

Monthly Indicators

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

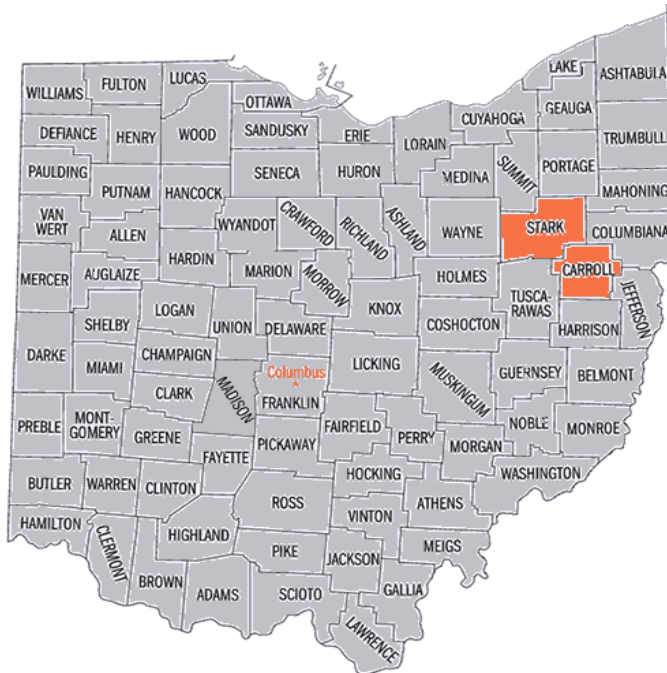


May 2011

Quick Facts

- 18.1% **- 13.8%** **- 33.3%** **- 5.4%**

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**.



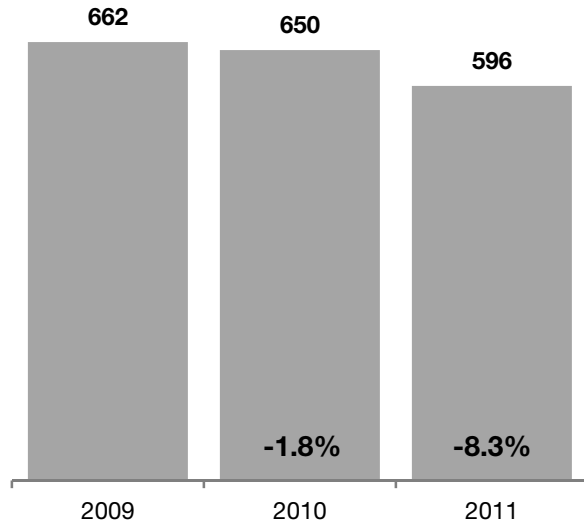
Key Metrics	Historical Sparklines	5-2010	5-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		650	596	- 8.3%	3,388	2,789	- 17.7%
Pending Sales		245	354	+ 44.5%	1,677	1,472	- 12.2%
Closed Sales		360	295	- 18.1%	1,466	1,185	- 19.2%
Days on Market Until Sale		100	124	+ 23.9%	104	124	+ 19.0%
Median Sales Price		\$102,000	\$87,900	- 13.8%	\$90,000	\$83,000	- 7.8%
Average Sales Price		\$116,011	\$107,334	- 7.5%	\$103,819	\$102,517	- 1.3%
Percent of Original List Price Received		90.4%	88.6%	- 2.0%	88.5%	88.0%	- 0.6%
Housing Affordability Index		176	240	+ 36.6%	192	250	+ 29.8%
Inventory of Homes for Sale		2,371	2,246	- 5.3%	--	--	--
Months Supply of Homes for Sale		7.3	8.6	+ 18.3%	--	--	--

New Listings

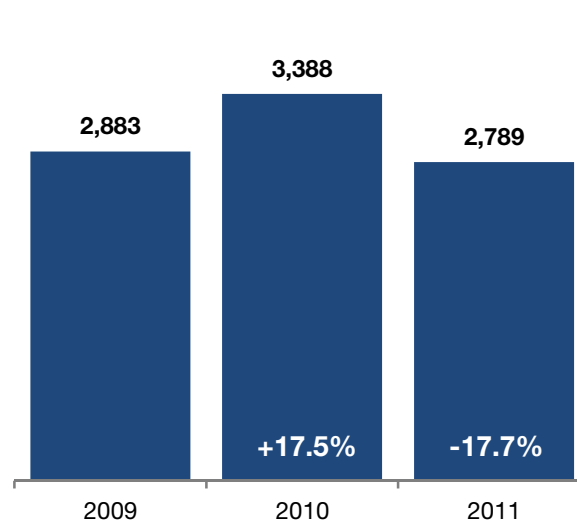
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	637	-17.3%
April	800	581	-27.4%
May	650	596	-8.3%
12-Month Avg	629	562	-10.5%

Historical New Listing Activity

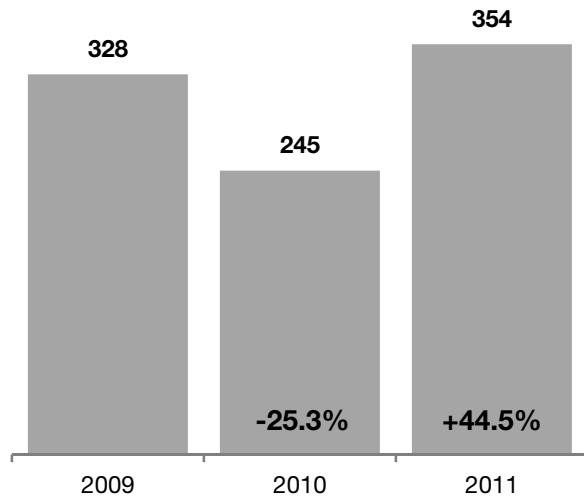


Pending Sales

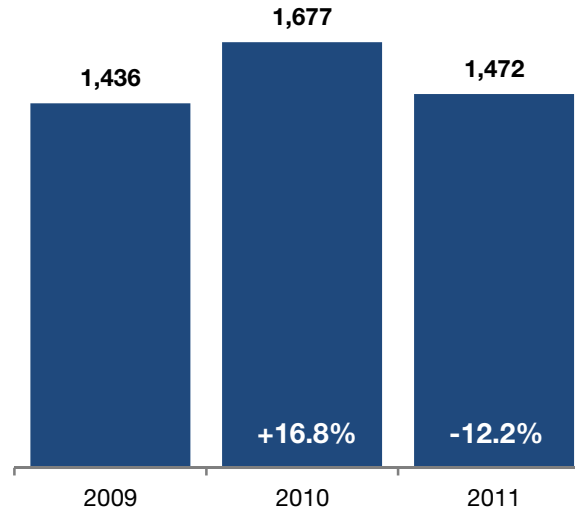
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
June	347	293	-15.6%
July	310	270	-12.9%
August	355	310	-12.7%
September	316	244	-22.8%
October	363	245	-32.5%
November	258	234	-9.3%
December	197	168	-14.7%
January	248	231	-6.9%
February	292	242	-17.1%
March	394	324	-17.8%
April	498	321	-35.5%
May	245	354	+44.5%
12-Month Avg	319	270	-15.4%

Historical Pending Sales Activity

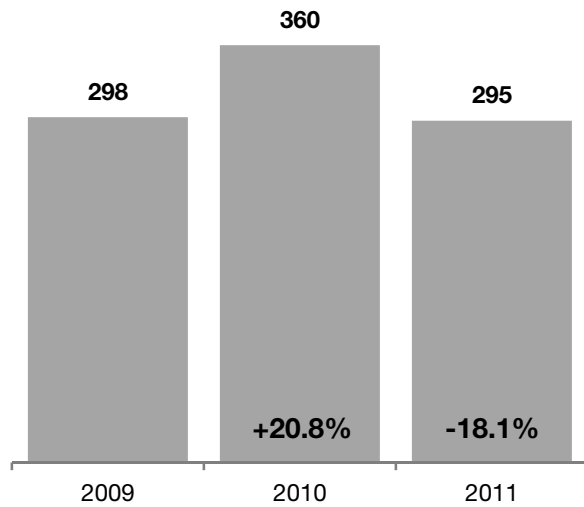


Closed Sales

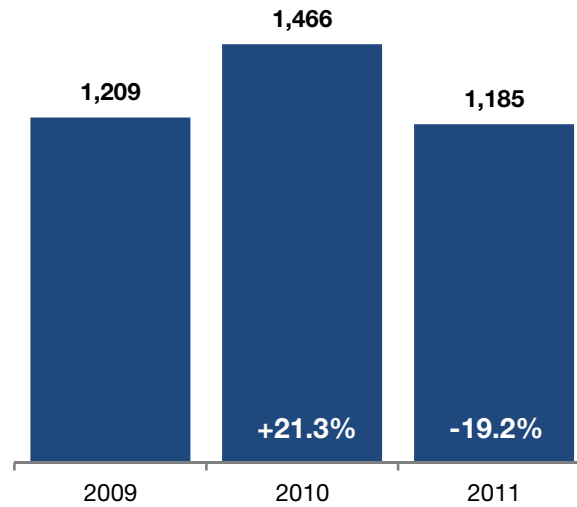
A count of the actual sales that have closed in a given month for **Stark County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	259	-25.8%
May	360	295	-18.1%
12-Month Avg	317	265	-16.0%

