

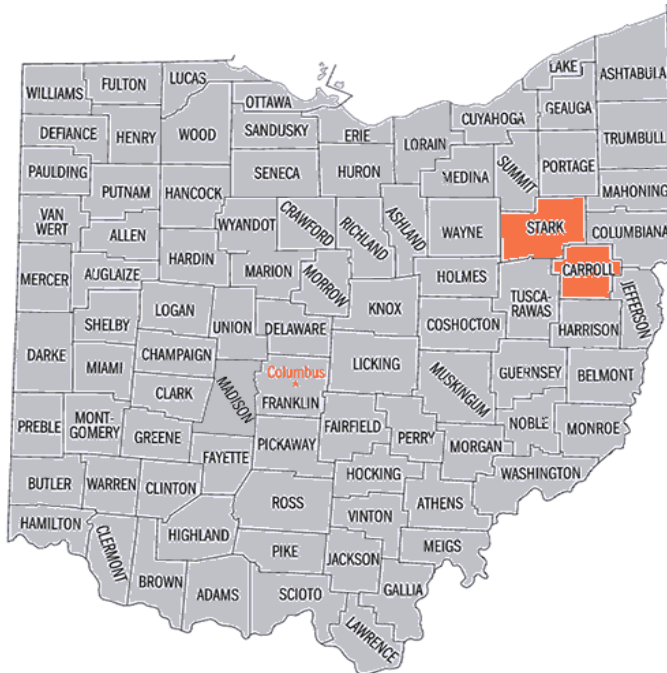
# Monthly Indicators

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



## March 2011

## Quick Facts



**- 23.3%**      **- 8.3%**      **+ 85.7%**      **+ 33.1%**

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**

	Stark County	Carroll County
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Housing Affordability Index	10	21
Inventory of Homes for Sale	11	22
Months Supply of Inventory	12	23

[Click on page to jump to desired metric.](#)



# Stark County Market Overview

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



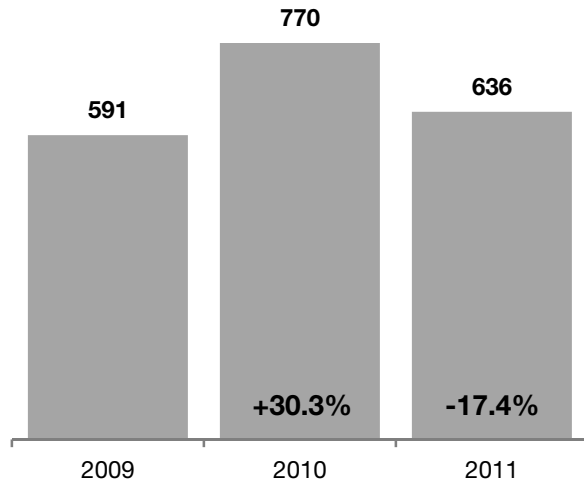
Key Metrics	Historical Sparklines	3-2010	3-2011	+ / -	YTD 2010	YTD 2011	+ / -
<b>New Listings</b>		770	<b>636</b>	- 17.4%	1,938	<b>1,611</b>	- 16.9%
<b>Pending Sales</b>		394	<b>332</b>	- 15.7%	934	<b>809</b>	- 13.4%
<b>Closed Sales</b>		335	<b>257</b>	- 23.3%	757	<b>627</b>	- 17.2%
<b>Days on Market Until Sale</b>		116	<b>145</b>	+ 24.5%	110	<b>125</b>	+ 13.9%
<b>Median Sales Price</b>		\$90,500	<b>\$82,950</b>	- 8.3%	\$83,000	<b>\$79,331</b>	- 4.4%
<b>Average Sales Price</b>		\$100,536	<b>\$104,464</b>	+ 3.9%	\$97,371	<b>\$97,402</b>	+ 0.0%
<b>Percent of Original List Price Received</b>		89.3%	<b>87.2%</b>	- 2.4%	87.5%	<b>87.1%</b>	- 0.4%
<b>Housing Affordability Index</b>		192	<b>245</b>	+ 27.6%	204	<b>252</b>	+ 23.8%
<b>Inventory of Homes for Sale</b>		2,258	<b>2,120</b>	- 6.1%	--	--	--
<b>Months Supply of Homes for Sale</b>		7.4	<b>7.5</b>	+ 1.9%	--	--	--

# New Listings

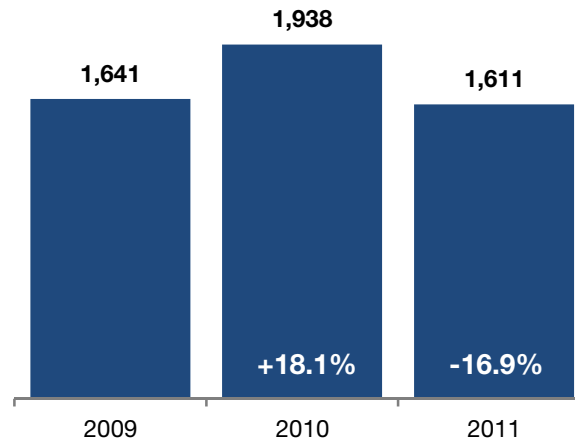
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	580	800	+37.9%
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	483	-10.7%
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%
<b>12-Month Avg</b>	<b>611</b>	<b>585</b>	<b>-4.3%</b>

## Historical New Listing Activity

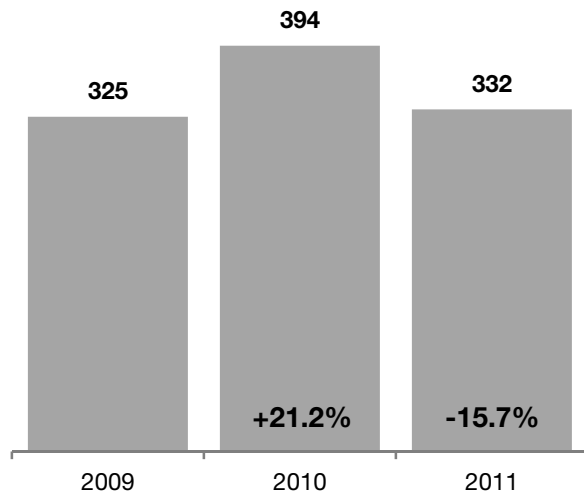


# Pending Sales

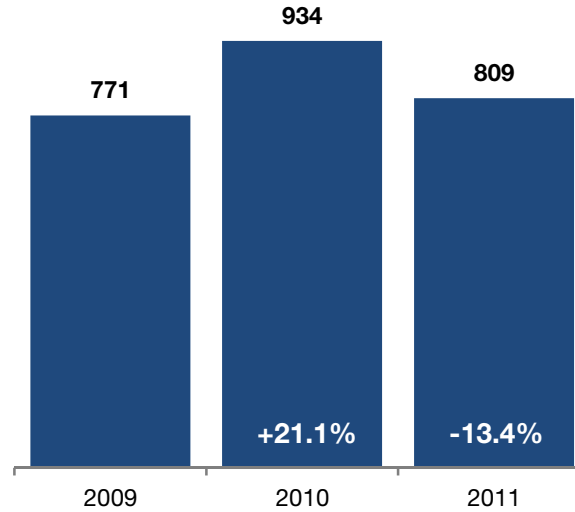
A count of the properties that have offers accepted on them in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	337	498	+47.8%
May	328	245	-25.3%
June	347	293	-15.6%
July	310	271	-12.6%
August	355	310	-12.7%
September	316	246	-22.2%
October	363	247	-32.0%
November	258	237	-8.1%
December	198	169	-14.6%
January	248	232	-6.5%
February	292	245	-16.1%
March	394	332	-15.7%
<b>12-Month Avg</b>	<b>312</b>	<b>277</b>	<b>-11.2%</b>

## Historical Pending Sales Activity

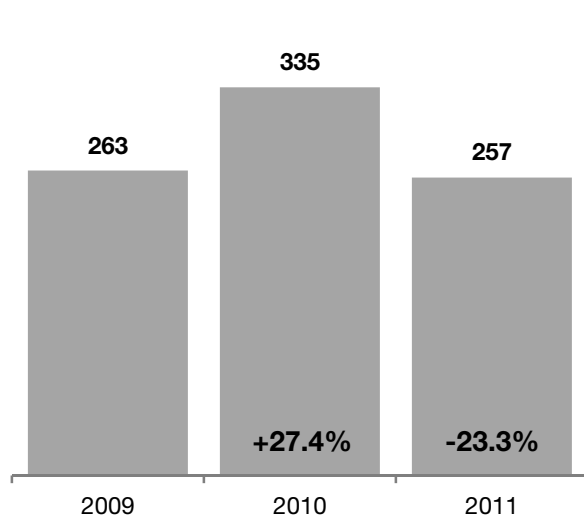


# Closed Sales

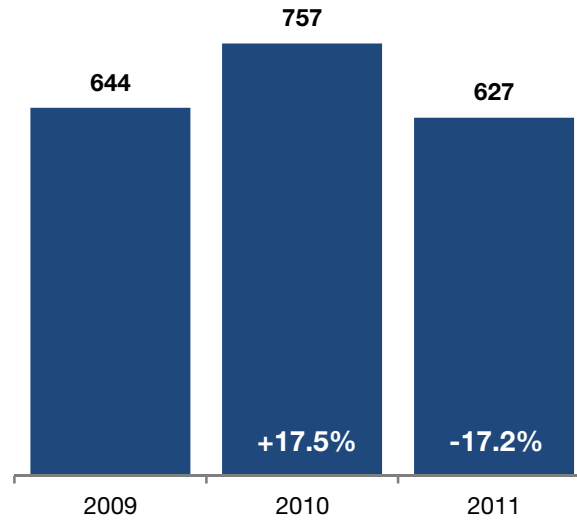
A count of the properties that have closed in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	267	349	+30.7%
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	247	-15.7%
January	198	160	-19.2%
February	224	210	-6.3%
March	335	257	-23.3%
<b>12-Month Avg</b>	<b>305</b>	<b>277</b>	<b>-8.2%</b>

