

Monthly Indicators



July 2019

In July, the U.S. economic expansion that began in June 2009 became the longest in the nation's history, marking 121 straight months of gross domestic product growth and surpassing the 120-month expansion from 1991 to 2001. The average rate of growth during this expansion has been a milder 2.3 percent per year compared to 3.6 percent during the 1990s. Although the economy should continue to perform well for the rest of 2019, most economists see a mild recession on the horizon.

New Listings were down 10.6 percent to 42. Pending Sales decreased 2.6 percent to 38. Inventory shrank 32.9 percent to 106 units.

Prices moved lower as Median Sales Price was down 16.0 percent to \$86,500. Days on Market decreased 20.5 percent to 66. Months Supply of Homes for Sale was down 38.3 percent to 3.7 months, indicating that demand increased relative to supply.

During the record-setting 121-month economic expansion, the unemployment rate has dropped from 10.0 percent in 2009 to 3.7 percent, yet many consumers continue to struggle financially. Low mortgage interest rates have helped offset low housing affordability, but high home prices are outpacing median household income growth. In a move to stoke continued economic prosperity, the Federal Reserve reduced the benchmark interest rate by a quarter point to about 2.25 percent, marking the first reduction in more than a decade.

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Quick Facts

+ 17.9%	- 16.0%	- 32.9%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

This is a research tool provided by the Coshocton County Board of REALTORS®. Percent changes are calculated using rounded figures.



Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		47	42	- 10.6%	288	276	- 4.2%
Pending Sales		39	38	- 2.6%	190	217	+ 14.2%
Closed Sales		28	33	+ 17.9%	181	191	+ 5.5%
Days on Market		83	66	- 20.5%	121	100	- 17.4%
Median Sales Price		\$103,000	\$86,500	- 16.0%	\$92,000	\$102,500	+ 11.4%
Average Sales Price		\$121,837	\$95,043	- 22.0%	\$112,401	\$129,559	+ 15.3%
Pct. of Orig. Price Received		95.7%	92.2%	- 3.7%	91.1%	92.1%	+ 1.1%
Housing Affordability Index		227	271	+ 19.4%	254	229	- 9.8%
Inventory of Homes for Sale		158	106	- 32.9%	--	--	--
Months Supply of Homes for Sale		6.0	3.7	- 38.3%	--	--	--