Historical Closed Sales Activity

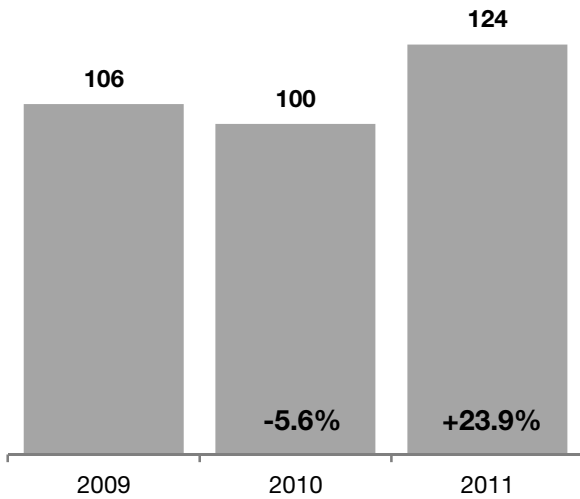


Days on Market Until Sale

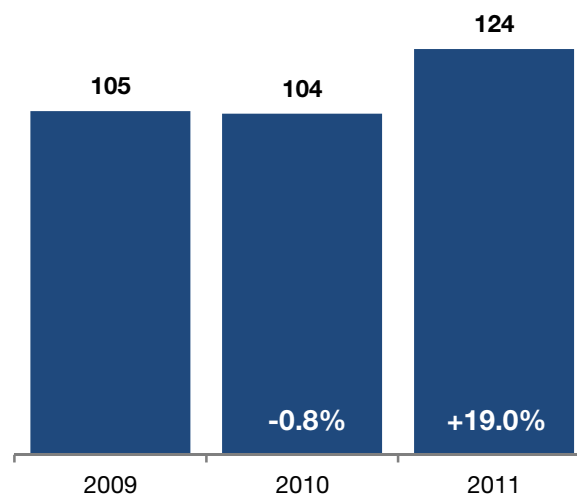
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



May

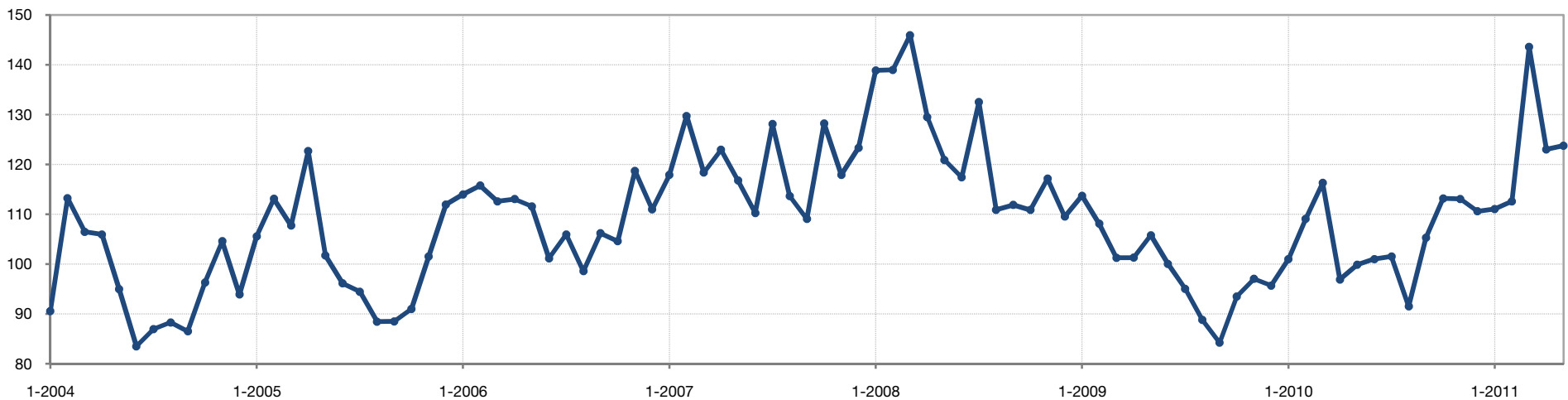


Year To Date



Month	Prior Year	Current Year	+ / -
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	123	+26.9%
May	100	124	+23.9%
12-Month Avg	75	82	+9.2%

Historical Days on Market Until Sale

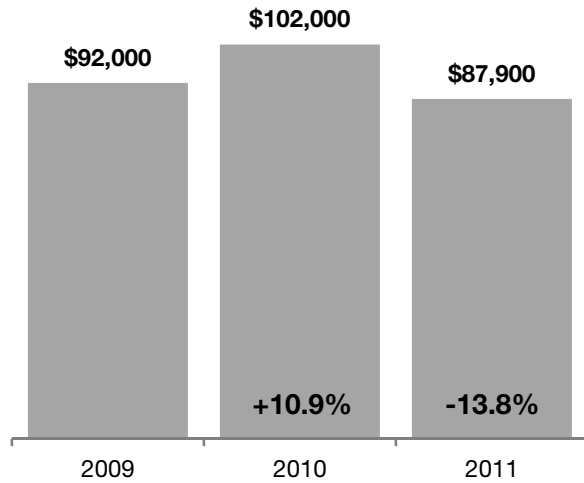


Median Sales Price

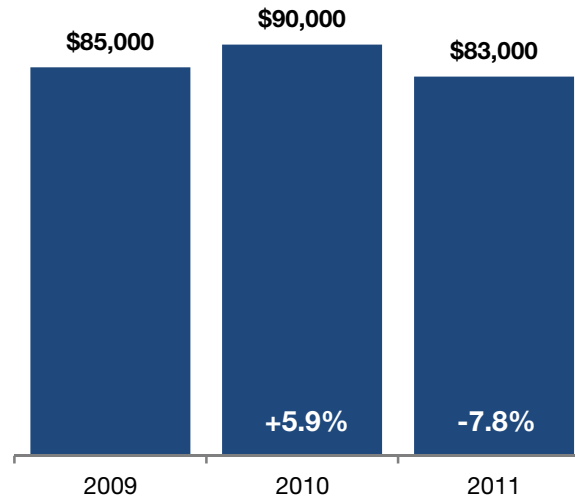
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$87,150	-0.9%
May	\$102,000	\$87,900	-13.8%
12-Month Avg	\$92,000	\$88,500	-3.8%

Historical Median Sales Price

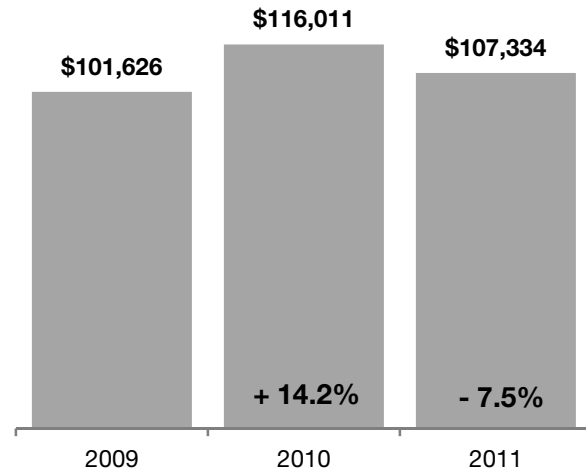


Average Sales Price

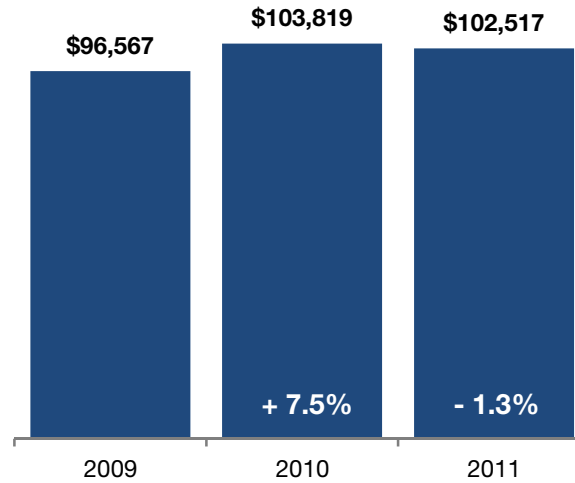
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$109,888	+4.8%
May	\$116,011	\$107,334	-7.5%
12-Month Avg	\$107,702	\$107,593	-0.1%