## Historical Closed Sales Activity

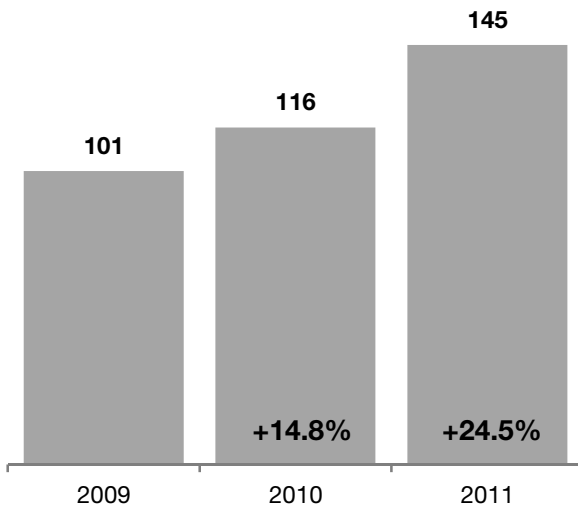


# Days on Market Until Sale

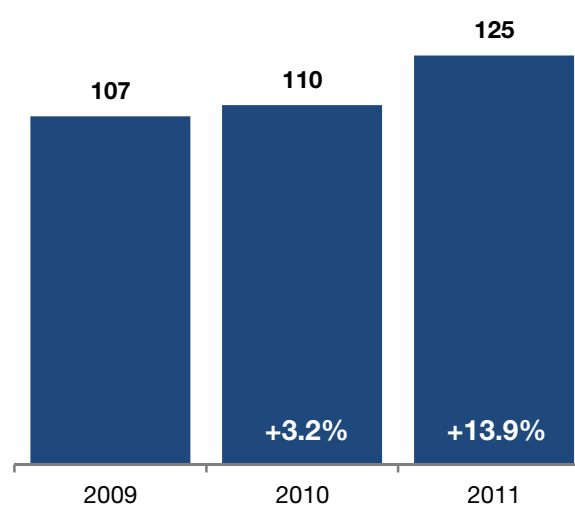


The average number of days between when a property is first listed and when an offer is accepted. Sold properties only. **For Stark County Only.**

## March

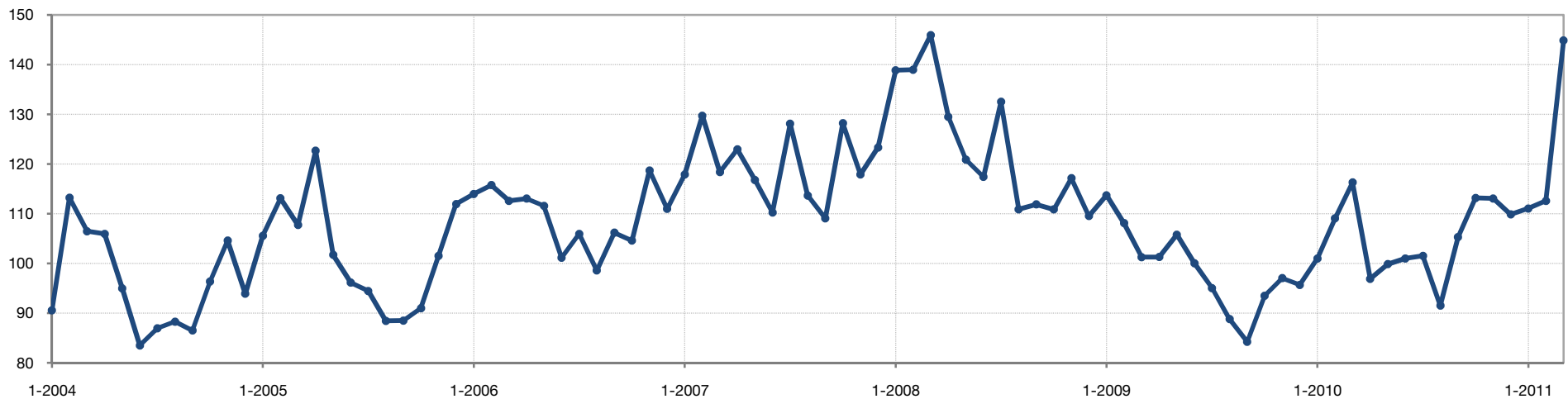


## Year To Date



Month	Prior Year	Current Year	+ / -
April	101	97	-4.3%
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	110	+14.8%
January	101	111	+10.0%
February	109	113	+3.2%
March	116	145	+24.5%
<b>12-Month Avg</b>	<b>77</b>	<b>78</b>	<b>+1.7%</b>

## Historical Days on Market Until Sale

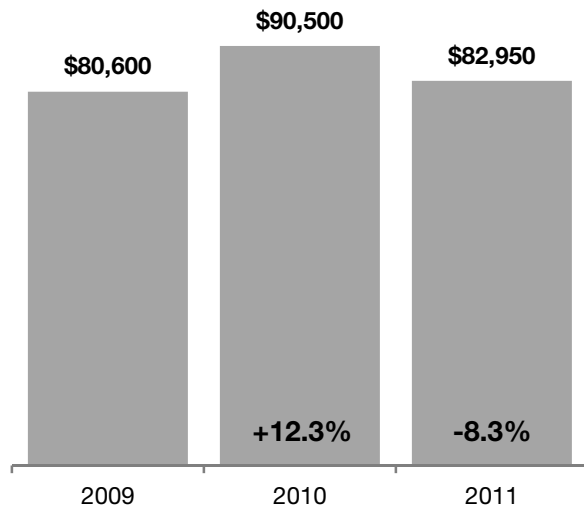


# Median Sales Price

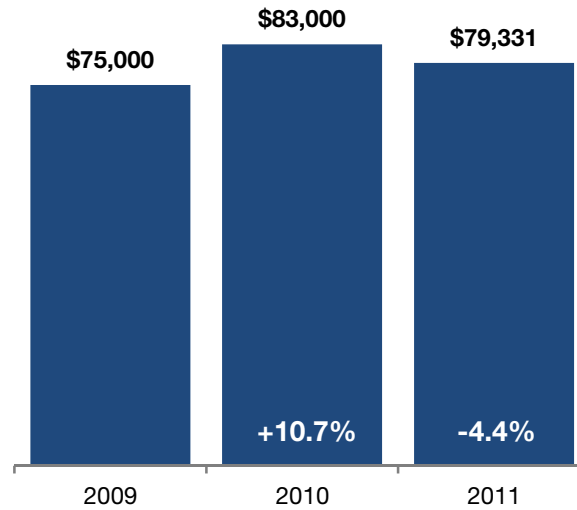
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Stark County Only.**



## March

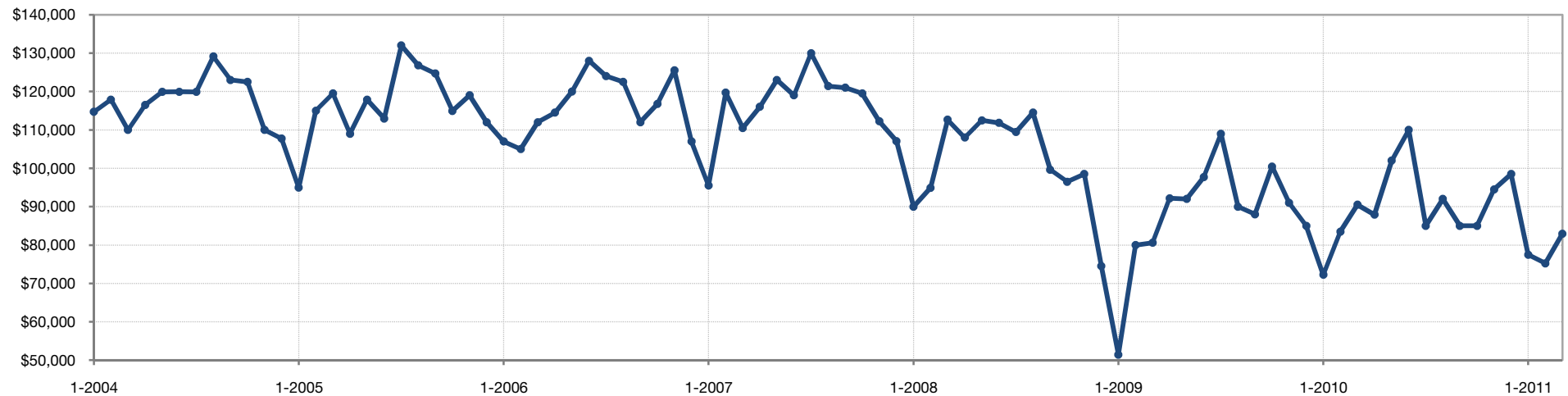


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$92,200	\$87,925	-4.6%
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	\$82,950	-8.3%
<b>12-Month Avg</b>	<b>\$91,000</b>	<b>\$90,750</b>	<b>-0.3%</b>