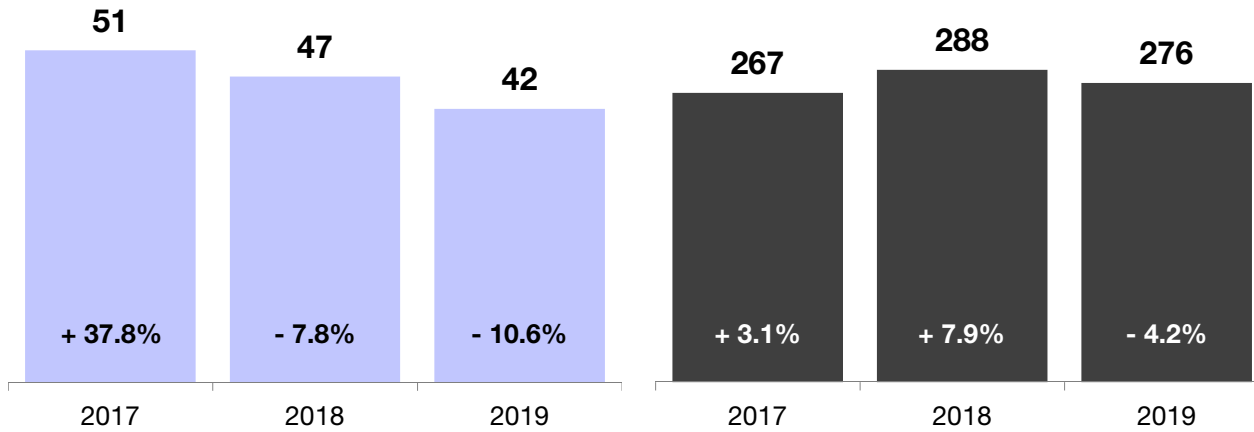
New Listings

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



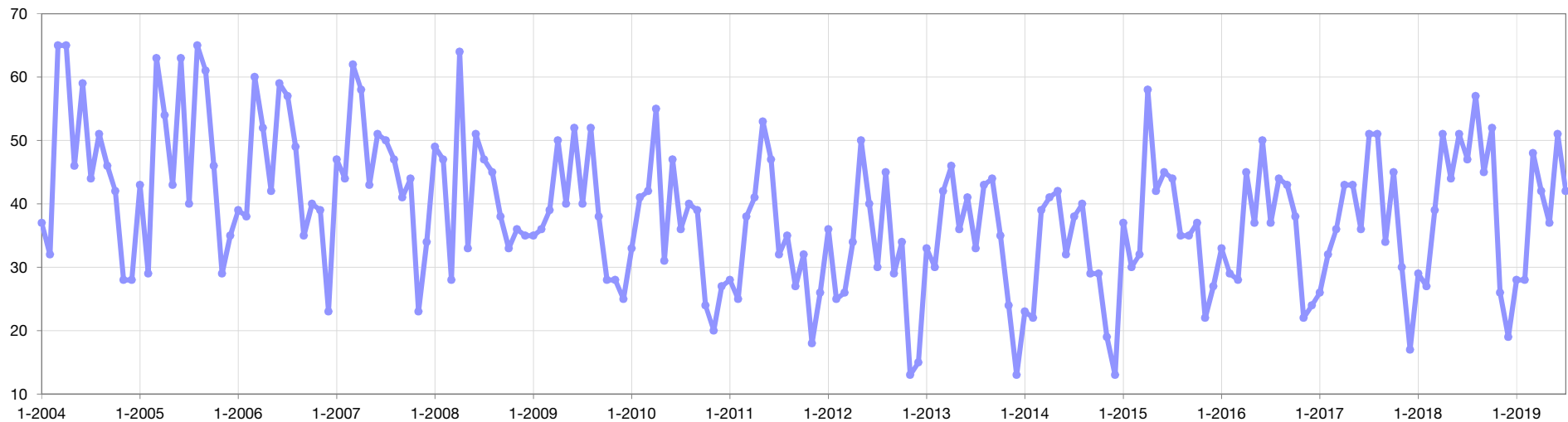
July

Year to Date



	New Listings	Prior Year	Percent Change
August 2018	57	51	+11.8%
September 2018	45	34	+32.4%
October 2018	52	45	+15.6%
November 2018	26	30	-13.3%
December 2018	19	17	+11.8%
January 2019	28	29	-3.4%
February 2019	28	27	+3.7%
March 2019	48	39	+23.1%
April 2019	42	51	-17.6%
May 2019	37	44	-15.9%
June 2019	51	51	0.0%
July 2019	42	47	-10.6%
12-Month Avg	40	39	+2.6%

Historical New Listings by Month



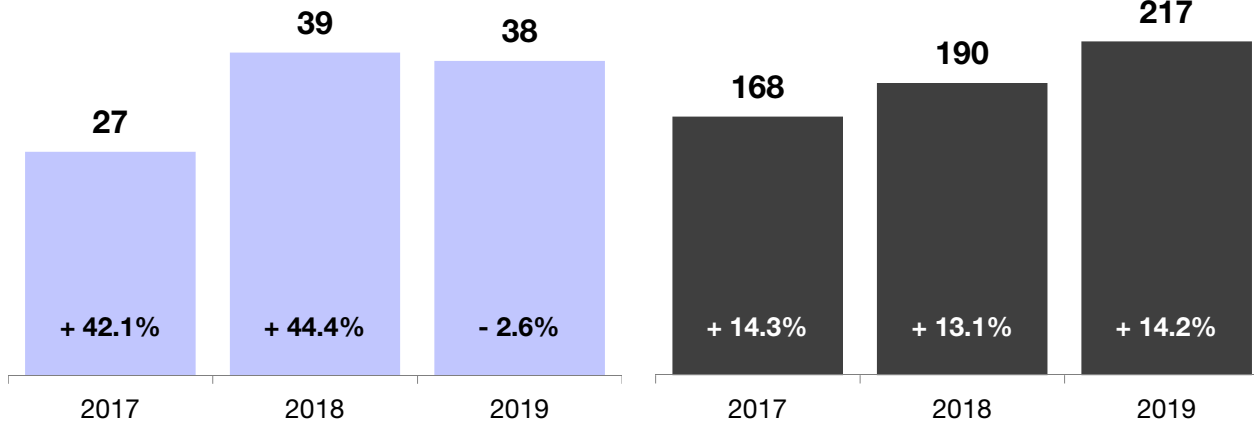
Pending Sales

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



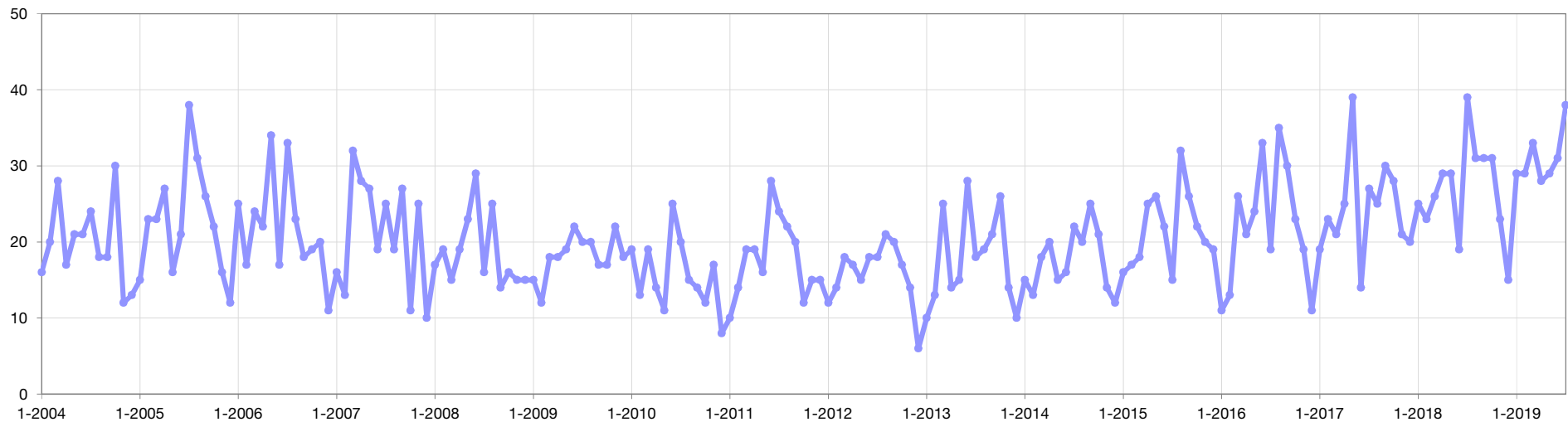
July

Year to Date



	Pending Sales	Prior Year	Percent Change
August 2018	31	25	+24.0%
September 2018	31	30	+3.3%
October 2018	31	28	+10.7%
November 2018	23	21	+9.5%
December 2018	15	20	-25.0%
January 2019	29	25	+16.0%
February 2019	29	23	+26.1%
March 2019	33	26	+26.9%
April 2019	28	29	-3.4%
May 2019	29	29	0.0%
June 2019	31	19	+63.2%
July 2019	38	39	-2.6%
12-Month Avg	29	26	+11.5%