Historical Average Sales Price

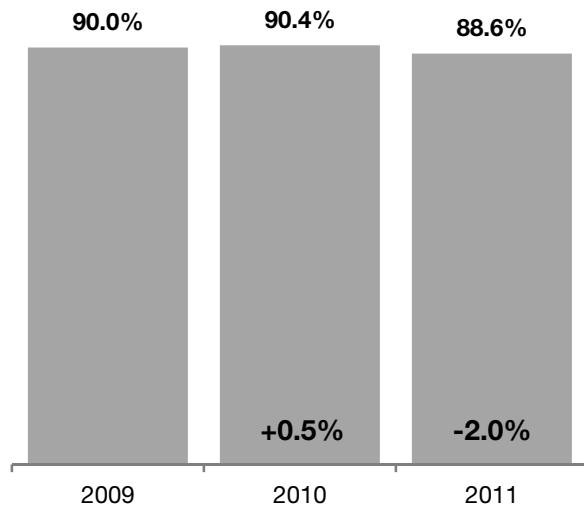


Percent of Original List Price Received

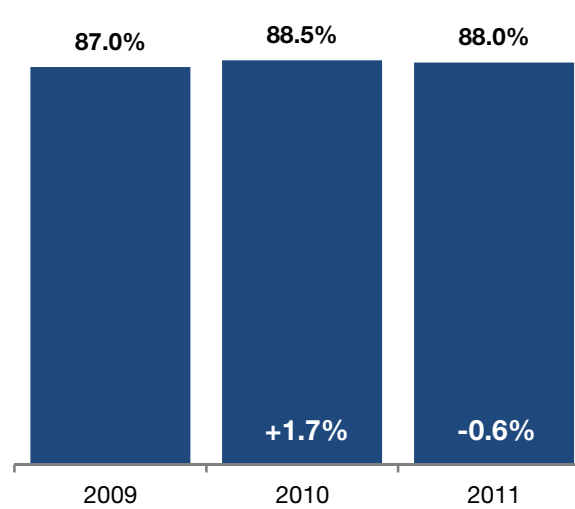


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

May



Year To Date



Month	Prior Year	Current Year	+ / -
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%	89.4%	+0.6%
May	90.4%	88.6%	-2.0%
12-Month Avg	89.5%	88.2%	-1.4%

Historical Percent of Original List Price Received

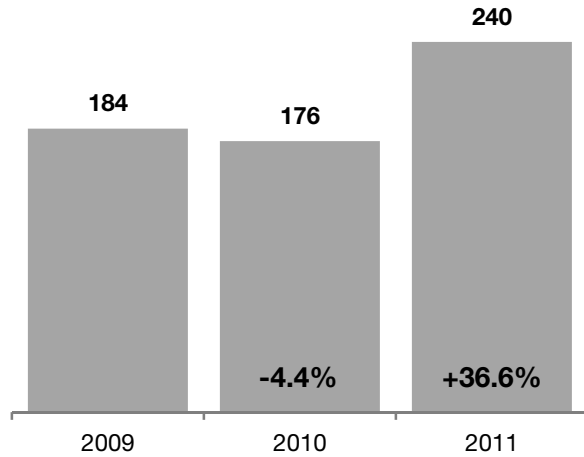


Housing Affordability Index

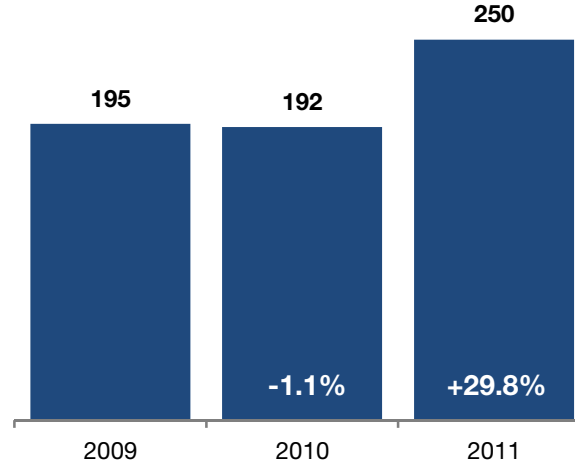


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

May

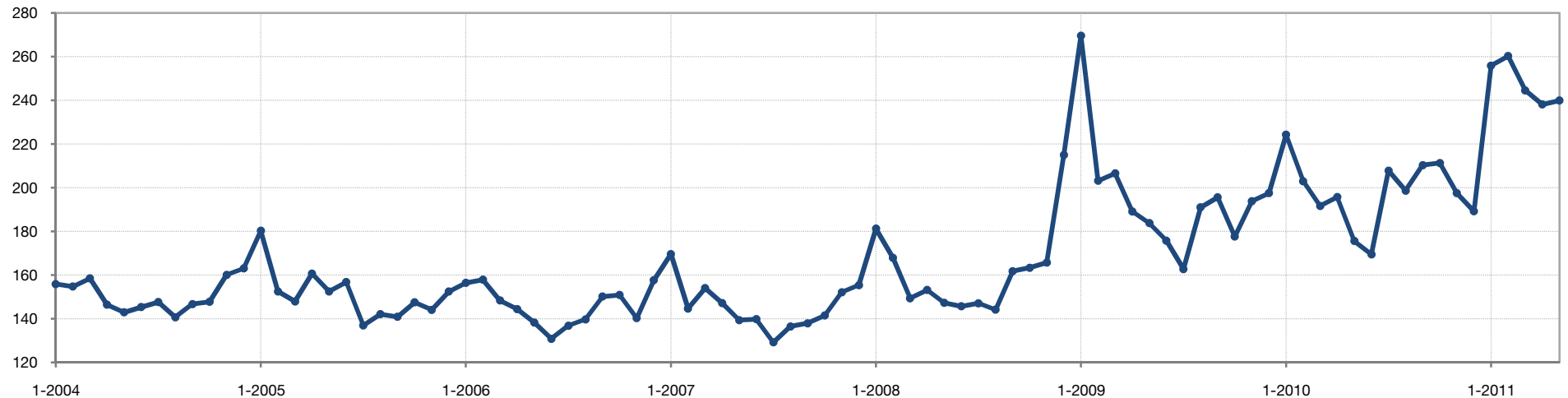


Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+21.7%
May	176	240	+36.6%
12-Month Avg	190	219	+15.0%

