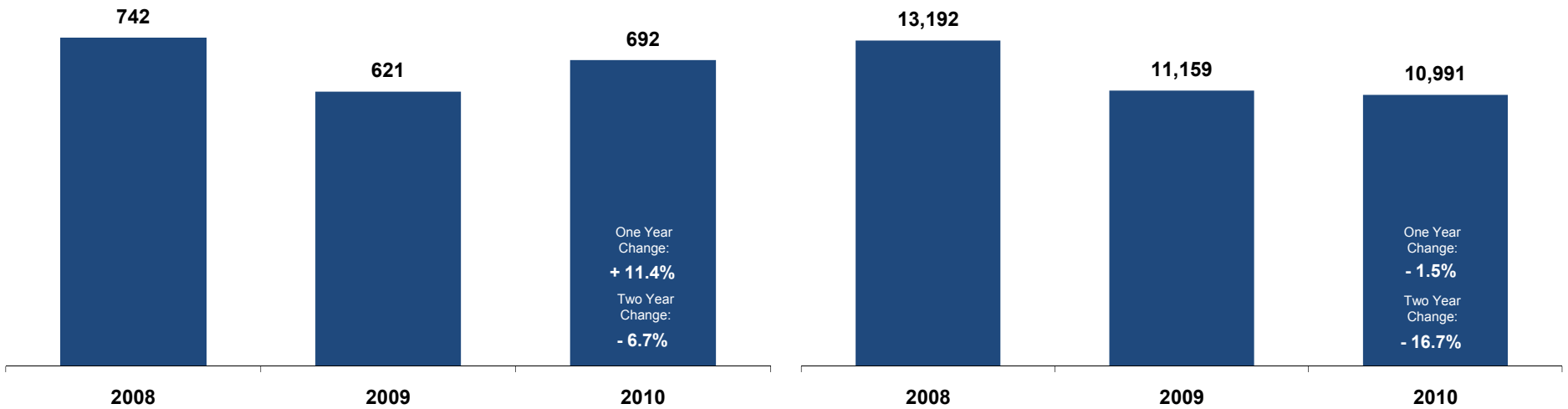
New Listings

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

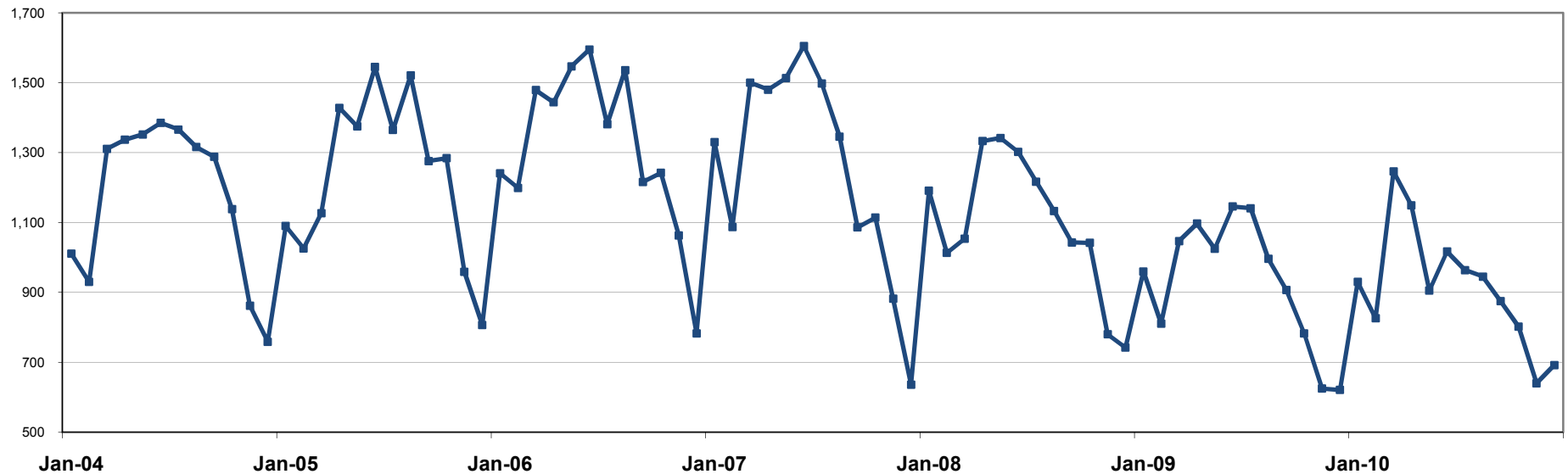


December

Year to Date



Historical New Listings



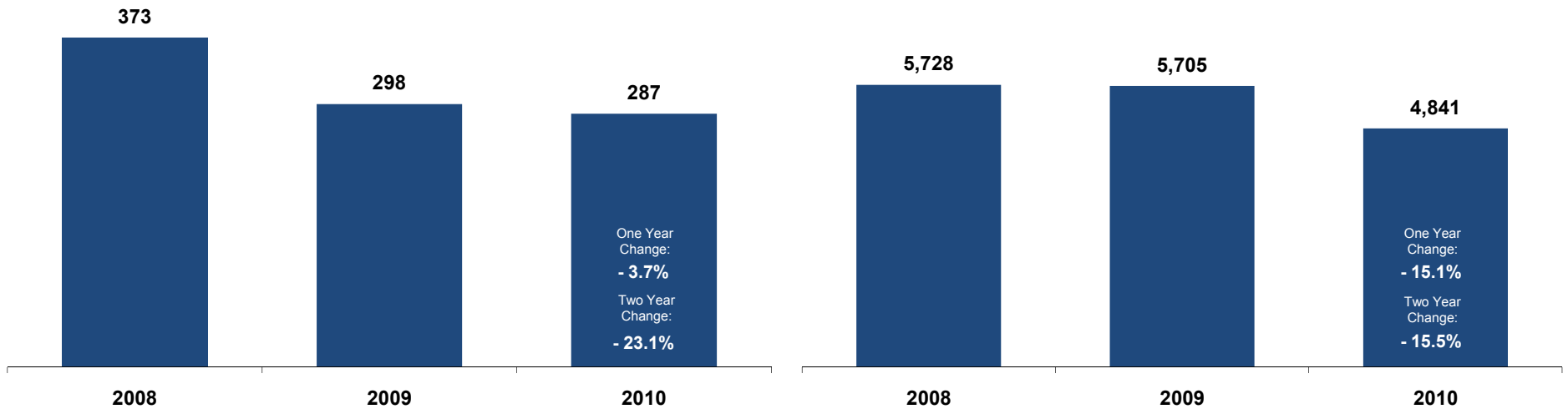
Pending Sales

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