Historical Pending Sales by Month



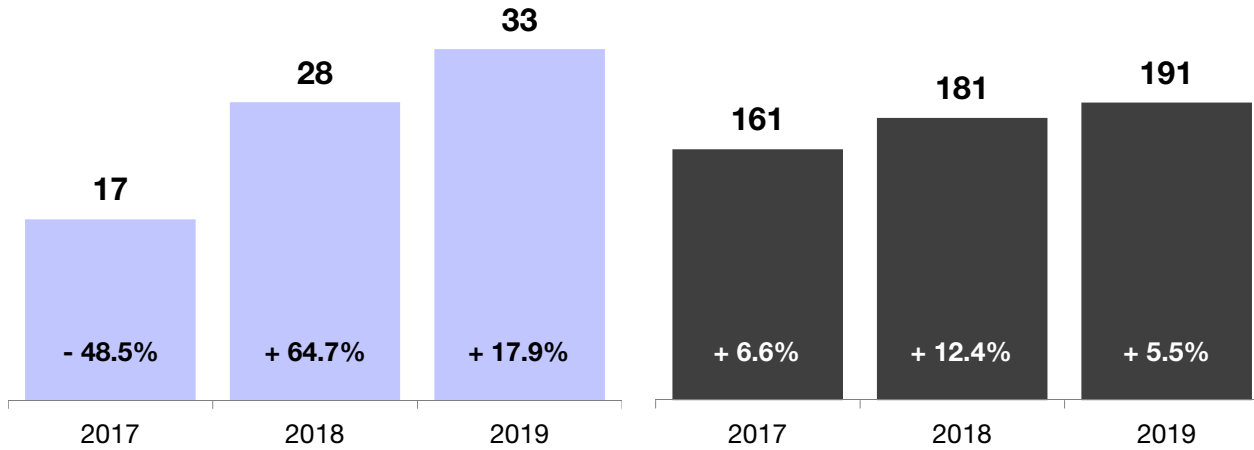
Closed Sales

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



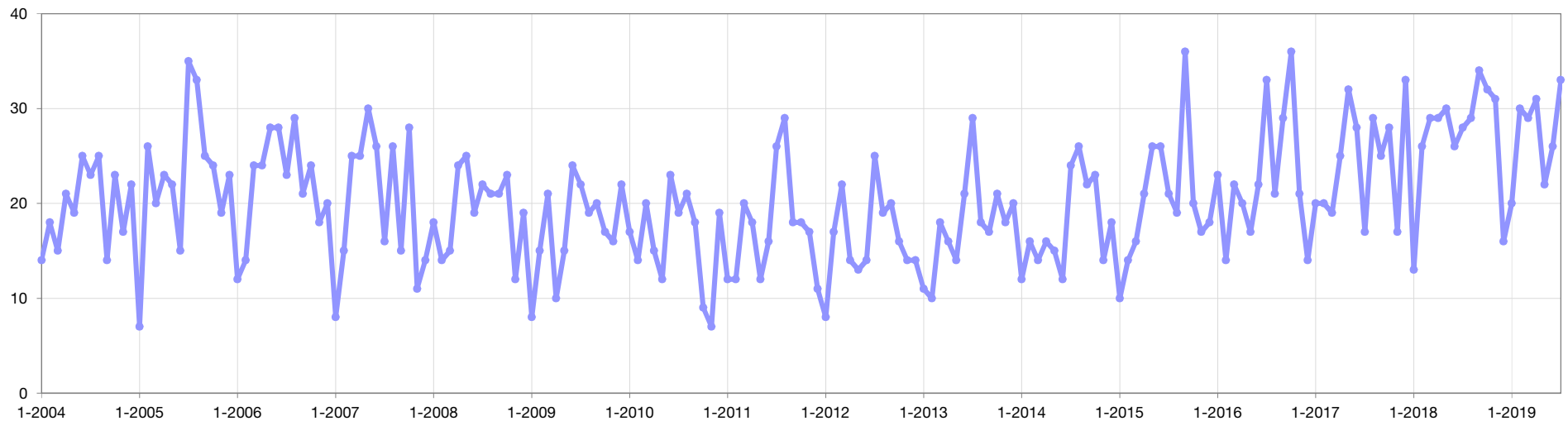
July

Year to Date



Closed Sales	Prior Year	Percent Change
August 2018	29	0.0%
September 2018	25	+36.0%
October 2018	28	+14.3%
November 2018	17	+82.4%
December 2018	33	-51.5%
January 2019	13	+53.8%
February 2019	26	+15.4%
March 2019	29	0.0%
April 2019	29	+6.9%
May 2019	30	-26.7%
June 2019	26	0.0%
July 2019	28	+17.9%
12-Month Avg	28	+7.7%