Historical Housing Affordability Index

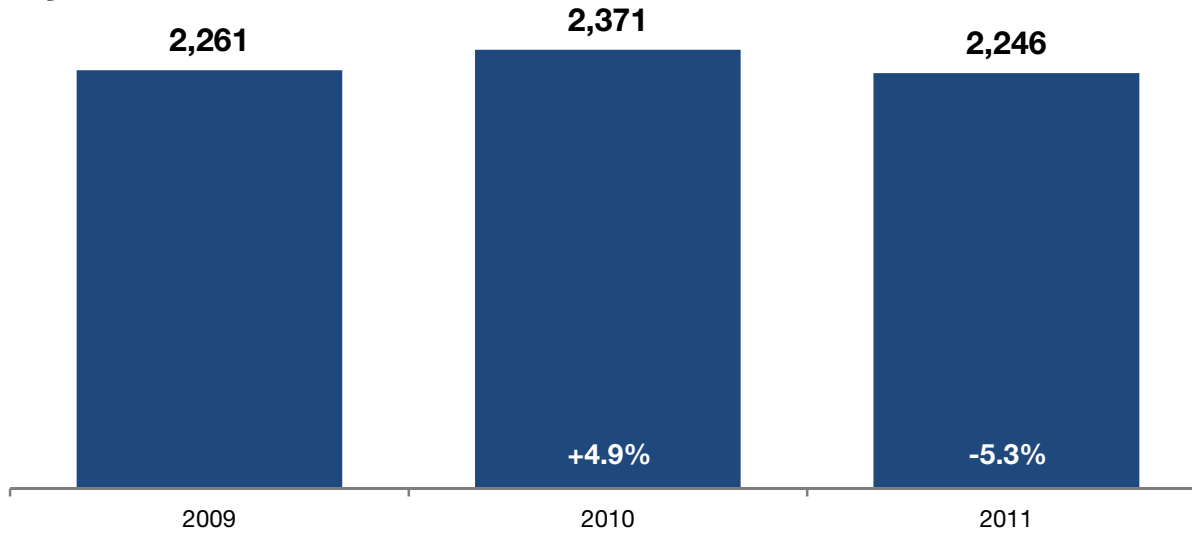


Inventory of Homes for Sale

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

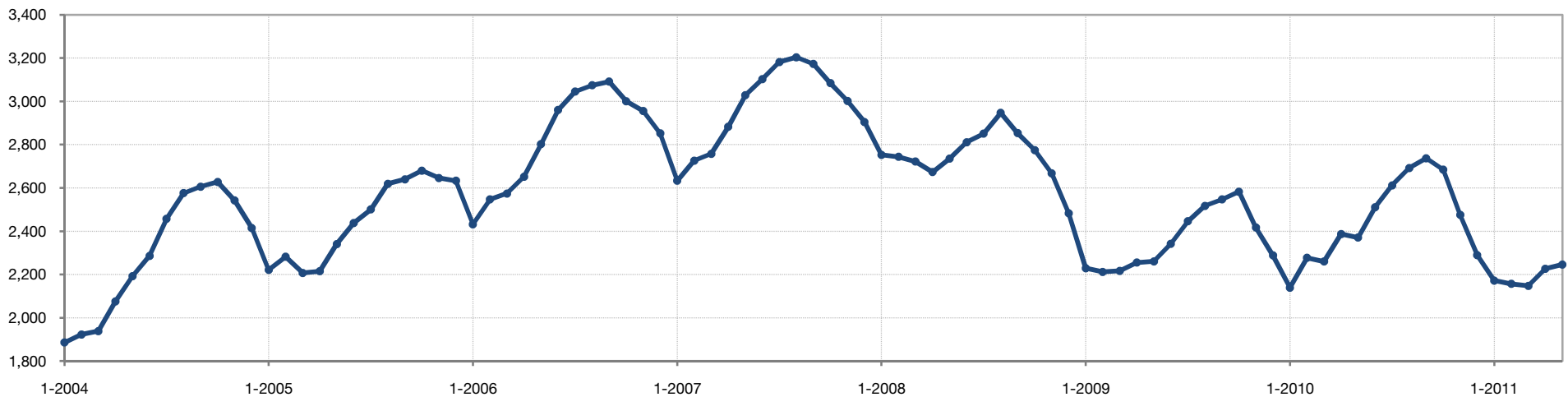


May



Month	Prior Year	Current Year	+ / -
June	2,342	2,511	+7.2%
July	2,446	2,612	+6.8%
August	2,517	2,692	+7.0%
September	2,547	2,737	+7.5%
October	2,583	2,684	+3.9%
November	2,417	2,475	+2.4%
December	2,288	2,290	+0.1%
January	2,139	2,172	+1.5%
February	2,277	2,157	-5.3%
March	2,260	2,148	-5.0%
April	2,387	2,227	-6.7%
May	2,371	2,246	-5.3%
12-Month Avg	2,381	2,413	+1.2%

Historical Inventory of Homes for Sale

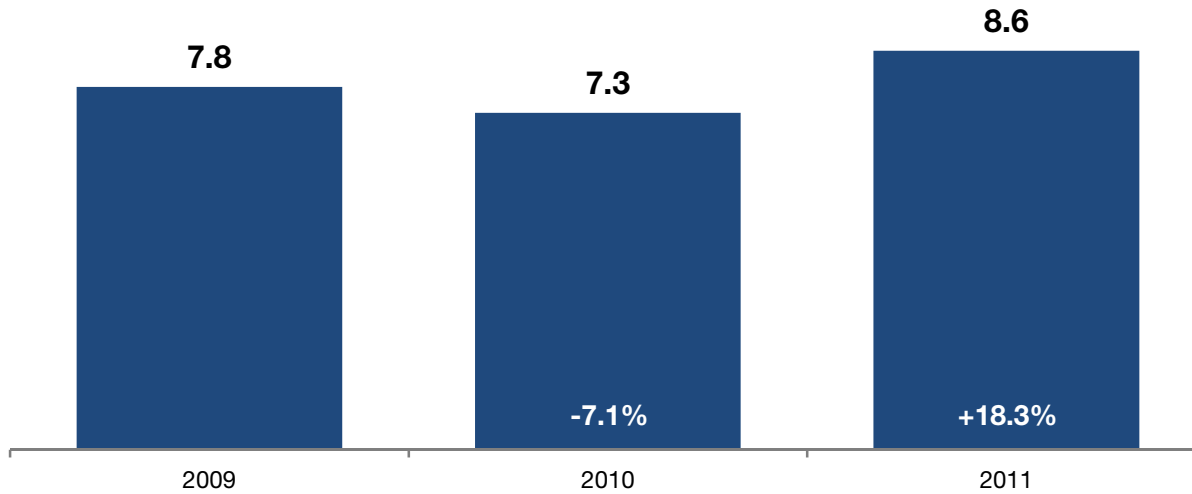


Months Supply of Inventory



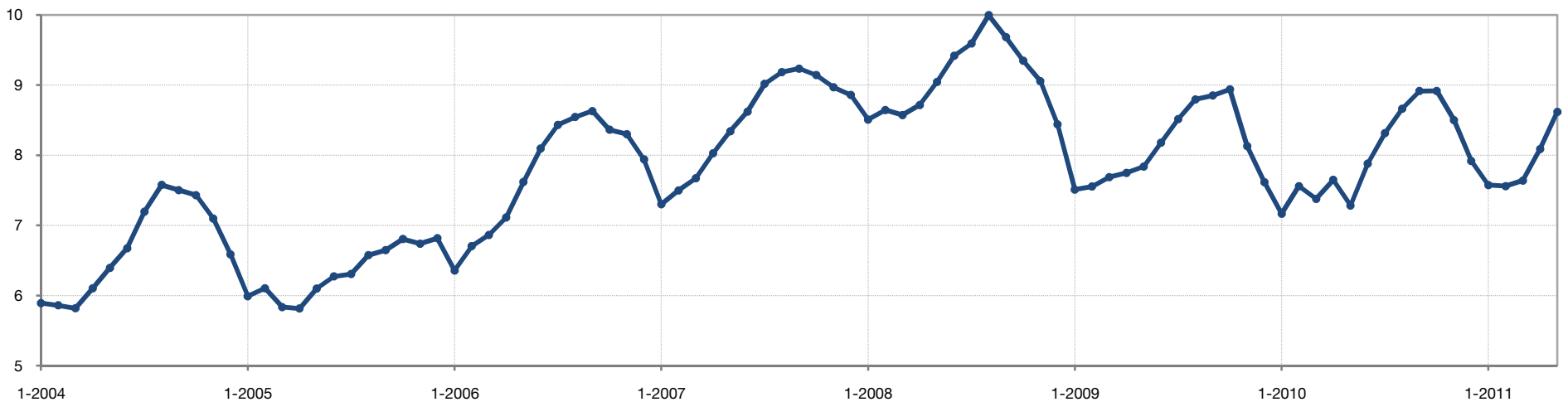
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

May



Month	Prior Year	Current Year	+ / -
June	8.2	7.9	-3.6%
July	8.5	8.3	-2.3%
August	8.8	8.7	-1.5%
September	8.9	8.9	+0.7%
October	8.9	8.9	-0.2%
November	8.1	8.5	+4.5%
December	7.6	7.9	+4.0%
January	7.2	7.6	+5.7%
February	7.6	7.6	-0.0%
March	7.4	7.6	+3.6%
April	7.6	8.1	+5.7%
May	7.3	8.6	+18.3%
12-Month Avg	8.0	8.2	+2.6%

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**.

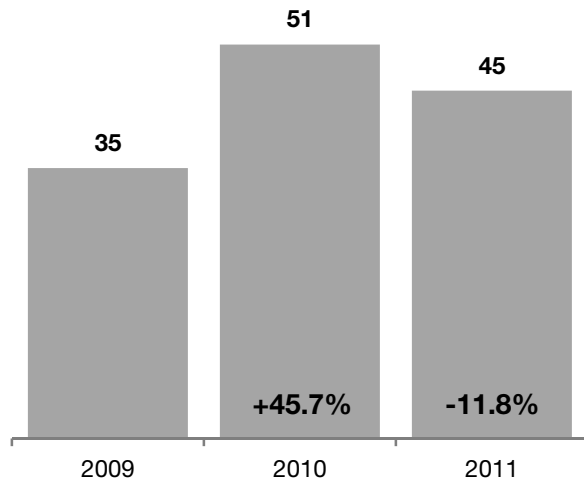
Key Metrics	Historical Sparklines	5-2010	5-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		51	45	- 11.8%	51	45	- 3.9%
Pending Sales		17	19	+ 11.8%	72	84	+ 16.7%
Closed Sales		24	16	- 33.3%	61	76	+ 24.6%
Days on Market Until Sale		214	229	+ 7.0%	166	173	+ 3.9%
Median Sales Price		\$111,250	\$105,250	- 5.4%	\$102,500	\$80,000	- 22.0%
Average Sales Price		\$108,273	\$142,603	+ 31.7%	\$117,422	\$111,458	- 5.1%
Percent of Original List Price Received		88.4%	86.8%	- 1.8%	86.2%	86.4%	+ 0.2%
Housing Affordability Index		165	211	+ 28.1%	175	256	+ 46.4%
Inventory of Homes for Sale		201	181	- 10.0%	--	--	--
Months Supply of Homes for Sale		15.8	10.6	- 32.5%	--	--	--

New Listings

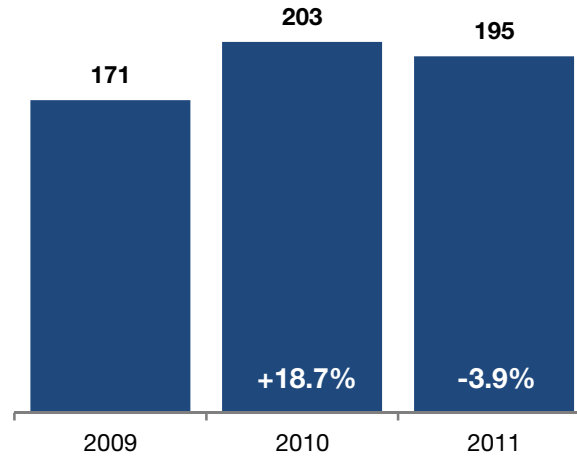
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



