

Monthly Indicators

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

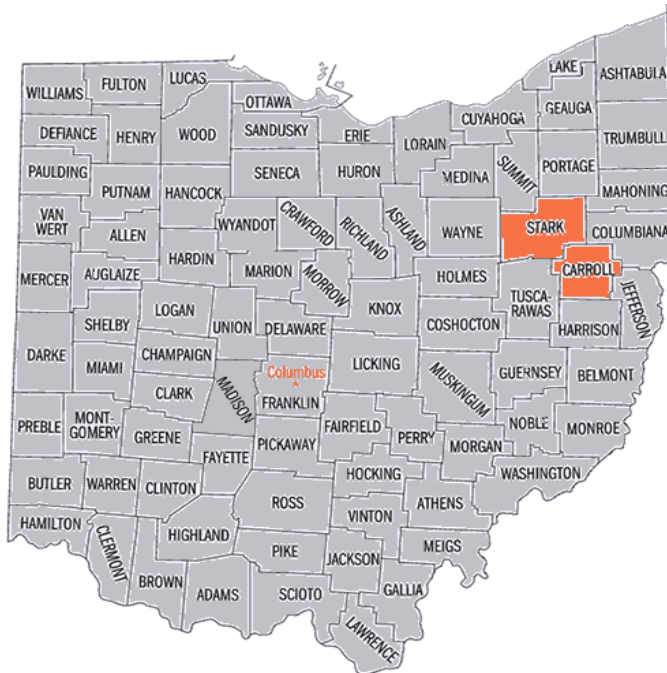


April 2011

Quick Facts

- 28.4% **- 0.5%** **+ 14.3%** **- 28.2%**

Change in **Closed Sales** Stark County Change in **Median Sales Price** Stark County Change in **Closed Sales** Carroll County Change in **Median Sales Price** Carroll County



Stark County **Carroll County**

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Stark County Market Overview

Key market metrics for the current month and year-to-date figures for **Stark County Only**.



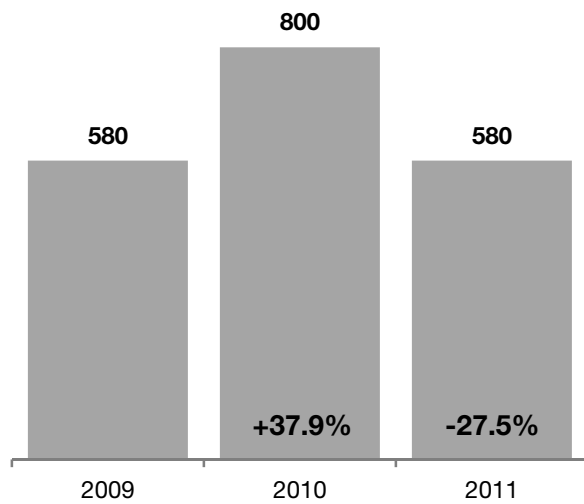
Key Metrics	Historical Sparklines	4-2010	4-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		800	580	- 27.5%	2,738	2,191	- 20.0%
Pending Sales		498	326	- 34.5%	1,432	1,124	- 21.5%
Closed Sales		349	250	- 28.4%	1,106	881	- 20.3%
Days on Market Until Sale		97	124	+ 28.4%	106	125	+ 17.8%
Median Sales Price		\$87,925	\$87,500	- 0.5%	\$84,700	\$80,000	- 5.5%
Average Sales Price		\$104,899	\$110,508	+ 5.3%	\$99,774	\$101,041	+ 1.3%
Percent of Original List Price Received		88.9%	88.9%	+ 0.1%	87.9%	87.7%	- 0.3%
Housing Affordability Index		196	237	+ 21.3%	201	253	+ 25.8%
Inventory of Homes for Sale		2,386	2,210	- 7.4%	--	--	--
Months Supply of Homes for Sale		7.6	8.0	+ 4.9%	--	--	--

New Listings

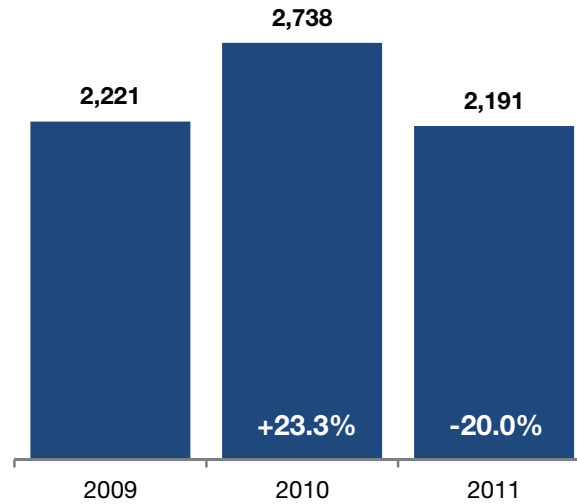
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



April

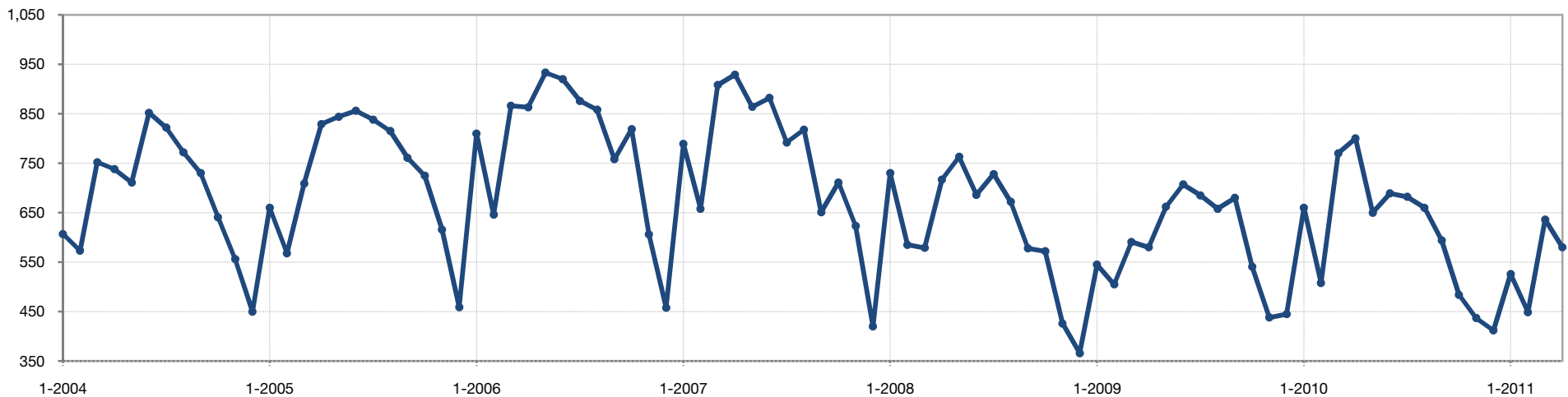


Year To Date



Month	Prior Year	Current Year	+ / -
May	662	650	-1.8%
June	707	689	-2.5%
July	685	682	-0.4%
August	658	660	+0.3%
September	680	594	-12.6%
October	541	484	-10.5%
November	438	437	-0.2%
December	445	412	-7.4%
January	660	526	-20.3%
February	508	449	-11.6%
March	770	636	-17.4%
April	800	580	-27.5%
12-Month Avg	630	567	-10.0%

Historical New Listing Activity

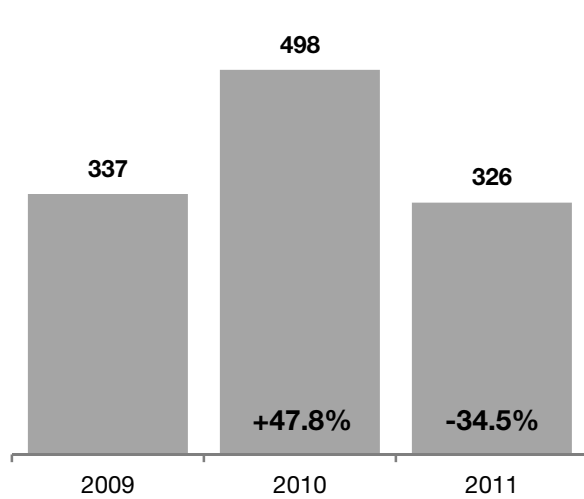


Pending Sales

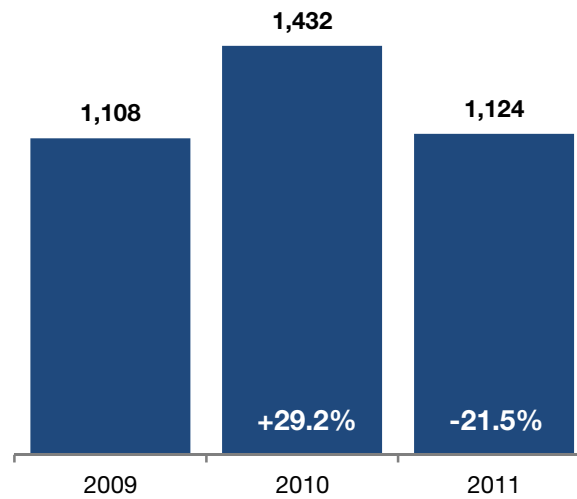
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



April

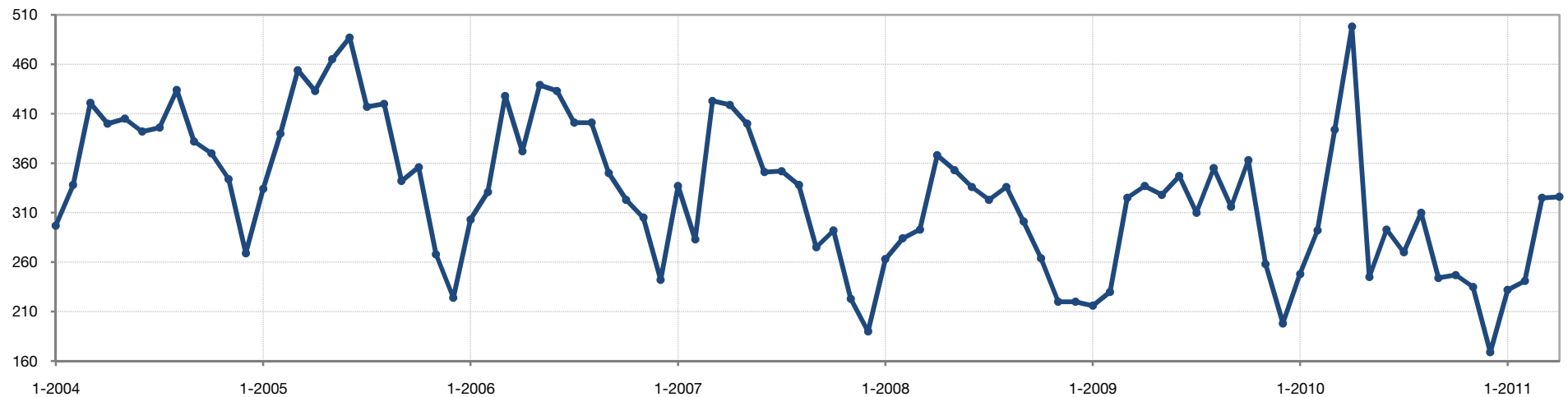


Year To Date



Month	Prior Year	Current Year	+ / -
May	328	245	-25.3%
June	347	293	-15.6%
July	310	270	-12.9%
August	355	310	-12.7%
September	316	244	-22.8%
October	363	247	-32.0%
November	258	235	-8.9%
December	198	169	-14.6%
January	248	232	-6.5%
February	292	241	-17.5%
March	394	325	-17.5%
April	498	326	-34.5%
12-Month Avg	326	261	-19.7%