Historical Closed Sales by Month



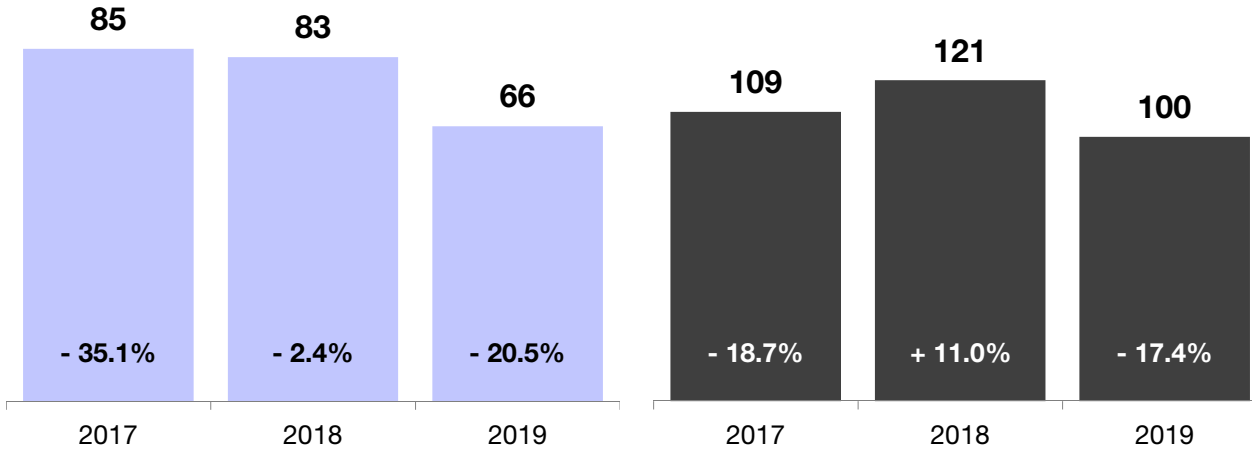
Days on Market Until Sale

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



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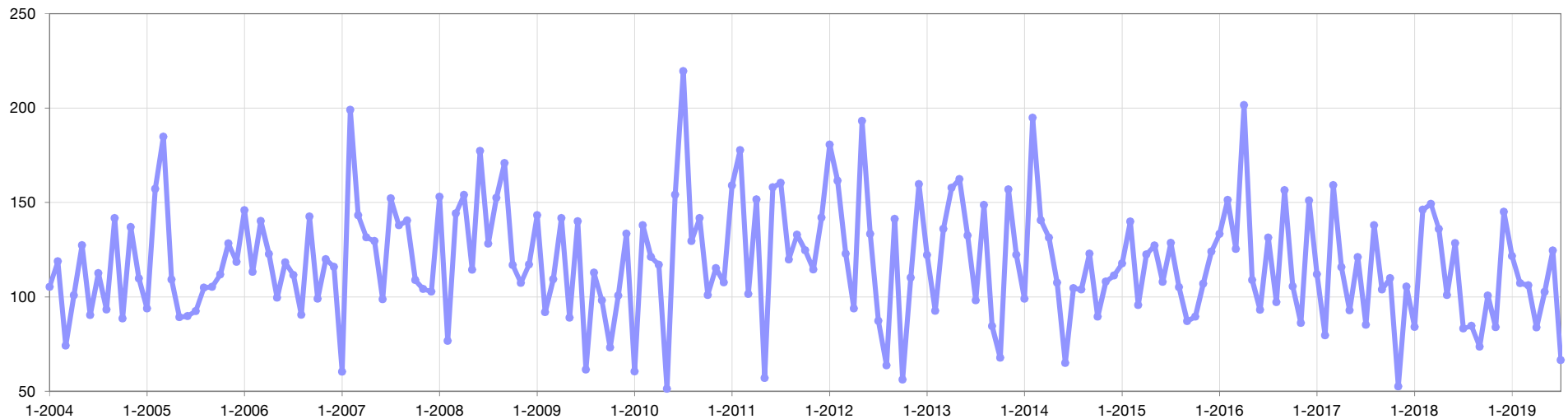
Year to Date



Days on Market	Prior Year	Percent Change	
August 2018	85	138	-38.4%
September 2018	74	104	-28.8%
October 2018	101	110	-8.2%
November 2018	84	53	+58.5%
December 2018	145	105	+38.1%
January 2019	122	84	+45.2%
February 2019	107	146	-26.7%
March 2019	106	149	-28.9%
April 2019	84	136	-38.2%
May 2019	103	101	+2.0%
June 2019	125	128	-2.3%
July 2019	66	83	-20.5%
12-Month Avg*	96	115	-16.5%

* Days on Market for all properties from August 2018 through July 2019. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

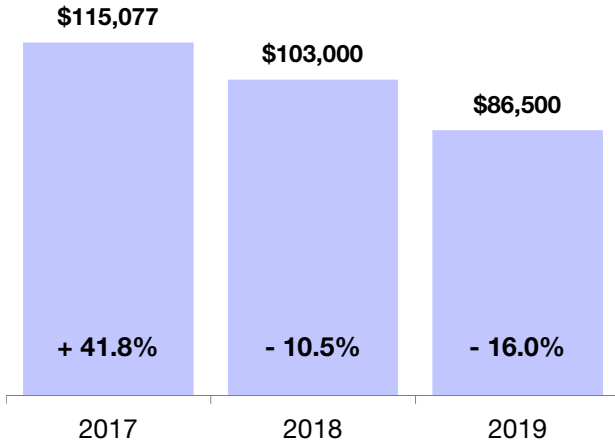


Median Sales Price

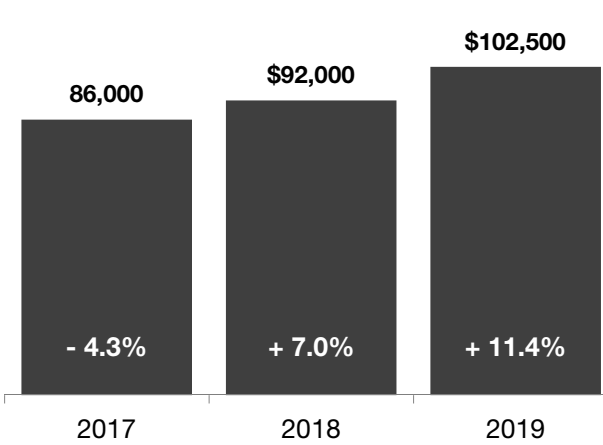
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



