

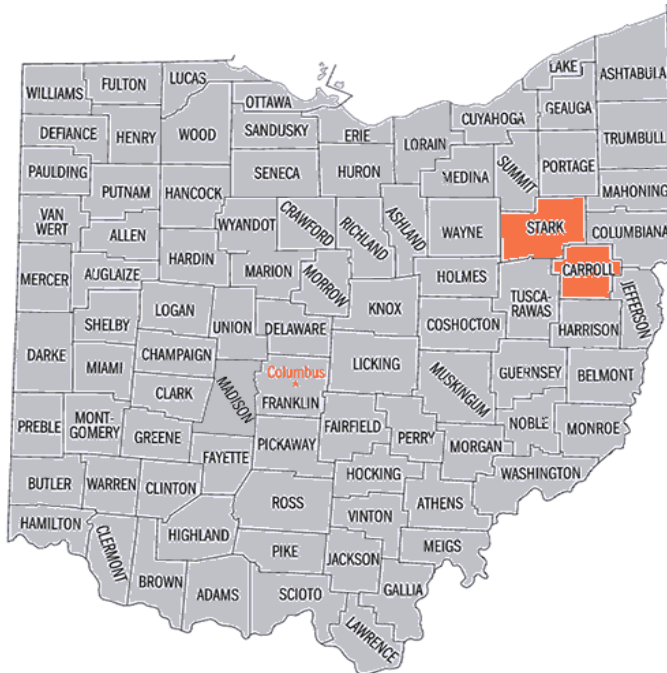
Monthly Indicators

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



August 2011

Quick Facts



+ 29.5% **+ 3.3%** **+ 57.1%** **+ 73.2%**

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

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Stark County Market Overview

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



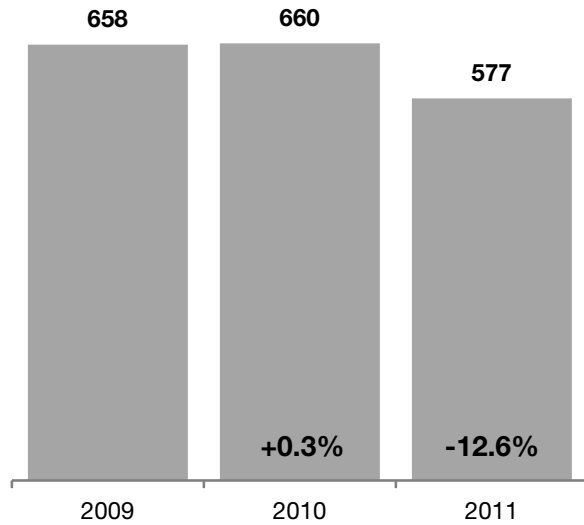
Key Metrics	Historical Sparklines	8-2010	8-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		660	577	- 12.6%	5,419	4,574	- 15.6%
Pending Sales		310	346	+ 11.6%	2,549	2,462	- 3.4%
Closed Sales		271	351	+ 29.5%	2,434	2,209	- 9.2%
Days on Market Until Sale		92	109	+ 18.8%	102	118	+ 15.4%
Median Sales Price		\$92,000	\$95,000	+ 3.3%	\$92,000	\$88,000	- 4.3%
Average Sales Price		\$112,882	\$116,489	+ 3.2%	\$107,818	\$109,604	+ 1.7%
Percent of Original List Price Received		88.4%	88.8%	+ 0.5%	88.8%	88.5%	- 0.3%
Housing Affordability Index		199	234	+ 17.6%	199	247	+ 24.1%
Inventory of Homes for Sale		2,694	2,337	- 13.3%	--	--	--
Months Supply of Homes for Sale		8.7	8.5	- 2.2%	--	--	--

New Listings

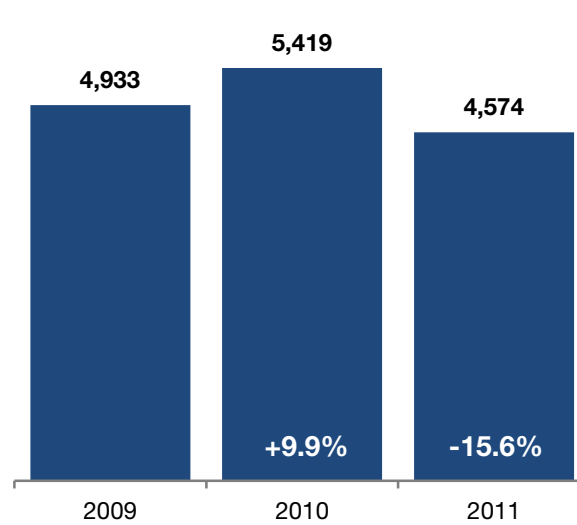
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



August

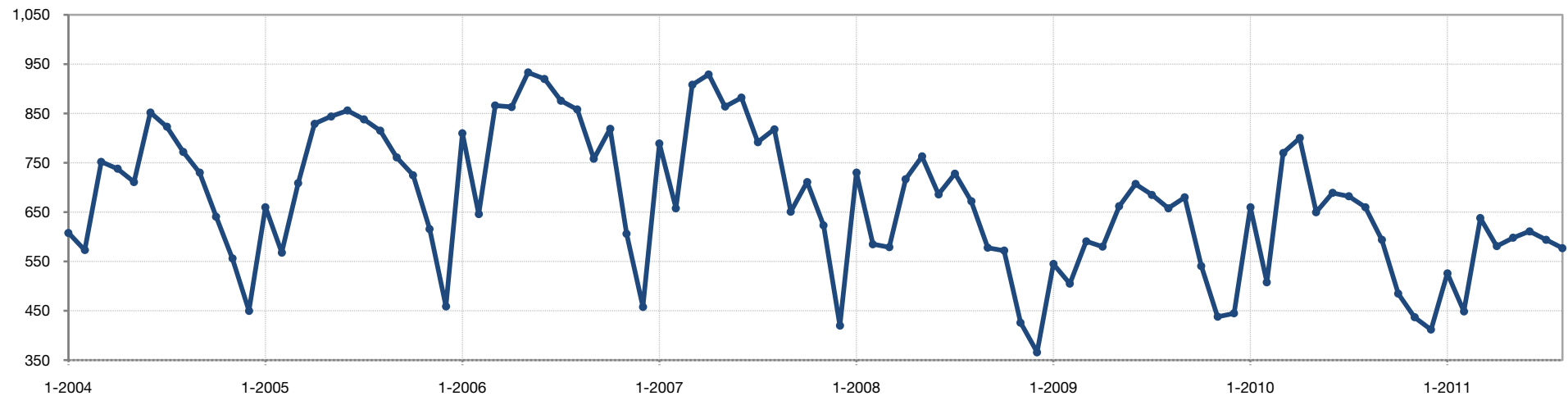


Year To Date



Month	Prior Year	Current Year	+ / -
September	680	594	-12.6%
October	541	485	-10.4%
November	438	437	-0.2%
December	445	412	-7.4%
January	660	526	-20.3%
February	508	449	-11.6%
March	770	638	-17.1%
April	800	581	-27.4%
May	650	598	-8.0%
June	689	611	-11.3%
July	682	594	-12.9%
August	660	577	-12.6%
12-Month Avg	627	542	-13.6%

Historical New Listing Activity

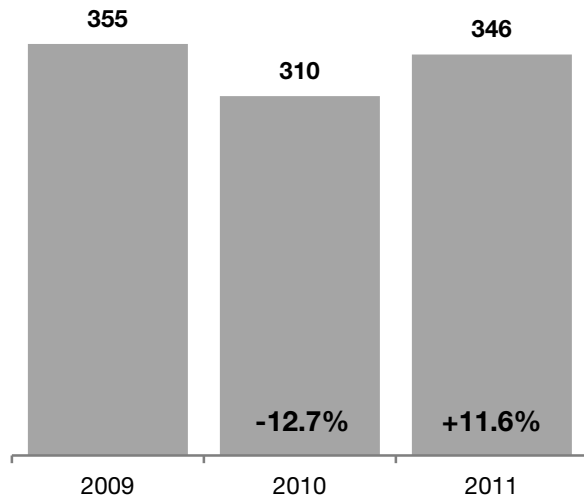


Pending Sales

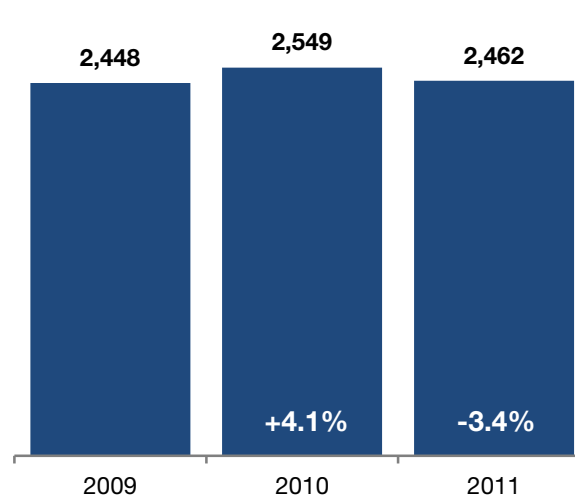
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	316	244	-22.8%
October	363	244	-32.8%
November	258	229	-11.2%
December	197	164	-16.8%
January	248	226	-8.9%
February	292	241	-17.5%
March	394	324	-17.8%
April	498	310	-37.8%
May	244	334	+36.9%
June	293	367	+25.3%
July	270	314	+16.3%
August	310	346	+11.6%
12-Month Avg	307	279	-9.2%