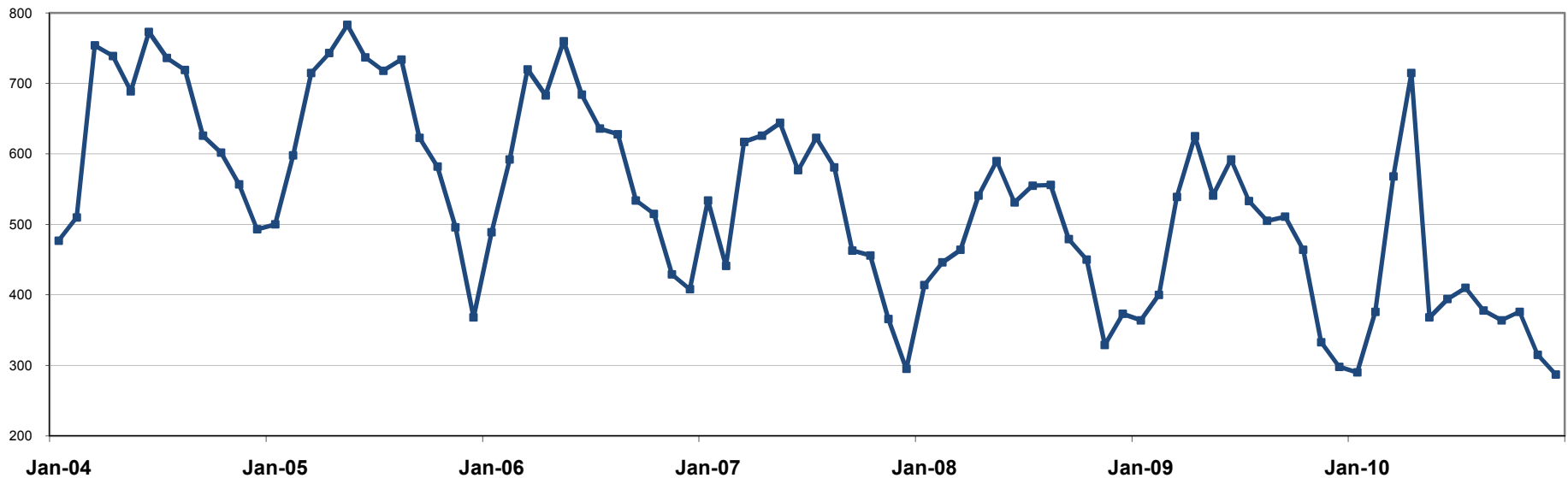


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Historical Pending Sales



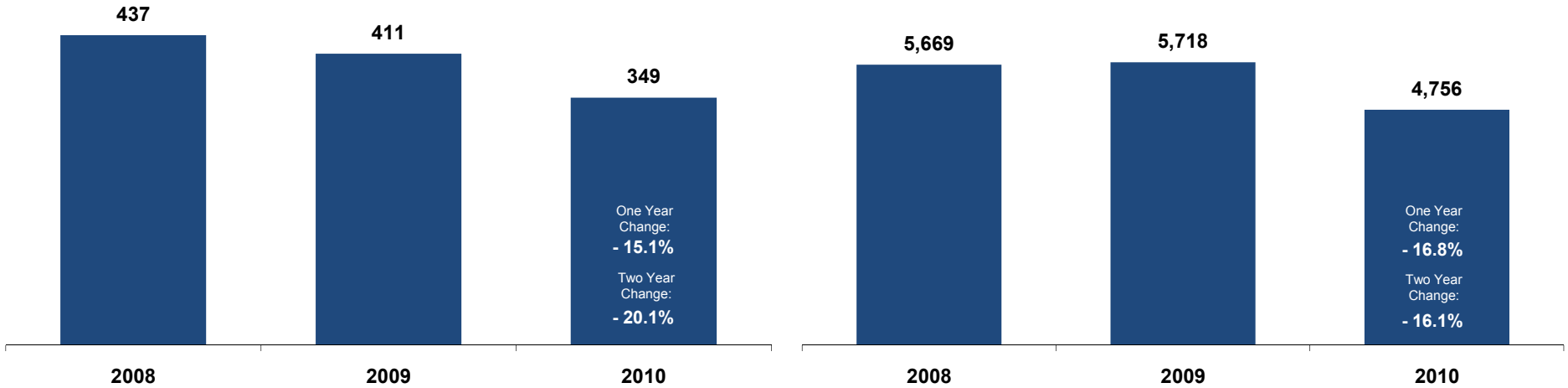
Closed Sales

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

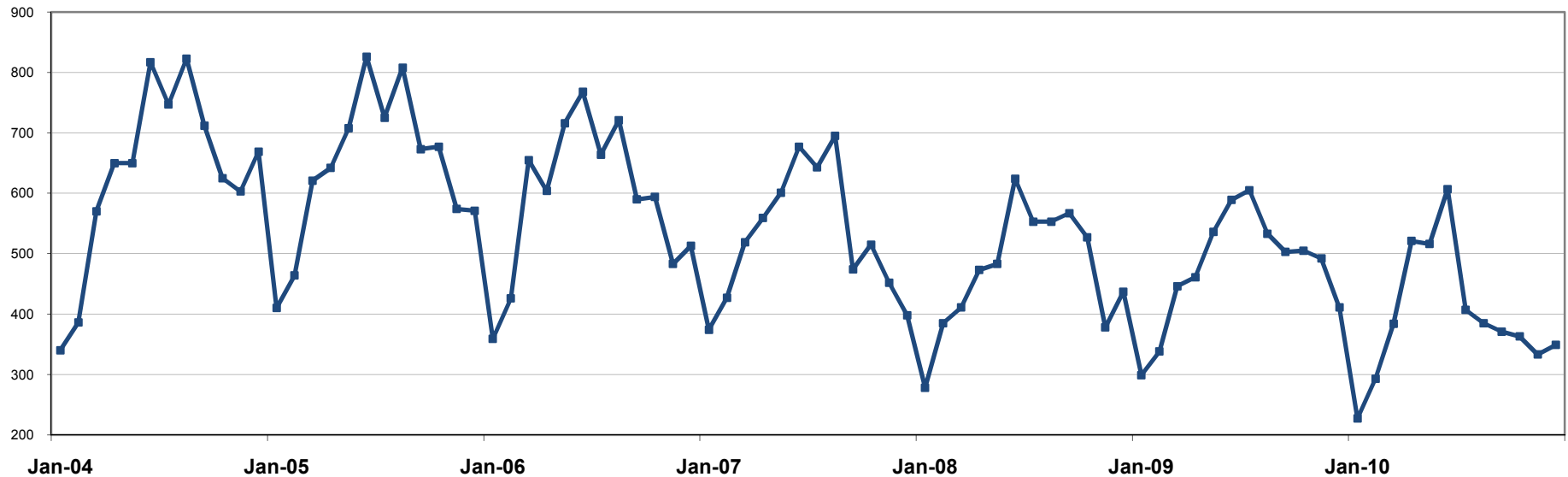


