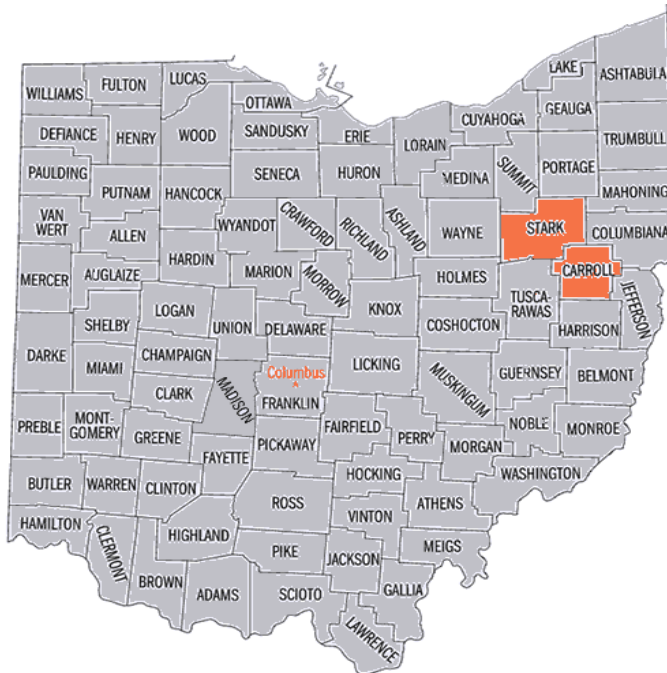


# Monthly Indicators

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



## November 2011



## Quick Facts

**+ 11.9%**      **+ 7.9%**      **- 11.8%**      **- 22.1%**

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
Market Overview	2	13
New Listings	3	14
Pending Sales	4	15
Closed Sales	5	16
Days On Market Until Sale	6	17
Median Sales Price	7	18
Average Sales Price	8	19
Pct. Of Orig. Price Received	9	20
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**.



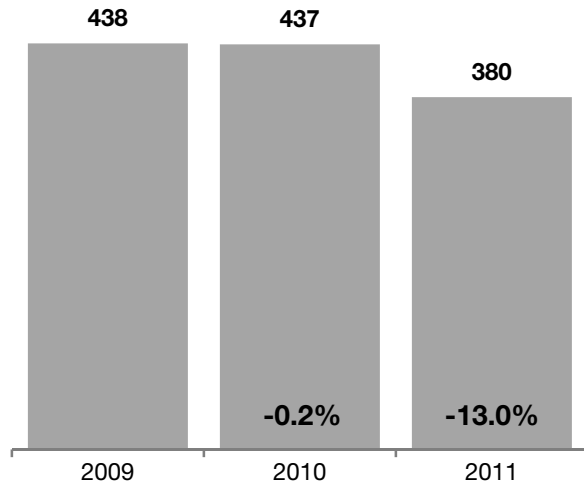
Key Metrics	Historical Sparklines	11-2010	11-2011	+ / -	YTD 2010	YTD 2011	+ / -
<b>New Listings</b>		437	<b>380</b>	- 13.0%	6,935	<b>5,875</b>	- 15.3%
<b>Pending Sales</b>		228	<b>275</b>	+ 20.6%	3,265	<b>3,291</b>	+ 0.8%
<b>Closed Sales</b>		235	<b>263</b>	+ 11.9%	3,211	<b>3,075</b>	- 4.2%
<b>Days on Market Until Sale</b>		113	<b>113</b>	- 0.1%	104	<b>115</b>	+ 10.7%
<b>Median Sales Price</b>		\$94,500	<b>\$102,000</b>	+ 7.9%	\$91,000	<b>\$89,900</b>	- 1.2%
<b>Average Sales Price</b>		\$113,122	<b>\$115,801</b>	+ 2.4%	\$107,575	<b>\$108,894</b>	+ 1.2%
<b>Percent of Original List Price Received</b>		88.3%	<b>88.8%</b>	+ 0.6%	88.5%	<b>88.6%</b>	+ 0.1%
<b>Housing Affordability Index</b>		198	<b>225</b>	+ 13.8%	203	<b>246</b>	+ 21.2%
<b>Inventory of Homes for Sale</b>		2,479	<b>2,052</b>	- 17.2%	--	--	--
<b>Months Supply of Homes for Sale</b>		8.5	<b>7.2</b>	- 15.1%	--	--	--