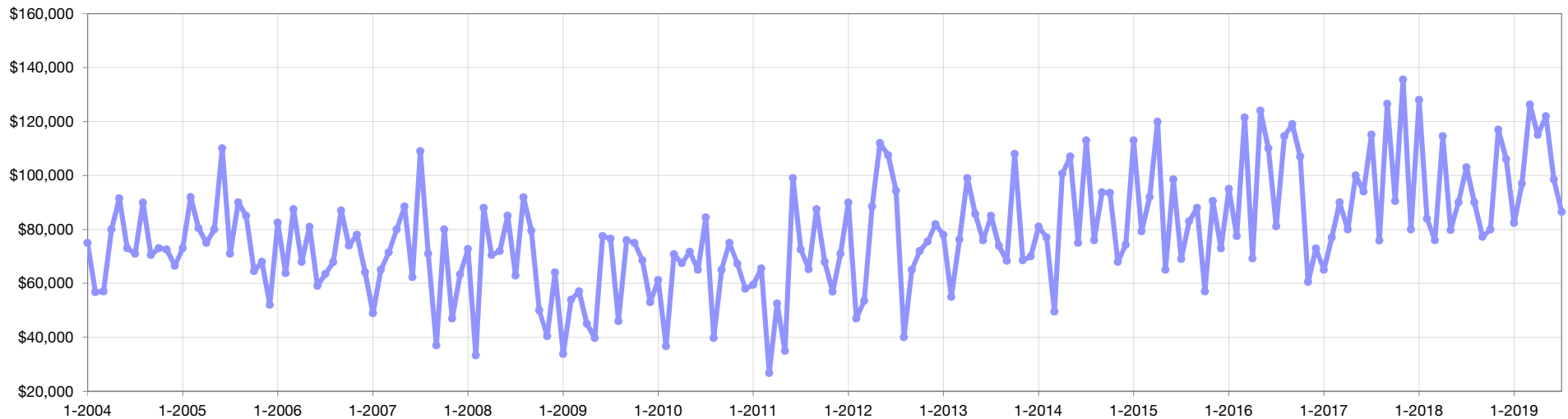
Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2018	\$90,000	\$75,900	+18.6%
September 2018	\$77,250	\$126,500	-38.9%
October 2018	\$80,000	\$90,500	-11.6%
November 2018	\$117,000	\$135,500	-13.7%
December 2018	\$106,000	\$80,000	+32.5%
January 2019	\$82,400	\$128,000	-35.6%
February 2019	\$97,000	\$84,000	+15.5%
March 2019	\$126,250	\$76,000	+66.1%
April 2019	\$115,000	\$114,500	+0.4%
May 2019	\$122,000	\$79,750	+53.0%
June 2019	\$98,500	\$90,000	+9.4%
July 2019	\$86,500	\$103,000	-16.0%
12-Month Avg*	\$98,500	\$90,950	+8.3%

* Median Sales Price for all properties from August 2018 through July 2019. This is not the average of the individual figures above.

Historical Median Sales Price by Month

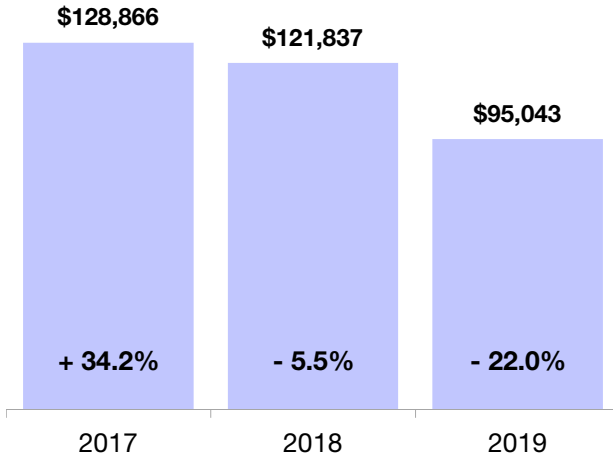


Average Sales Price

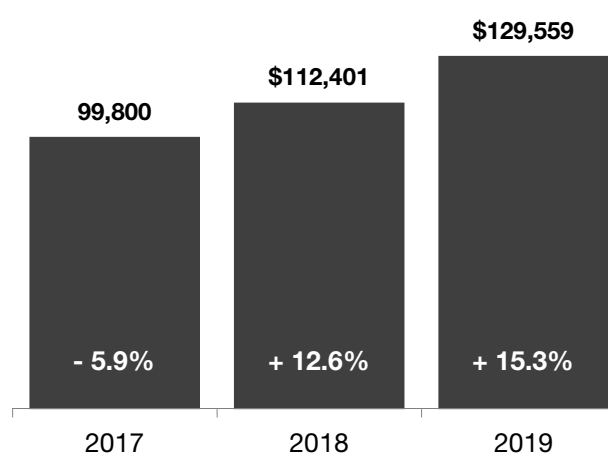
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