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Historical Closed Sales



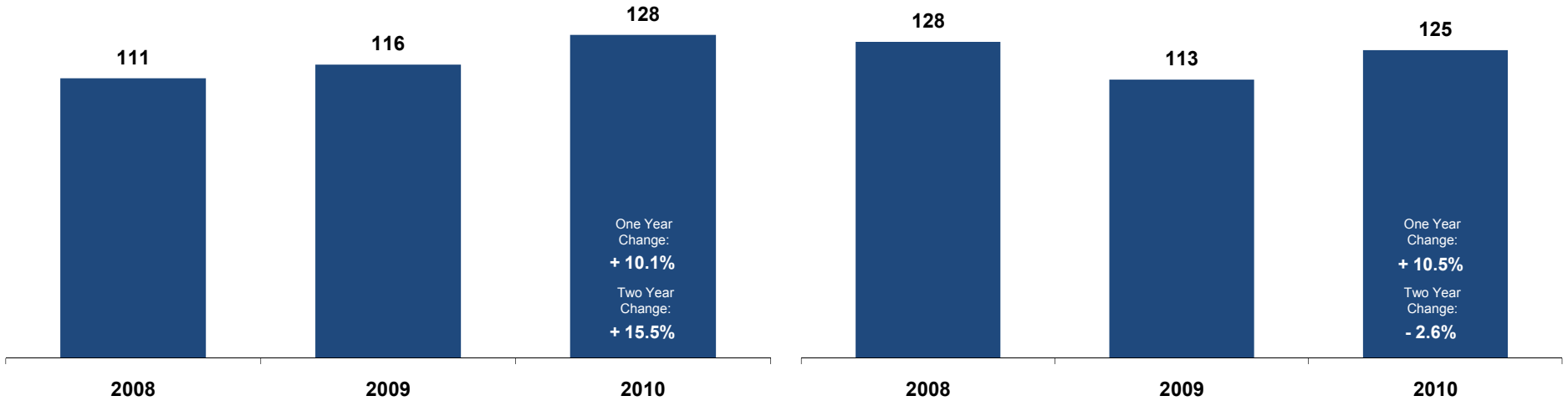
Days on Market Until Sale

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

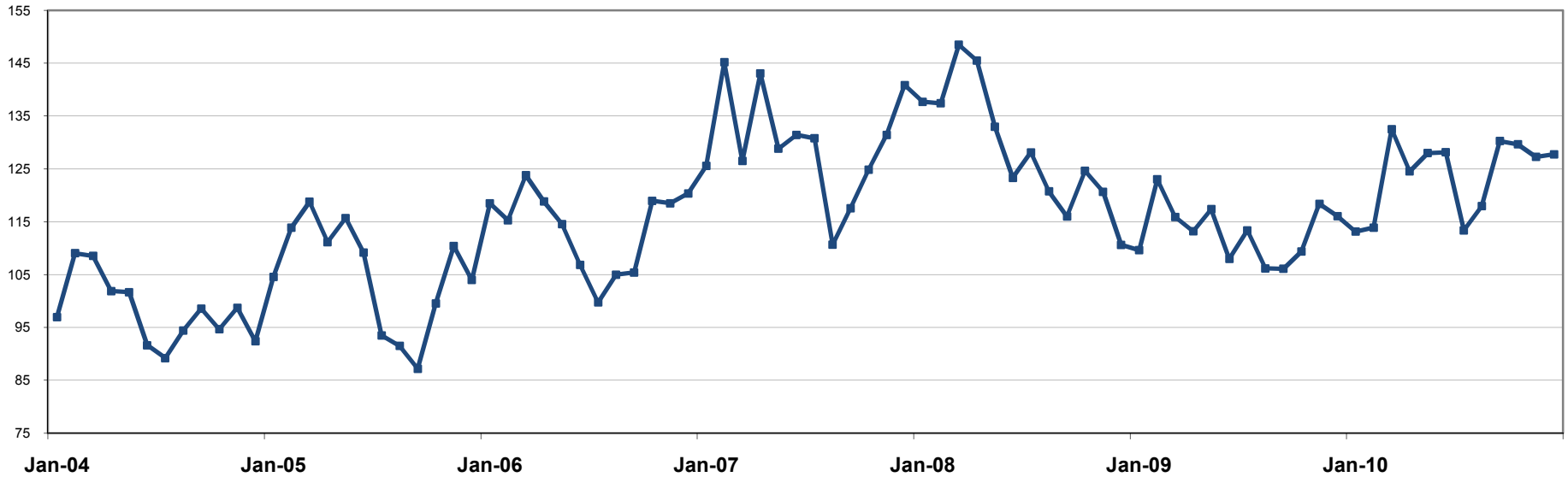


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Historical Days on Market Until Sale