Historical Pending Sales Activity

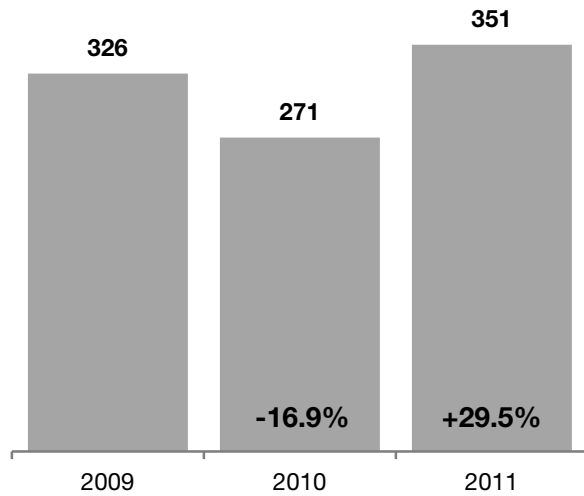


Closed Sales

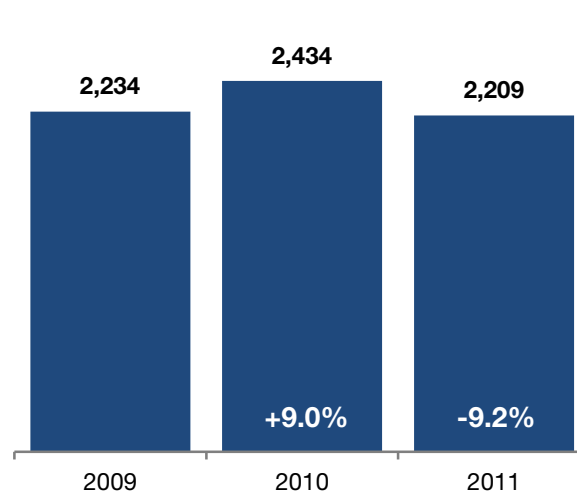
A count of the actual sales that have closed in a given month for **Stark County Only**.



August

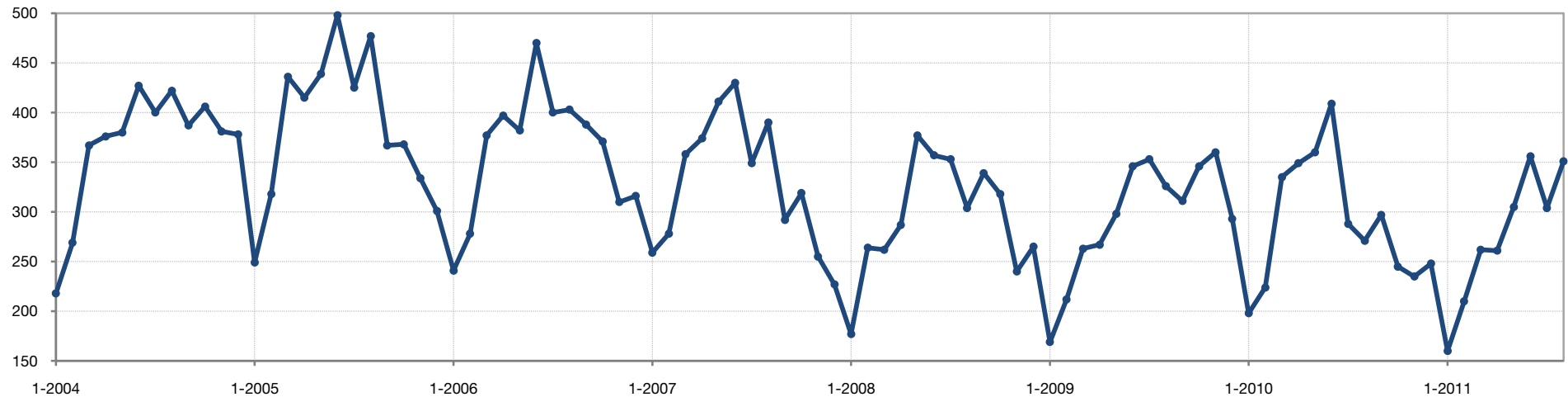


Year To Date



Month	Prior Year	Current Year	+ / -
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	262	-21.8%
April	349	261	-25.2%
May	360	305	-15.3%
June	409	356	-13.0%
July	288	304	+5.6%
August	271	351	+29.5%
12-Month Avg	312	270	-12.4%

Historical Closed Sales Activity

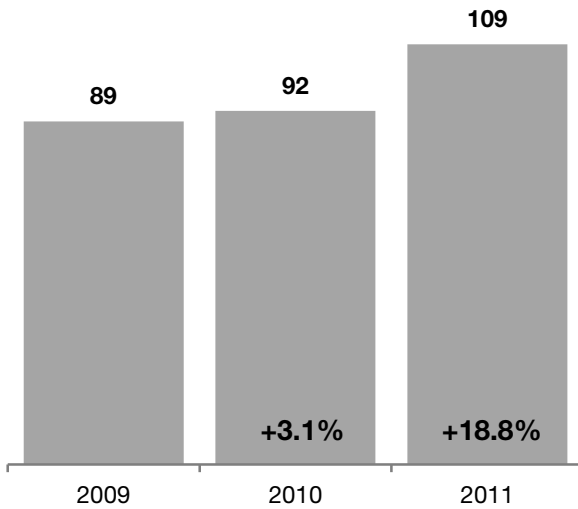


Days on Market Until Sale

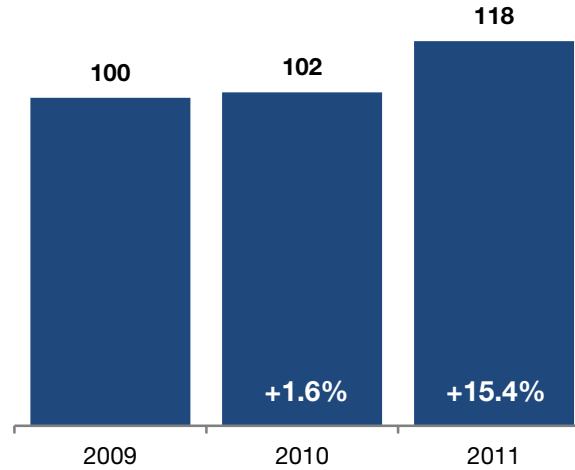
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



August

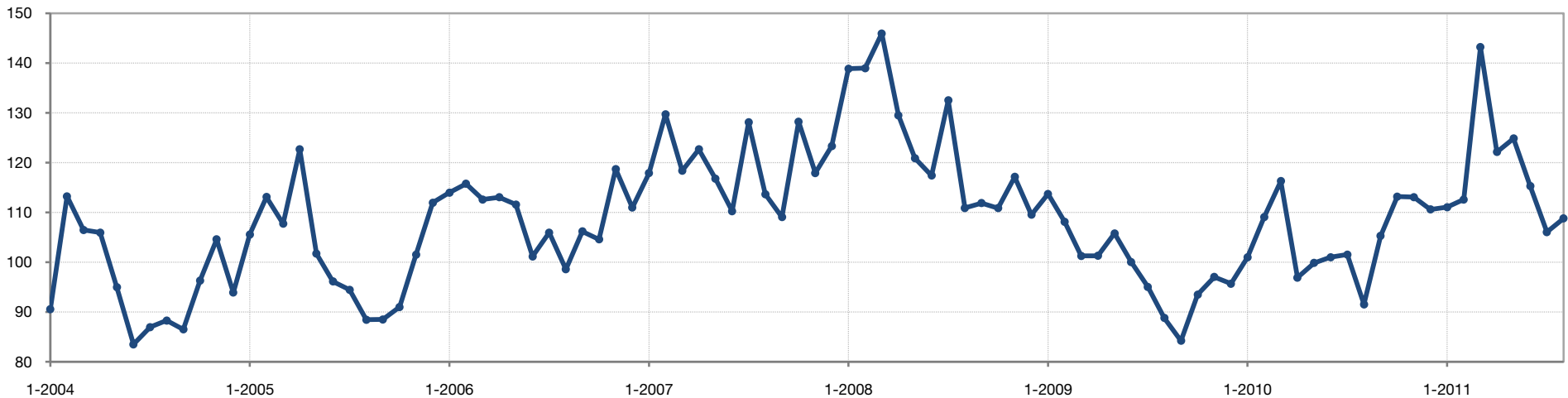


Year To Date



Month	Prior Year	Current Year	+ / -
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	143	+23.1%
April	97	122	+26.0%
May	100	125	+25.0%
June	101	115	+14.1%
July	102	106	+4.4%
August	92	109	+18.8%
12-Month Avg	74	86	+15.6%

Historical Days on Market Until Sale

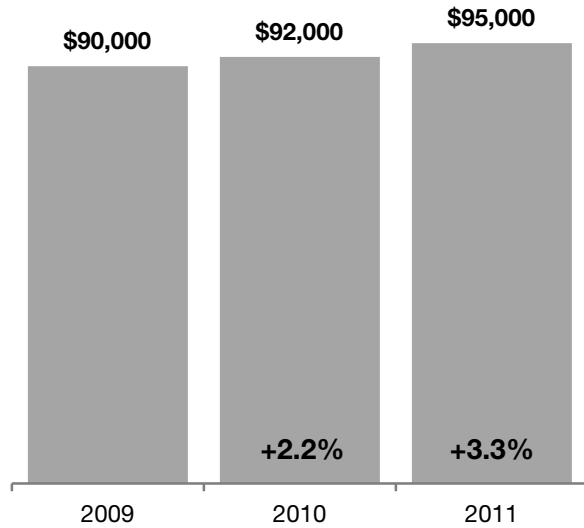


Median Sales Price

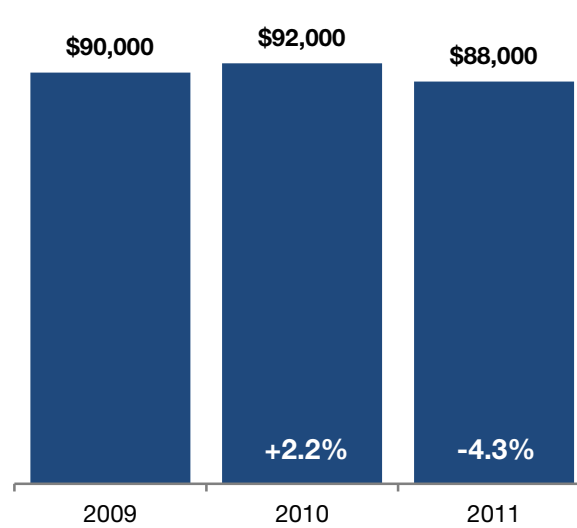
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	\$88,000	\$84,900	-3.5%
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	\$82,950	-8.3%
April	\$87,925	\$86,400	-1.7%
May	\$102,000	\$88,850	-12.9%
June	\$110,000	\$90,500	-17.7%
July	\$85,000	\$100,000	+17.6%
August	\$92,000	\$95,000	+3.3%
12-Month Med	\$91,700	\$89,900	-2.0%