Historical Pending Sales Activity

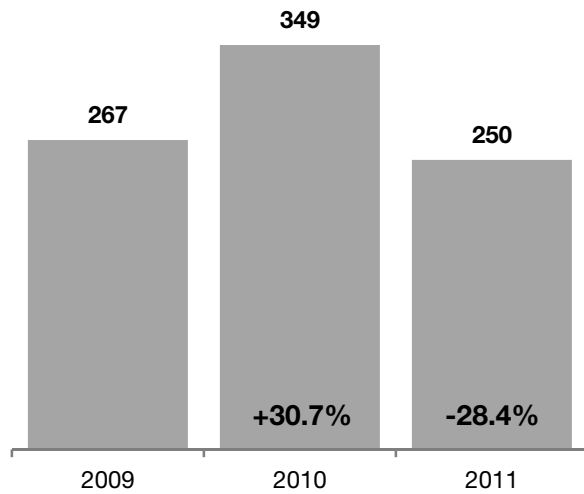


Closed Sales

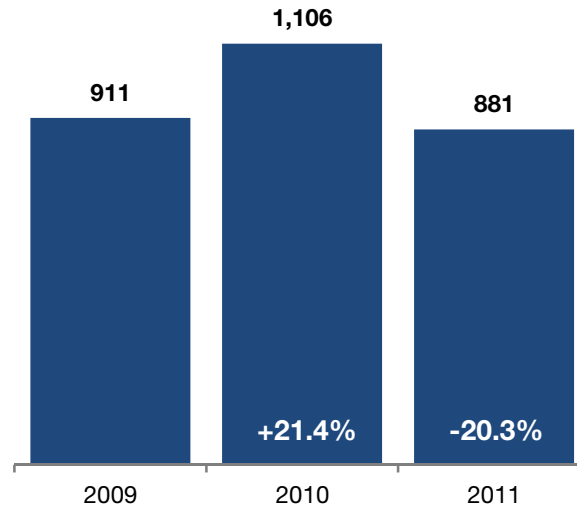
A count of the actual sales that have closed in a given month for **Stark County Only**.



April

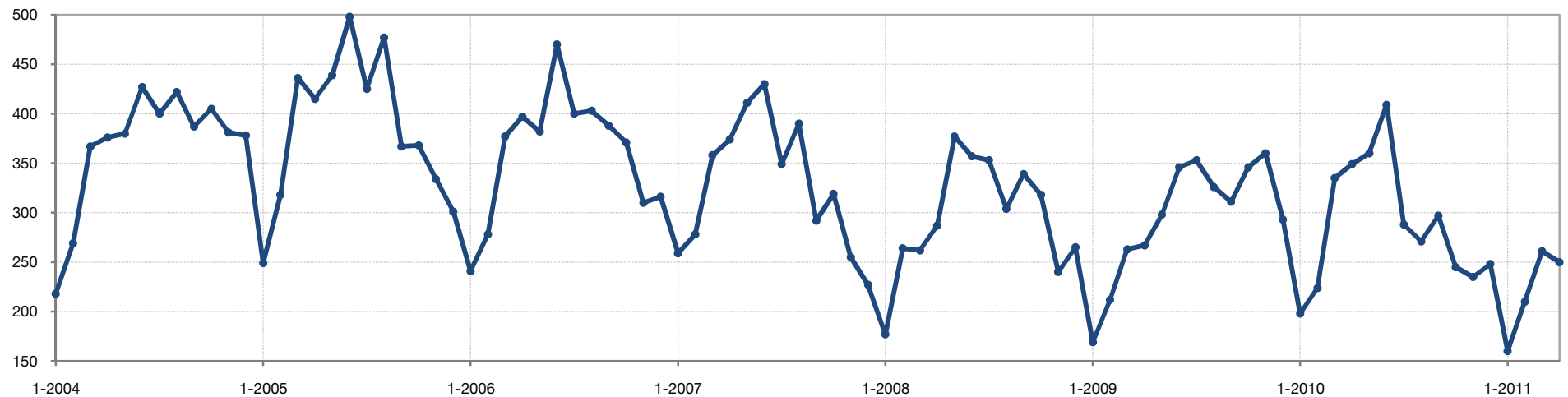


Year To Date



Month	Prior Year	Current Year	+ / -
May	298	360	+20.8%
June	346	409	+18.2%
July	353	288	-18.4%
August	326	271	-16.9%
September	311	297	-4.5%
October	346	245	-29.2%
November	360	235	-34.7%
December	293	248	-15.4%
January	198	160	-19.2%
February	224	210	-6.3%
March	335	261	-22.1%
April	349	250	-28.4%
12-Month Avg	312	270	-13.0%

Historical Closed Sales Activity

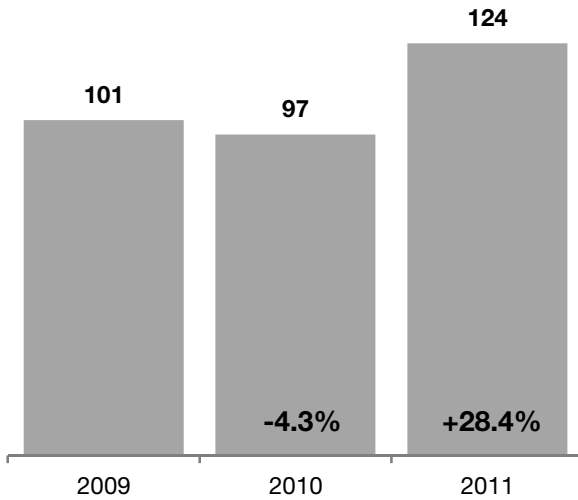


Days on Market Until Sale

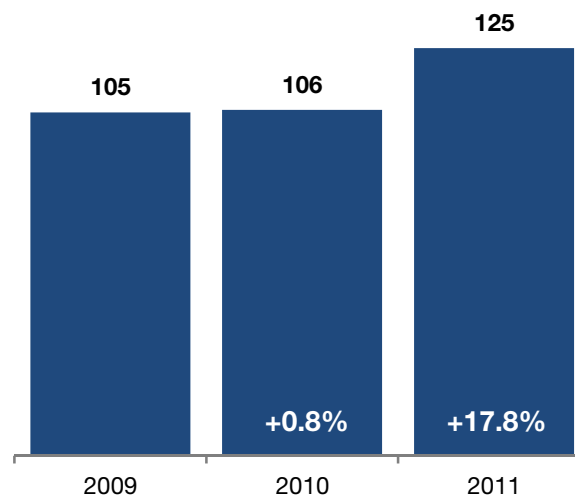
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



April

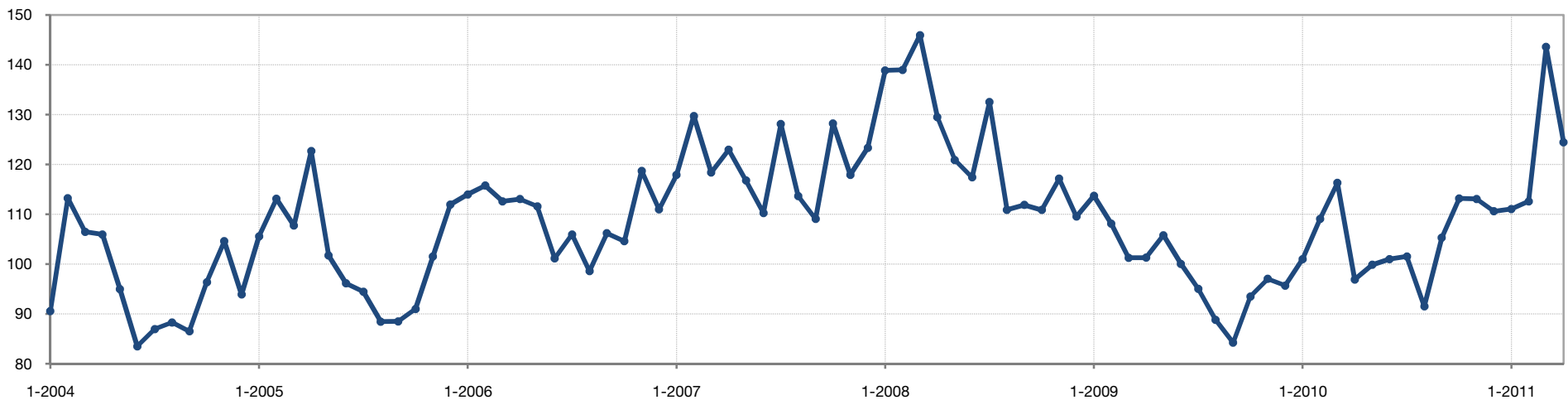


Year To Date



Month	Prior Year	Current Year	+ / -
May	106	100	-5.6%
June	100	101	+0.9%
July	95	102	+6.8%
August	89	92	+3.1%
September	84	105	+25.0%
October	94	113	+21.0%
November	97	113	+16.5%
December	96	111	+15.6%
January	101	111	+10.0%
February	109	113	+3.2%
March	116	144	+23.4%
April	97	124	+28.4%
12-Month Avg	76	80	+5.7%