## Historical Median Sales Price

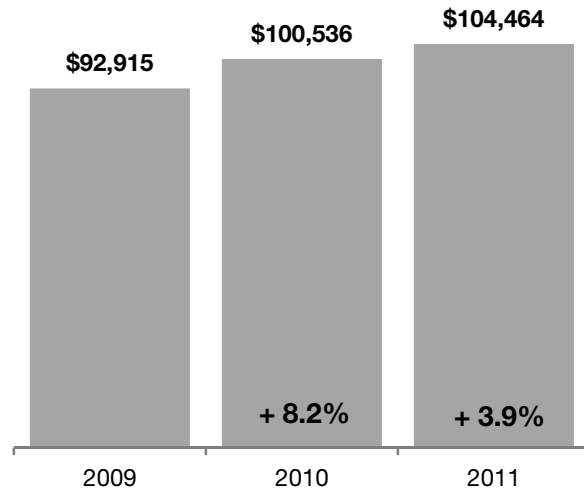


# Average Sales Price

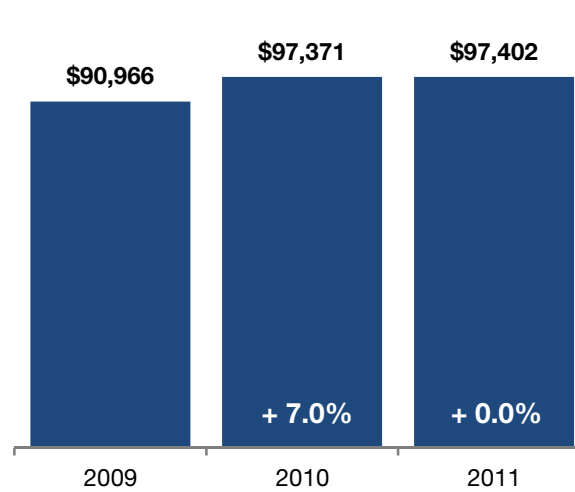


The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Stark County Only.**

## March

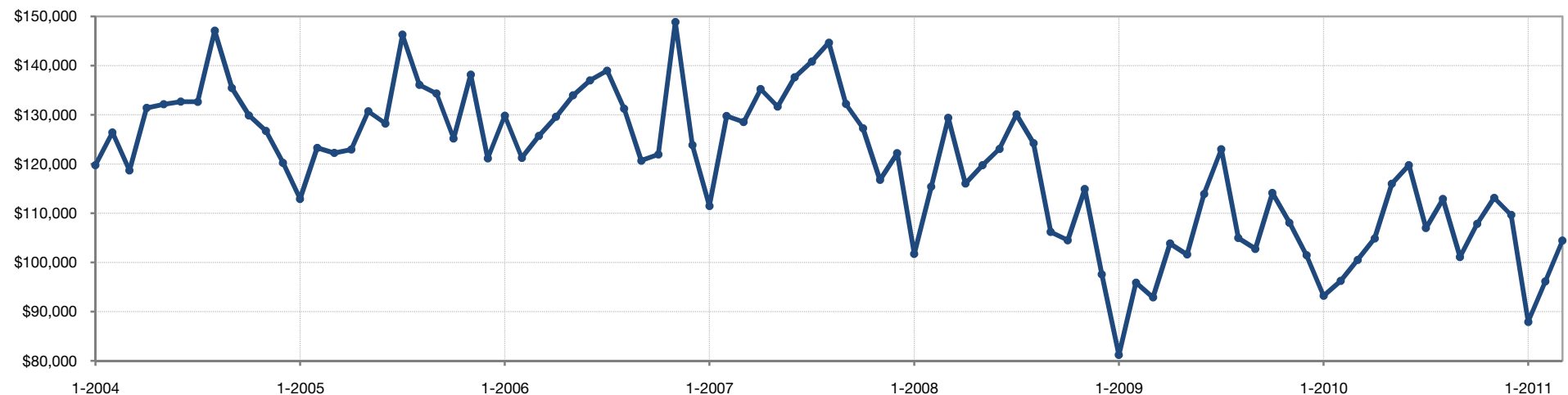


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$103,854	<b>\$104,899</b>	+1.0%
May	\$101,626	<b>\$116,011</b>	+14.2%
June	\$113,931	<b>\$119,785</b>	+5.1%
July	\$123,013	<b>\$106,979</b>	-13.0%
August	\$104,981	<b>\$112,882</b>	+7.5%
September	\$102,763	<b>\$101,109</b>	-1.6%
October	\$114,101	<b>\$107,844</b>	-5.5%
November	\$108,078	<b>\$113,122</b>	+4.7%
December	\$101,454	<b>\$109,637</b>	+8.1%
January	\$93,230	<b>\$87,940</b>	-5.7%
February	\$96,247	<b>\$96,178</b>	-0.1%
March	\$100,536	<b>\$104,464</b>	+3.9%
<b>12-Month Avg</b>	<b>\$106,371</b>	<b>\$108,107</b>	<b>+1.6%</b>

## Historical Average Sales Price

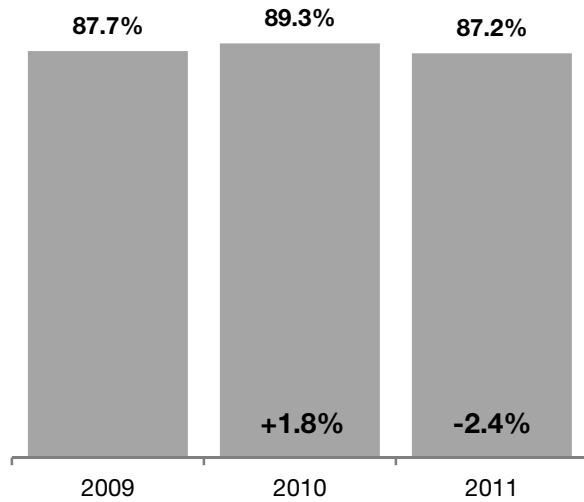


# Percent of Original List Price Received

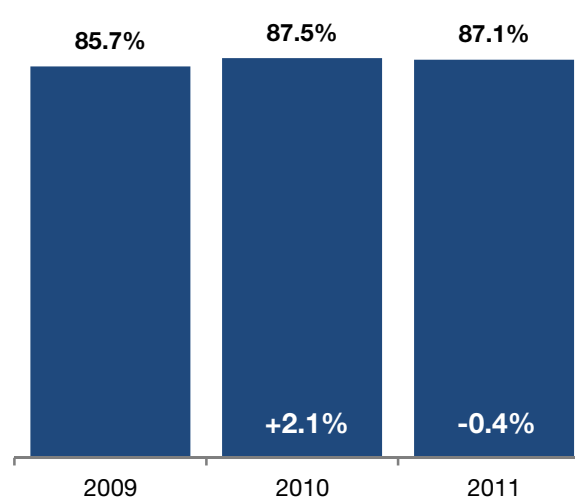


The average percentage found when dividing a property's sales price by the original list price. Sold properties only.  
Does not account for seller concessions. **For Stark County Only.**

## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	87.0%	88.9%	+2.2%
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%	-2.4%
<b>12-Month Avg</b>	<b>89.3%</b>	<b>88.3%</b>	<b>-1.1%</b>

## Historical Percent of Original List Price Received

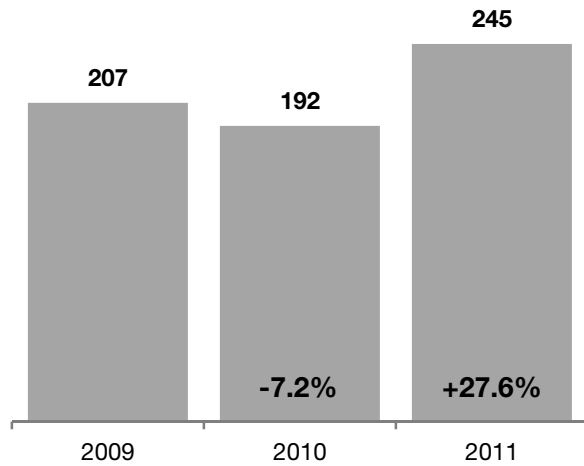


# Housing Affordability Index

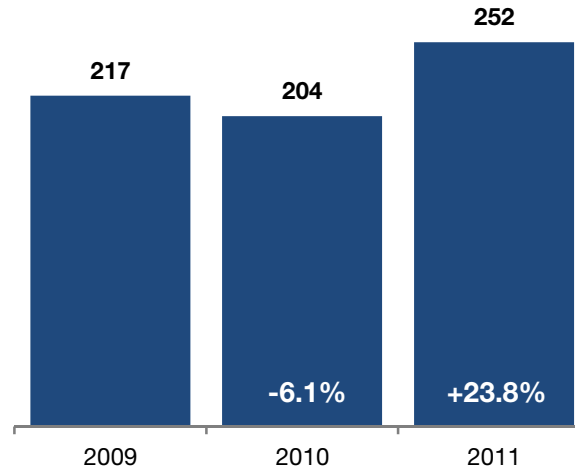


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is. **For Stark County Only.**

## March

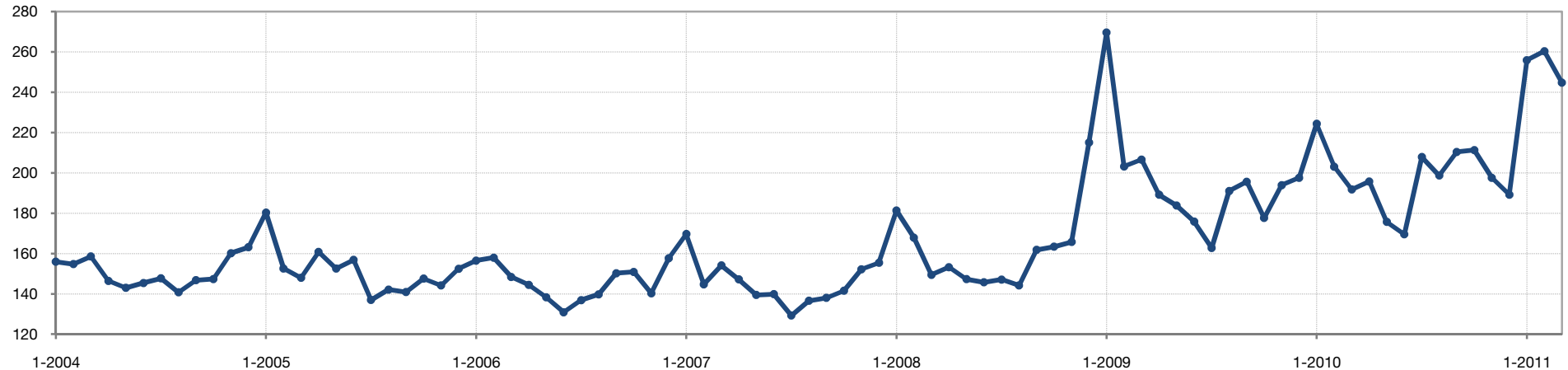


## Year To Date



Month	Prior Year	Current Year	+ / -
April	189	196	+3.5%
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%
<b>12-Month Avg</b>	<b>191</b>	<b>210</b>	<b>+10.1%</b>