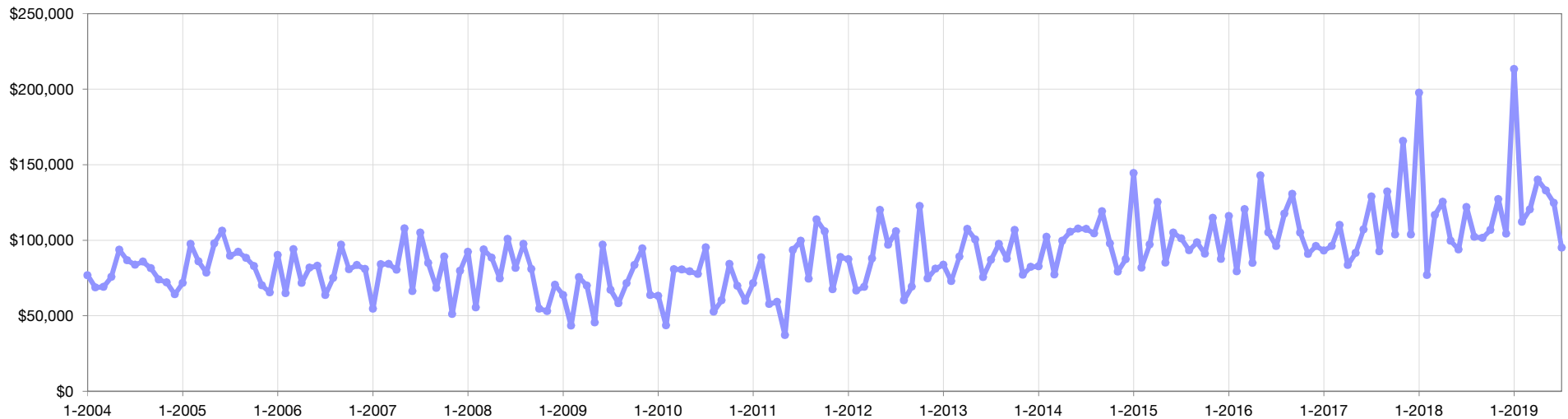
Year to Date



	Average Sales Price	Prior Year	Percent Change
August 2018	\$102,221	\$92,576	+10.4%
September 2018	\$101,446	\$132,205	-23.3%
October 2018	\$106,704	\$103,854	+2.7%
November 2018	\$127,153	\$165,594	-23.2%
December 2018	\$104,321	\$103,832	+0.5%
January 2019	\$213,216	\$197,545	+7.9%
February 2019	\$112,217	\$76,934	+45.9%
March 2019	\$120,323	\$116,588	+3.2%
April 2019	\$140,112	\$125,475	+11.7%
May 2019	\$132,967	\$99,534	+33.6%
June 2019	\$124,778	\$93,804	+33.0%
July 2019	\$95,043	\$121,837	-22.0%
12-Month Avg*	\$120,693	\$113,416	+6.4%

* Average Sales Price for all properties from August 2018 through July 2019. This is not the average of the individual figures above.

Historical Average Sales Price by Month



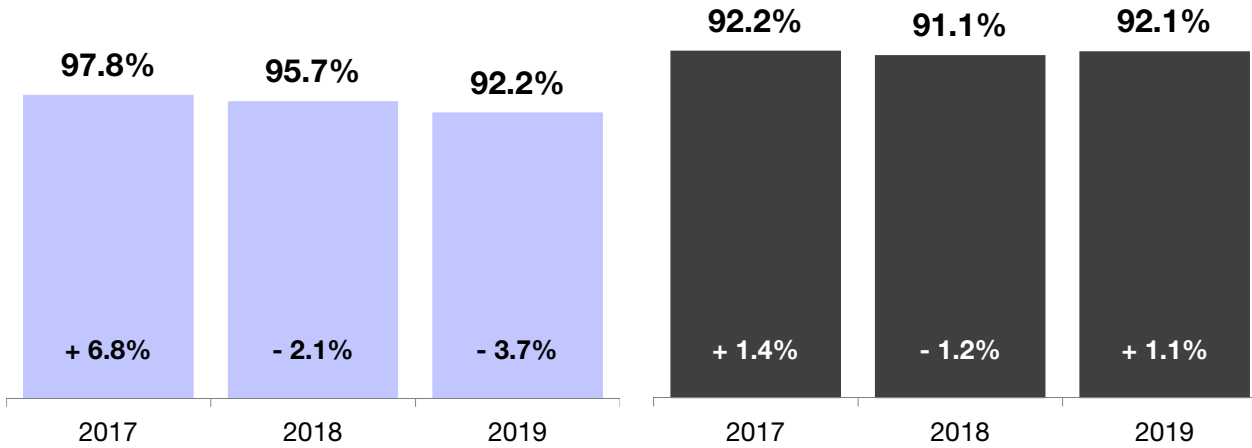
Percent of Original List Price Received

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.



July

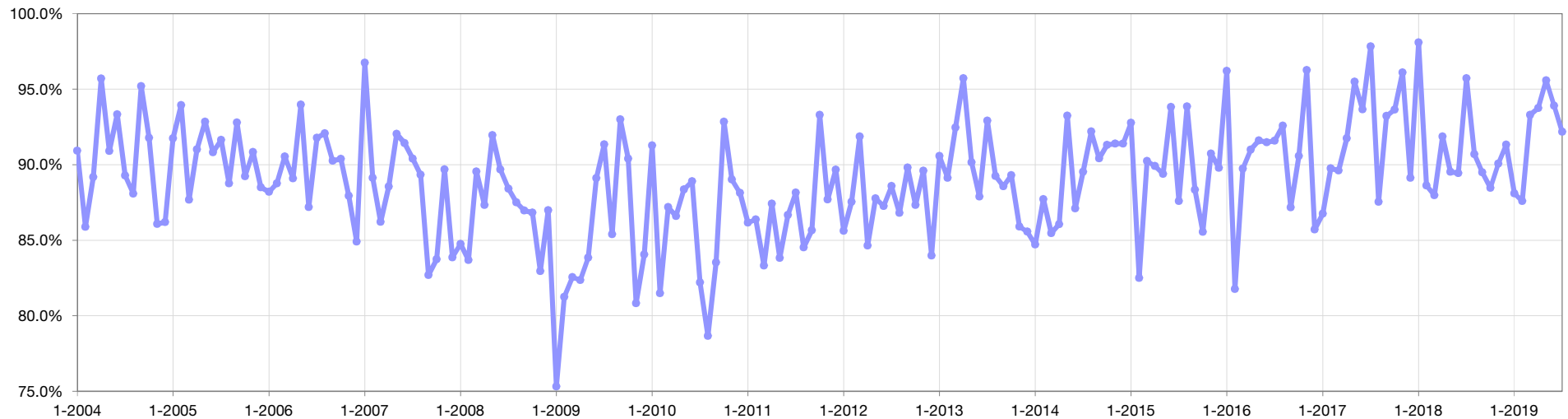
Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
August 2018	90.7%	87.5%	+3.7%
September 2018	89.5%	93.2%	-4.0%
October 2018	88.5%	93.6%	-5.4%
November 2018	90.1%	96.1%	-6.2%
December 2018	91.3%	89.1%	+2.5%
January 2019	88.1%	98.1%	-10.2%
February 2019	87.6%	88.6%	-1.1%
March 2019	93.3%	88.0%	+6.0%
April 2019	93.7%	91.9%	+2.0%
May 2019	95.6%	89.5%	+6.8%
June 2019	93.9%	89.4%	+5.0%
July 2019	92.2%	95.7%	-3.7%
12-Month Avg*	91.1%	91.3%	-0.2%

* Pct. of Orig. Price Received for all properties from August 2018 through July 2019. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