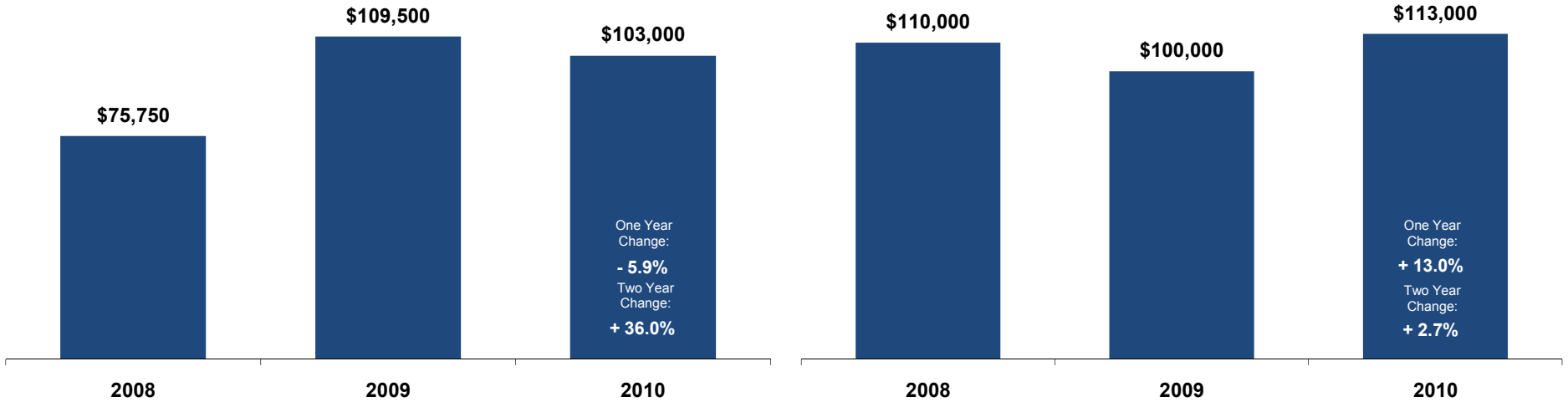
Median Sales Price

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

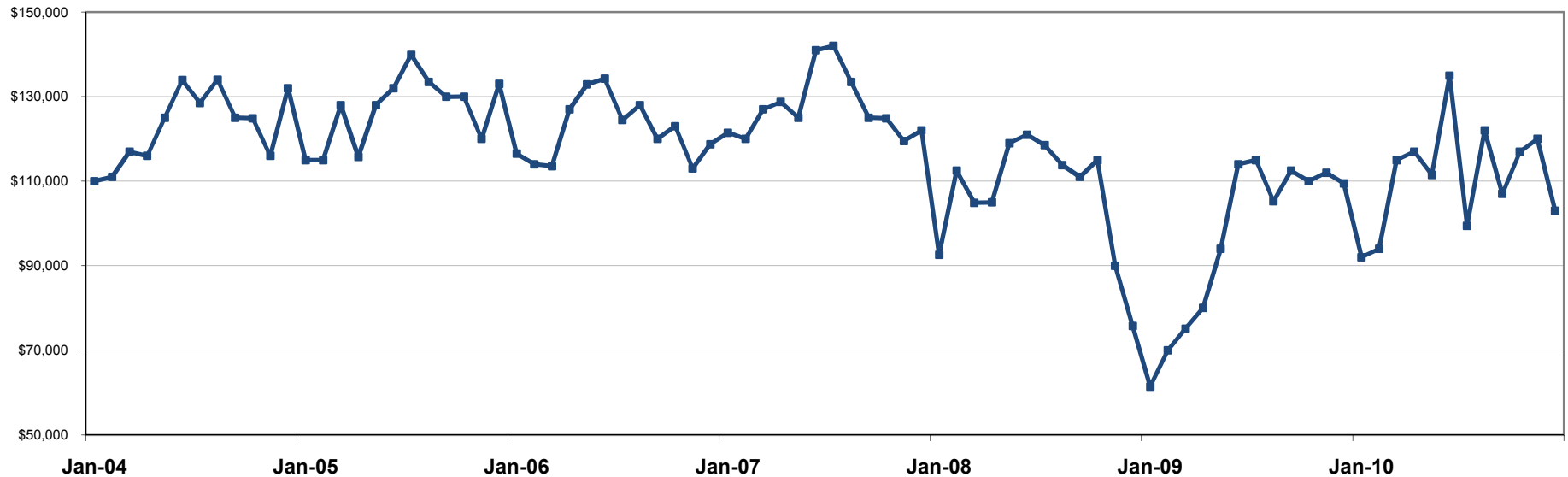


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Historical Median Sales Price