Historical Days on Market Until Sale

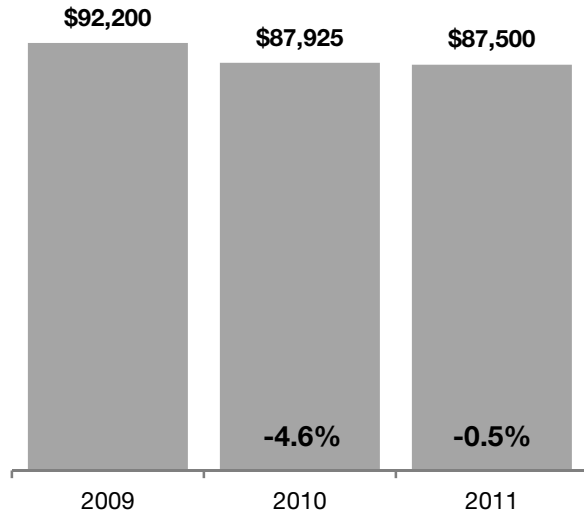


Median Sales Price

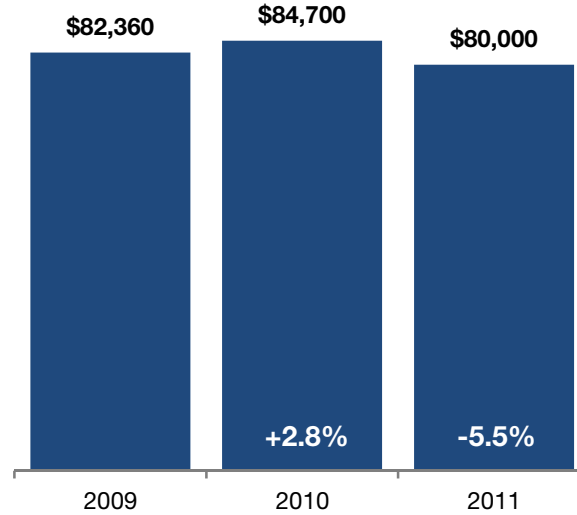
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	\$92,000	\$102,000	+10.9%
June	\$97,700	\$110,000	+12.6%
July	\$109,000	\$85,000	-22.0%
August	\$90,000	\$92,000	+2.2%
September	\$88,000	\$85,000	-3.4%
October	\$100,450	\$85,000	-15.4%
November	\$91,000	\$94,500	+3.8%
December	\$85,000	\$98,500	+15.9%
January	\$72,250	\$77,500	+7.3%
February	\$83,500	\$75,250	-9.9%
March	\$90,500	\$83,000	-8.3%
April	\$87,925	\$87,500	-0.5%
12-Month Avg	\$91,000	\$91,000	0.0%

Historical Median Sales Price

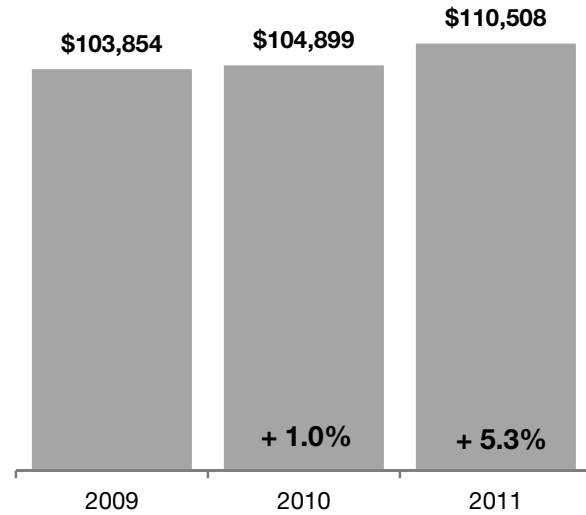


Average Sales Price

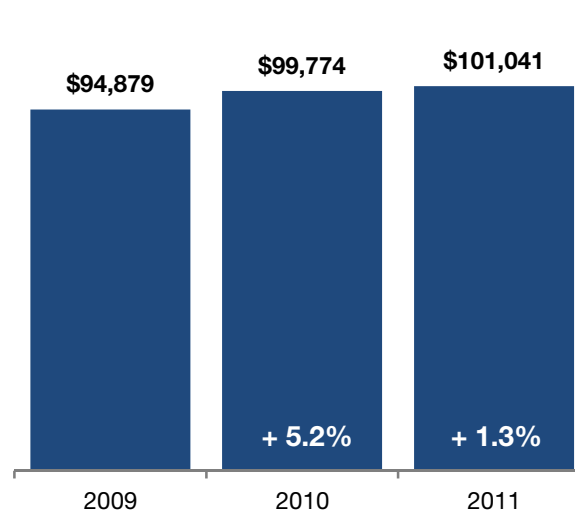
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



April

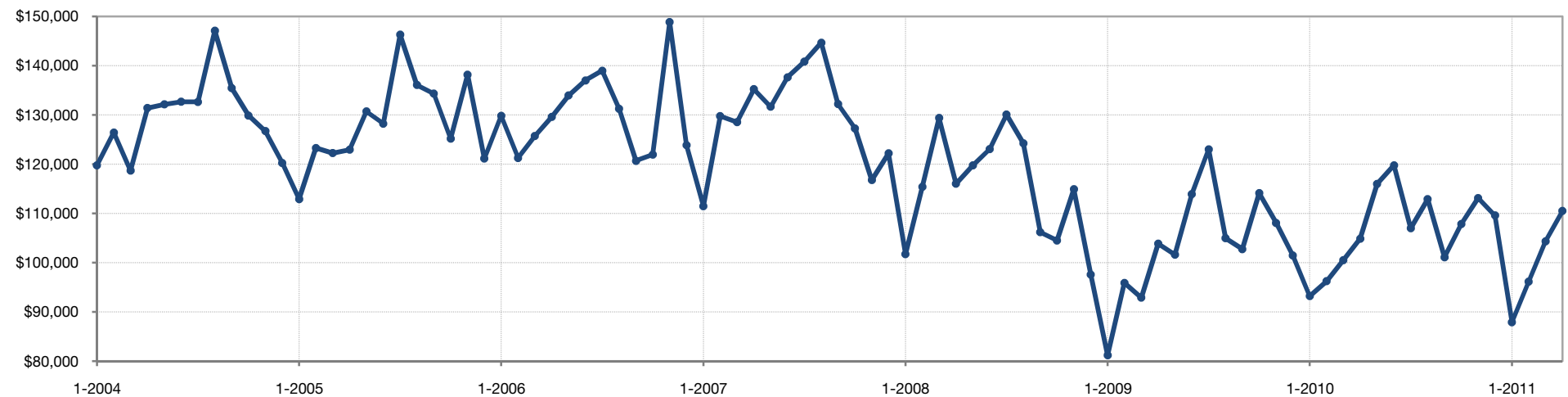


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$101,626	\$116,011	+14.2%
June	\$113,931	\$119,785	+5.1%
July	\$123,013	\$106,979	-13.0%
August	\$104,981	\$112,882	+7.5%
September	\$102,763	\$101,109	-1.6%
October	\$114,101	\$107,844	-5.5%
November	\$108,078	\$113,122	+4.7%
December	\$101,454	\$109,594	+8.0%
January	\$93,230	\$87,940	-5.7%
February	\$96,247	\$96,178	-0.1%
March	\$100,536	\$104,332	+3.8%
April	\$104,899	\$110,508	+5.3%
12-Month Avg	\$106,412	\$108,634	+2.1%

Historical Average Sales Price

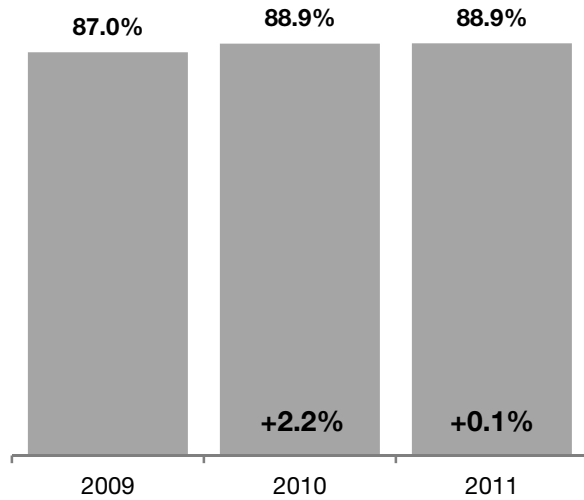


Percent of Original List Price Received

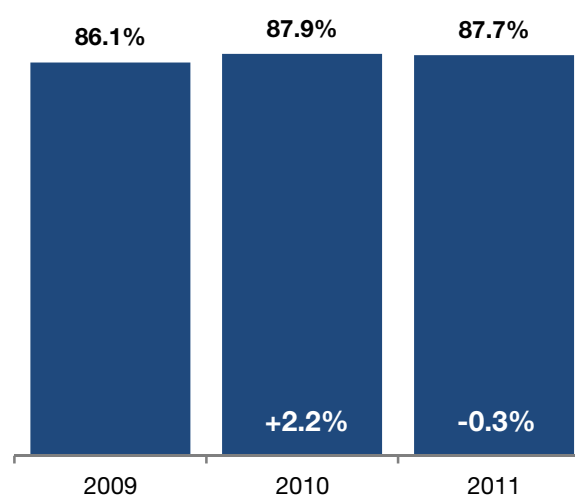


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

April

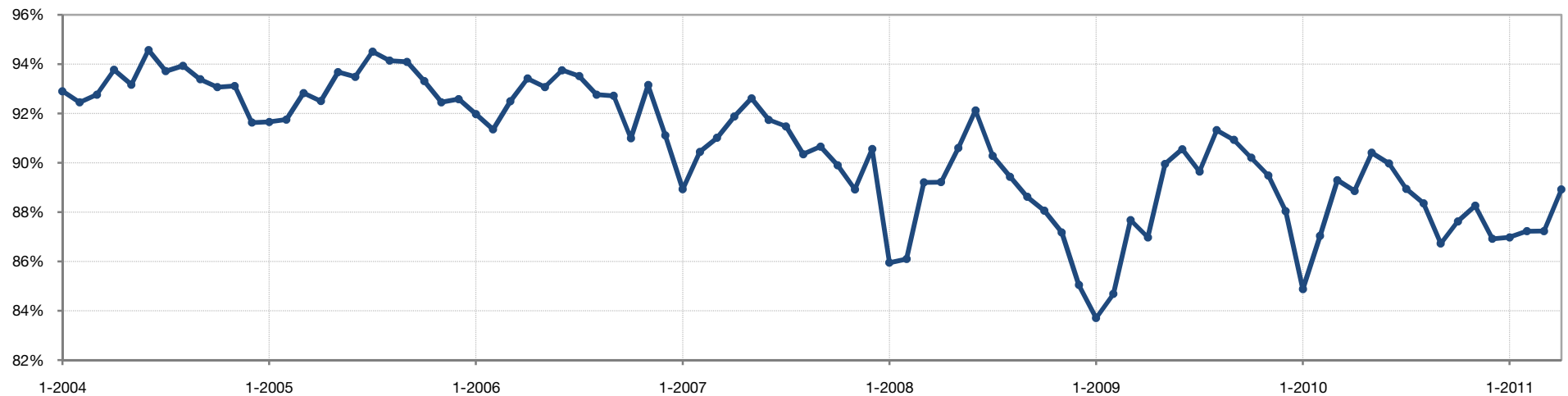


Year To Date



Month	Prior Year	Current Year	+ / -
May	90.0%	90.4%	+0.5%
June	90.6%	90.0%	-0.6%
July	89.6%	88.9%	-0.8%
August	91.3%	88.4%	-3.2%
September	90.9%	86.7%	-4.6%
October	90.2%	87.6%	-2.9%
November	89.5%	88.3%	-1.4%
December	88.0%	86.9%	-1.3%
January	84.9%	87.0%	+2.5%
February	87.0%	87.2%	+0.2%
March	89.3%	87.2%	-2.3%
April	88.9%	88.9%	+0.1%
12-Month Avg	89.4%	88.3%	-1.2%