Historical Median Sales Price

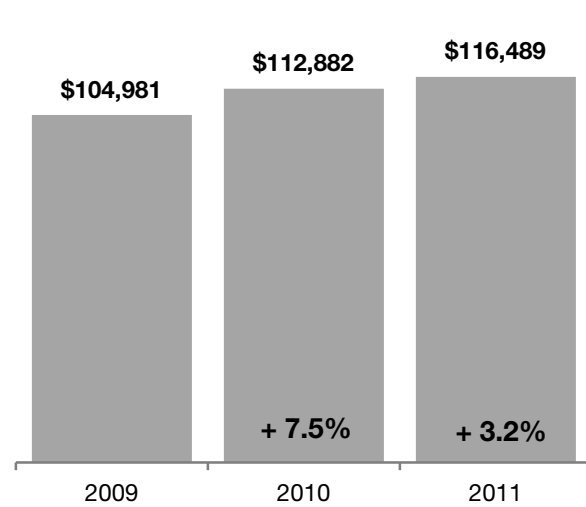


Average Sales Price

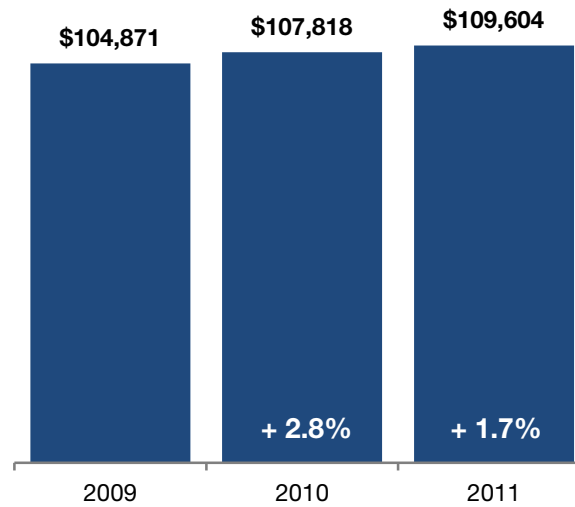
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



August

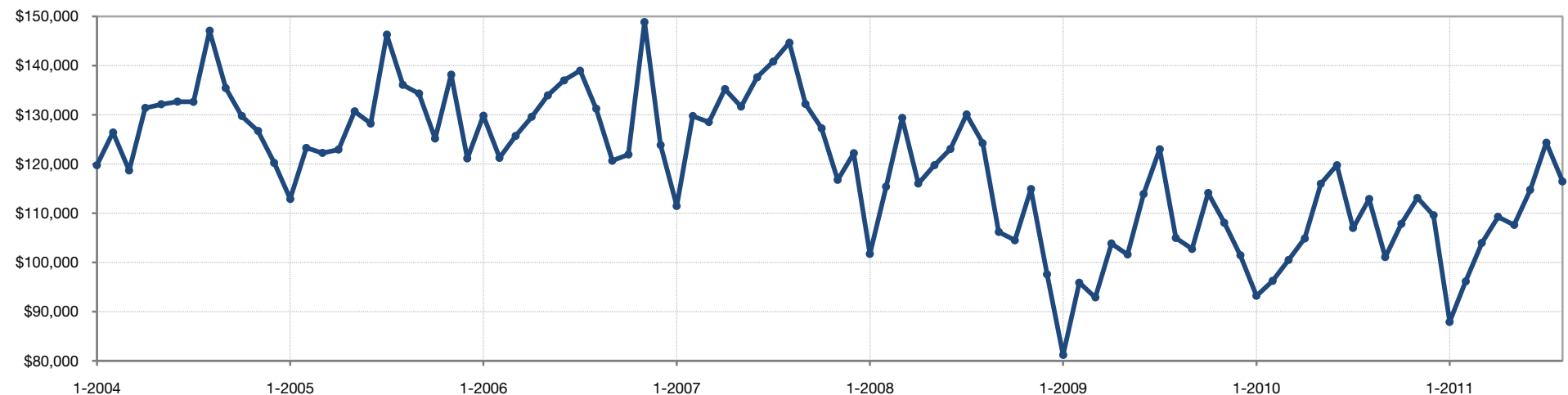


Year To Date



Month	Prior Year	Current Year	+ / -
September	\$102,763	\$101,099	-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	\$103,954	+3.4%
April	\$104,899	\$109,265	+4.2%
May	\$116,011	\$107,631	-7.2%
June	\$119,785	\$114,752	-4.2%
July	\$106,979	\$124,354	+16.2%
August	\$112,882	\$116,489	+3.2%
12-Month Avg	\$107,483	\$108,947	+1.4%

Historical Average Sales Price

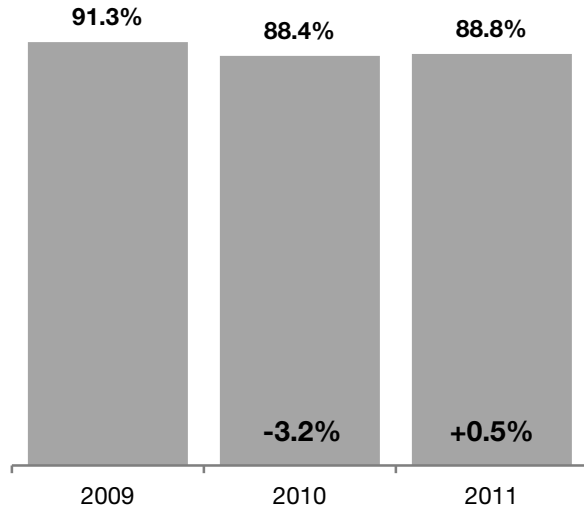


Percent of Original List Price Received

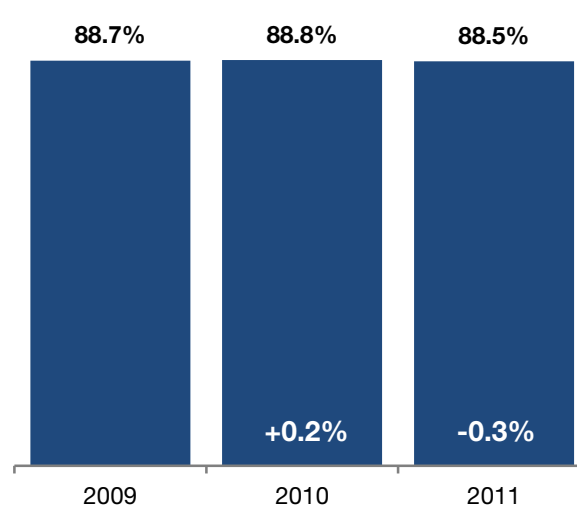


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

August



Year To Date



Month	Prior Year	Current Year	+ / -
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%	89.3%	+0.5%
May	90.4%	88.7%	-1.9%
June	90.0%	88.5%	-1.6%
July	88.9%	90.1%	+1.3%
August	88.4%	88.8%	+0.5%
12-Month Avg	89.1%	88.1%	-1.1%