## Historical Housing Affordability Index

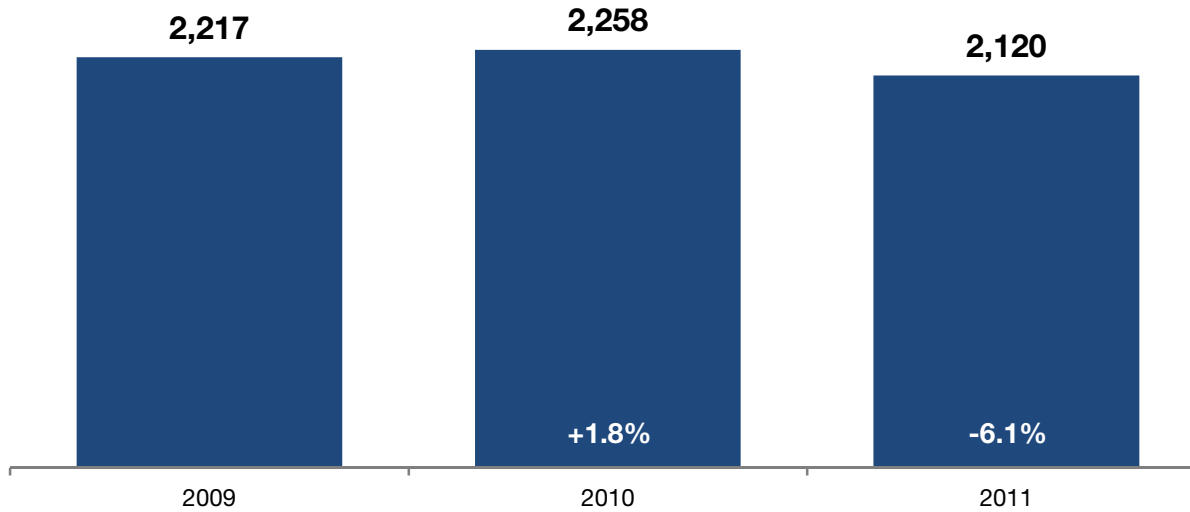


# Inventory of Homes for Sale



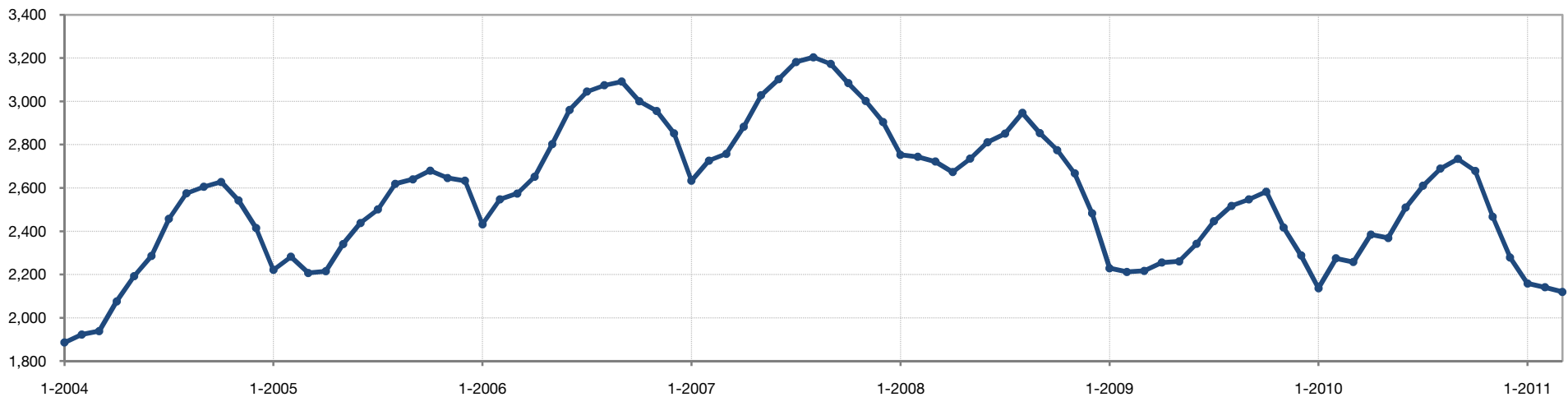
The number of properties available for sale in active status at the end of the month. For Stark County Only.

## March



Month	Prior Year	Current Year	+ / -
April	2,255	2,385	+5.8%
May	2,261	2,369	+4.8%
June	2,342	2,509	+7.1%
July	2,446	2,610	+6.7%
August	2,517	2,689	+6.8%
September	2,547	2,734	+7.3%
October	2,583	2,679	+3.7%
November	2,417	2,467	+2.1%
December	2,288	2,279	-0.4%
January	2,137	2,159	+1.0%
February	2,275	2,141	-5.9%
March	2,258	2,120	-6.1%
12-Month Avg	2,361	2,428	+2.7%

## Historical Inventory of Homes for Sale

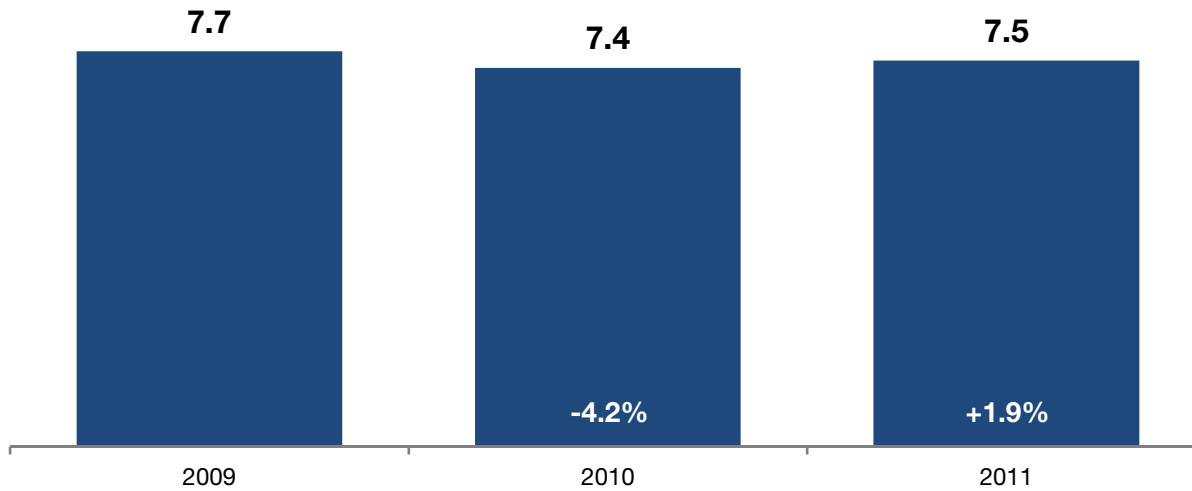


# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months. **For Stark County Only.**

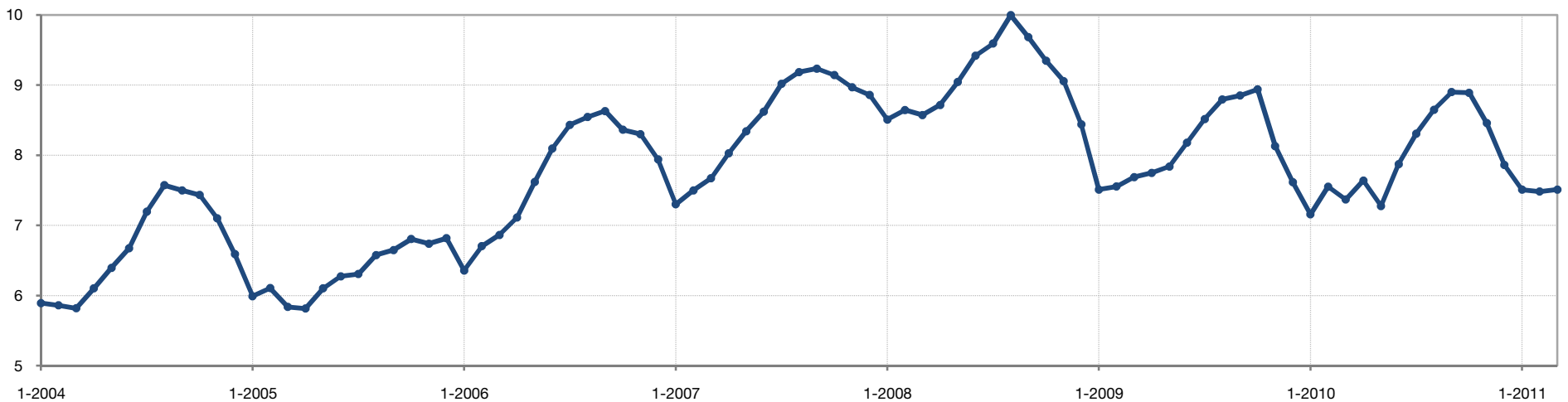


## March



Month	Prior Year	Current Year	+ / -
April	7.7	7.6	-1.4%
May	7.8	7.3	-7.2%
June	8.2	7.9	-3.7%
July	8.5	8.3	-2.4%
August	8.8	8.6	-1.7%
September	8.9	8.9	+0.6%
October	8.9	8.9	-0.5%
November	8.1	8.5	+4.0%
December	7.6	7.9	+3.2%
January	7.2	7.5	+4.9%
February	7.6	7.5	-0.9%
March	7.4	7.5	+1.9%
<b>12-Month Avg</b>	<b>8.1</b>	<b>8.0</b>	<b>-0.3%</b>