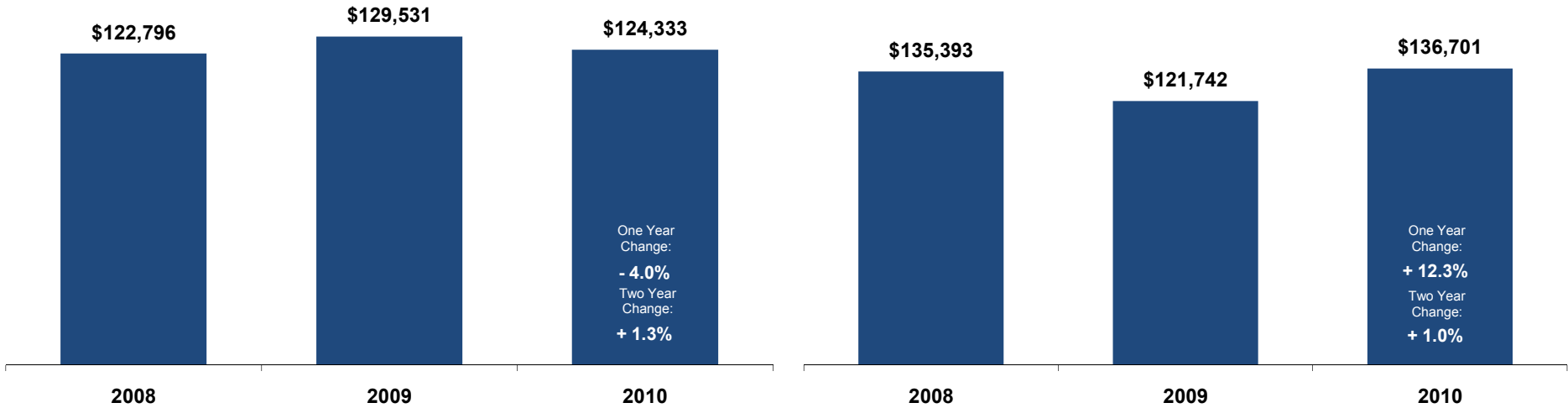
Average Sales Price

A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

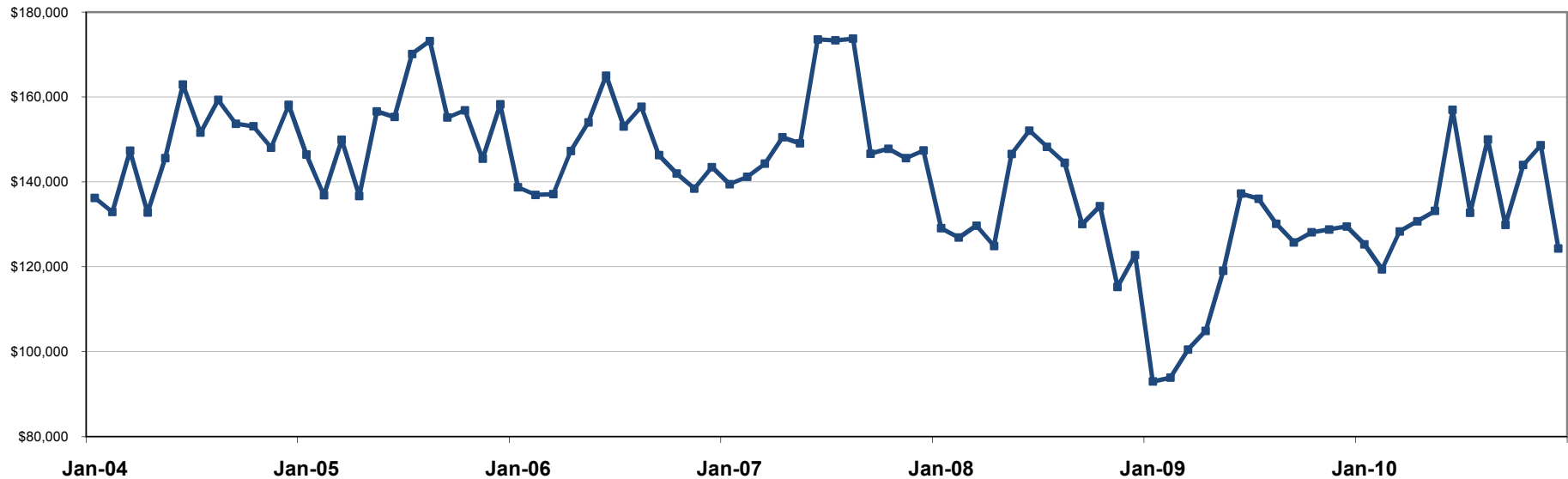


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Historical Average Sales Price



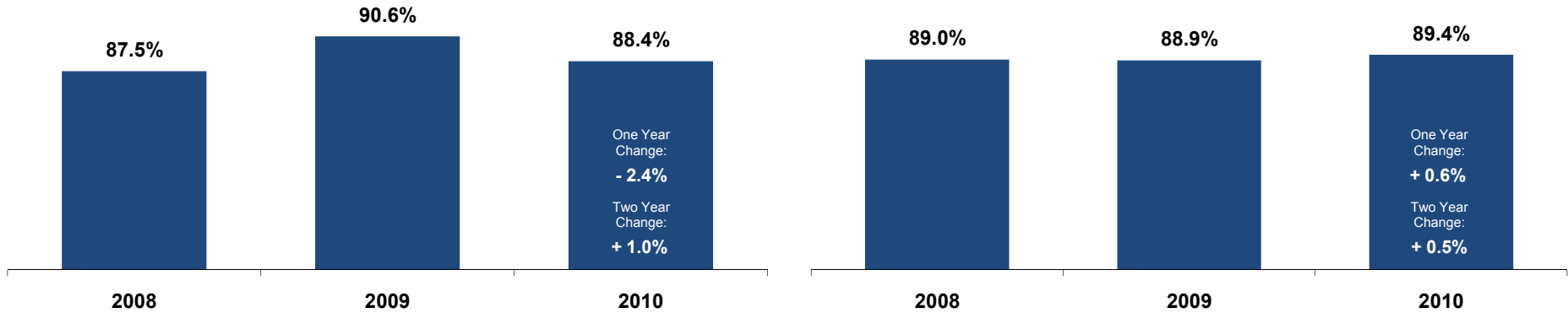
Percent of Original List Price Received at Sale