Historical Percent of Original List Price Received

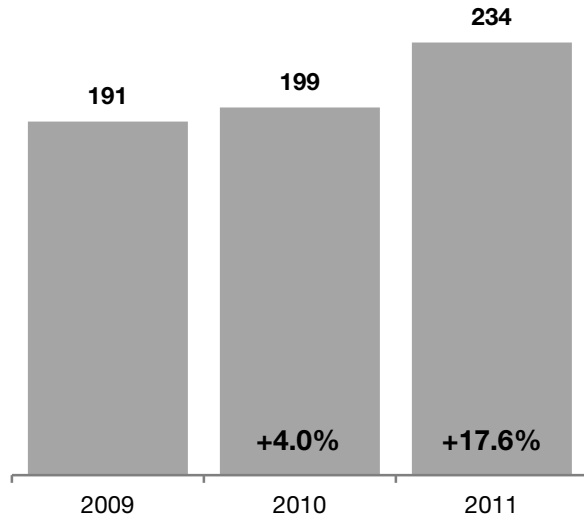


Housing Affordability Index

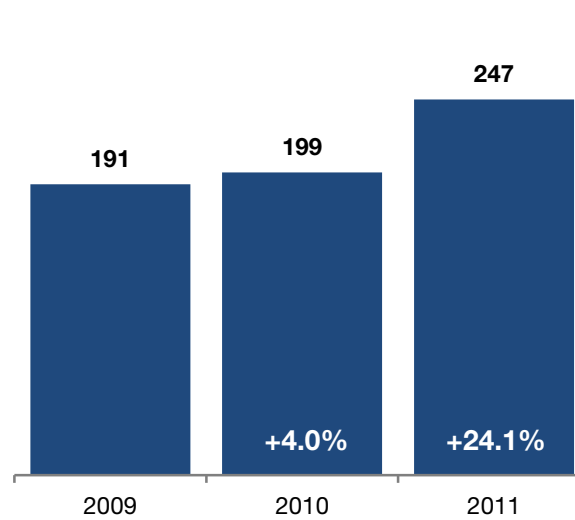


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

August

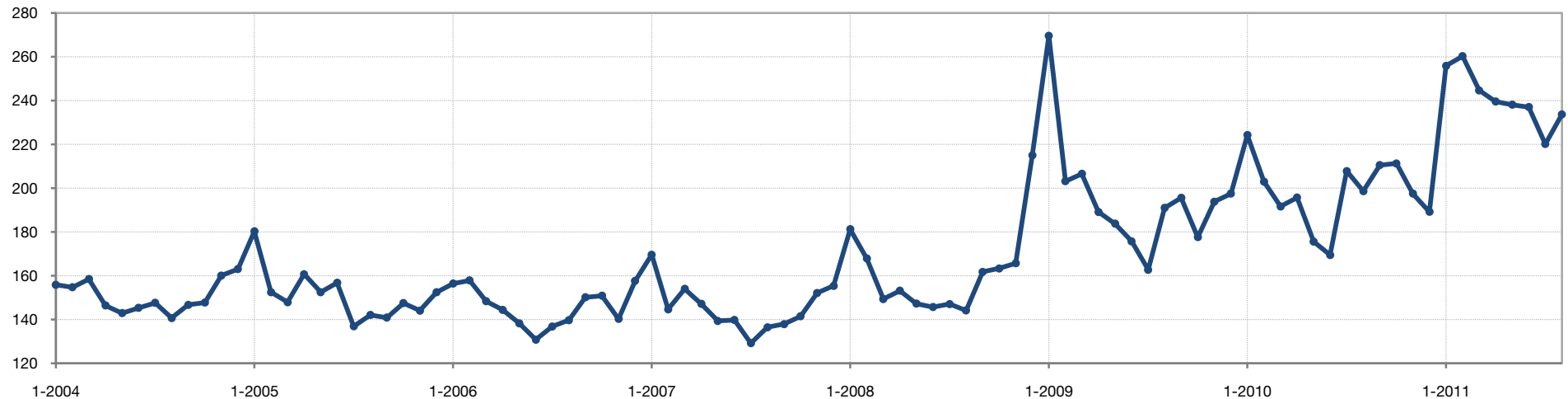


Year To Date



Month	Prior Year	Current Year	+ / -
September	196	211	+7.6%
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	240	+22.4%
May	176	238	+35.6%
June	170	237	+39.9%
July	208	220	+5.9%
August	199	234	+17.6%
12-Month Avg	194	228	+18.0%

Historical Housing Affordability Index

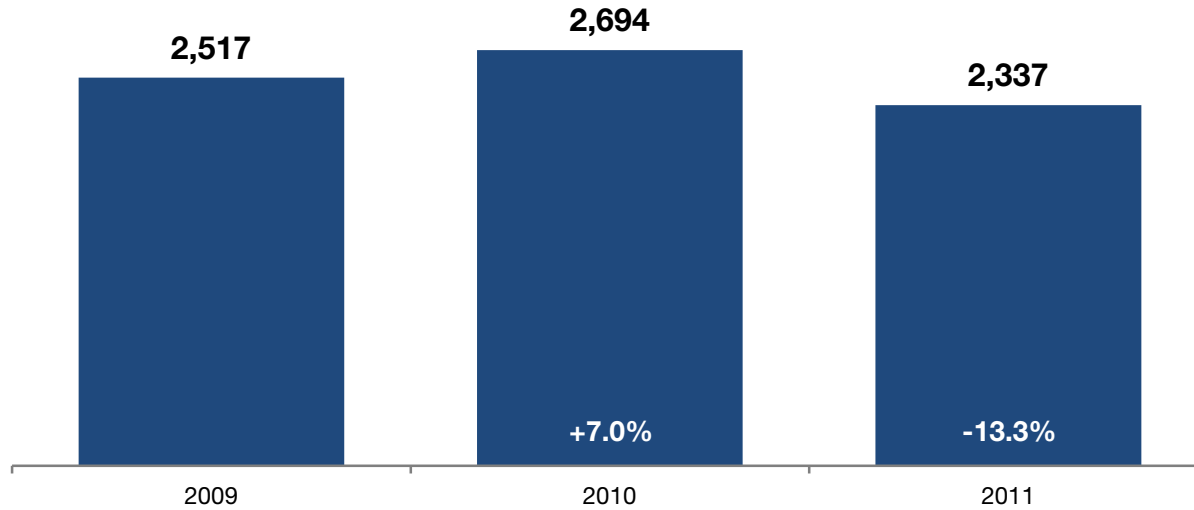


Inventory of Homes for Sale

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

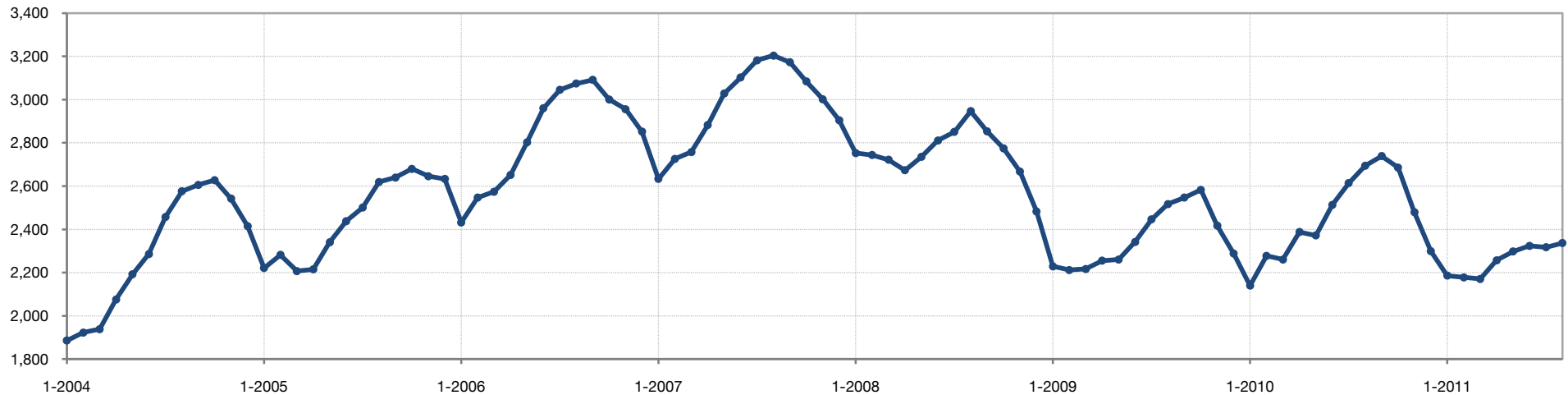


August



Month	Prior Year	Current Year	+ / -
September	2,547	2,739	+7.5%
October	2,583	2,686	+4.0%
November	2,417	2,479	+2.6%
December	2,288	2,299	+0.5%
January	2,140	2,186	+2.1%
February	2,278	2,178	-4.4%
March	2,261	2,171	-4.0%
April	2,388	2,257	-5.5%
May	2,372	2,298	-3.1%
June	2,513	2,324	-7.5%
July	2,614	2,317	-11.4%
August	2,694	2,337	-13.3%
12-Month Avg	2,425	2,356	-2.7%

Historical Inventory of Homes for Sale

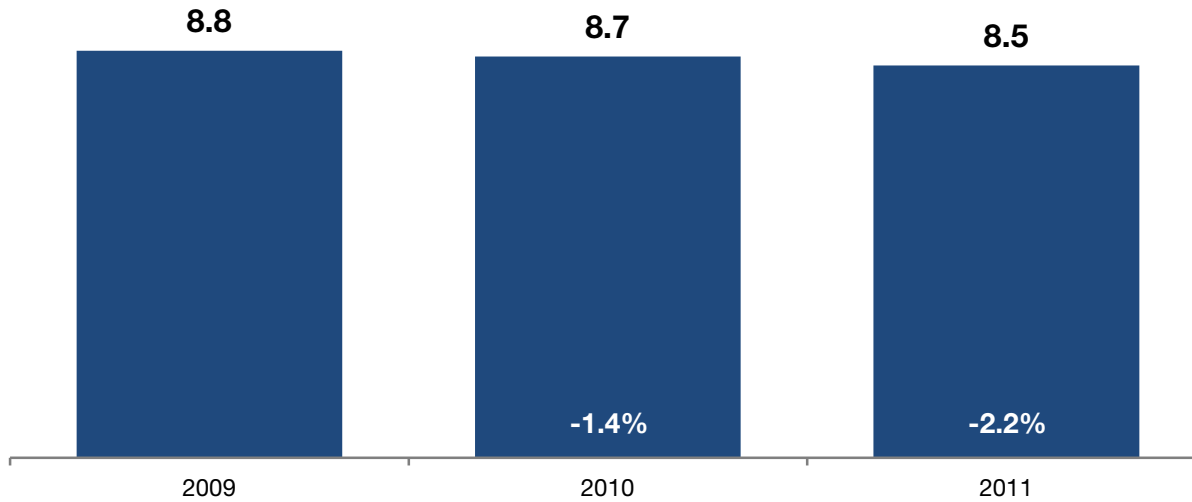


Months Supply of Inventory



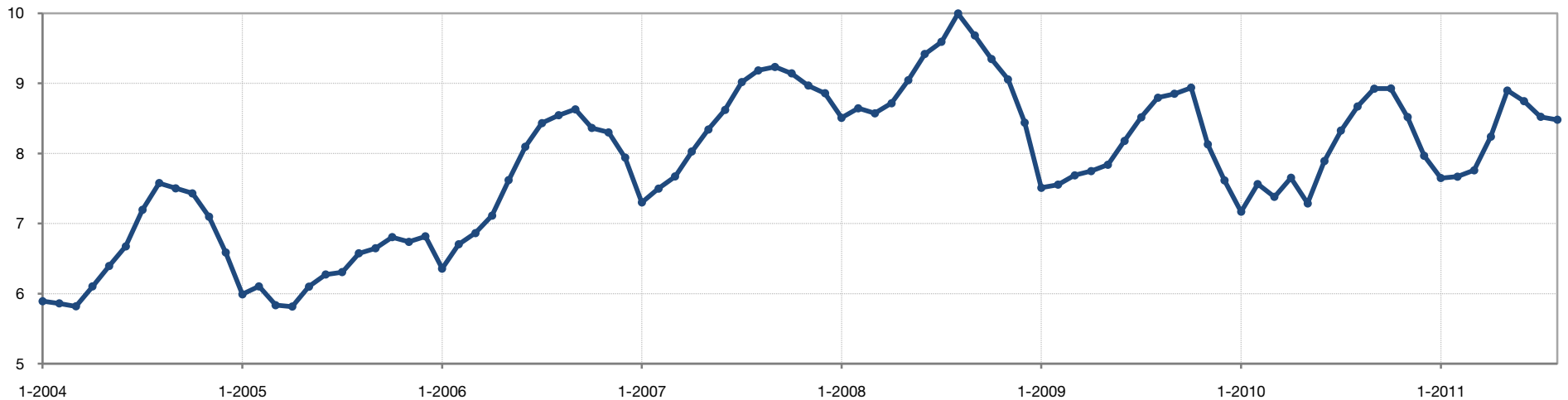
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

August



Month	Prior Year	Current Year	+ / -
September	8.9	8.9	+0.8%
October	8.9	8.9	-0.1%
November	8.1	8.5	+4.8%
December	7.6	8.0	+4.6%
January	7.2	7.6	+6.7%
February	7.6	7.7	+1.4%
March	7.4	7.8	+5.1%
April	7.7	8.2	+7.7%
May	7.3	8.9	+22.1%
June	7.9	8.7	+10.8%
July	8.3	8.5	+2.4%
August	8.7	8.5	-2.2%
12-Month Avg	8.0	8.4	+5.0%

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**.