## 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**.

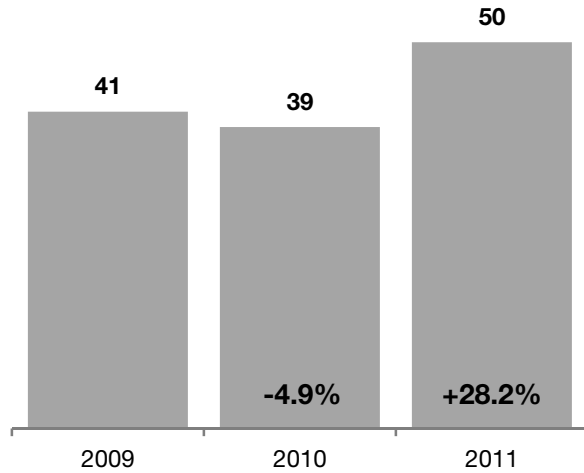
Key Metrics	Historical Sparklines	3-2010	3-2011	+ / -	YTD 2010	YTD 2011	+ / -
<b>New Listings</b>		39	<b>50</b>	+ 28.2%	39	<b>50</b>	+ 9.6%
<b>Pending Sales</b>		19	<b>20</b>	+ 5.3%	33	<b>45</b>	+ 36.4%
<b>Closed Sales</b>		7	<b>13</b>	+ 85.7%	23	<b>43</b>	+ 87.0%
<b>Days on Market Until Sale</b>		195	<b>165</b>	- 15.2%	156	<b>181</b>	+ 16.5%
<b>Median Sales Price</b>		\$80,000	<b>\$106,500</b>	+ 33.1%	\$93,950	<b>\$82,450</b>	- 12.2%
<b>Average Sales Price</b>		\$97,500	<b>\$119,273</b>	+ 22.3%	\$138,504	<b>\$111,795</b>	- 19.3%
<b>Percent of Original List Price Received</b>		75.8%	<b>89.0%</b>	+ 17.3%	79.5%	<b>85.2%</b>	+ 7.1%
<b>Housing Affordability Index</b>		209	<b>204</b>	- 2.4%	187	<b>246</b>	+ 31.7%
<b>Inventory of Homes for Sale</b>		181	<b>164</b>	- 9.4%	--	--	--
<b>Months Supply of Homes for Sale</b>		15.4	<b>9.6</b>	- 37.7%	--	--	--

# New Listings

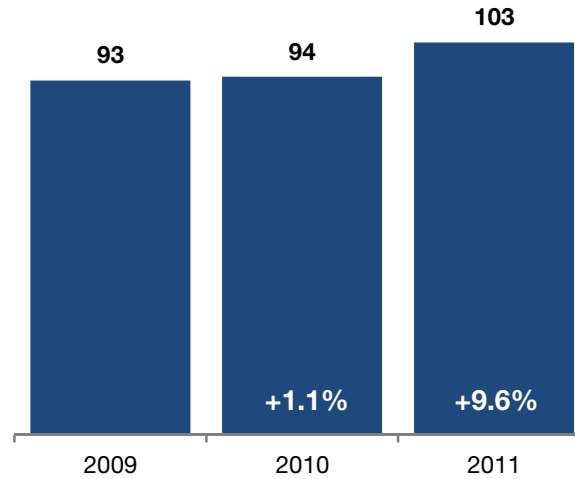
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	43	58	+34.9%
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%
<b>12-Month Avg</b>	<b>33</b>	<b>39</b>	<b>+19.4%</b>

## Historical New Listing Activity

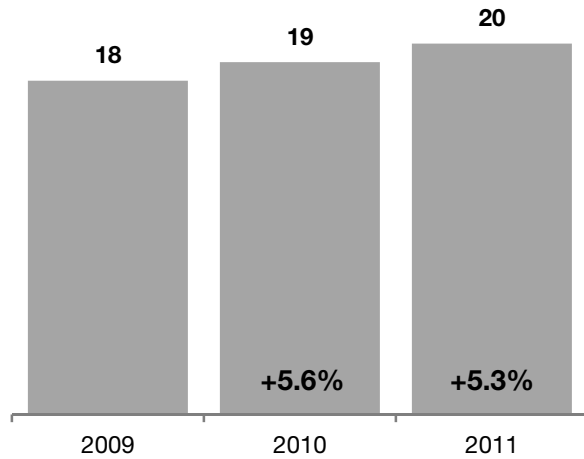


# Pending Sales

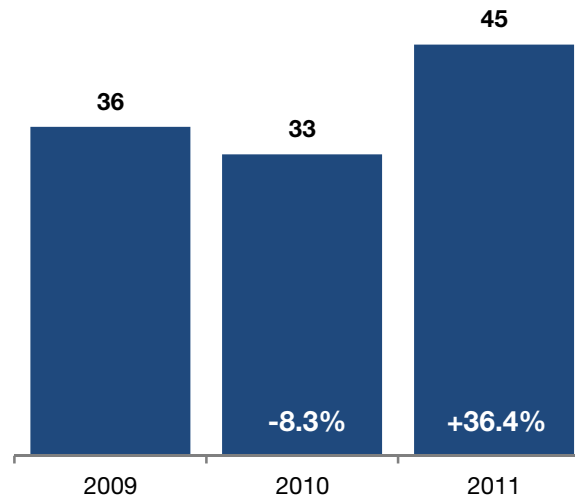
A count of the properties that have offers accepted on them in a given month for **Carroll County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	11	22	+100.0%
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	20	+5.3%
<b>12-Month Avg</b>	<b>12</b>	<b>17</b>	<b>+45.1%</b>

## Historical Pending Sales Activity

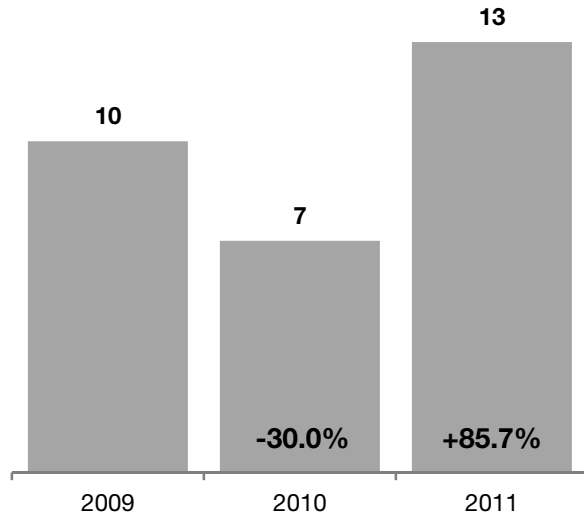


# Closed Sales

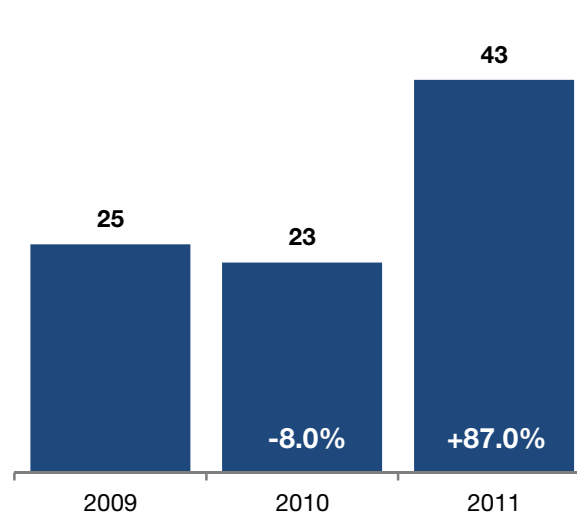
A count of the properties that have closed in a given month for **Carroll County Only**.



## March

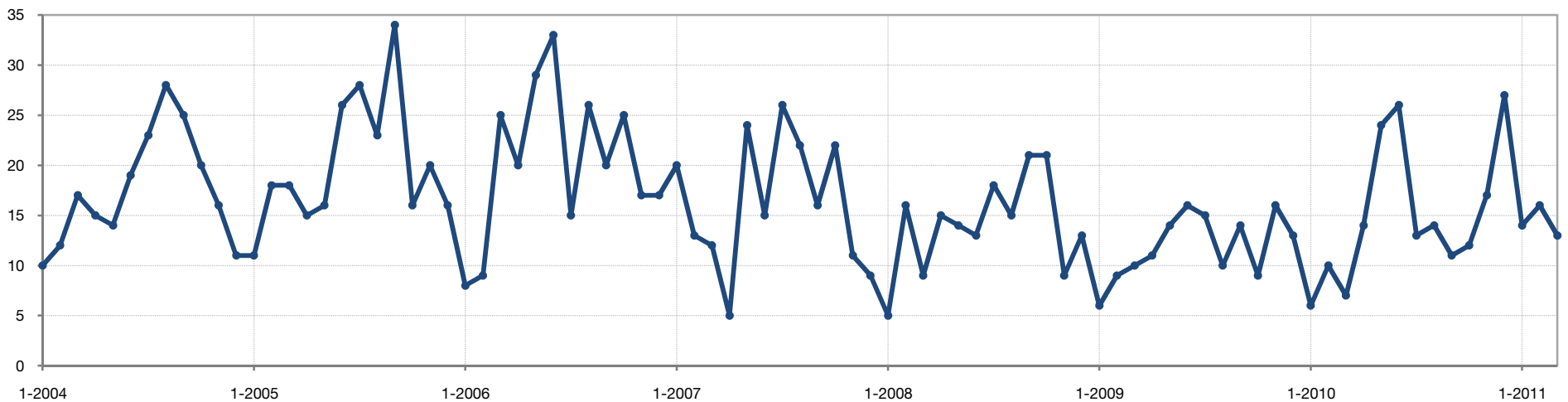


## Year To Date



Month	Prior Year	Current Year	+ / -
April	11	14	+27.3%
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%
<b>12-Month Avg</b>	<b>12</b>	<b>17</b>	<b>+49.4%</b>