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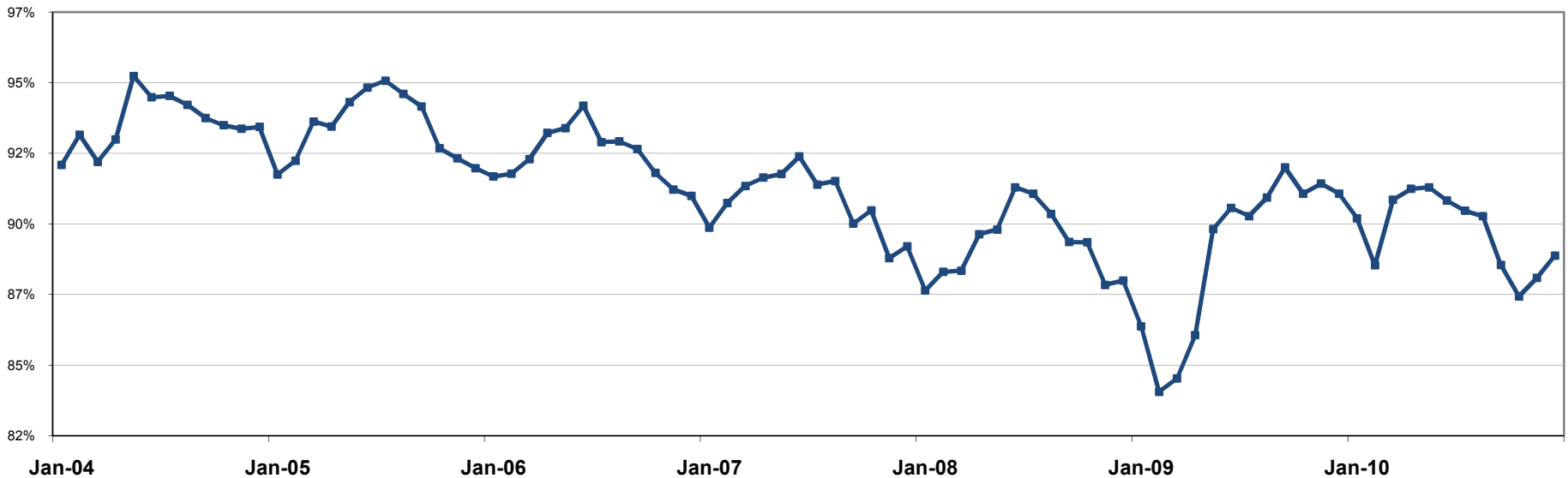


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Historical Percent of Original List Price Received



Housing Affordability Index

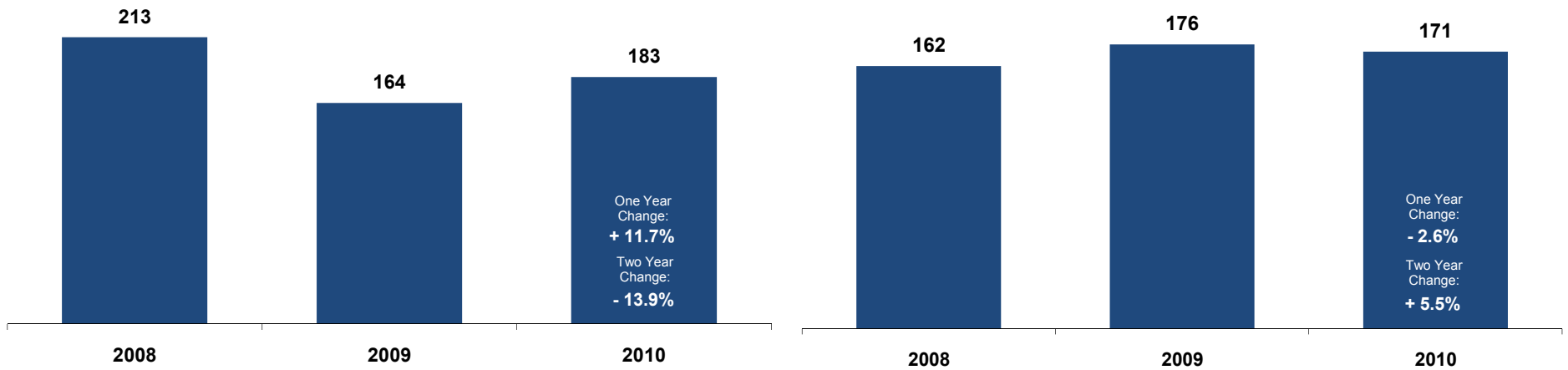
A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)