# New Listings

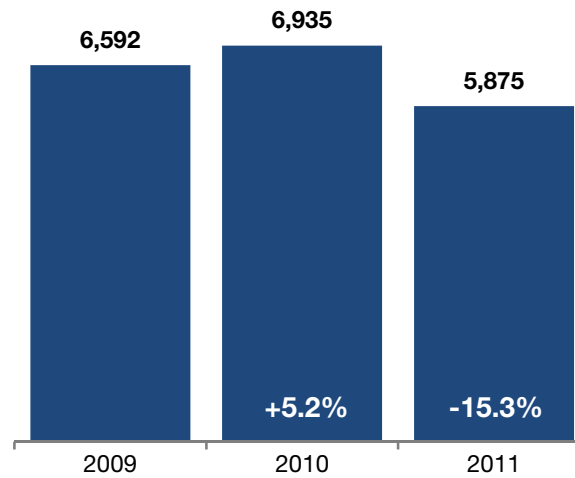
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	445	412	-7.4%
January	660	527	-20.2%
February	508	449	-11.6%
March	770	638	-17.1%
April	800	581	-27.4%
May	650	598	-8.0%
June	689	613	-11.0%
July	682	594	-12.9%
August	660	579	-12.3%
September	594	464	-21.9%
October	485	452	-6.8%
November	437	380	-13.0%
12-Month Avg	615	524	-14.8%

## Historical New Listing Activity

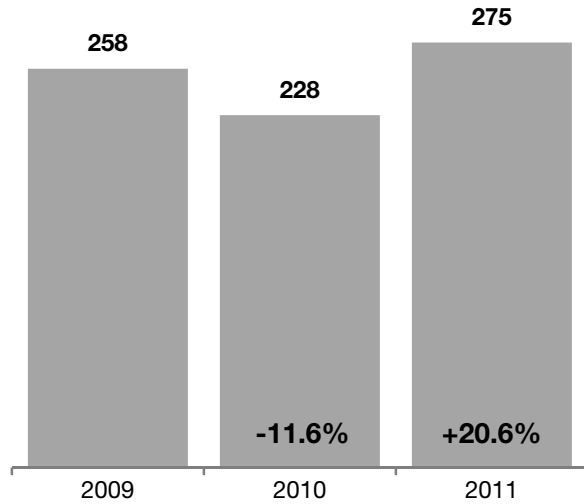


# Pending Sales

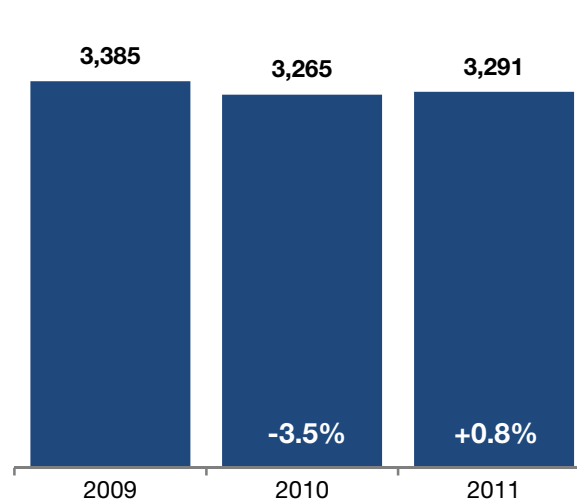
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## November