## Historical Closed Sales Activity

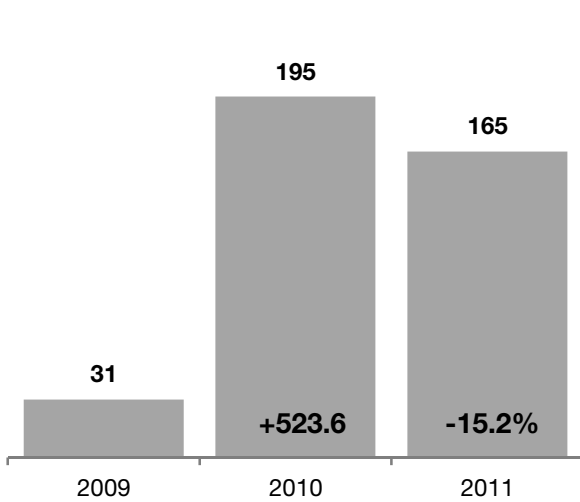


# Days on Market Until Sale

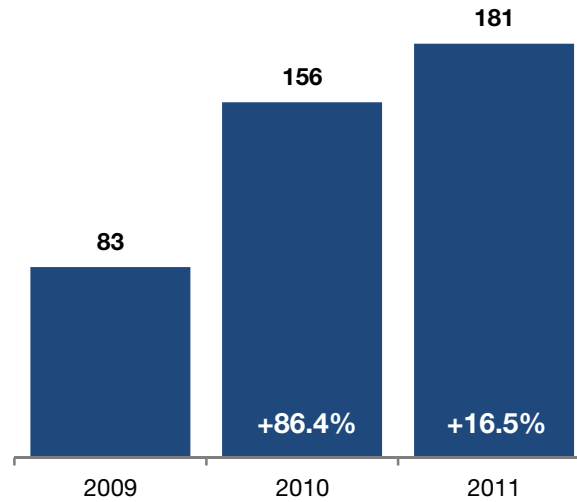


The average number of days between when a property is first listed and when an offer is accepted. Sold properties only. For Carroll County Only.

## March

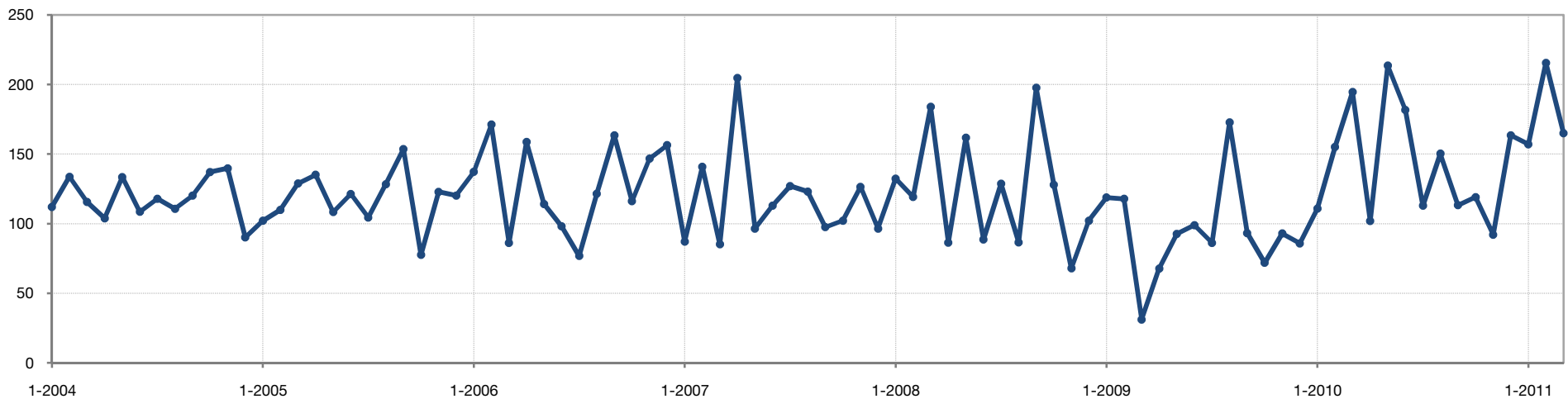


## Year To Date



Month	Prior Year	Current Year	+ / -
April	68	102	+50.3%
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%
<b>12-Month Avg</b>	<b>91</b>	<b>125</b>	<b>+36.8%</b>

## Historical Days on Market Until Sale

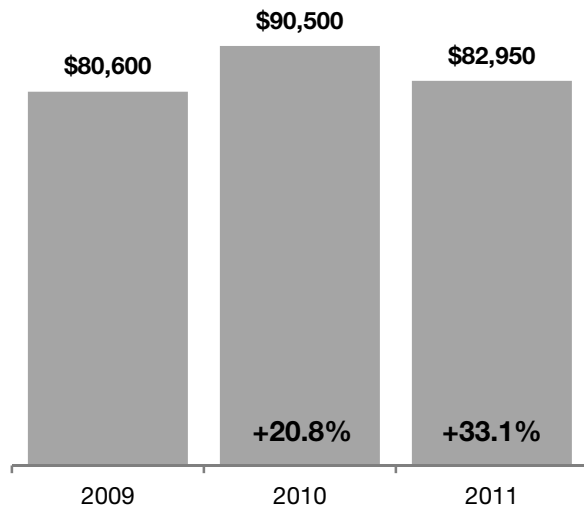


# Median Sales Price

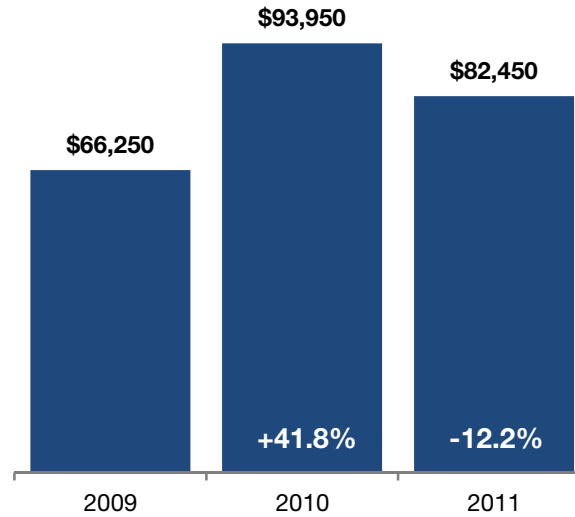


The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Carroll County Only.**

## March

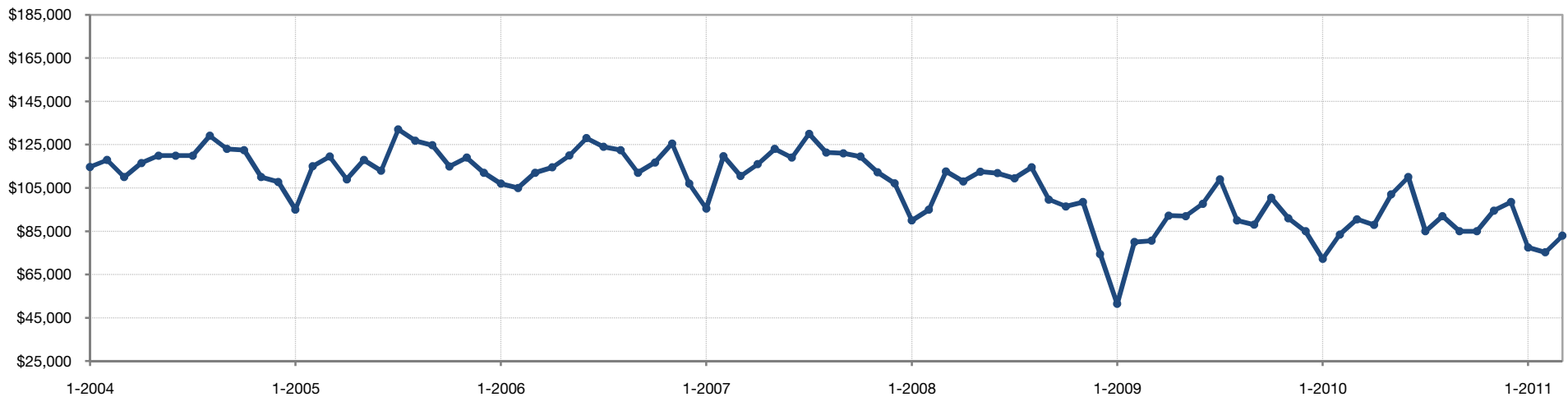


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$115,000	\$81,500	-29.1%
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%
<b>12-Month Avg</b>	<b>\$90,000</b>	<b>\$95,000</b>	<b>+5.6%</b>