Historical Percent of Original List Price Received

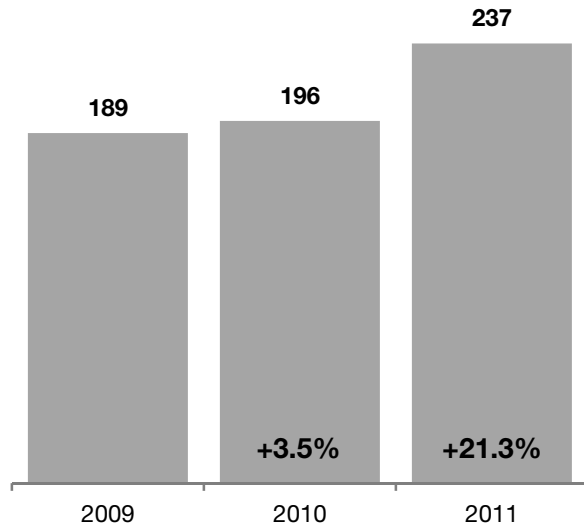


Housing Affordability Index

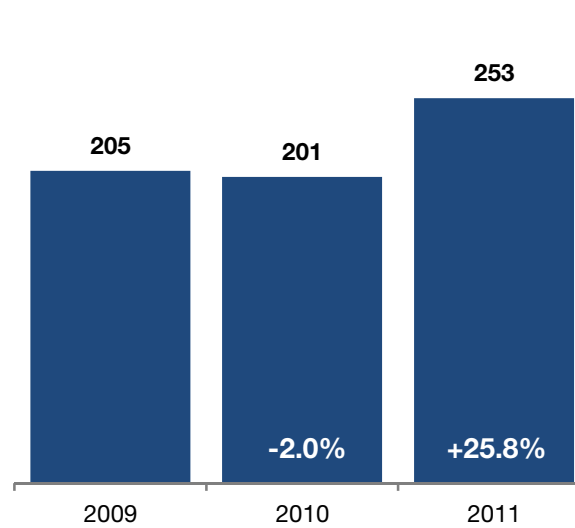


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

April

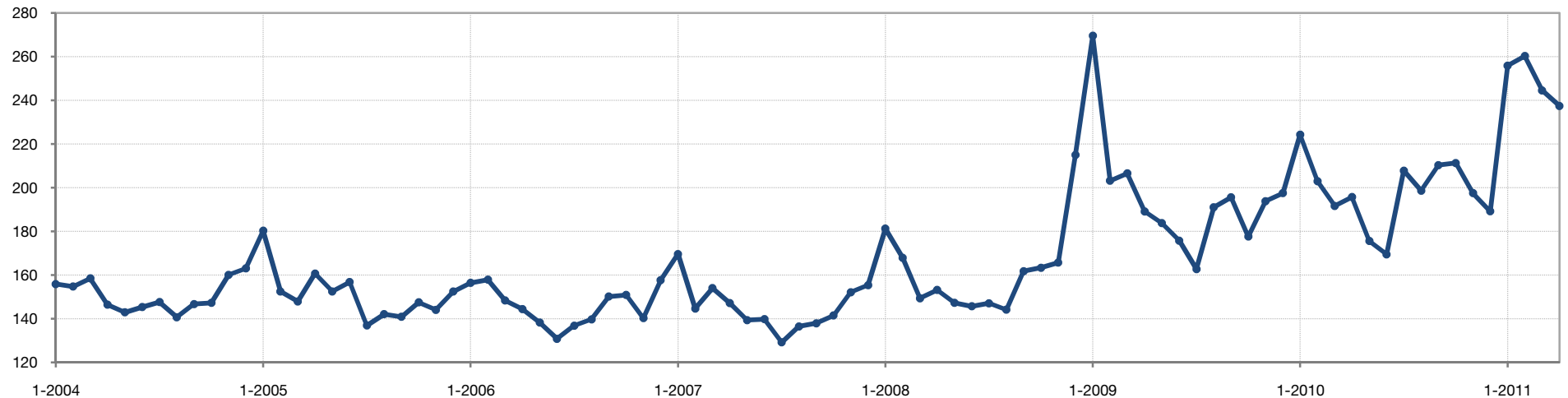


Year To Date



Month	Prior Year	Current Year	+ / -
May	184	176	-4.4%
June	176	170	-3.6%
July	163	208	+27.7%
August	191	199	+4.0%
September	196	210	+7.5%
October	178	211	+19.0%
November	194	198	+1.9%
December	198	189	-4.2%
January	224	256	+14.1%
February	203	260	+28.2%
March	192	245	+27.6%
April	196	237	+21.3%
12-Month Avg	191	213	+11.6%

Historical Housing Affordability Index

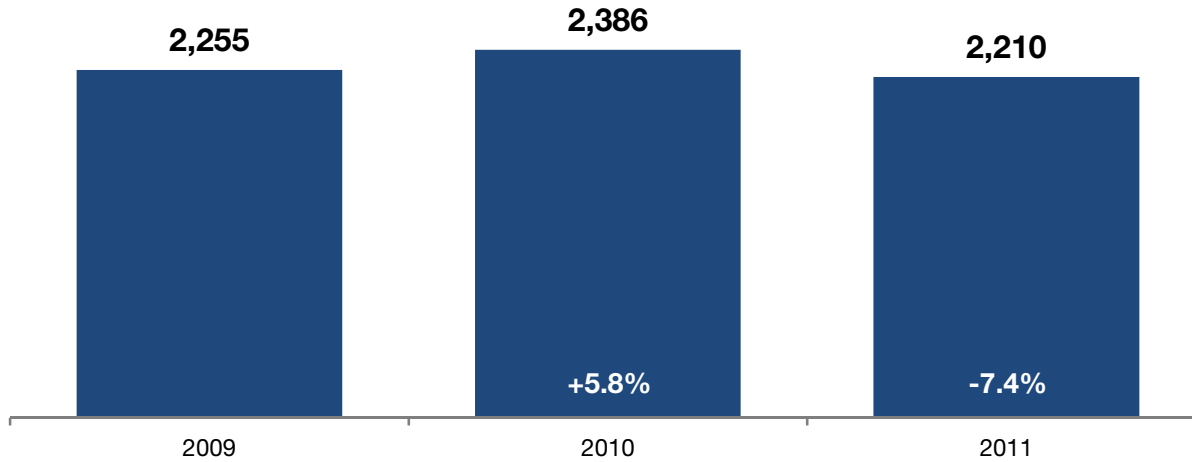


Inventory of Homes for Sale

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

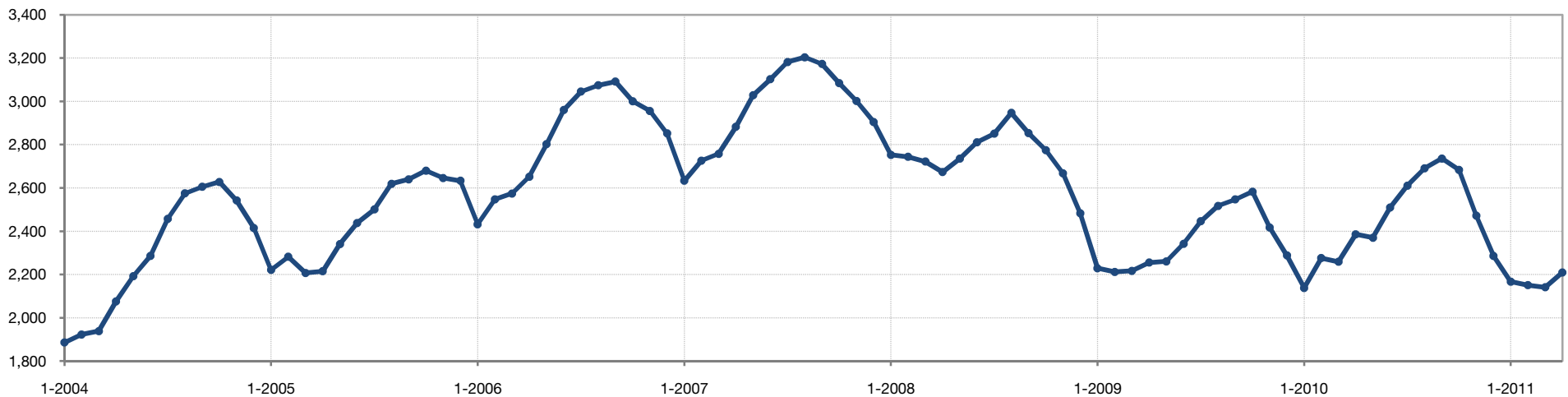


April



Month	Prior Year	Current Year	+ / -
May	2,261	2,370	+4.8%
June	2,342	2,510	+7.2%
July	2,446	2,611	+6.7%
August	2,517	2,691	+6.9%
September	2,547	2,736	+7.4%
October	2,583	2,683	+3.9%
November	2,417	2,472	+2.3%
December	2,288	2,286	-0.1%
January	2,138	2,167	+1.4%
February	2,276	2,151	-5.5%
March	2,259	2,141	-5.2%
April	2,386	2,210	-7.4%
12-Month Avg	2,372	2,419	+1.9%