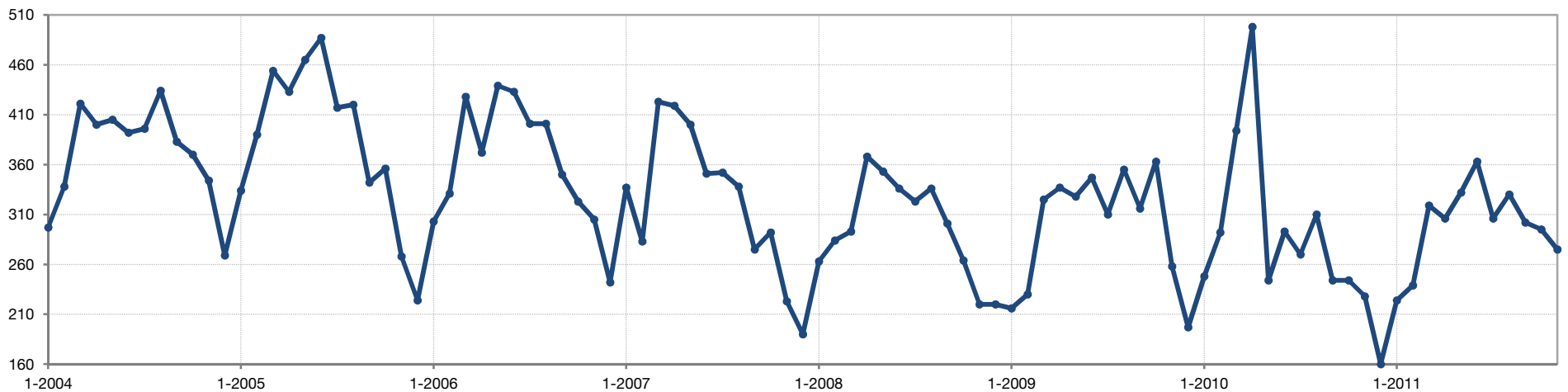


## Year To Date



Month	Prior Year	Current Year	+ / -
December	197	160	-18.8%
January	248	224	-9.7%
February	292	239	-18.2%
March	394	319	-19.0%
April	498	306	-38.6%
May	244	332	+36.1%
June	293	363	+23.9%
July	270	306	+13.3%
August	310	330	+6.5%
September	244	302	+23.8%
October	244	295	+20.9%
November	228	275	+20.6%
12-Month Avg	289	288	-0.3%

## Historical Pending Sales Activity

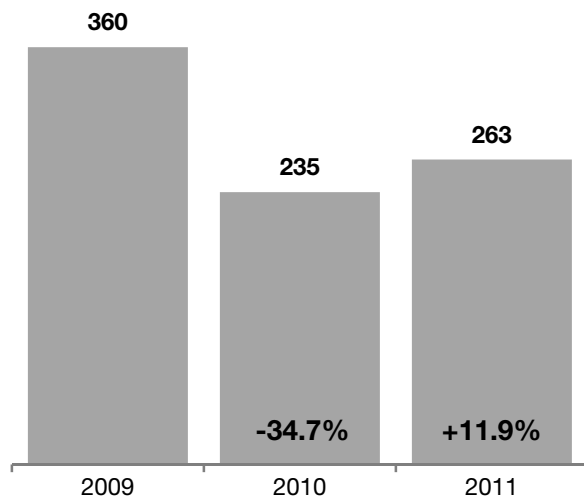


# Closed Sales

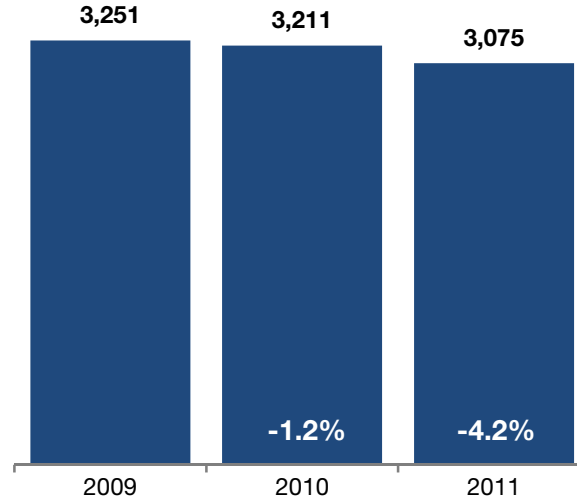
A count of the actual sales that have closed in a given month for **Stark County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	360	-12.0%
July	288	307	+6.6%
August	271	366	+35.1%
September	297	319	+7.4%
October	245	262	+6.9%
November	235	263	+11.9%
<b>12-Month Avg</b>	<b>292</b>	<b>277</b>	<b>-3.9%</b>