## Historical Median Sales Price

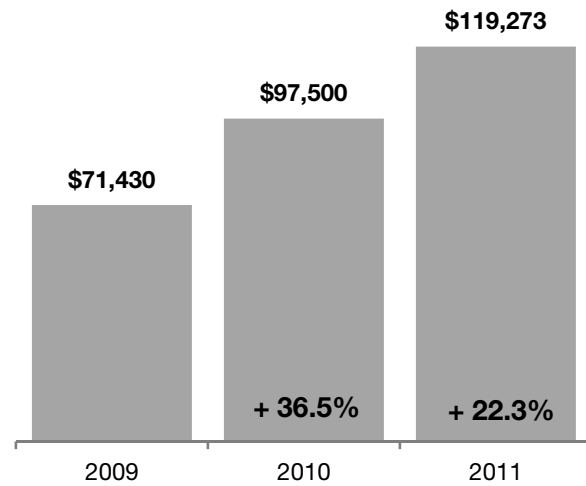


# Average Sales Price

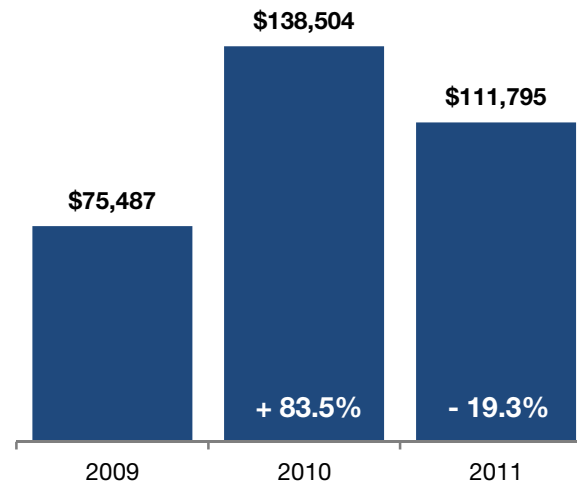
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Carroll County Only.**



## March

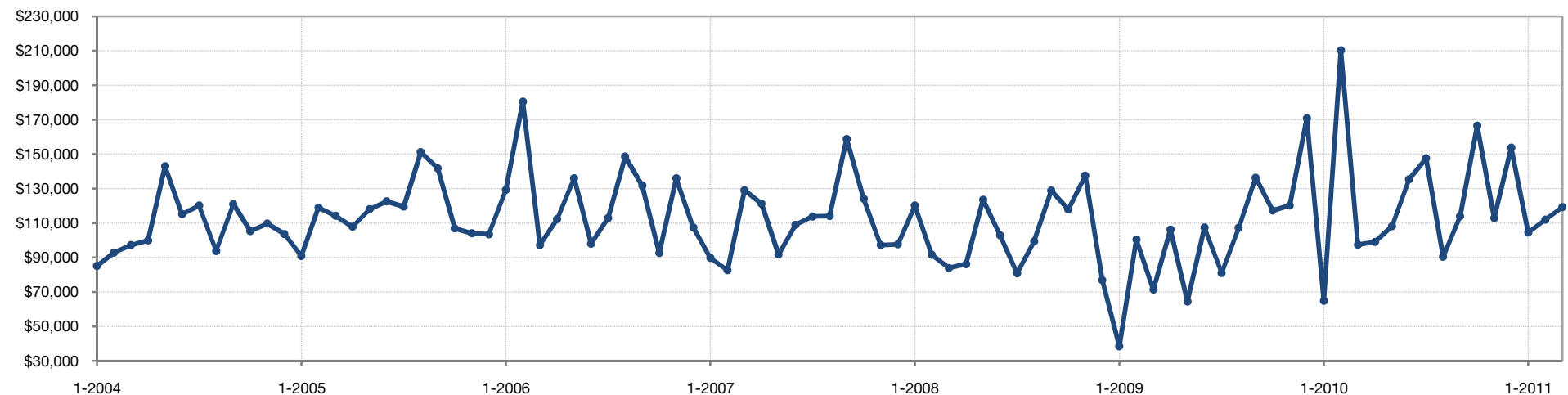


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$106,282	\$99,058	-6.8%
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%
<b>12-Month Avg</b>	<b>\$116,214</b>	<b>\$123,106</b>	<b>+5.9%</b>

## Historical Average Sales Price

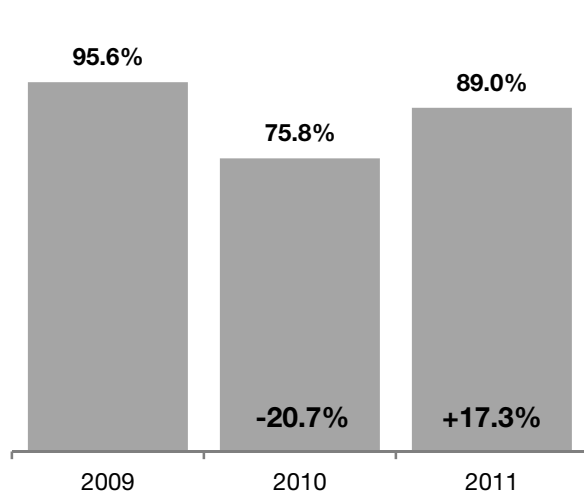


# Percent of Original List Price Received

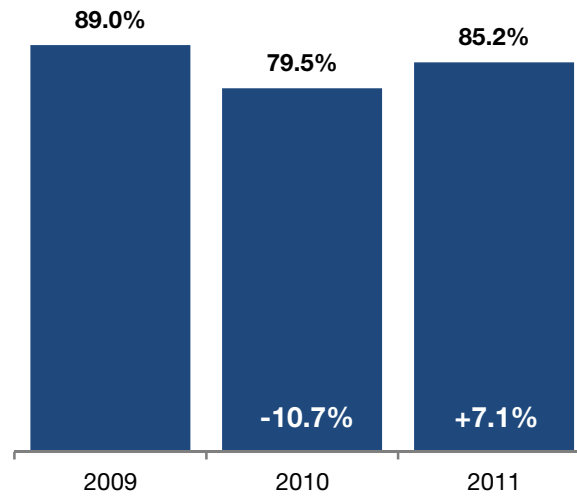


The average percentage found when dividing a property's sales price by the original list price. Sold properties only.  
Does not account for seller concessions. **For Carroll County Only.**

## March

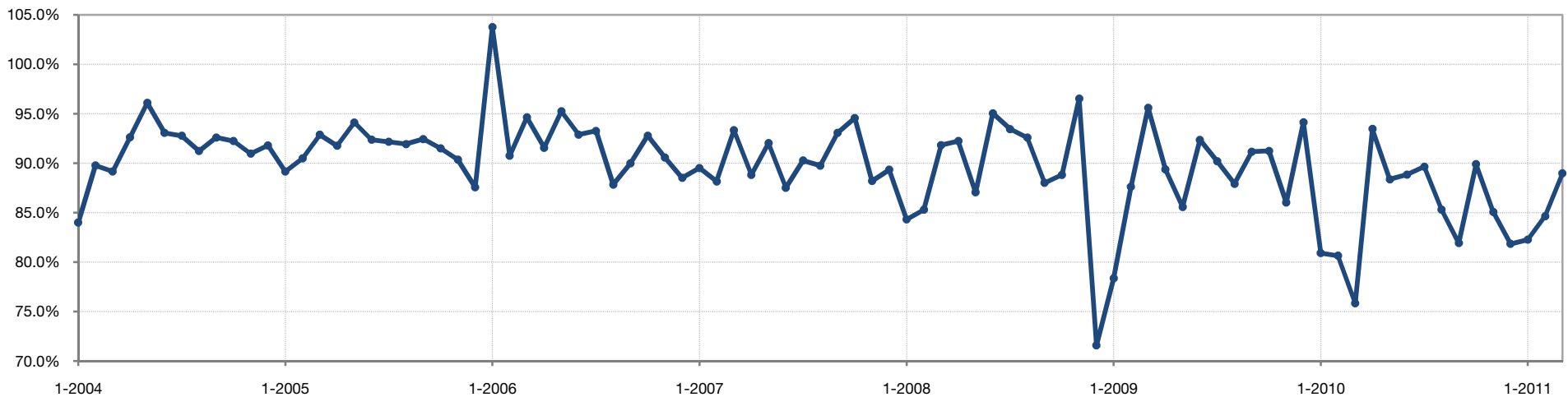


## Year To Date



Month	Prior Year	Current Year	+ / -
April	89.4%	<b>93.5%</b>	+4.6%
May	85.6%	<b>88.4%</b>	+3.3%
June	92.4%	<b>88.9%</b>	-3.8%
July	90.2%	<b>89.7%</b>	-0.6%
August	87.9%	<b>85.3%</b>	-3.0%
September	91.2%	<b>81.9%</b>	-10.1%
October	91.2%	<b>89.9%</b>	-1.5%
November	86.0%	<b>85.1%</b>	-1.1%
December	94.1%	<b>81.8%</b>	-13.1%
January	80.9%	<b>82.3%</b>	+1.7%
February	80.6%	<b>84.7%</b>	+5.0%
March	75.8%	<b>89.0%</b>	+17.3%
<b>12-Month Avg</b>	<b>88.3%</b>	<b>86.6%</b>	<b>-1.9%</b>