May



Year To Date



Month	Prior Year	Current Year	+ / -
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	47	-19.0%
May	51	45	-11.8%
12-Month Avg	35	38	+6.6%

Historical New Listing Activity

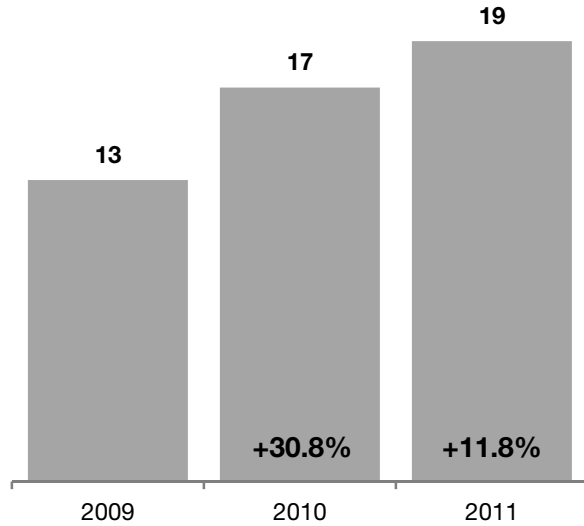


Pending Sales

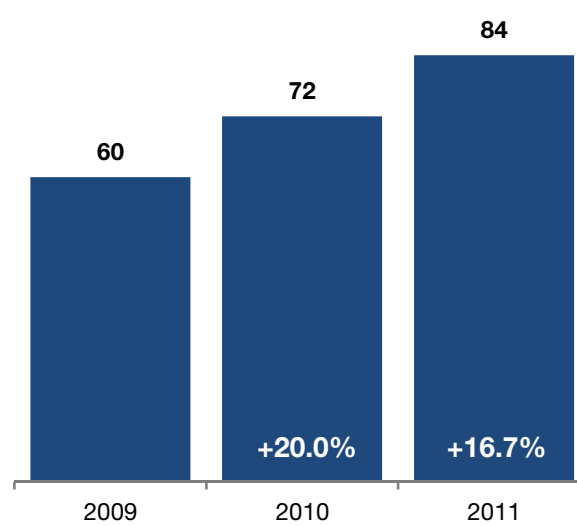
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



May

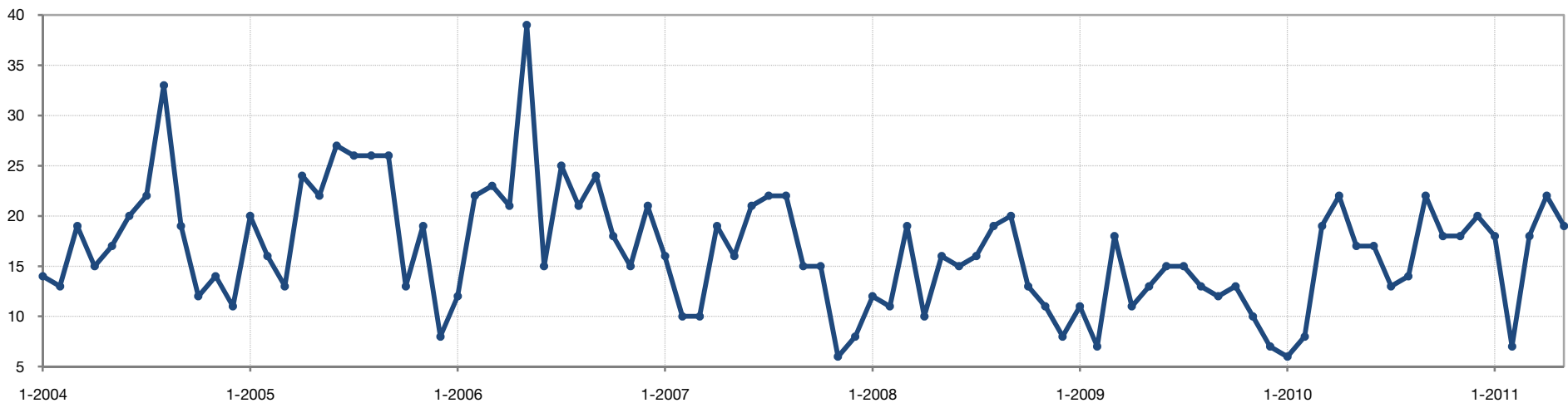


Year To Date



Month	Prior Year	Current Year	+ / -
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	18	-5.3%
April	22	22	0.0%
May	17	19	+11.8%
12-Month Avg	13	17	+31.2%

Historical Pending Sales Activity

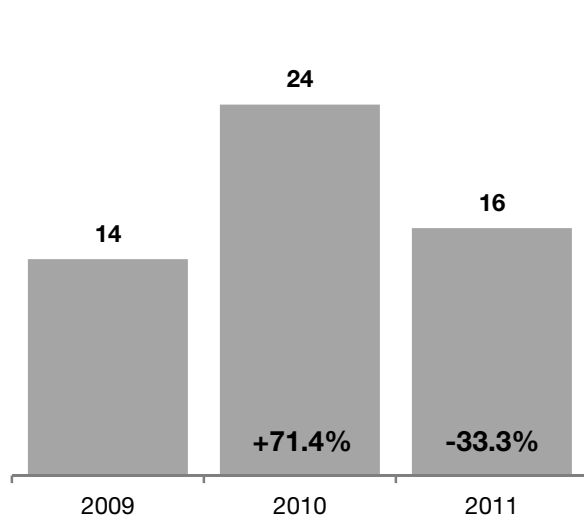


Closed Sales

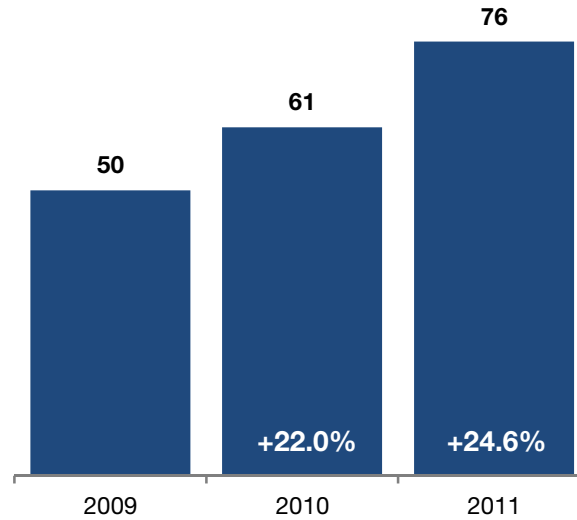
A count of the properties that have closed in a given month for **Carroll County Only**.



May

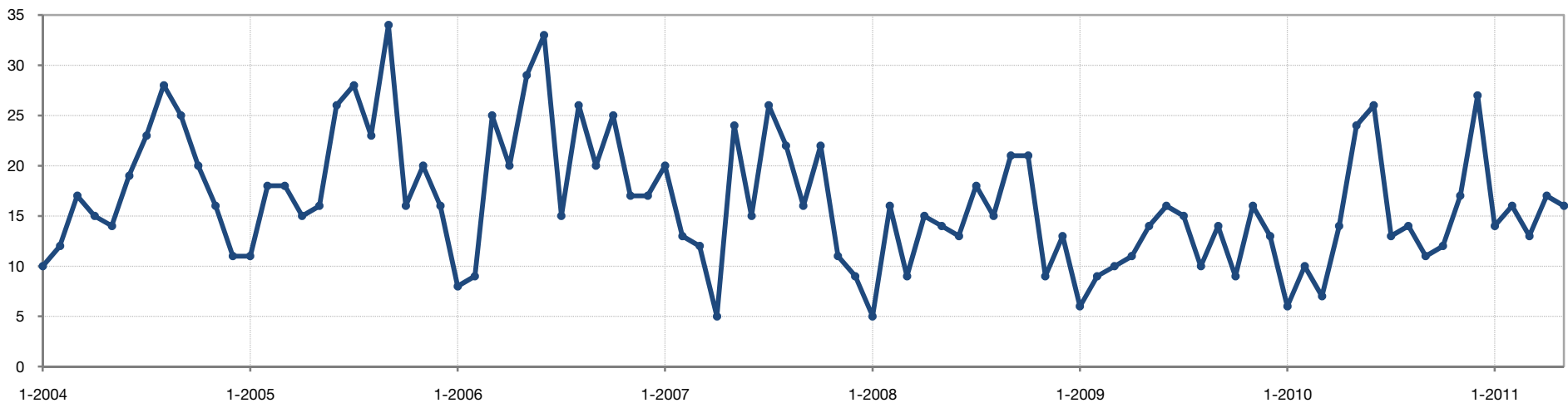


Year To Date



Month	Prior Year	Current Year	+ / -
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	17	+21.4%
May	24	16	-33.3%
12-Month Avg	13	16	+40.2%