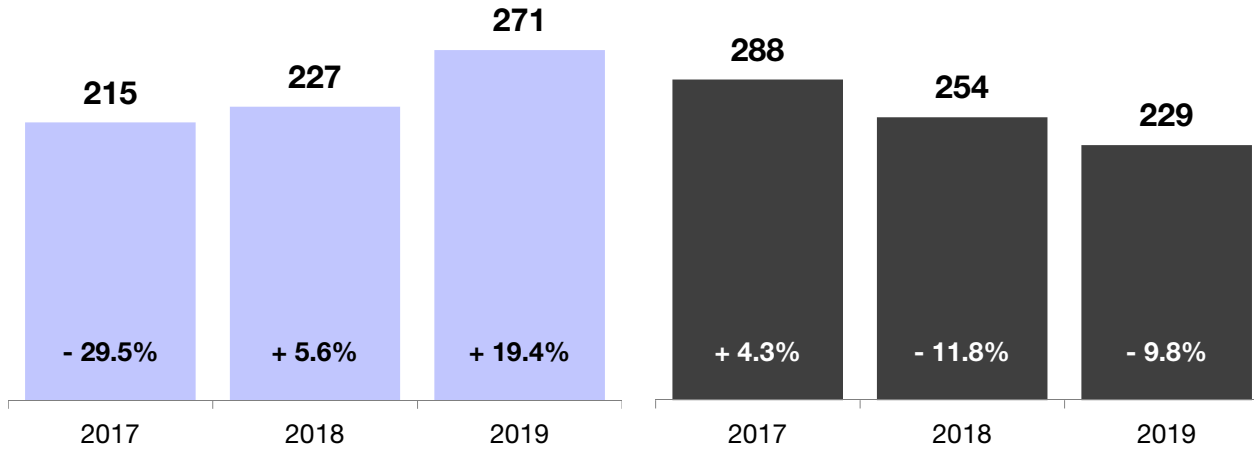
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



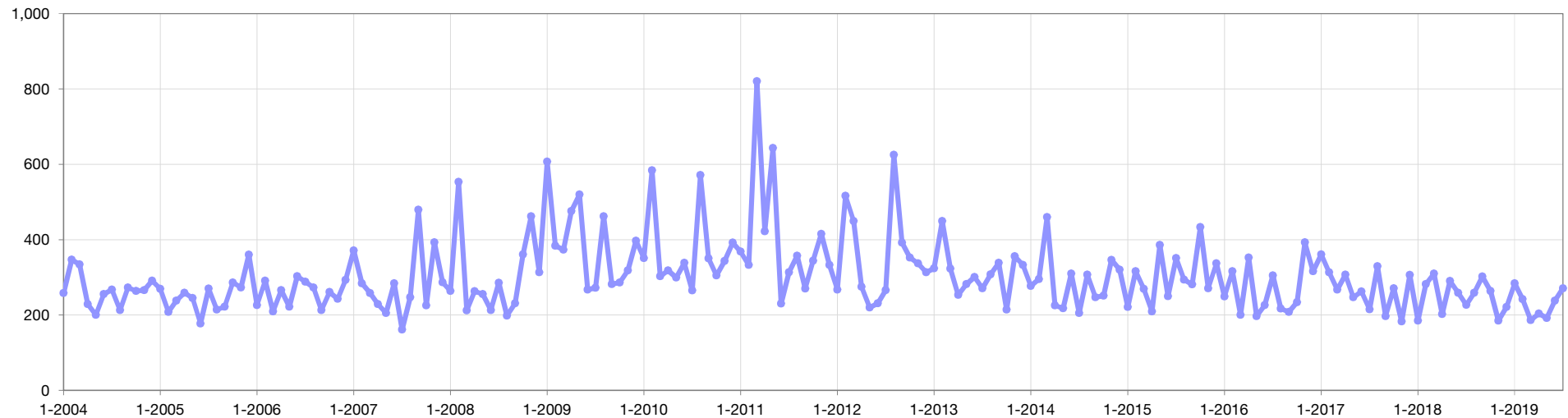
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Year to Date



	Affordability Index	Prior Year	Percent Change
August 2018	259	329	-21.3%
September 2018	302	197	+53.3%
October 2018	264	271	-2.6%
November 2018	185	183	+1.1%
December 2018	221	306	-27.8%
January 2019	284	185	+53.5%
February 2019	242	282	-14.2%
March 2019	186	310	-40.0%
April 2019	204	202	+1.0%
May 2019	192	290	-33.8%
June 2019	238	259	-8.1%
July 2019	271	227	+19.4%
12-Month Avg	237	253	-6.3%