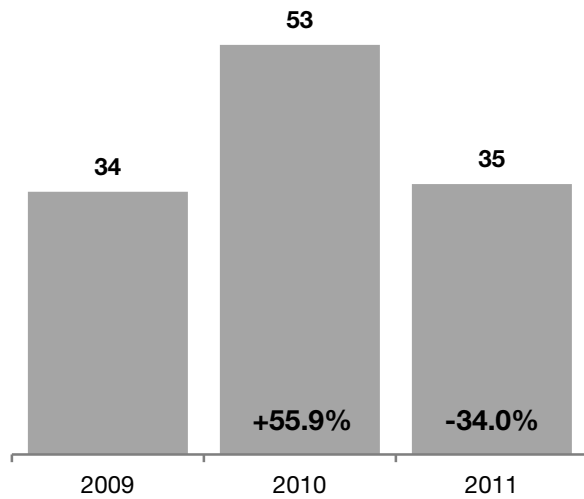
Key Metrics	Historical Sparklines	8-2010	8-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		53	35	- 34.0%	53	35	- 12.2%
Pending Sales		14	20	+ 42.9%	116	156	+ 34.5%
Closed Sales		14	22	+ 57.1%	114	146	+ 28.1%
Days on Market Until Sale		150	70	- 53.3%	162	147	- 9.6%
Median Sales Price		\$65,500	\$113,450	+ 73.2%	\$105,000	\$87,313	- 16.8%
Average Sales Price		\$90,437	\$116,558	+ 28.9%	\$121,597	\$110,935	- 8.8%
Percent of Original List Price Received		85.3%	87.8%	+ 2.9%	87.1%	87.2%	+ 0.1%
Housing Affordability Index		250	205	- 17.8%	181	248	+ 37.3%
Inventory of Homes for Sale		231	199	- 13.9%	--	--	--
Months Supply of Homes for Sale		17.7	10.6	- 40.2%	--	--	--

New Listings

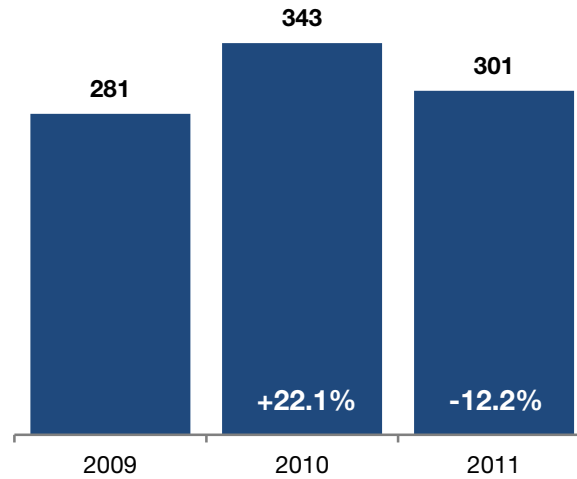
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	47	-19.0%
May	51	45	-11.8%
June	42	37	-11.9%
July	45	34	-24.4%
August	53	35	-34.0%
12-Month Avg	38	35	-8.0%

Historical New Listing Activity

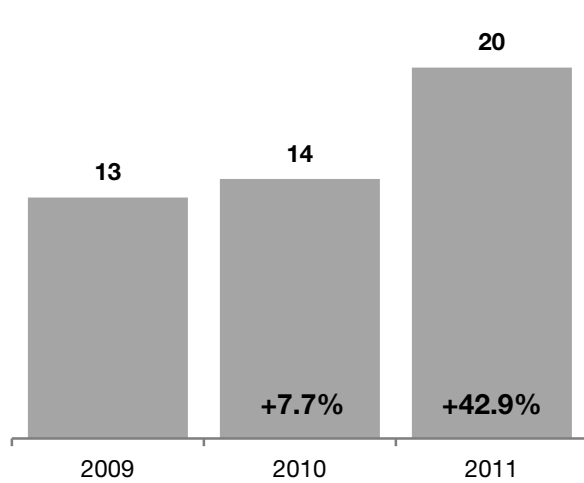


Pending Sales

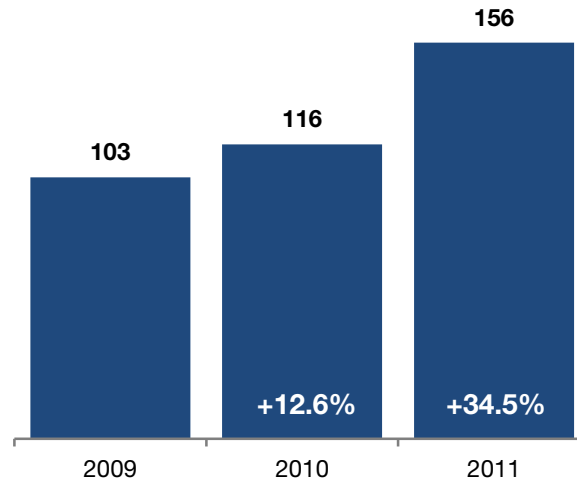
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



August

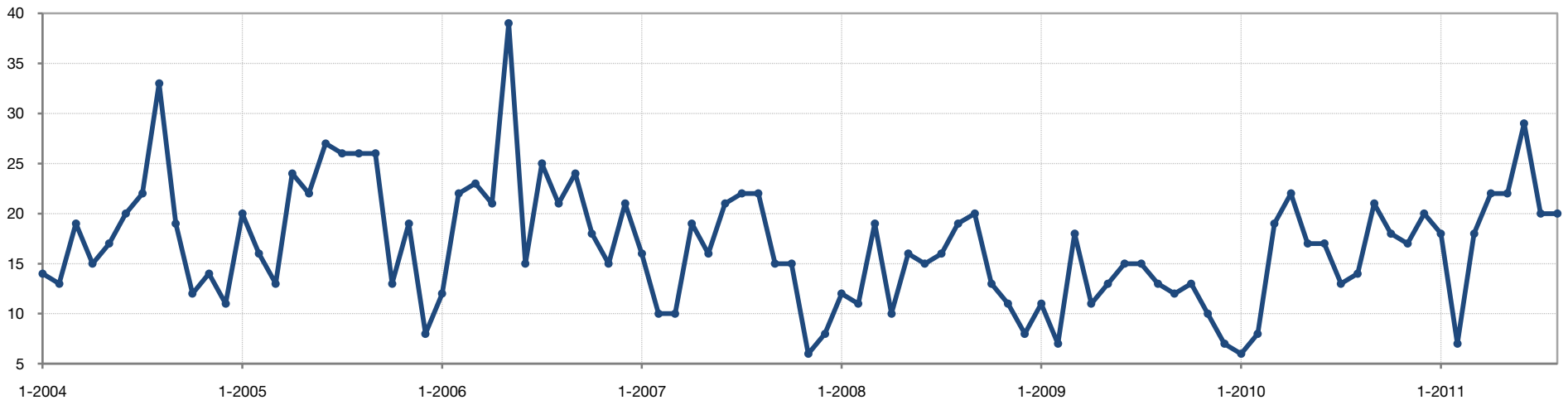


Year To Date



Month	Prior Year	Current Year	+ / -
September	12	21	+75.0%
October	13	18	+38.5%
November	10	17	+70.0%
December	7	20	+185.7%
January	6	18	+200.0%
February	8	7	-12.5%
March	19	18	-5.3%
April	22	22	0.0%
May	17	22	+29.4%
June	17	29	+70.6%
July	13	20	+53.8%
August	14	20	+42.9%
12-Month Avg	13	19	+46.8%

Historical Pending Sales Activity

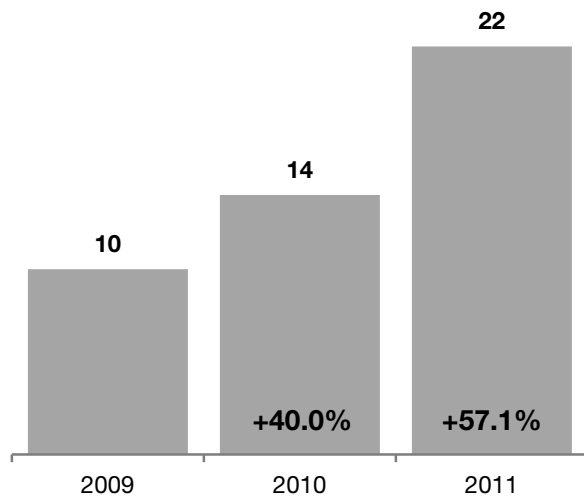


Closed Sales

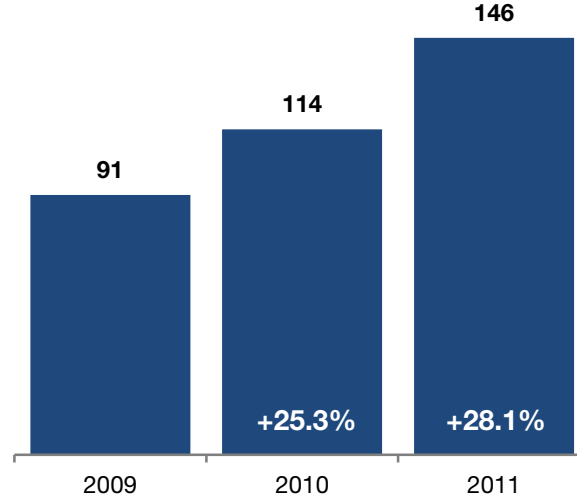
A count of the properties that have closed in a given month for **Carroll County Only**.