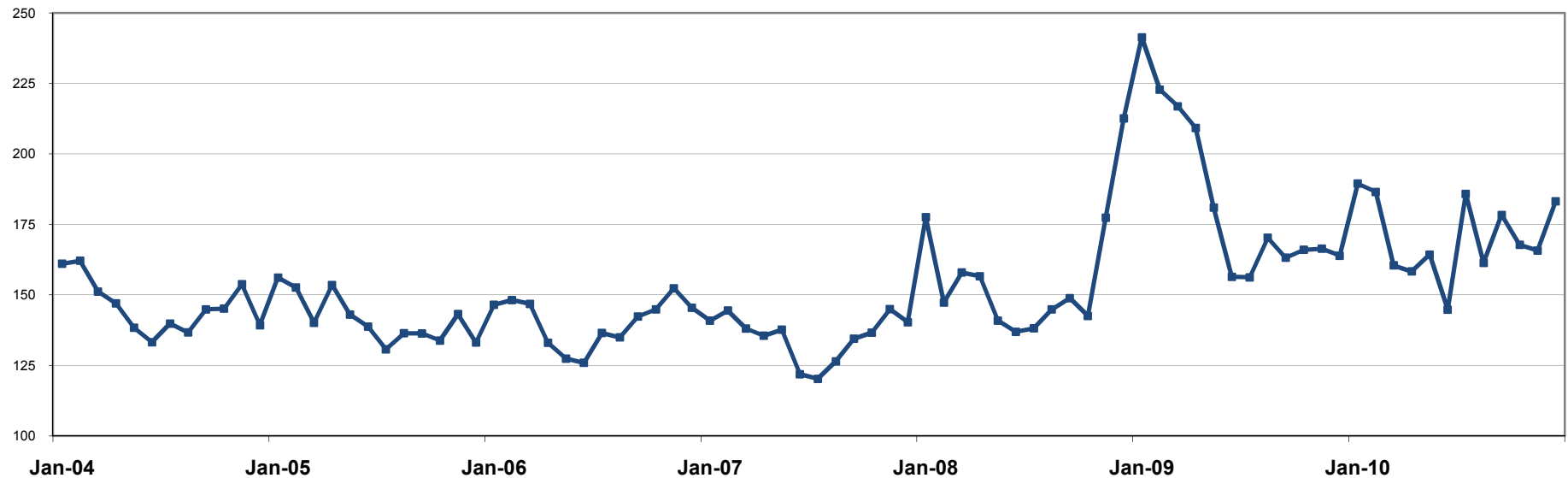
December

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

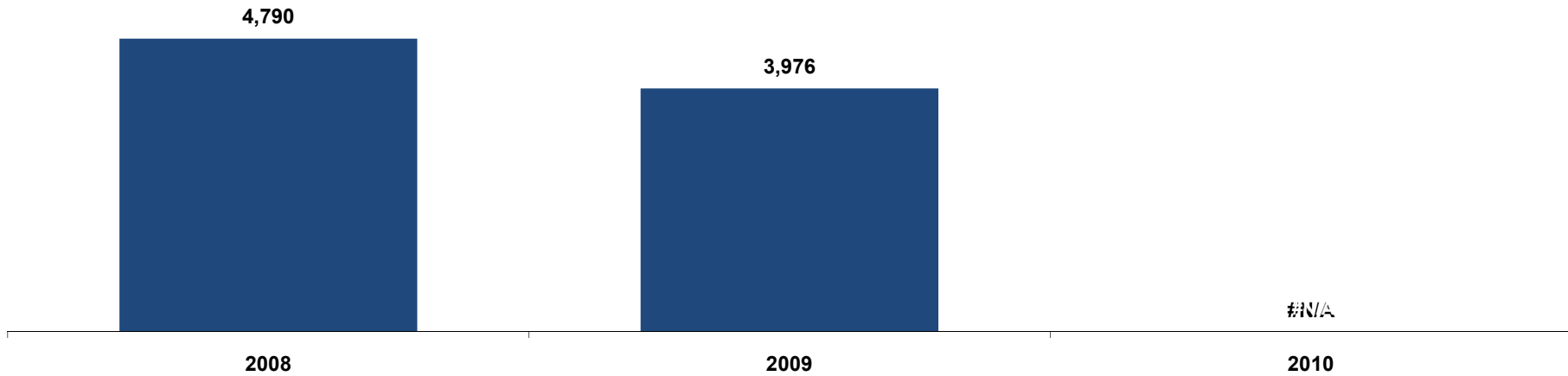


Inventory of Homes Available

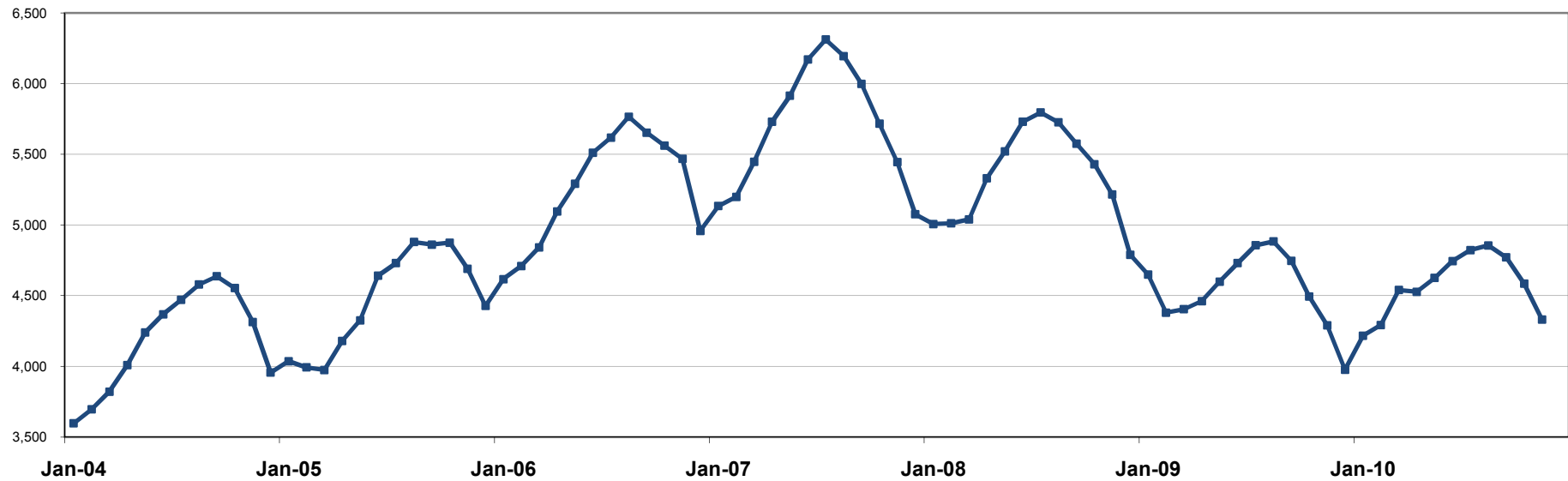
A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)



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Historical Inventory of Homes Available