## Historical Closed Sales Activity

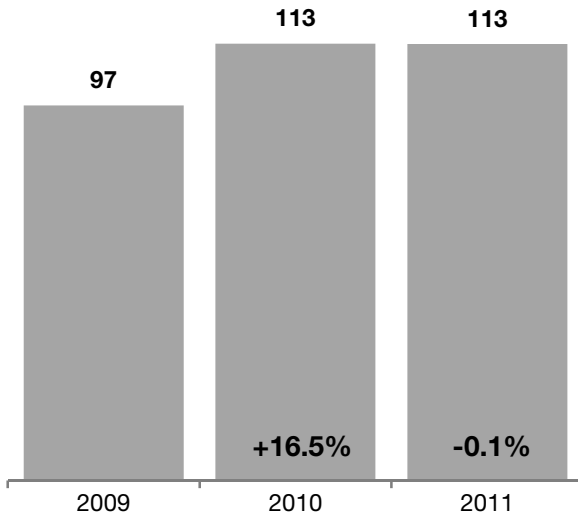


# Days on Market Until Sale

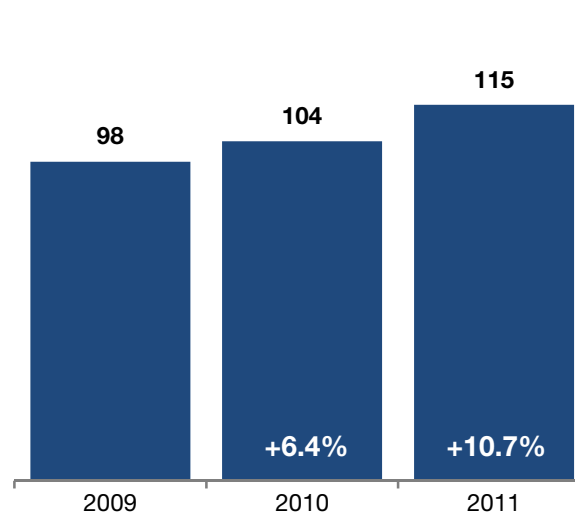
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## November