August



Year To Date



Month	Prior Year	Current Year	+ / -
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	17	+21.4%
May	24	18	-25.0%
June	26	26	0.0%
July	13	20	+53.8%
August	14	22	+57.1%
12-Month Avg	14	18	+42.7%

Historical Closed Sales Activity

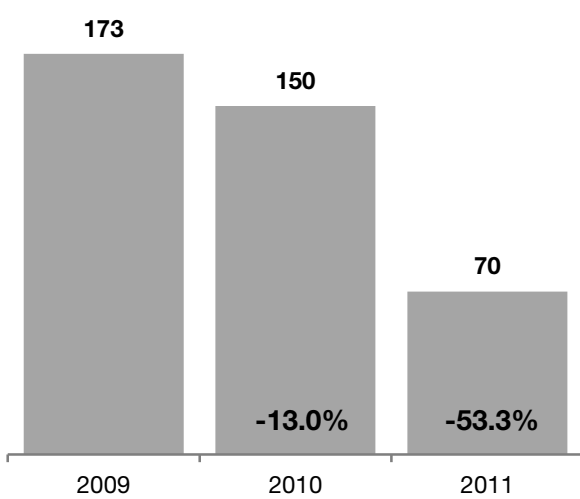


Days on Market Until Sale

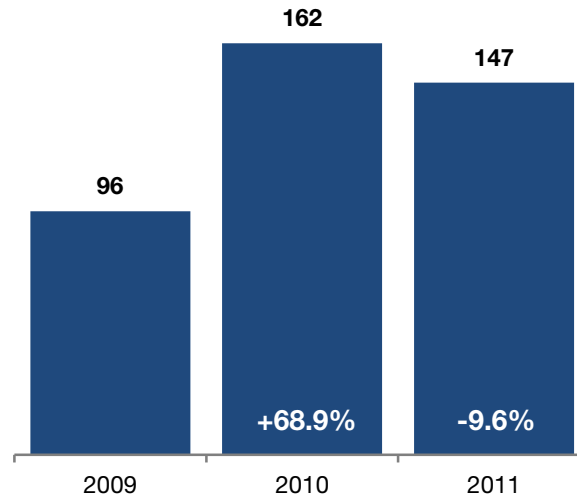


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

August

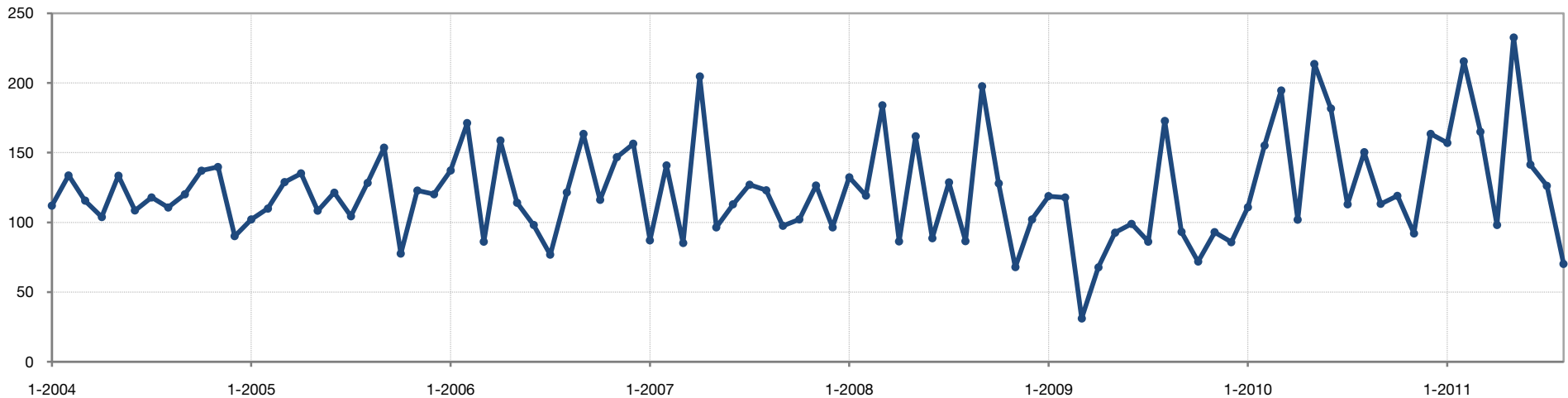


Year To Date



Month	Prior Year	Current Year	+ / -
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	98	-3.7%
May	214	233	+8.9%
June	182	141	-22.2%
July	113	126	+11.9%
August	150	70	-53.3%
12-Month Avg	113	116	+2.8%

Historical Days on Market Until Sale

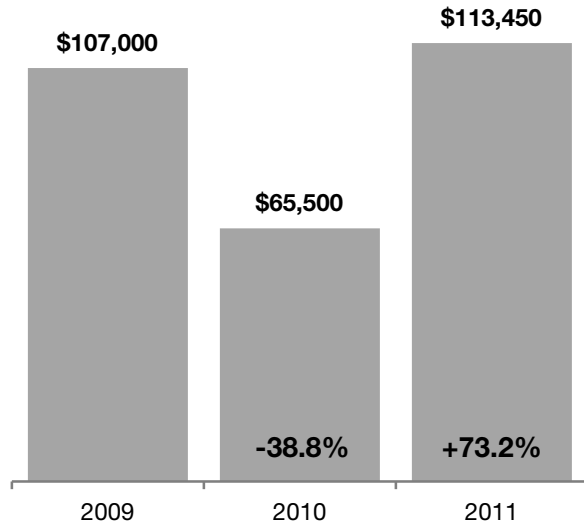


Median Sales Price

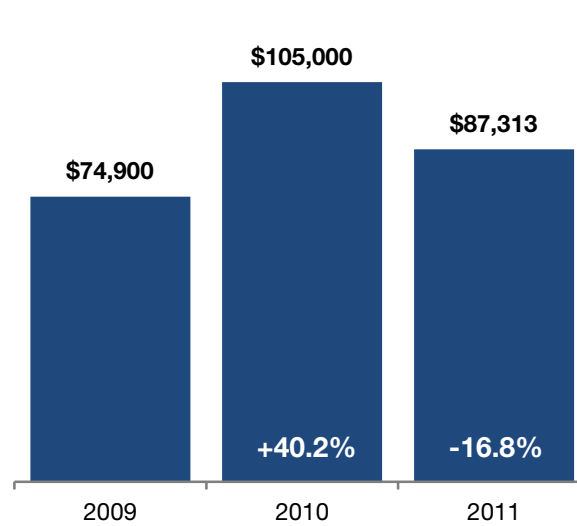
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



August

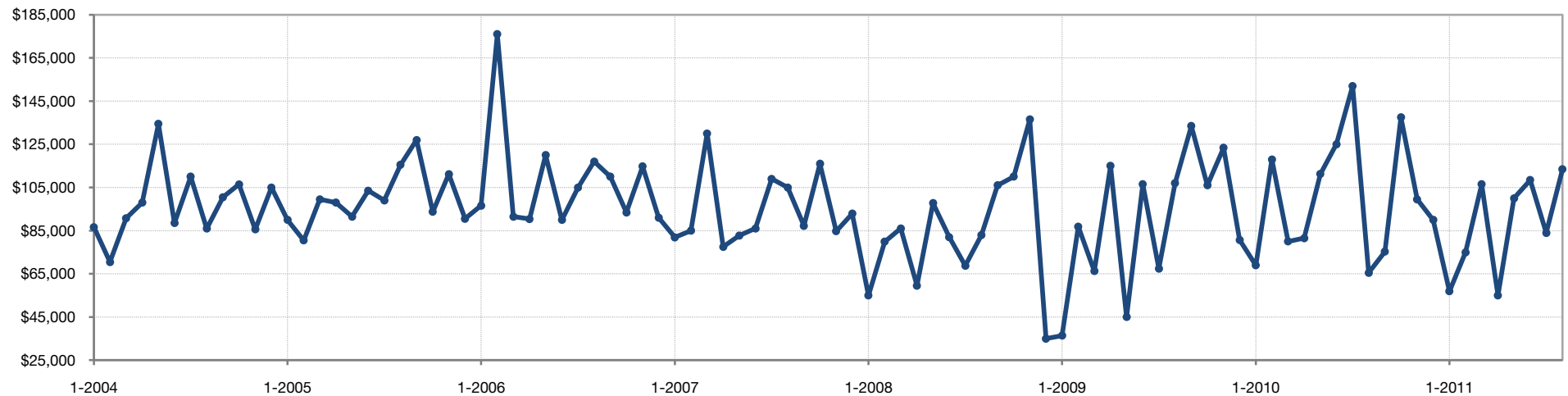


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$55,000	-32.5%
May	\$111,250	\$100,000	-10.1%
June	\$125,000	\$108,450	-13.2%
July	\$152,000	\$83,950	-44.8%
August	\$65,500	\$113,450	+73.2%
12-Month Med	\$105,000	\$90,000	-14.3%