Historical Closed Sales Activity

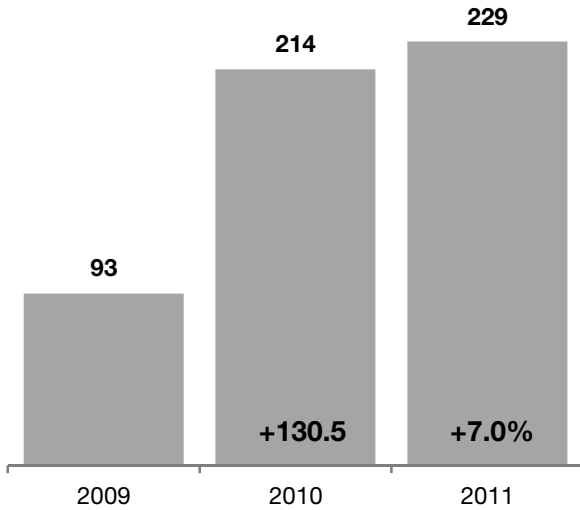


Days on Market Until Sale

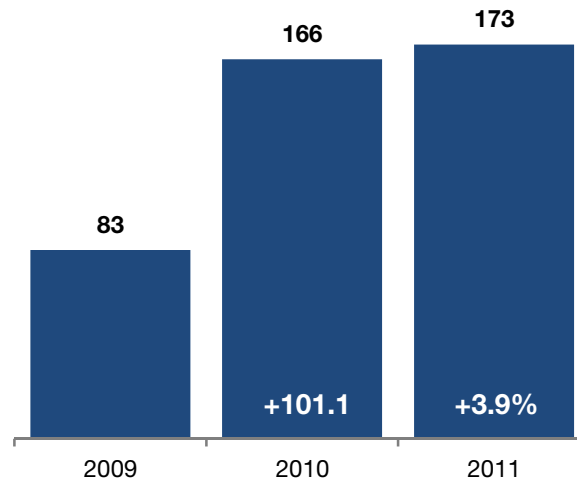


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

May

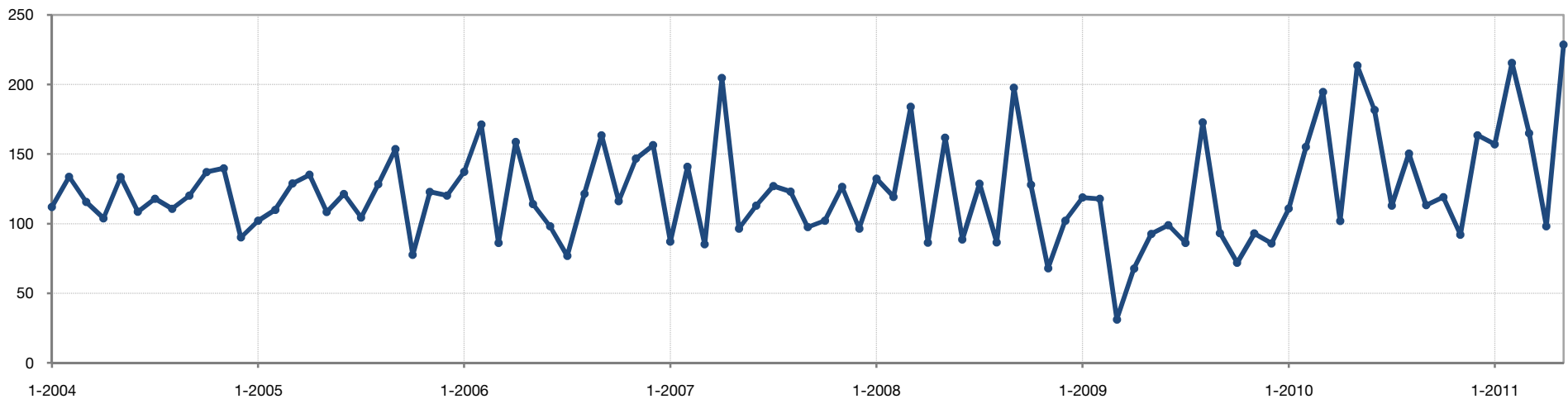


Year To Date



Month	Prior Year	Current Year	+ / -
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	98	-3.7%
May	214	229	+7.0%
12-Month Avg	105	124	+19.0%

Historical Days on Market Until Sale

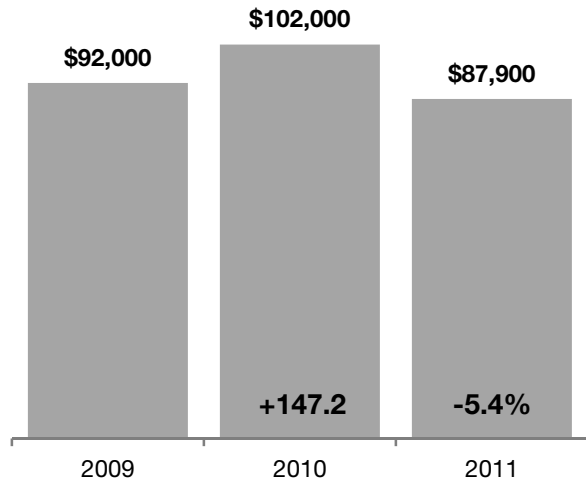


Median Sales Price

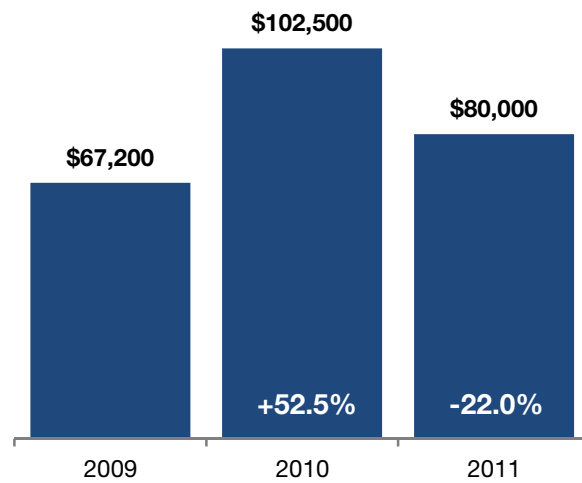
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



May

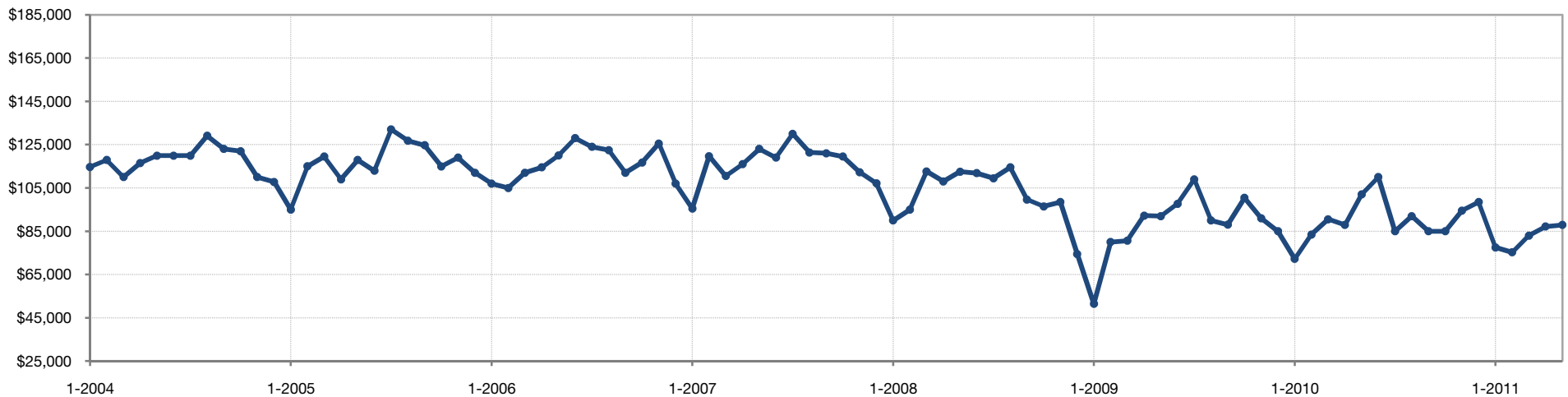


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$55,000	-32.5%
May	\$111,250	\$105,250	-5.4%
12-Month Avg	\$103,000	\$91,500	-11.2%