Historical Inventory of Homes for Sale

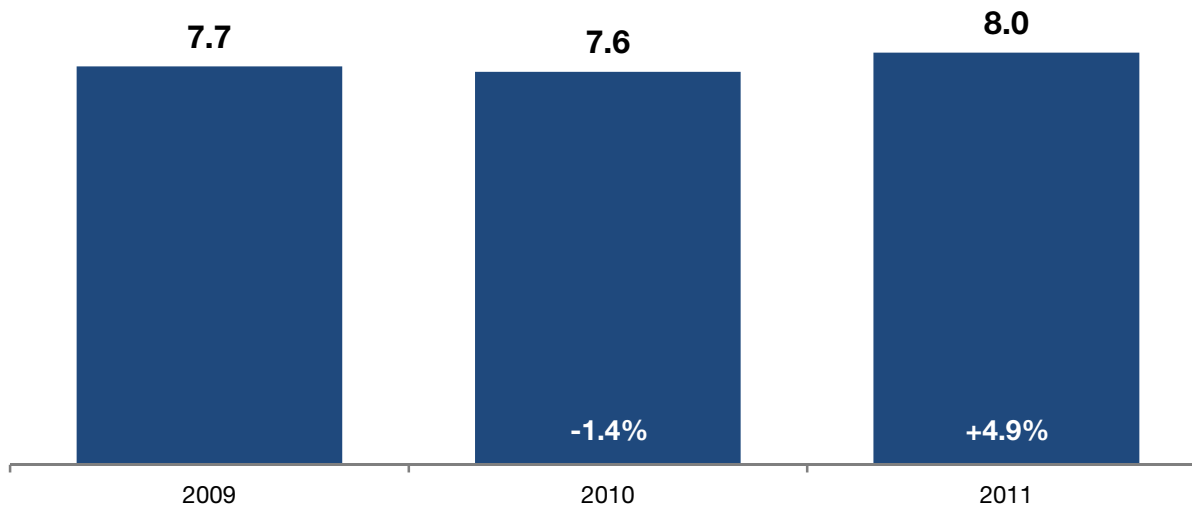


Months Supply of Inventory



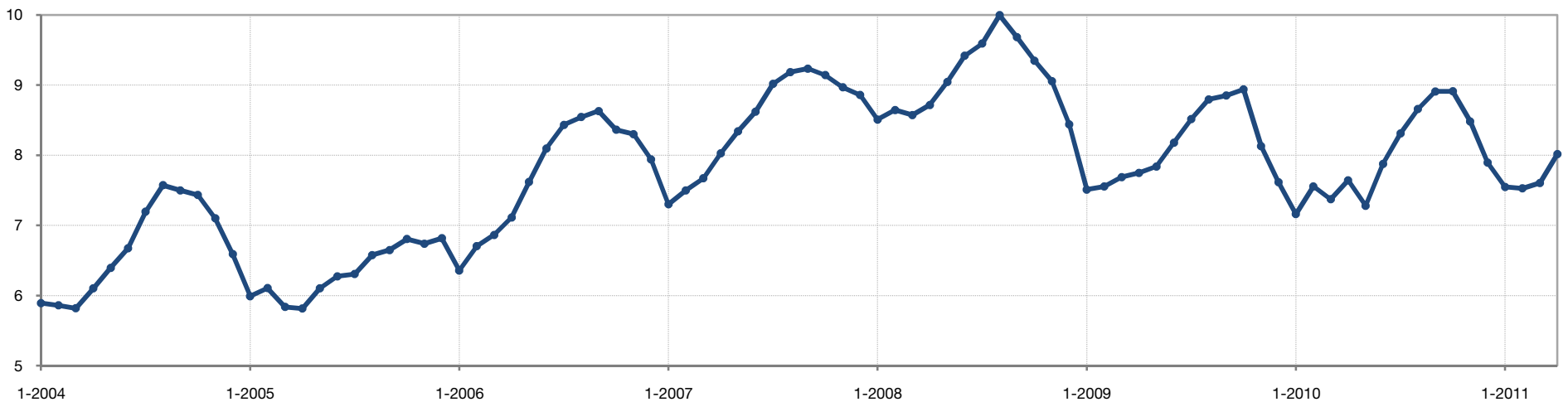
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

April



Month	Prior Year	Current Year	+ / -
May	7.8	7.3	-7.1%
June	8.2	7.9	-3.7%
July	8.5	8.3	-2.4%
August	8.8	8.7	-1.6%
September	8.9	8.9	+0.7%
October	8.9	8.9	-0.3%
November	8.1	8.5	+4.3%
December	7.6	7.9	+3.7%
January	7.2	7.5	+5.4%
February	7.6	7.5	-0.4%
March	7.4	7.6	+3.2%
April	7.6	8.0	+4.9%
12-Month Avg	8.0	8.1	+0.4%

Historical Months Supply of Inventory



Carroll County Market Overview



Key market metrics for the current month and year-to-date figures for **Carroll County Only**.

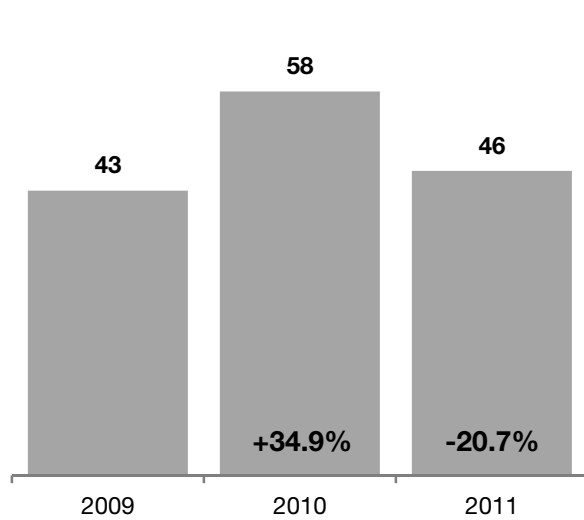
Key Metrics	Historical Sparklines	4-2010	4-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		58	46	- 20.7%	58	46	- 2.0%
Pending Sales		22	20	- 9.1%	55	62	+ 12.7%
Closed Sales		14	16	+ 14.3%	37	59	+ 59.5%
Days on Market Until Sale		102	104	+ 2.2%	135	160	+ 18.5%
Median Sales Price		\$81,500	\$58,500	- 28.2%	\$84,700	\$78,200	- 7.7%
Average Sales Price		\$99,058	\$86,776	- 12.4%	\$123,712	\$104,893	- 15.2%
Percent of Original List Price Received		93.5%	88.2%	- 5.6%	84.8%	86.0%	+ 1.5%
Housing Affordability Index		207	310	+ 50.1%	201	257	+ 27.7%
Inventory of Homes for Sale		187	176	- 5.9%	--	--	--
Months Supply of Homes for Sale		15.8	10.4	- 34.2%	--	--	--

New Listings

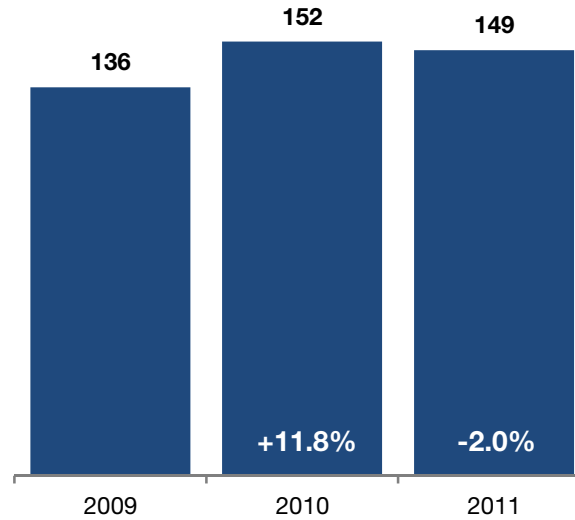
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	35	51	+45.7%
June	35	42	+20.0%
July	41	45	+9.8%
August	34	53	+55.9%
September	28	41	+46.4%
October	35	29	-17.1%
November	22	28	+27.3%
December	24	17	-29.2%
January	27	24	-11.1%
February	28	29	+3.6%
March	39	50	+28.2%
April	58	46	-20.7%
12-Month Avg	34	38	+12.1%

Historical New Listing Activity

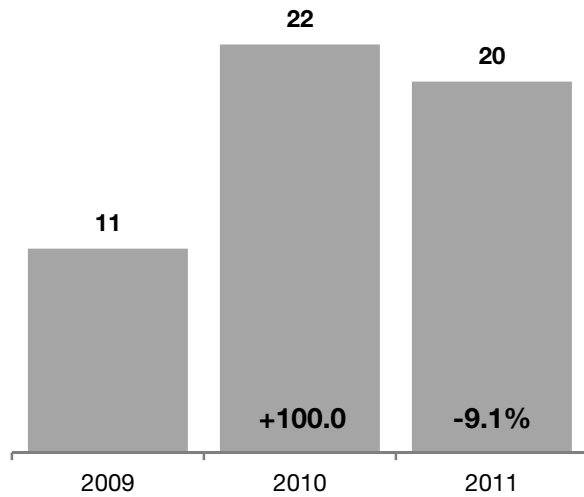


Pending Sales

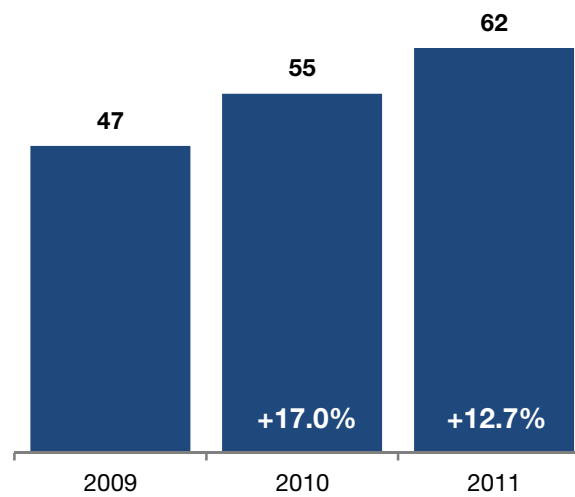
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	13	17	+30.8%
June	15	17	+13.3%
July	15	13	-13.3%
August	13	14	+7.7%
September	12	22	+83.3%
October	13	18	+38.5%
November	10	18	+80.0%
December	7	20	+185.7%
January	6	18	+200.0%
February	8	7	-12.5%
March	19	17	-10.5%
April	22	20	-9.1%
12-Month Avg	13	17	+31.4%

Historical Pending Sales Activity

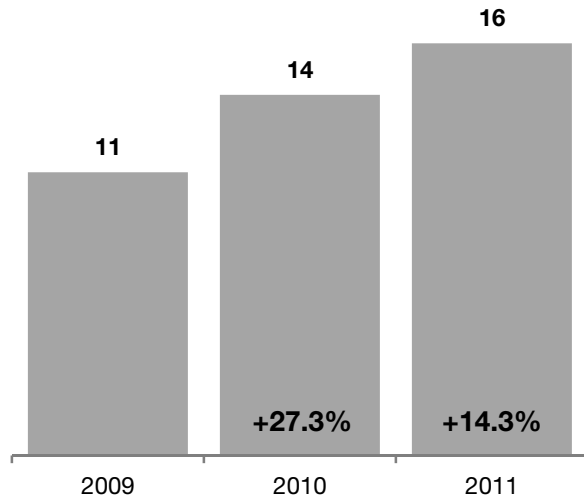


Closed Sales

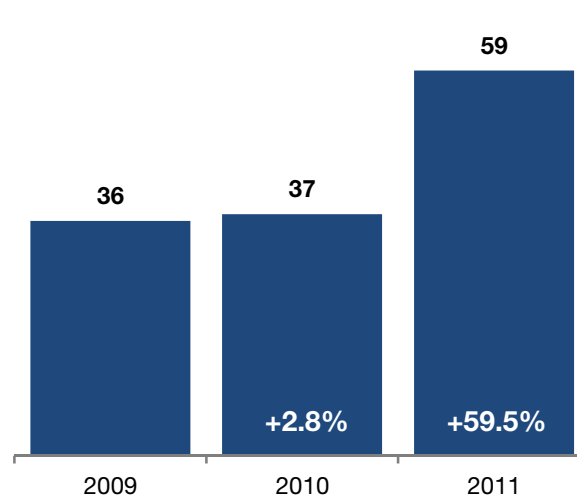
A count of the properties that have closed in a given month for **Carroll County Only**.