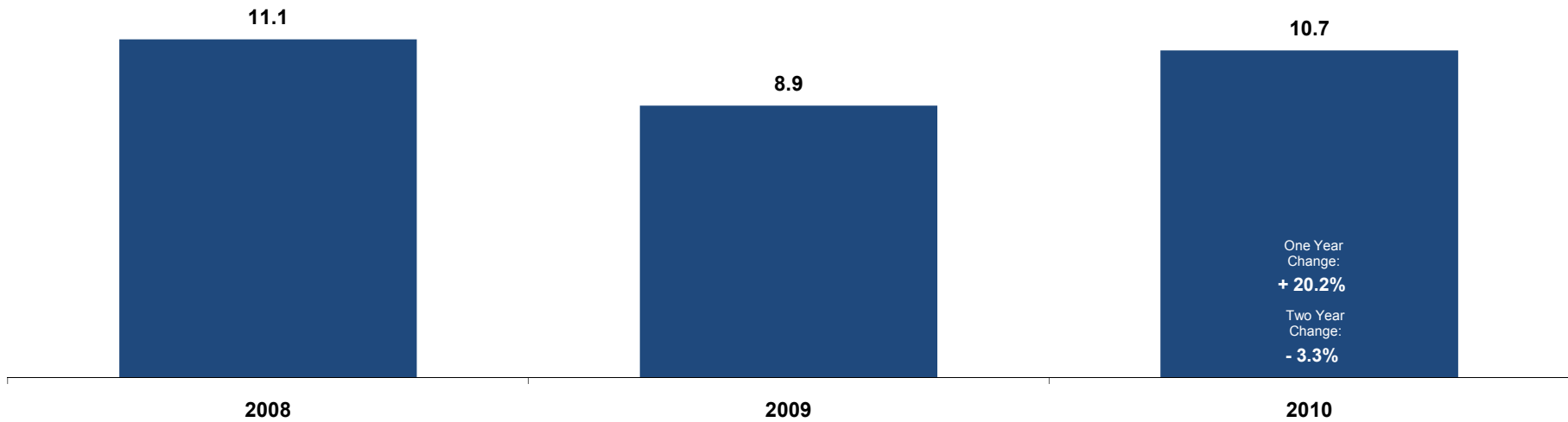


Months Supply of Inventory

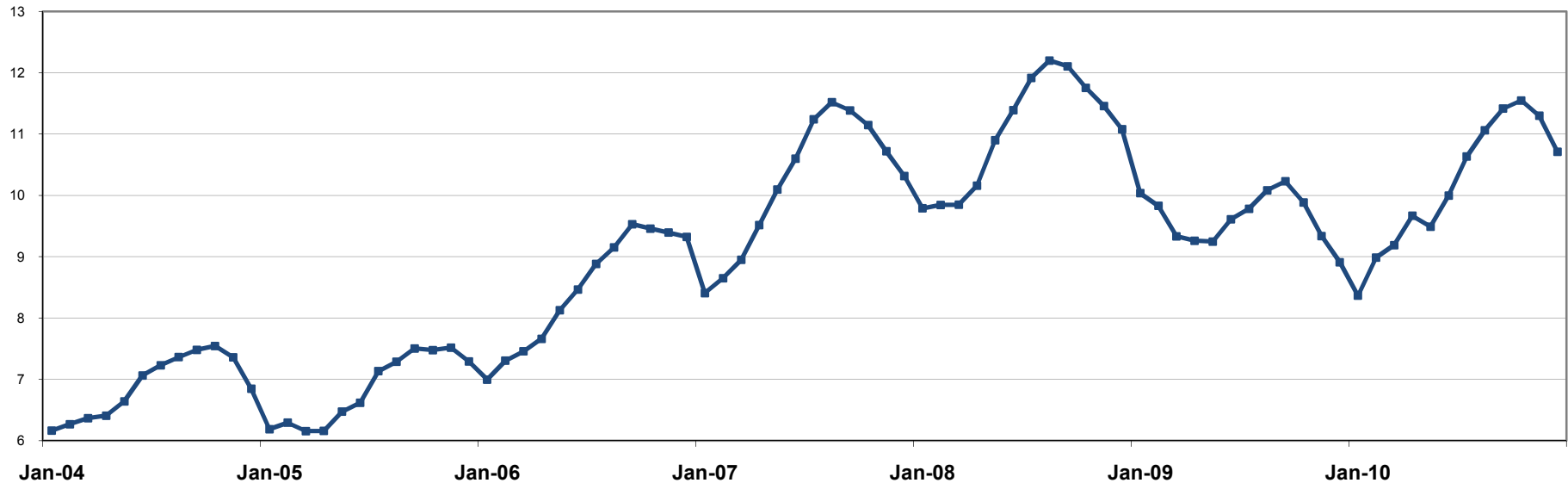
A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)



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Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the Akron Area Board of REALTORS® (Summit County Only)

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010	802	783	+ 2.4%	9,659	9,913	- 2.6%
	Nov 2010	640	625	+ 2.4%	10,299	10,538	- 2.3%
	Dec 2010	692	621	+ 11.4%	10,991	11,159	- 1.5%
Pending Sales	Oct 2010	376	464	- 19.0%	4,239	5,074	- 16.5%
	Nov 2010	315	333	- 5.4%	4,554	5,407	- 15.8%
	Dec 2010	287	298	- 3.7%	4,841	5,705	- 15.1%
Closed Sales	Oct 2010	363	505	- 28.1%	4,074	4,815	- 15.4%
	Nov 2010	333	492	- 32.3%	4,407	5,307	- 17.0%
	Dec 2010	349	411	- 15.1%	4,756	5,718	- 16.8%
Days on Market Until Sale	Oct 2010	130	109	+ 18.5%	124	112	+ 11.0%
	Nov 2010	127	118	+ 7.5%	124	112	+ 10.6%
	Dec 2010	128	116	+ 10.1%	125	113	+ 10.5%
Median Sales Price	Oct 2010	\$116,950	\$110,000	+ 6.3%	\$114,250	\$98,000	+ 16.6%
	Nov 2010	\$120,000	\$112,000	+ 7.1%	\$115,000	\$100,000	+ 15.0%
	Dec 2010	\$103,000	\$109,500	- 5.9%	\$113,000	\$100,000	+ 13.0%
Average Sales Price	Oct 2010	\$143,978	\$128,141	+ 12.4%	\$136,777	\$120,314	+ 13.7%
	Nov 2010	\$148,637	\$128,822	+ 15.4%	\$137,664	\$121,125	+ 13.7%
	Dec 2010	\$124,333	\$129,531	- 4.0%	\$136,701	\$121,742	+ 12.3%
Percent of Original List Price Received at Sale	Oct 2010	86.9%	90.6%	- 4.0%	89.7%	88.6%	+ 1.2%
	Nov 2010	87.6%	90.9%	- 3.7%	89.5%	88.8%	+ 0.8%
	Dec 2010	88.4%	90.6%	- 2.4%	89.4%	88.9%	+ 0.6%
Housing Affordability Index	Oct 2010	168	166	+ 1.1%	171	181	- 5.7%
	Nov 2010	166	166	- 0.4%	171	181	- 5.5%
	Dec 2010	183	164	+ 11.7%	171	176	- 2.6%
Total Active Listings Available at Month End	Oct 2010	4,585	4,494	+ 2.0%			
	Nov 2010	4,331	4,291	+ 0.9%	--	--	--
	Dec 2010	#N/A	3,976	#N/A			
Months Supply of Inventory	Oct 2010	11.5	9.9	+ 16.8%			
	Nov 2010	11.3	9.3	+ 21.0%	--	--	--
	Dec 2010	10.7	8.9	+ 20.2%			

Explanation of Methodology



A Monthly Indicator from the **Akron Area Board of REALTORS® (Summit County Only)**

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.