Historical Housing Affordability Index by Month

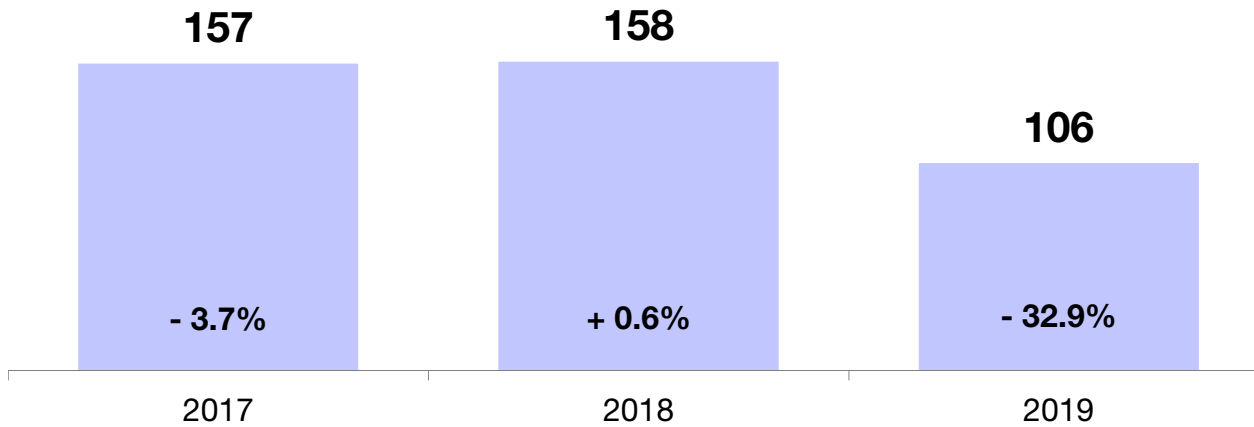


Inventory of Homes for Sale

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

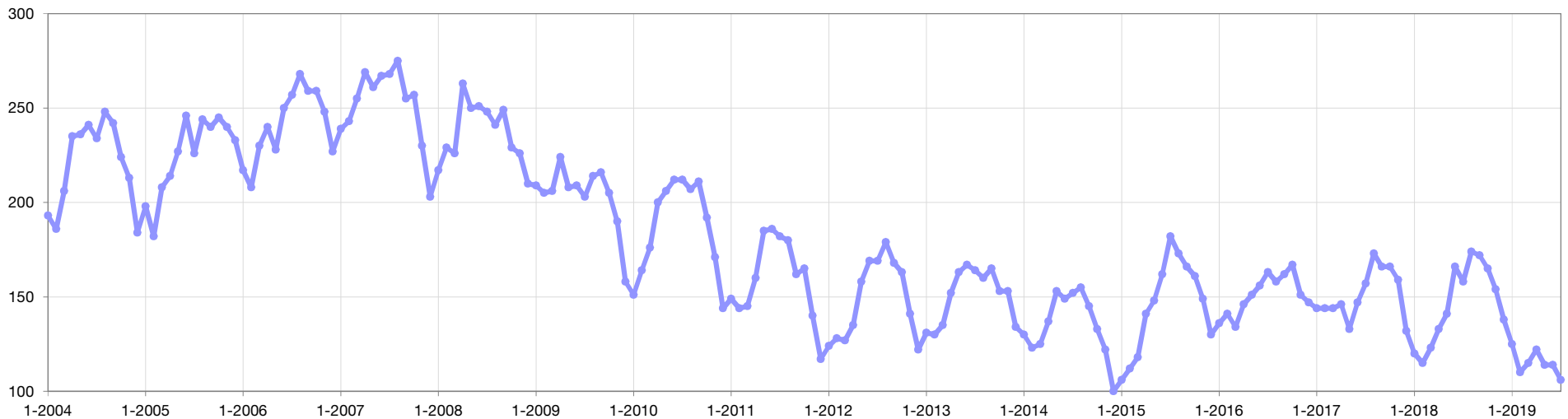


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Homes for Sale		Prior Year	Percent Change
August 2018	174	173	+0.6%
September 2018	172	166	+3.6%
October 2018	165	166	-0.6%
November 2018	154	159	-3.1%
December 2018	138	132	+4.5%
January 2019	125	120	+4.2%
February 2019	110	115	-4.3%
March 2019	115	123	-6.5%
April 2019	122	133	-8.3%
May 2019	114	141	-19.1%
June 2019	114	166	-31.3%
July 2019	106	158	-32.9%
12-Month Avg	134	146	-8.2%

Historical Inventory of Homes for Sale by Month

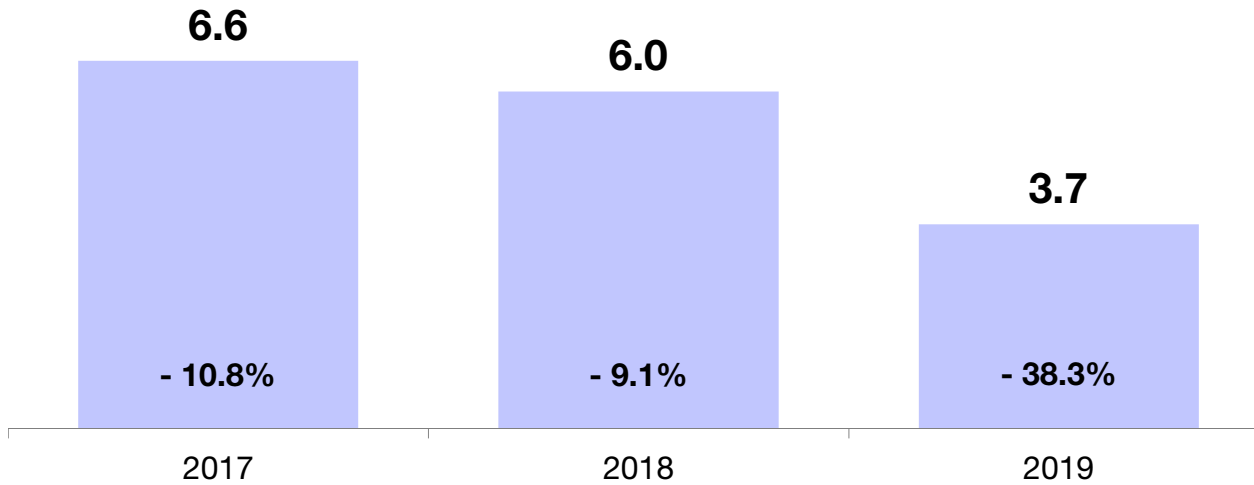


Months Supply of Homes for Sale

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.



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Months Supply		Prior Year	Percent Change
August 2018	6.5	7.5	-13.3%
September 2018	6.4	7.2	-11.1%
October 2018	6.1	7.1	-14.1%
November 2018	5.7	6.7	-14.9%
December 2018	5.2	5.4	-3.7%
January 2019	4.6	4.8	-4.2%
February 2019	4.0	4.6	-13.0%
March 2019	4.1	4.9	-16.3%
April 2019	4.3	5.2	-17.3%
May 2019	4.1	5.7	-28.1%
June 2019	3.9	6.6	-40.9%
July 2019	3.7	6.0	-38.3%
12-Month Avg*	4.9	6.0	-18.3%

* Months Supply for all properties from August 2018 through July 2019. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale by Month