## Historical Percent of Original List Price Received

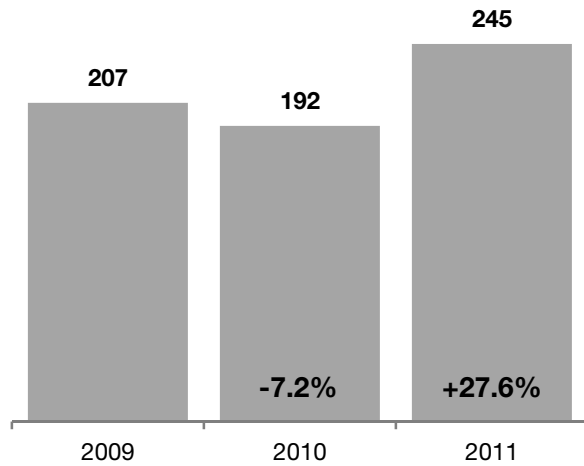


# Housing Affordability Index

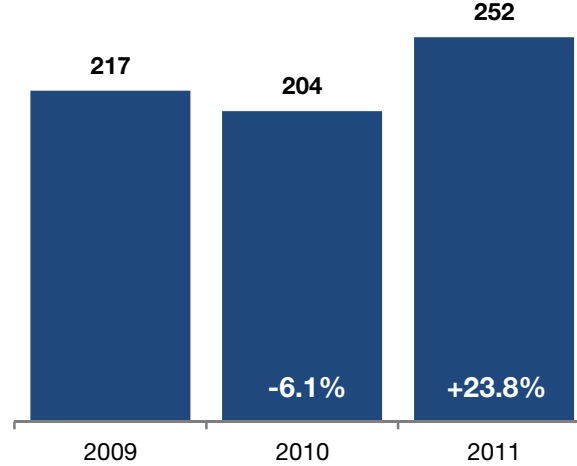


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is. **For Carroll County Only.**

## March

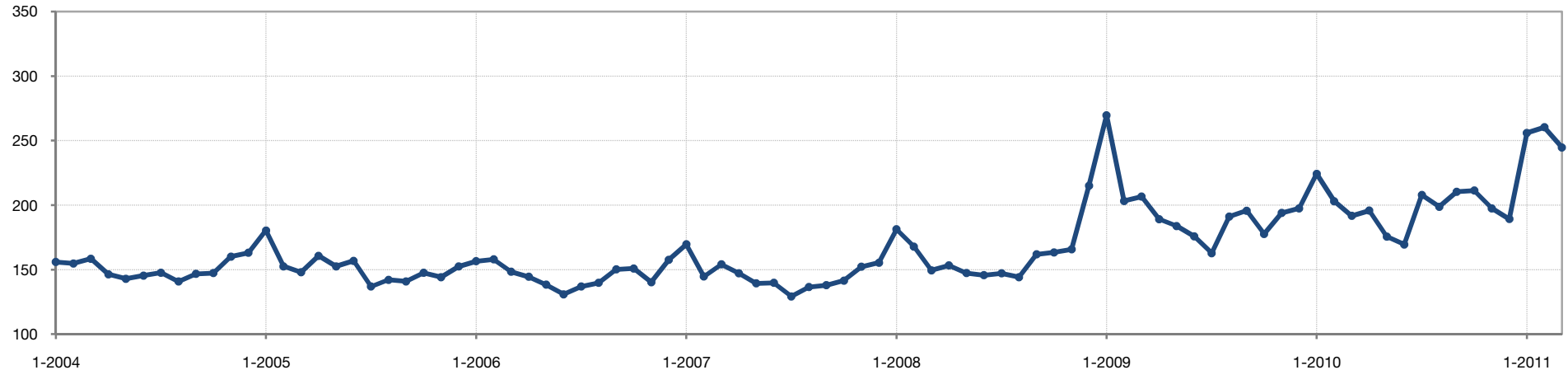


## Year To Date



Month	Prior Year	Current Year	+ / -
April	189	196	+3.5%
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%
<b>12-Month Avg</b>	<b>191</b>	<b>210</b>	<b>+10.1%</b>

## Historical Housing Affordability Index

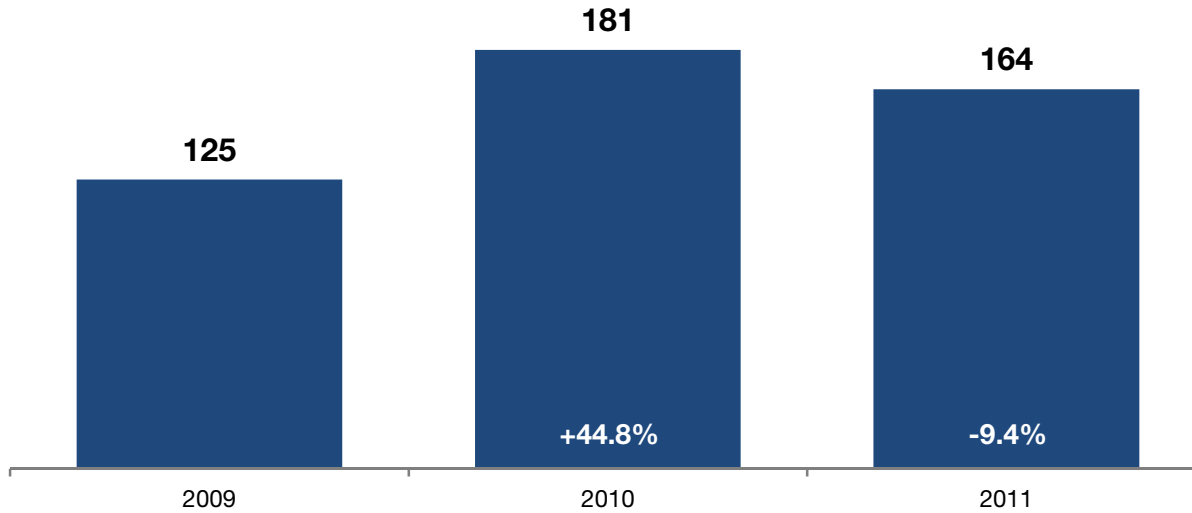


# Inventory of Homes for Sale



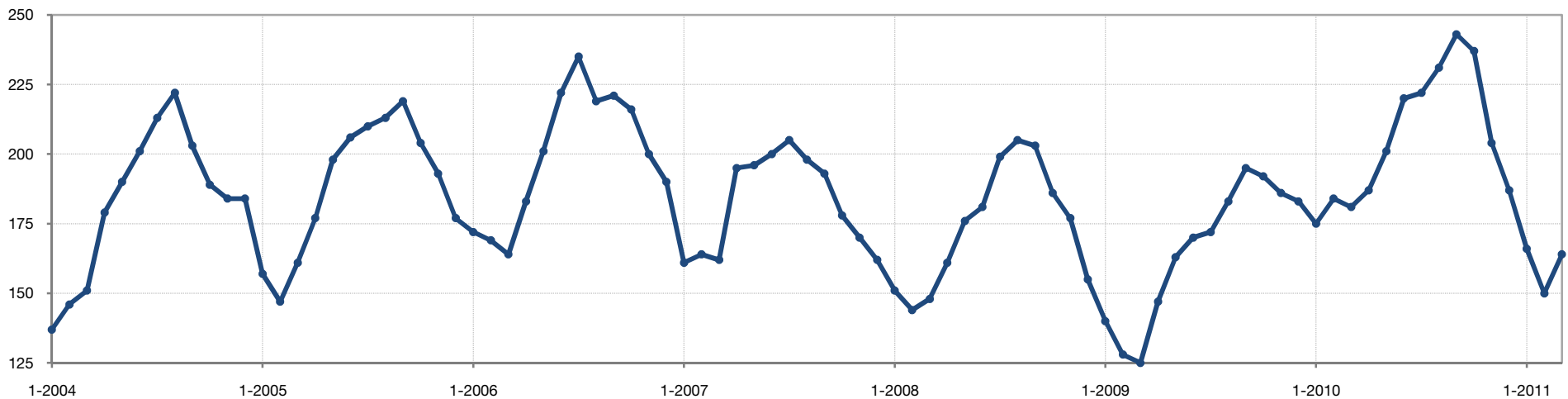
The number of properties available for sale in active status at the end of the month. For Carroll County Only.

## March



Month	Prior Year	Current Year	+ / -
April	147	187	+27.2%
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%
<b>12-Month Avg</b>	<b>178</b>	<b>201</b>	<b>+13.5%</b>

## Historical Inventory of Homes for Sale

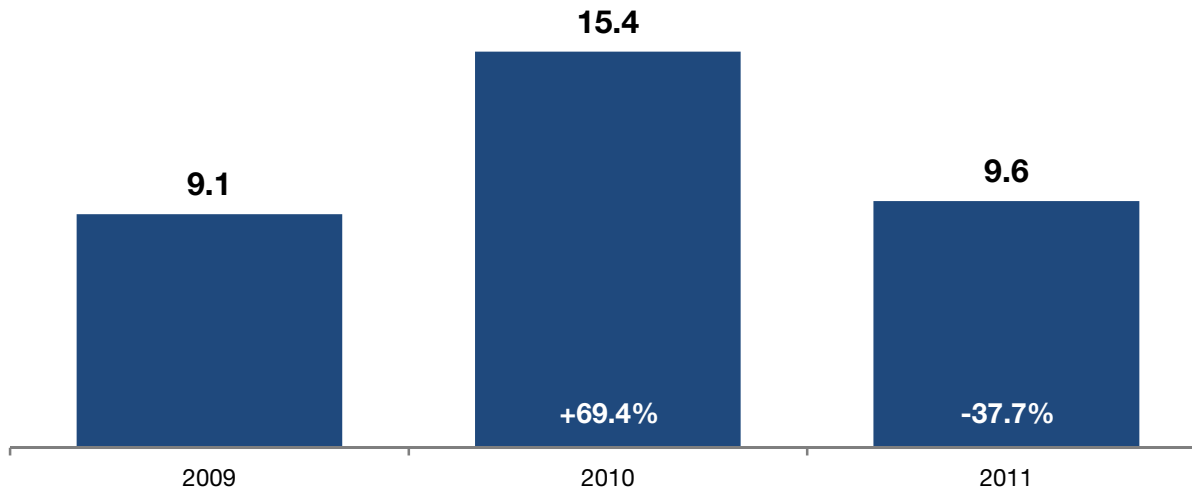


# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months. **For Carroll County Only.**



## March



Month	Prior Year	Current Year	+ / -
April	10.8	15.8	+46.9%
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%
<b>12-Month Avg</b>	<b>14.0</b>	<b>14.4</b>	<b>+3.0%</b>

## Historical Months Supply of Inventory