Historical Median Sales Price

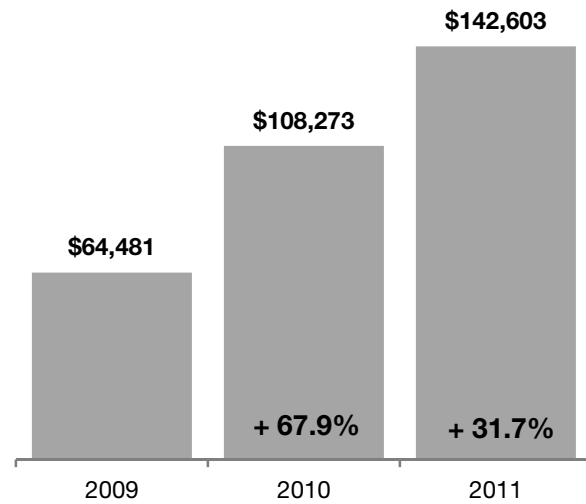


Average Sales Price

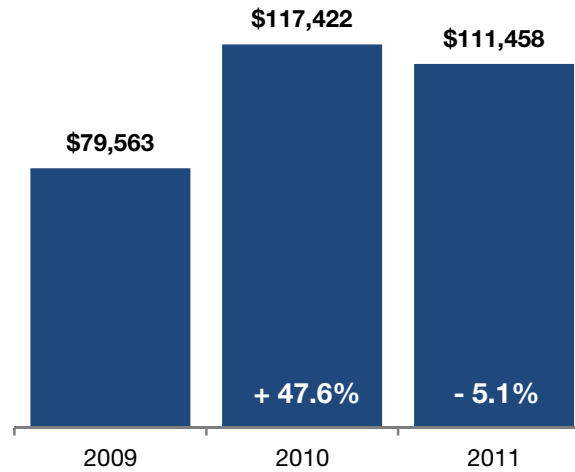
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



May

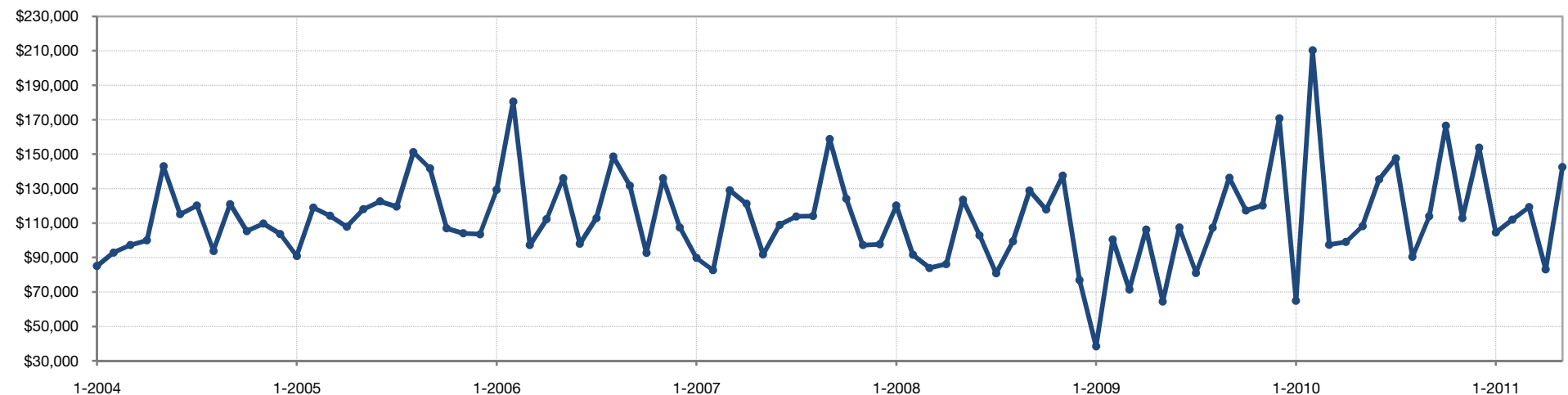


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$83,142	-16.1%
May	\$108,273	\$142,603	+31.7%
12-Month Avg	\$119,059	\$124,386	+4.5%

Historical Average Sales Price

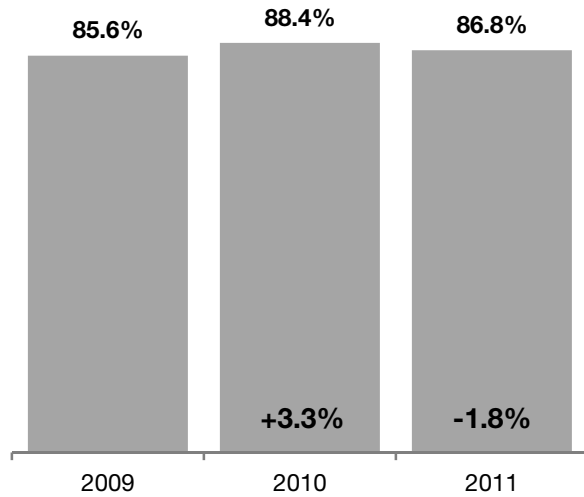


Percent of Original List Price Received

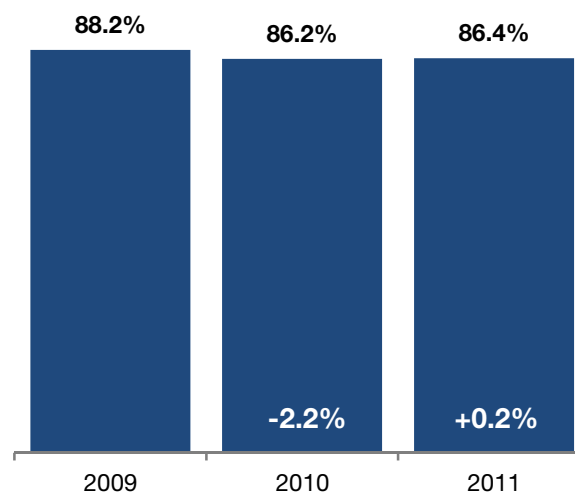


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

May

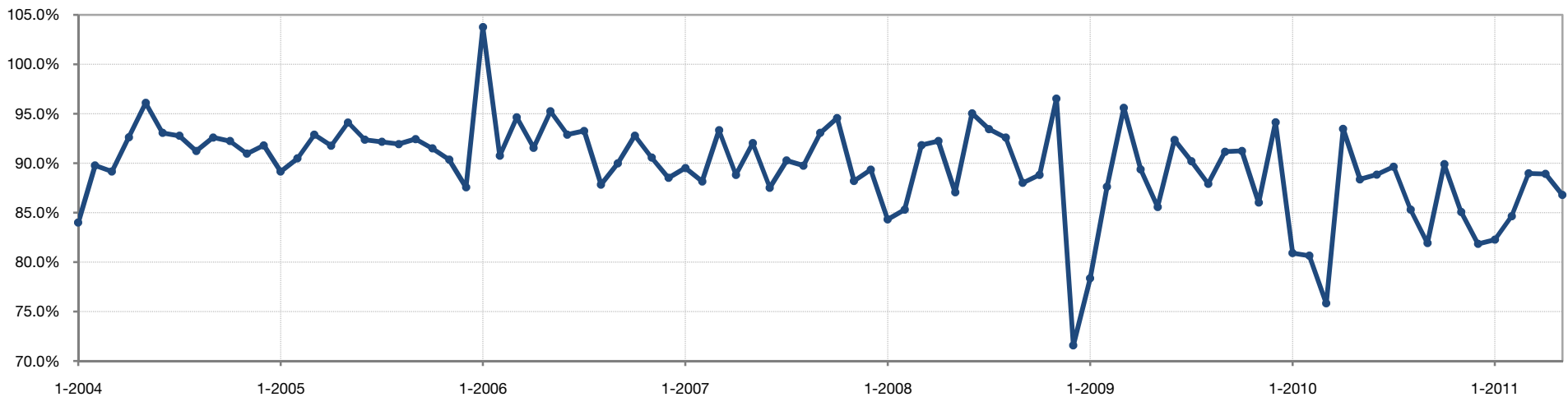


Year To Date



Month	Prior Year	Current Year	+ / -
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%	88.9%	-4.9%
May	88.4%	86.8%	-1.8%
12-Month Avg	88.9%	86.2%	-3.1%