April



Year To Date



Month	Prior Year	Current Year	+ / -
May	14	24	+71.4%
June	16	26	+62.5%
July	15	13	-13.3%
August	10	14	+40.0%
September	14	11	-21.4%
October	9	12	+33.3%
November	16	17	+6.3%
December	13	27	+107.7%
January	6	14	+133.3%
February	10	16	+60.0%
March	7	13	+85.7%
April	14	16	+14.3%
12-Month Avg	12	17	+48.3%

Historical Closed Sales Activity

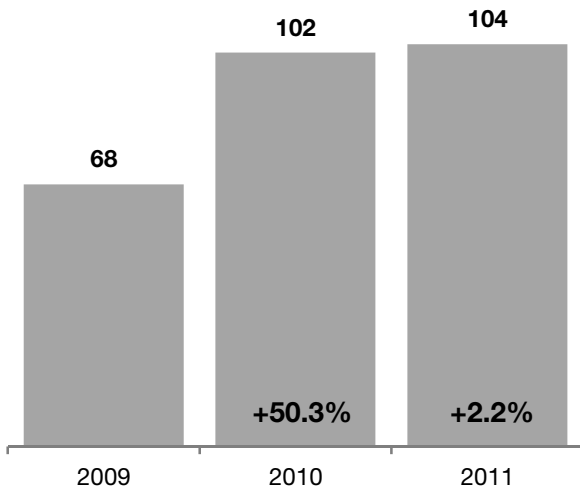


Days on Market Until Sale

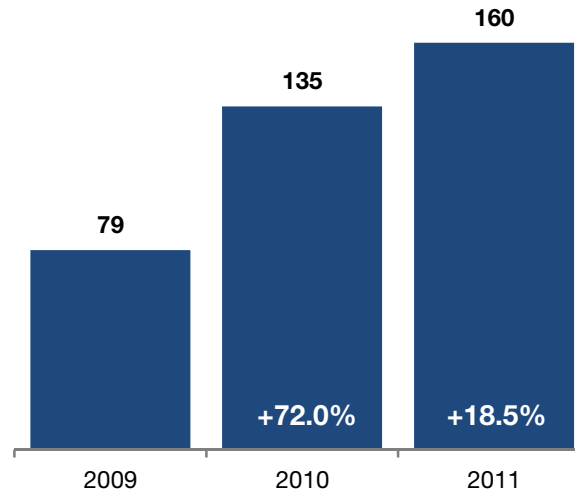
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



April

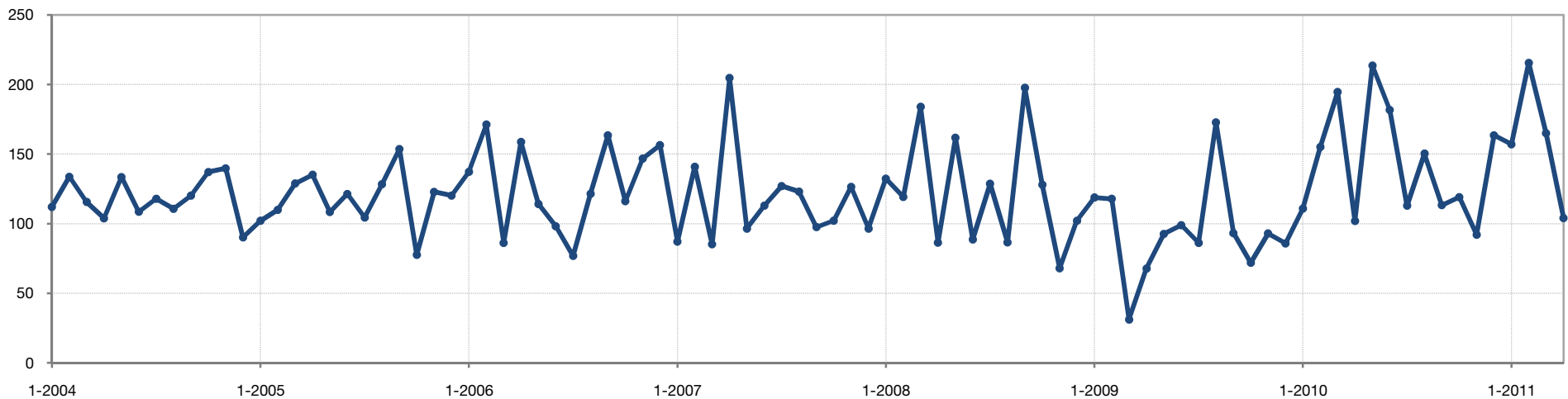


Year To Date



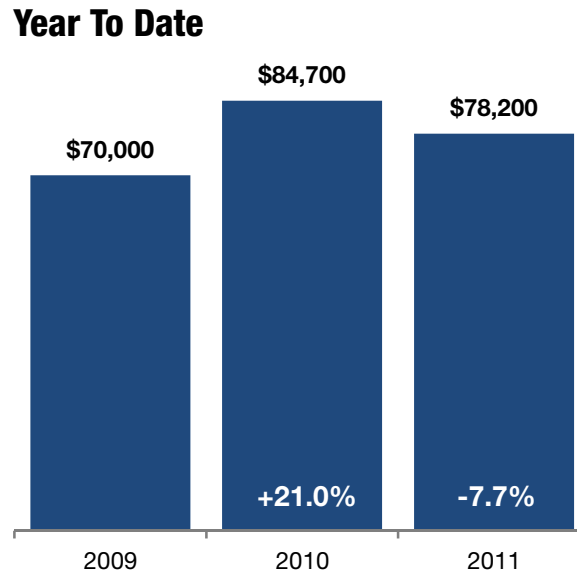
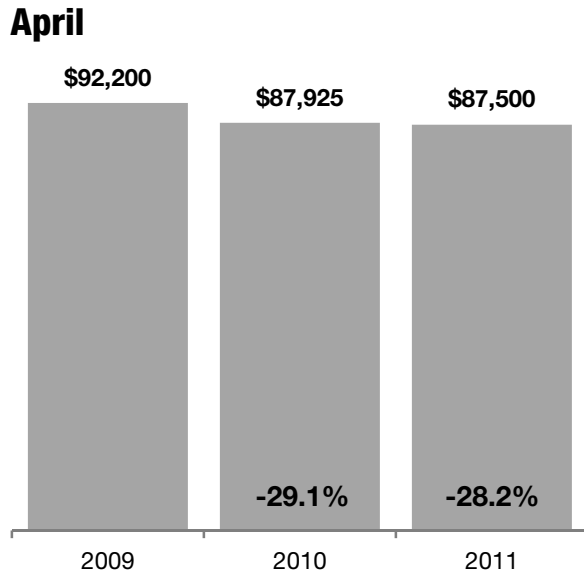
Month	Prior Year	Current Year	+ / -
May	93	214	+130.5%
June	99	182	+83.6%
July	86	113	+30.9%
August	173	150	-13.0%
September	93	113	+21.5%
October	72	119	+65.6%
November	93	92	-0.9%
December	86	164	+90.5%
January	111	157	+41.7%
February	155	216	+38.9%
March	195	165	-15.2%
April	102	104	+2.2%
12-Month Avg	94	124	+32.9%

Historical Days on Market Until Sale



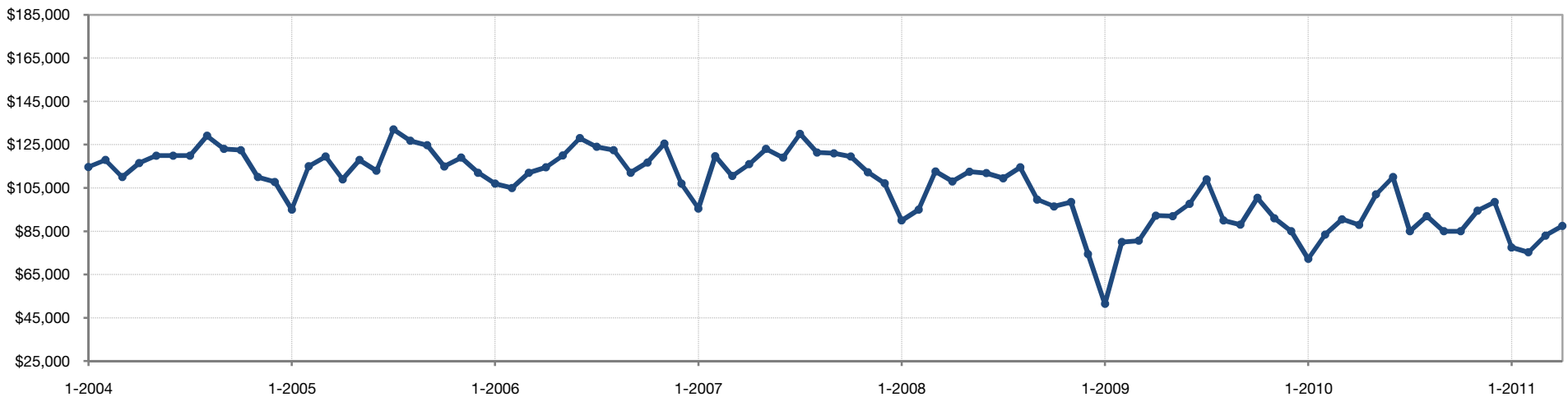
Median Sales Price

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



Month	Prior Year	Current Year	+ / -
May	\$45,000	\$111,250	+147.2%
June	\$106,500	\$125,000	+17.4%
July	\$67,450	\$152,000	+125.4%
August	\$107,000	\$65,500	-38.8%
September	\$133,450	\$75,250	-43.6%
October	\$106,000	\$137,500	+29.7%
November	\$123,375	\$99,500	-19.4%
December	\$80,700	\$90,000	+11.5%
January	\$68,950	\$56,900	-17.5%
February	\$118,000	\$74,900	-36.5%
March	\$80,000	\$106,500	+33.1%
April	\$81,500	\$58,500	-28.2%
12-Month Avg	\$86,250	\$93,500	+8.4%