Historical Median Sales Price

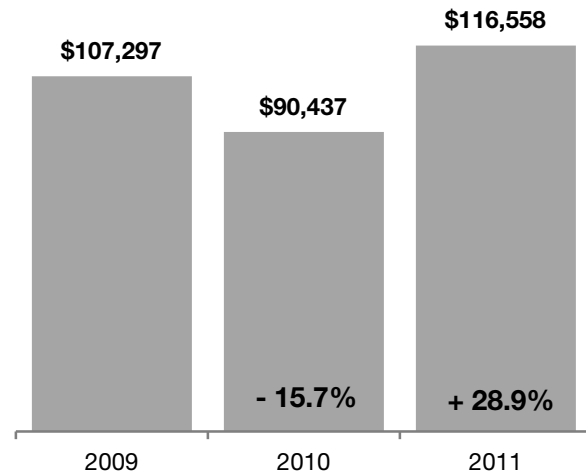


Average Sales Price

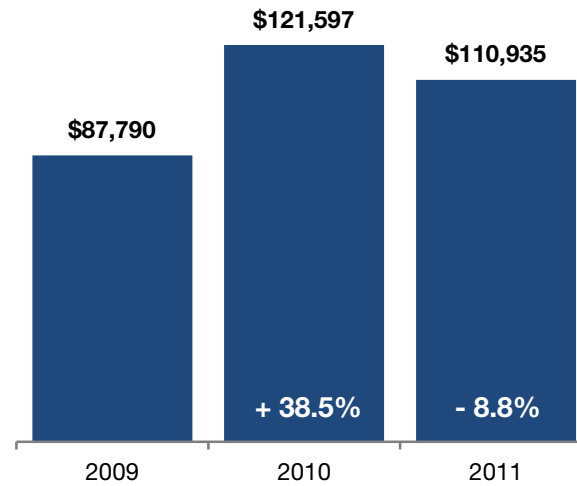
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



August

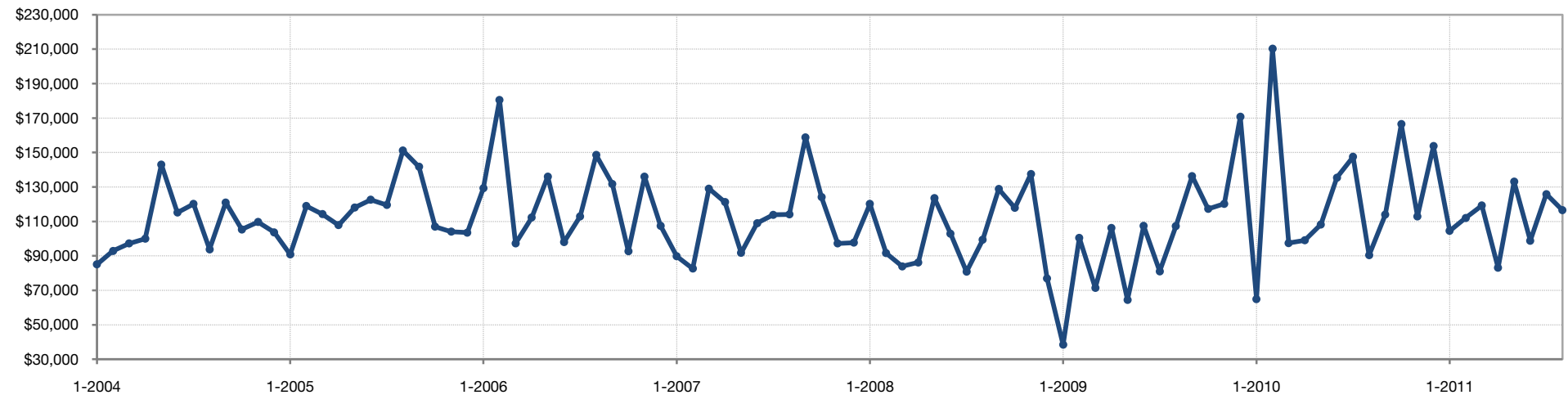


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$83,142	-16.1%
May	\$108,273	\$133,056	+22.9%
June	\$135,418	\$98,816	-27.0%
July	\$147,505	\$125,855	-14.7%
August	\$90,437	\$116,558	+28.9%
12-Month Avg	\$126,837	\$119,353	-5.9%

Historical Average Sales Price

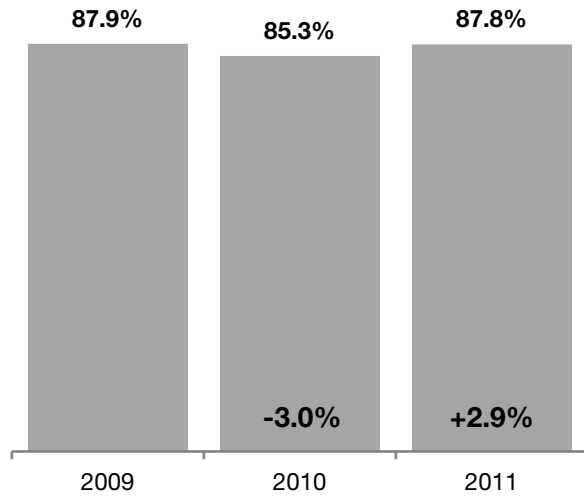


Percent of Original List Price Received

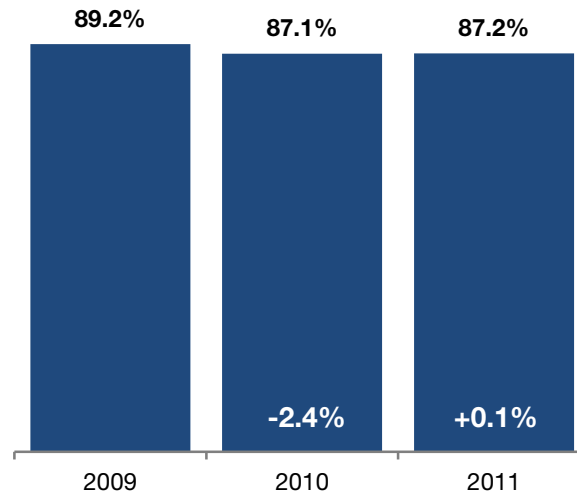


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

August

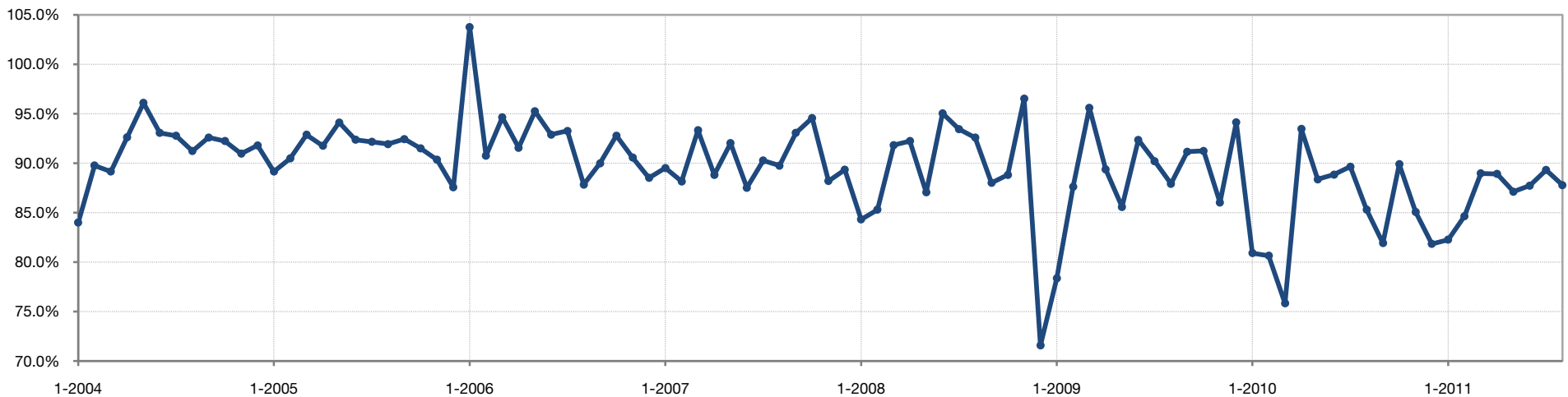


Year To Date



Month	Prior Year	Current Year	+ / -
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%	88.9%	-4.9%
May	88.4%	87.1%	-1.4%
June	88.9%	87.7%	-1.3%
July	89.7%	89.3%	-0.4%
August	85.3%	87.8%	+2.9%
12-Month Avg	88.3%	86.3%	-2.2%