Historical Percent of Original List Price Received

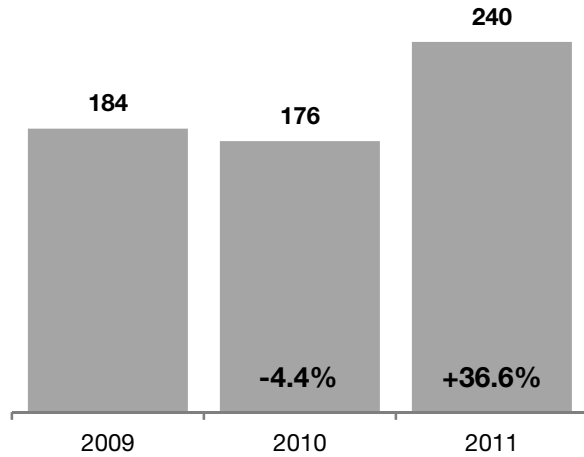


Housing Affordability Index

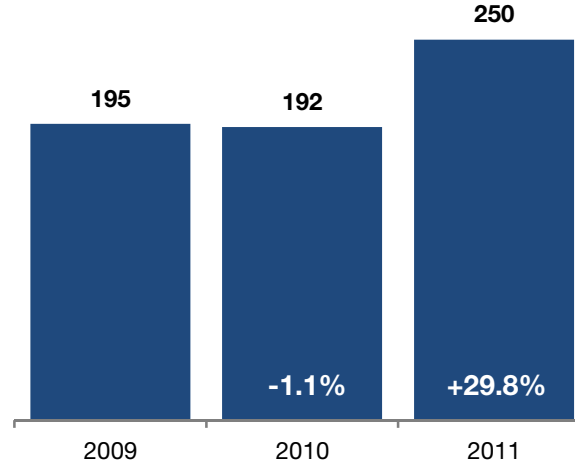


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

May

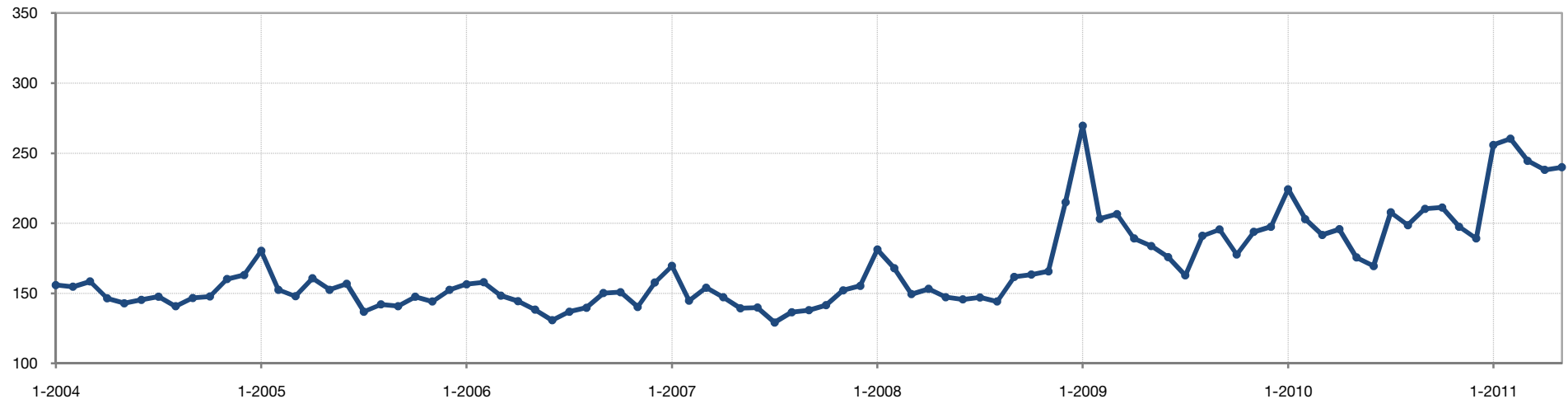


Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+21.7%
May	176	240	+36.6%
12-Month Avg	190	219	+15.0%

Historical Housing Affordability Index

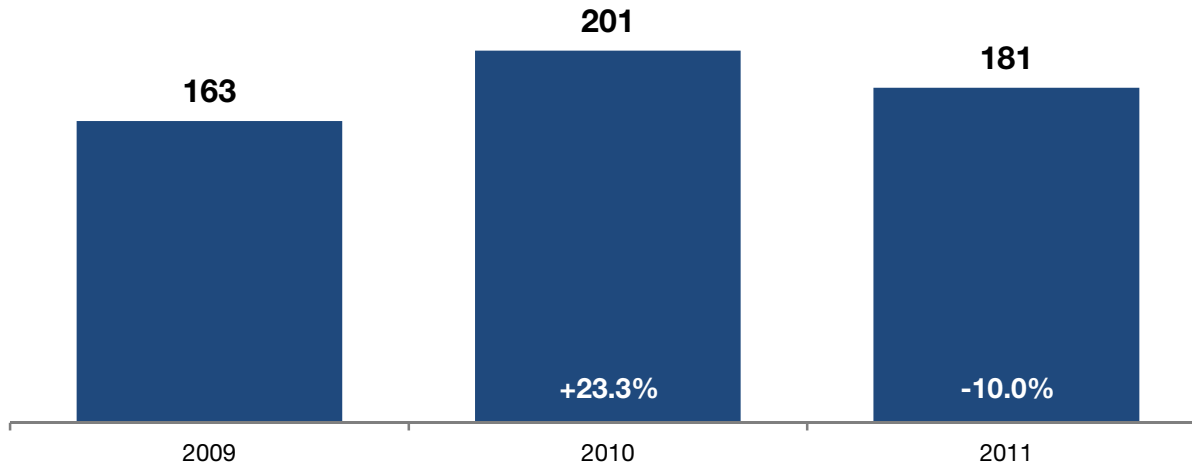


Inventory of Homes for Sale

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

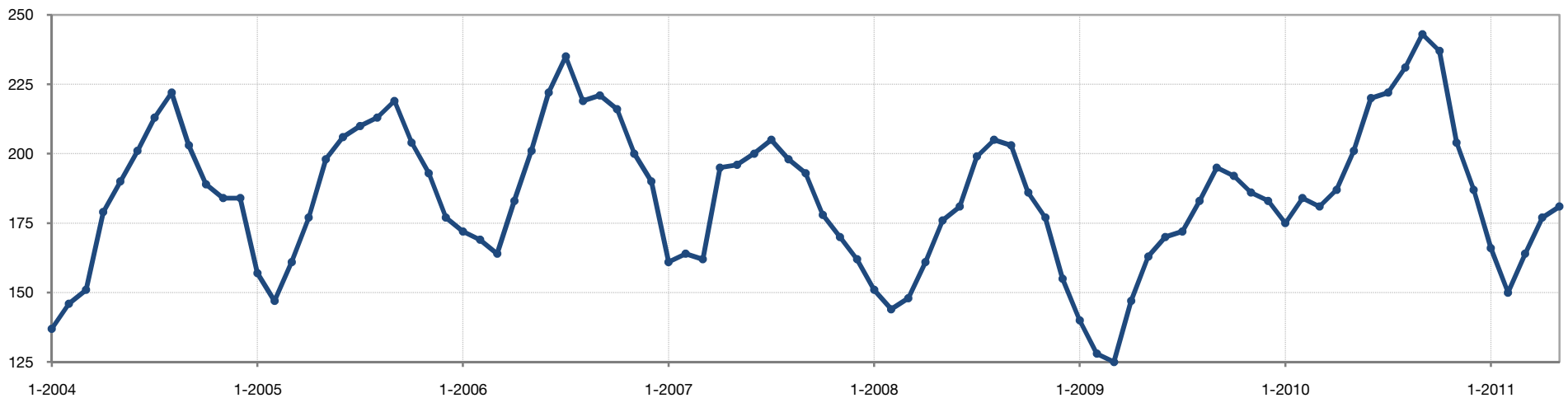


May



Month	Prior Year	Current Year	+ / -
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	177	-5.3%
May	201	181	-10.0%
12-Month Avg	184	199	+8.0%

Historical Inventory of Homes for Sale

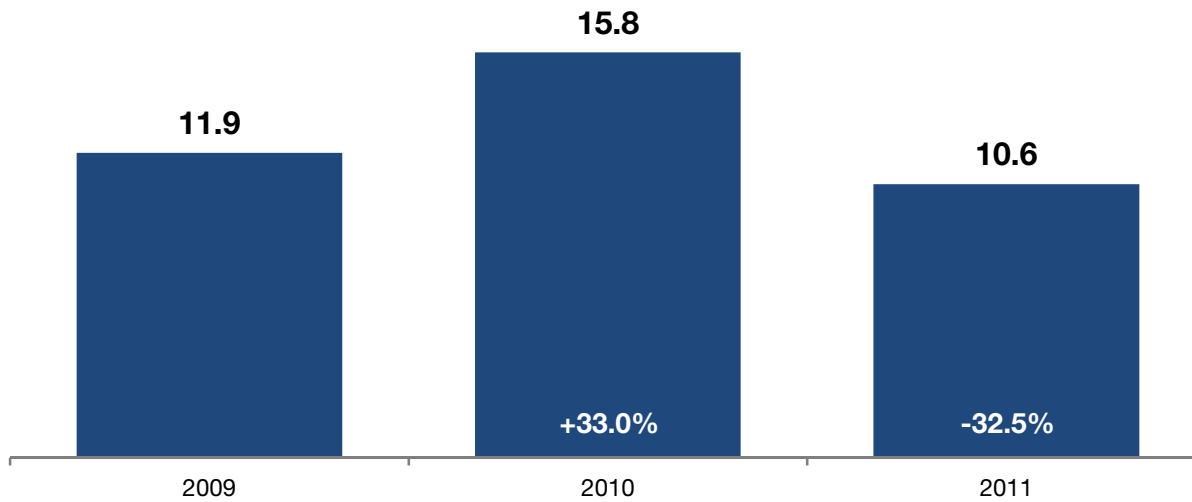


Months Supply of Inventory



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**.

May



Month	Prior Year	Current Year	+ / -
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	-34.1%
May	15.8	10.6	-32.5%
12-Month Avg	14.8	13.6	-8.1%

Historical Months Supply of Inventory