Historical Median Sales Price

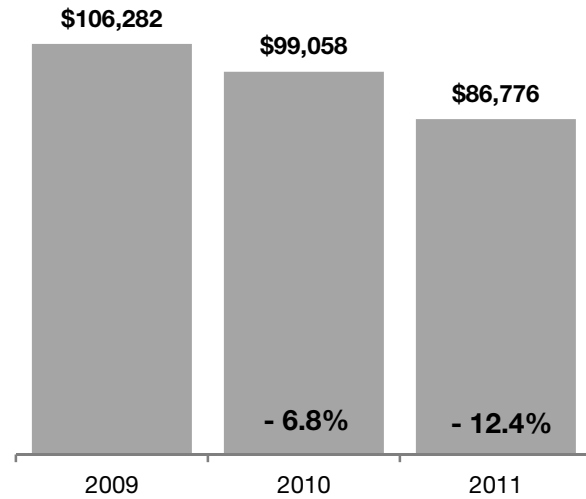


Average Sales Price

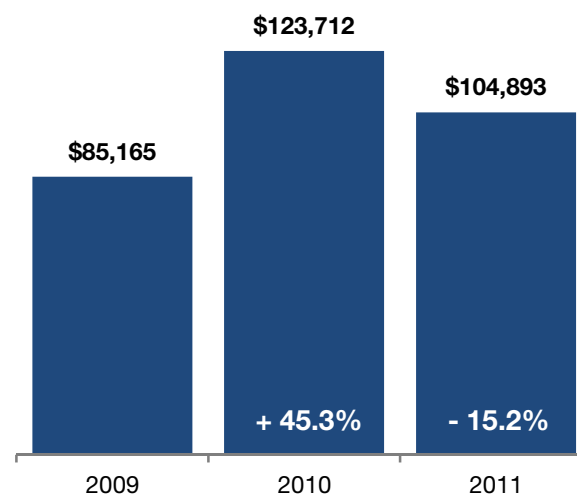
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



April

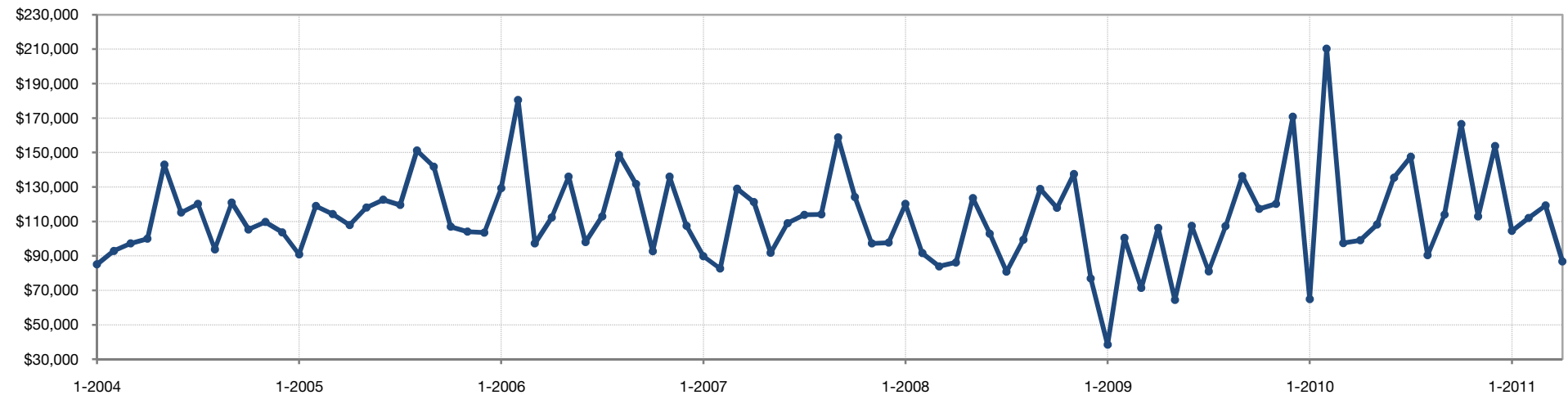


Year To Date



Month	Prior Year	Current Year	+ / -
May	\$64,481	\$108,273	+67.9%
June	\$107,388	\$135,418	+26.1%
July	\$81,057	\$147,505	+82.0%
August	\$107,297	\$90,437	-15.7%
September	\$136,388	\$113,950	-16.5%
October	\$117,278	\$166,500	+42.0%
November	\$120,255	\$112,946	-6.1%
December	\$170,762	\$153,768	-10.0%
January	\$64,983	\$104,564	+60.9%
February	\$210,297	\$112,063	-46.7%
March	\$97,500	\$119,273	+22.3%
April	\$99,058	\$86,776	-12.4%
12-Month Avg	\$115,482	\$121,515	+5.2%

Historical Average Sales Price

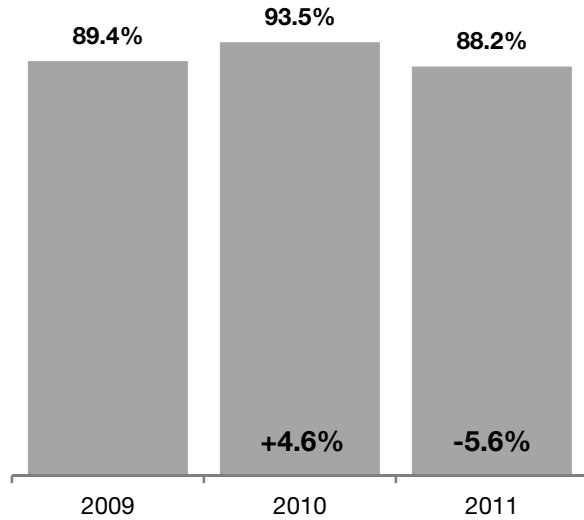


Percent of Original List Price Received

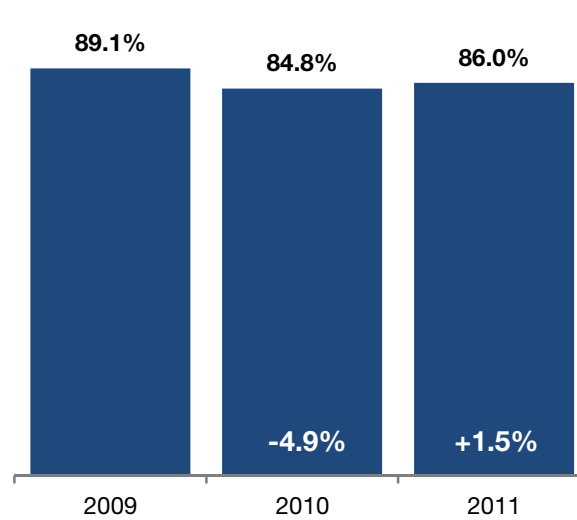


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

April

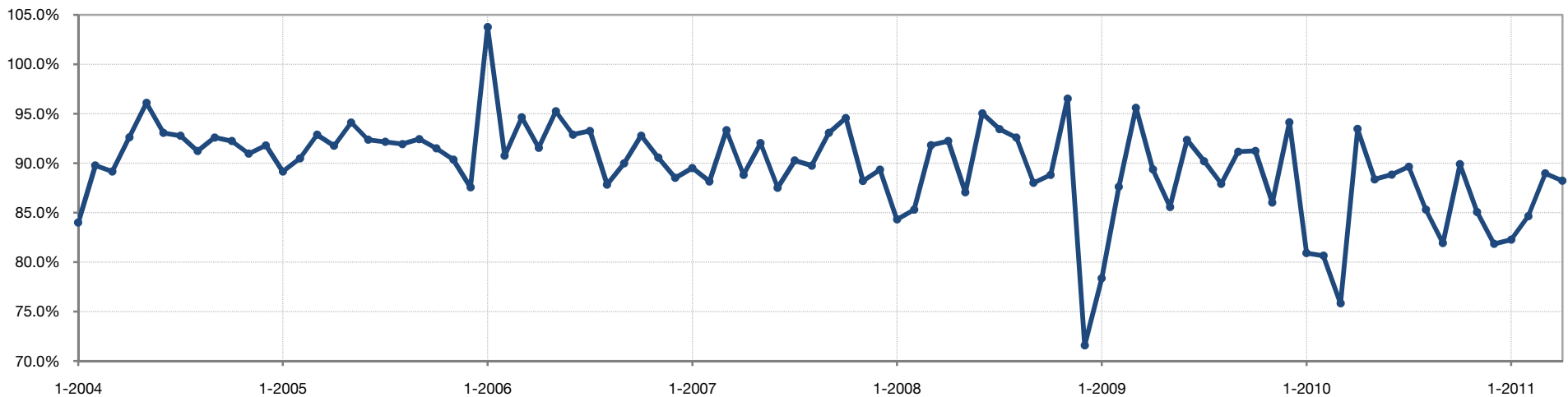


Year To Date



Month	Prior Year	Current Year	+ / -
May	85.6%	88.4%	+3.3%
June	92.4%	88.9%	-3.8%
July	90.2%	89.7%	-0.6%
August	87.9%	85.3%	-3.0%
September	91.2%	81.9%	-10.1%
October	91.2%	89.9%	-1.5%
November	86.0%	85.1%	-1.1%
December	94.1%	81.8%	-13.1%
January	80.9%	82.3%	+1.7%
February	80.6%	84.7%	+5.0%
March	75.8%	89.0%	+17.3%
April	93.5%	88.2%	-5.6%
12-Month Avg	88.7%	86.3%	-2.7%