Historical Percent of Original List Price Received

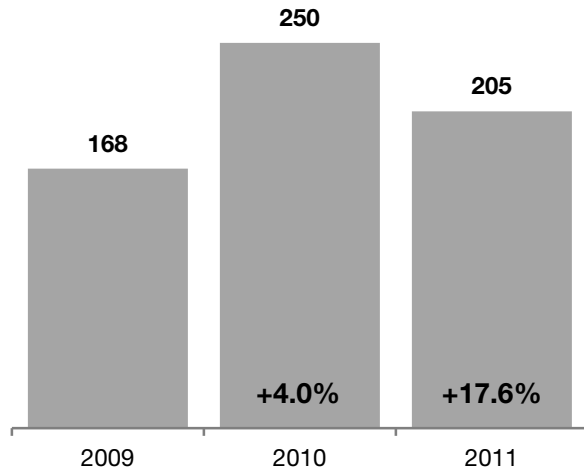


Housing Affordability Index

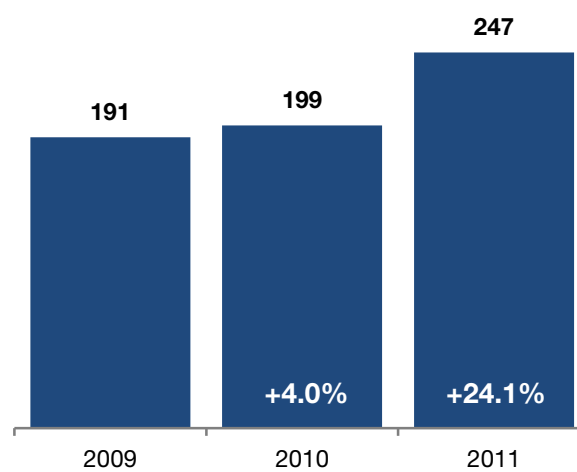


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

August

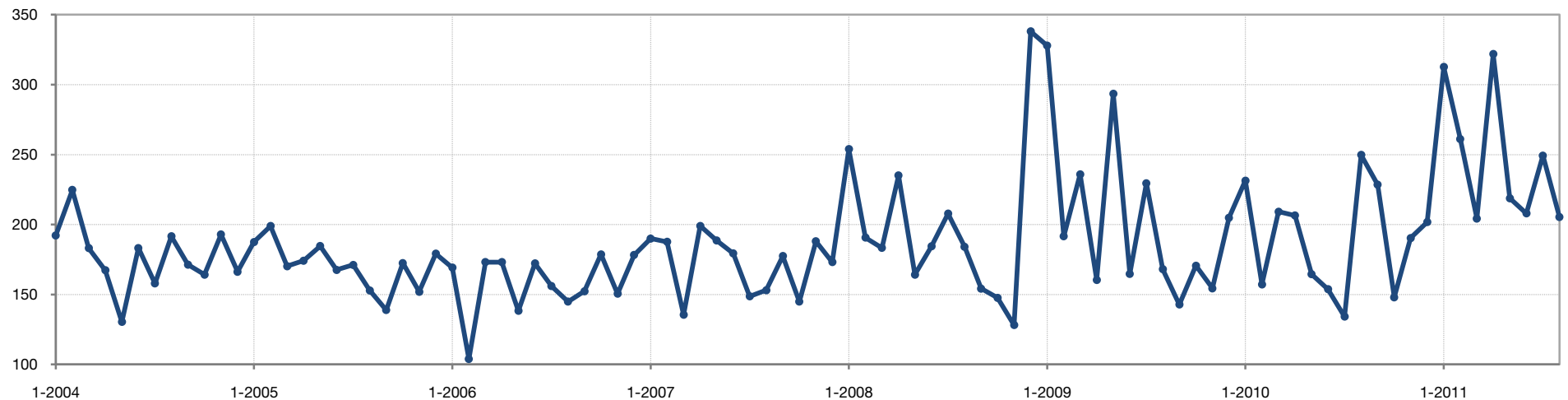


Year To Date



Month	Prior Year	Current Year	+ / -
September	196	211	+7.6%
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	240	+22.4%
May	176	238	+35.6%
June	170	237	+39.9%
July	208	220	+5.9%
August	199	234	+17.6%
12-Month Avg	194	228	+18.0%

Historical Housing Affordability Index

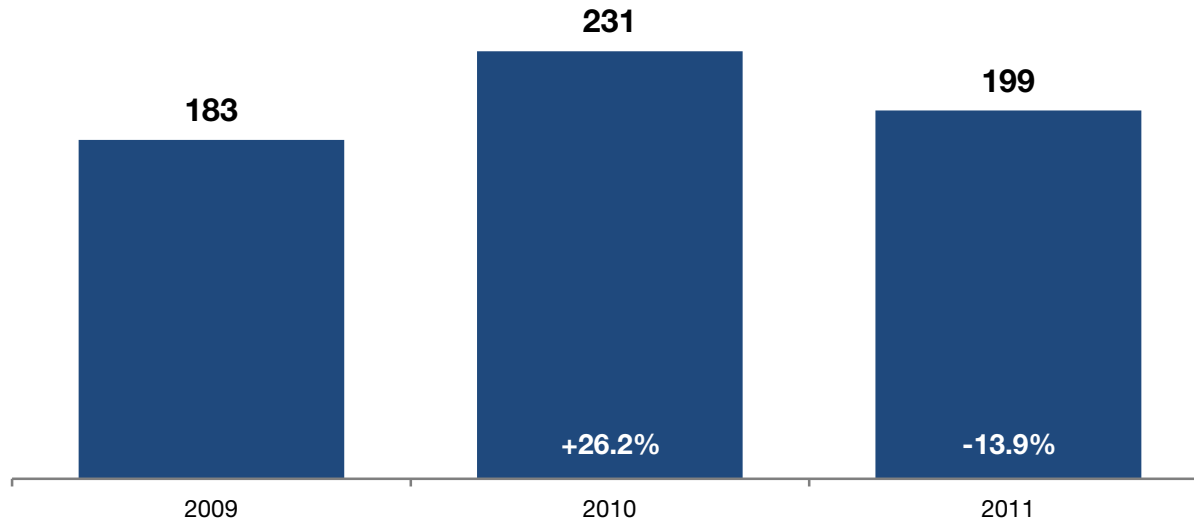


Inventory of Homes for Sale

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

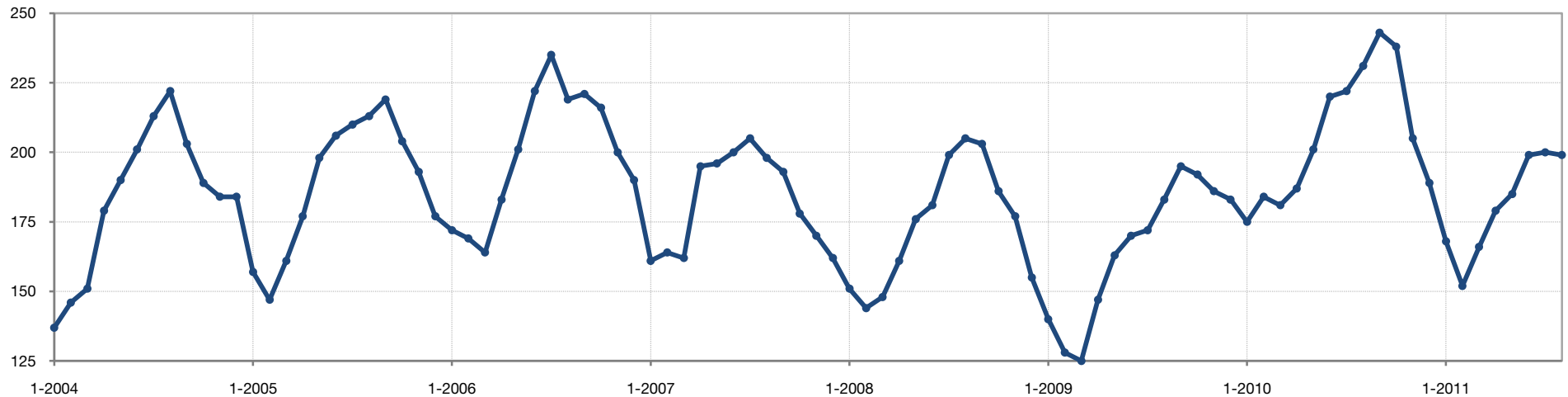


August



Month	Prior Year	Current Year	+ / -
September	195	243	+24.6%
October	192	238	+24.0%
November	186	205	+10.2%
December	183	189	+3.3%
January	175	168	-4.0%
February	184	152	-17.4%
March	181	166	-8.3%
April	187	179	-4.3%
May	201	185	-8.0%
June	220	199	-9.5%
July	222	200	-9.9%
August	231	199	-13.9%
12-Month Avg	196	194	-1.1%

Historical Inventory of Homes for Sale

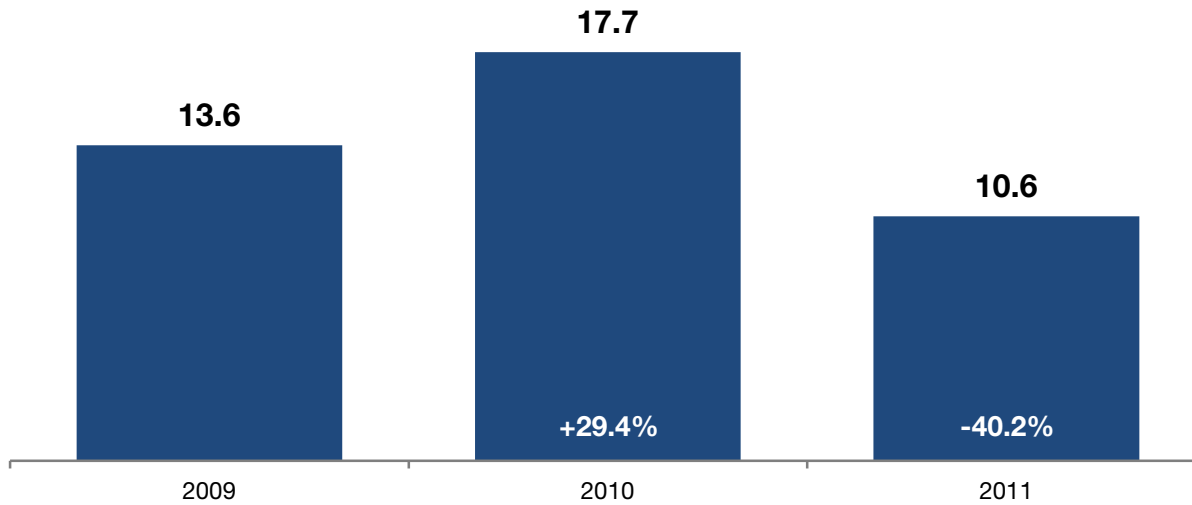


Months Supply of Inventory



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 for **Carroll County Only**.

August



Month	Prior Year	Current Year	+ / -
September	15.1	18.5	+22.2%
October	15.7	17.1	+9.1%
November	15.2	14.3	-5.8%
December	15.0	12.7	-15.8%
January	14.5	10.5	-27.5%
February	15.8	8.9	-43.3%
March	15.4	9.8	-36.3%
April	15.8	10.6	-32.7%
May	15.8	11.0	-30.3%
June	16.8	11.5	-31.4%
July	16.8	11.0	-34.6%
August	17.7	10.6	-40.2%
12-Month Avg	15.8	12.2	-22.7%

Historical Months Supply of Inventory