Historical Percent of Original List Price Received

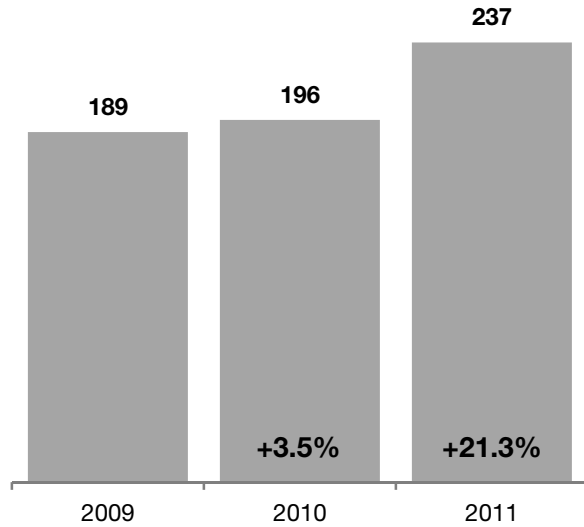


Housing Affordability Index

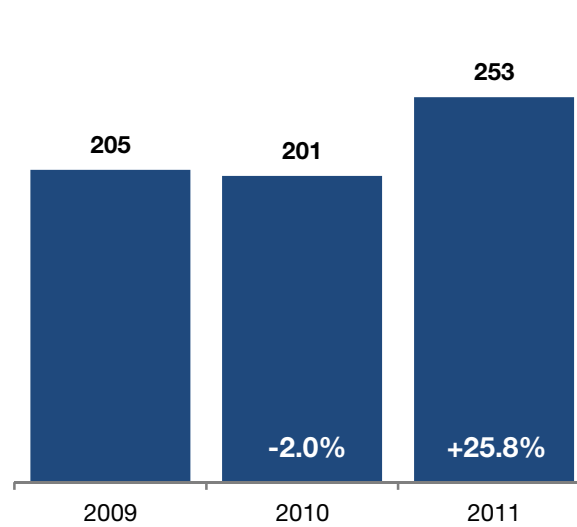


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

April

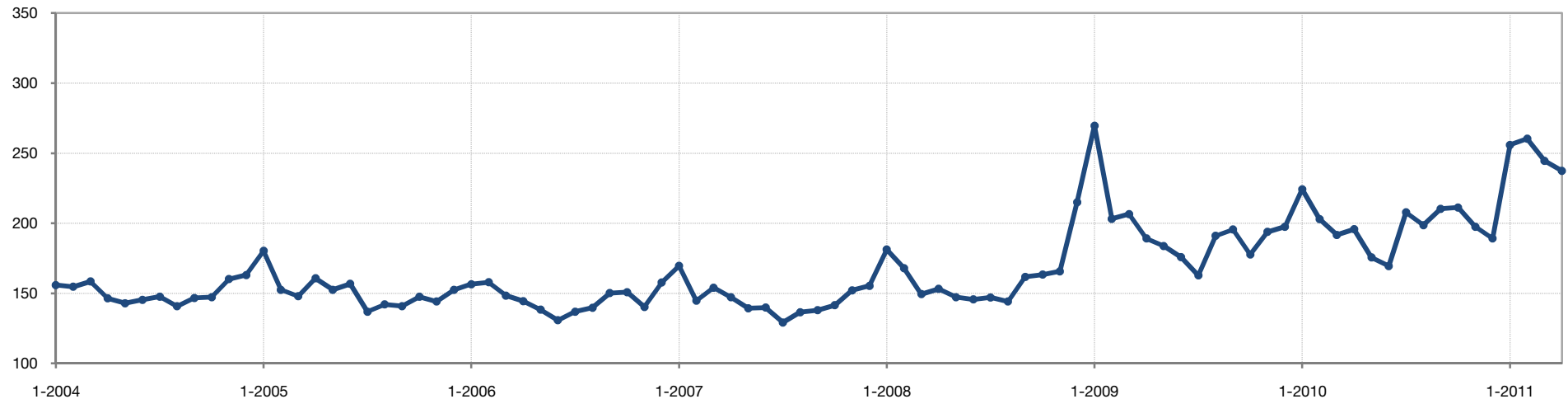


Year To Date



Month	Prior Year	Current Year	+ / -
May	184	176	-4.4%
June	176	170	-3.6%
July	163	208	+27.7%
August	191	199	+4.0%
September	196	210	+7.5%
October	178	211	+19.0%
November	194	198	+1.9%
December	198	189	-4.2%
January	224	256	+14.1%
February	203	260	+28.2%
March	192	245	+27.6%
April	196	237	+21.3%
12-Month Avg	191	213	+11.6%

Historical Housing Affordability Index

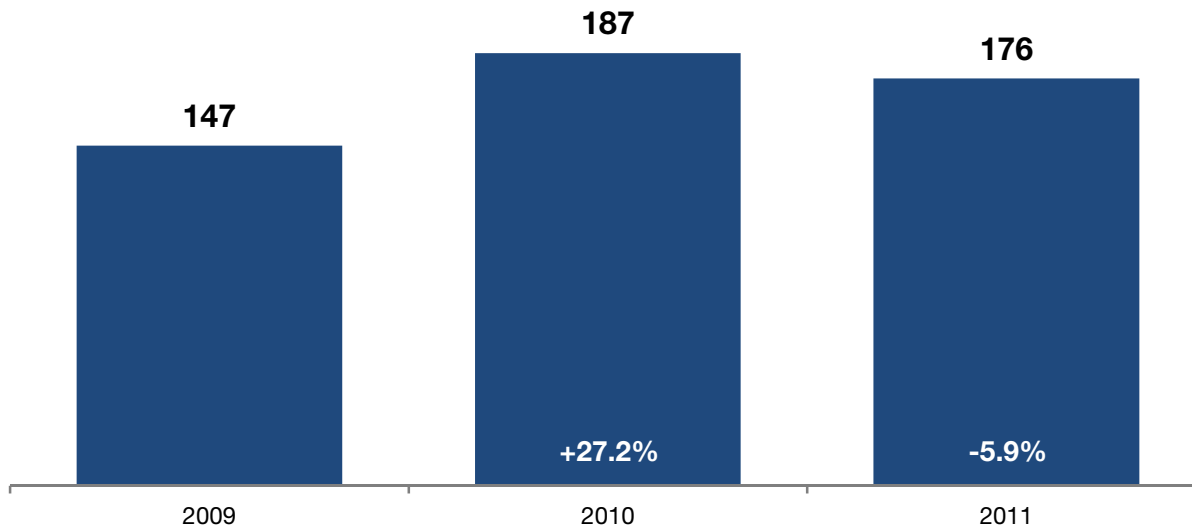


Inventory of Homes for Sale

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

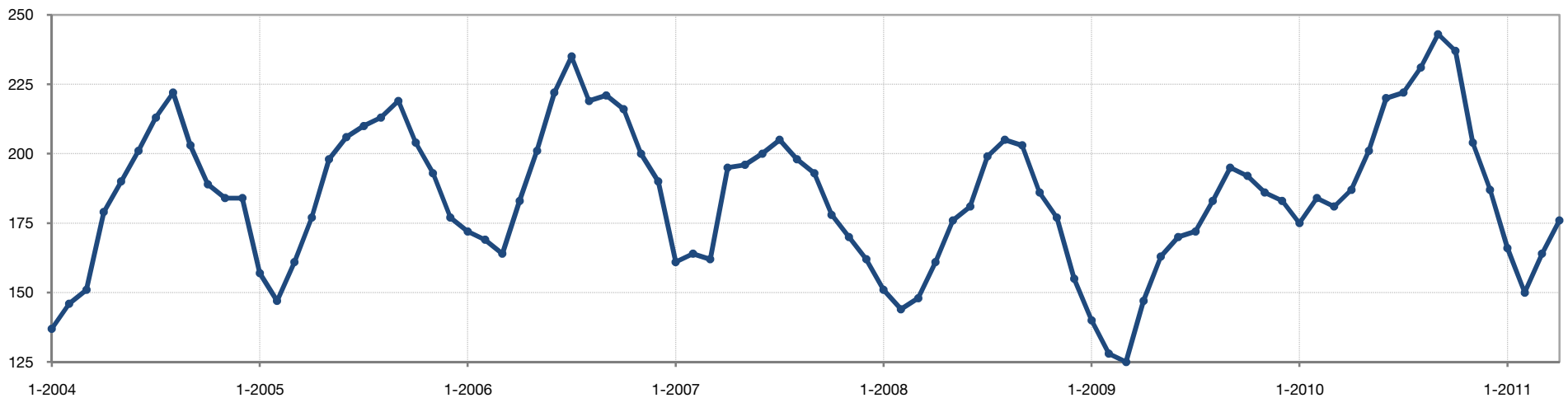


April



Month	Prior Year	Current Year	+ / -
May	163	201	+23.3%
June	170	220	+29.4%
July	172	222	+29.1%
August	183	231	+26.2%
September	195	243	+24.6%
October	192	237	+23.4%
November	186	204	+9.7%
December	183	187	+2.2%
January	175	166	-5.1%
February	184	150	-18.5%
March	181	164	-9.4%
April	187	176	-5.9%
12-Month Avg	181	200	+10.8%

Historical Inventory of Homes for Sale

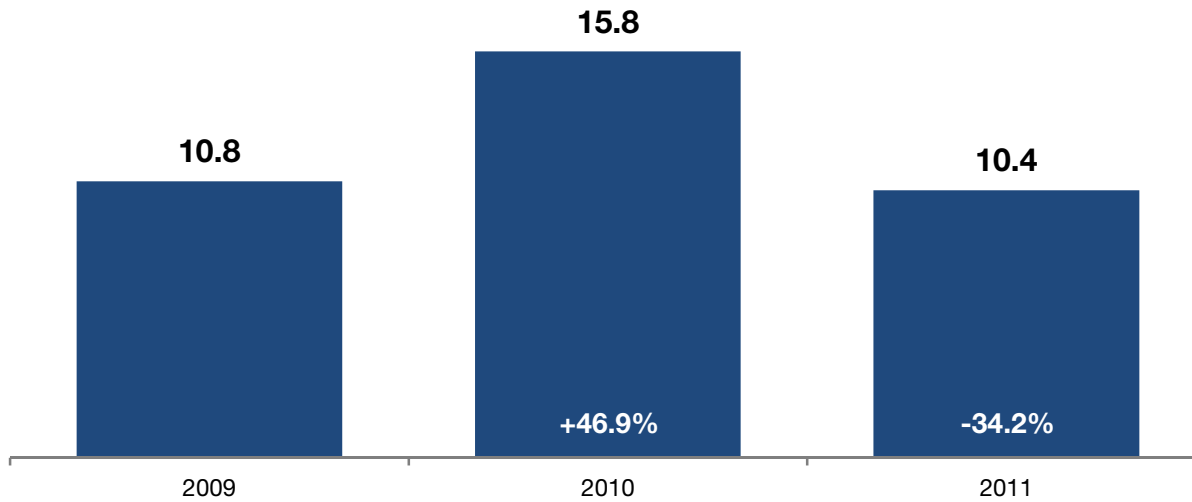


Months Supply of Inventory



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 for **Carroll County Only**.

April



Month	Prior Year	Current Year	+ / -
May	11.9	15.8	+33.0%
June	12.6	16.8	+33.5%
July	12.7	16.8	+31.5%
August	13.6	17.7	+29.4%
September	15.1	18.5	+22.2%
October	15.7	16.9	+8.0%
November	15.2	14.2	-6.8%
December	15.0	12.4	-17.6%
January	14.5	10.3	-29.1%
February	15.8	8.7	-44.6%
March	15.4	9.6	-37.7%
April	15.8	10.4	-34.2%
12-Month Avg	14.4	14.0	-3.1%

Historical Months Supply of Inventory