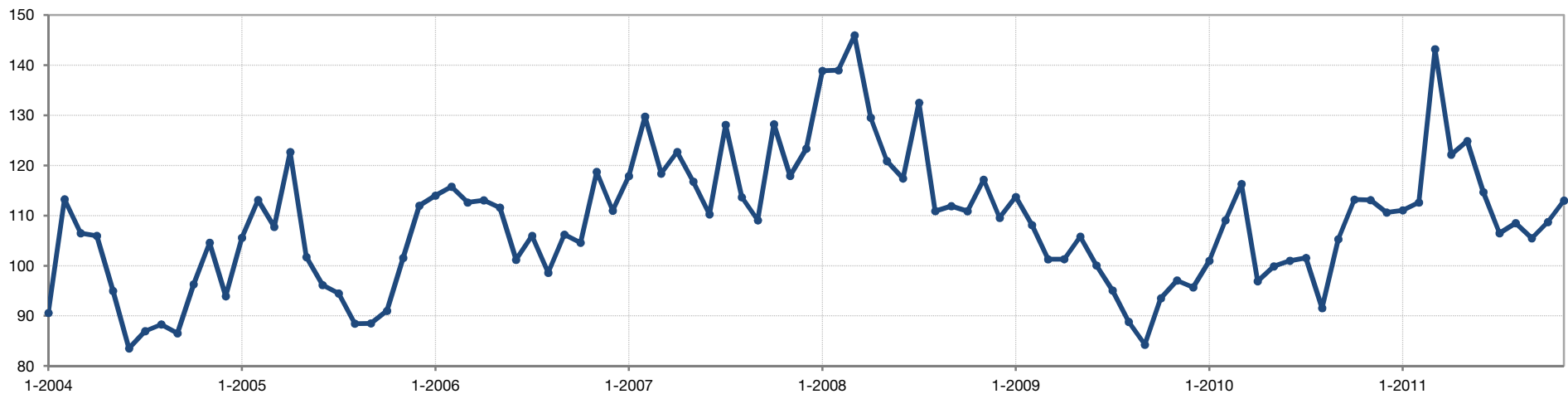


## Year To Date



Month	Prior Year	Current Year	+ / -
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	+13.5%
July	102	106	+4.9%
August	92	108	+18.5%
September	105	105	+0.2%
October	113	109	-4.0%
November	113	113	-0.1%
<b>12-Month Avg</b>	<b>77</b>	<b>85</b>	<b>+11.5%</b>

## Historical Days on Market Until Sale

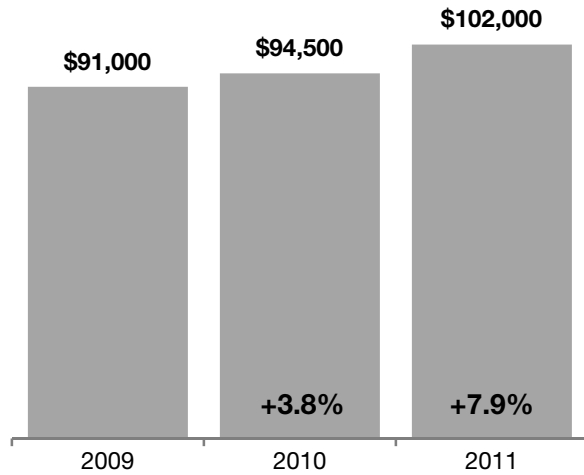


# Median Sales Price

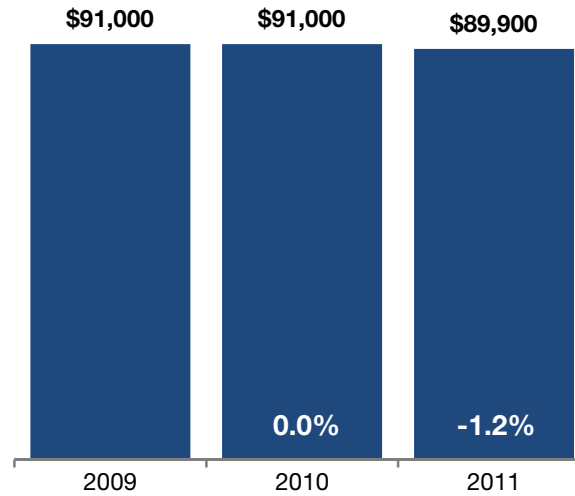
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$90,000	-18.2%
July	\$85,000	\$100,000	+17.6%
August	\$92,000	\$95,000	+3.3%
September	\$84,900	\$85,000	+0.1%
October	\$85,000	\$99,000	+16.5%
November	\$94,500	\$102,000	+7.9%
12-Month Med	\$90,000	\$90,000	0.0%

## Historical Median Sales Price

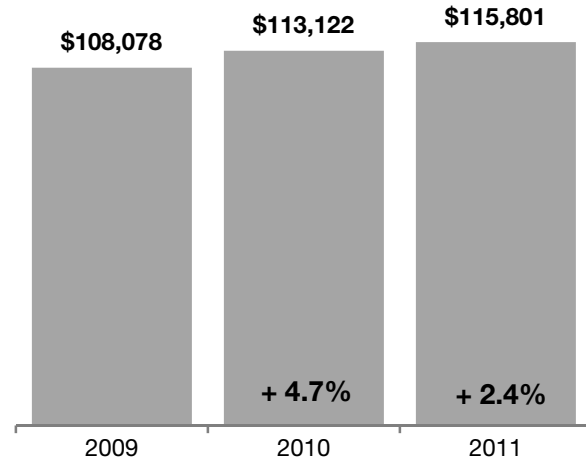


# Average Sales Price

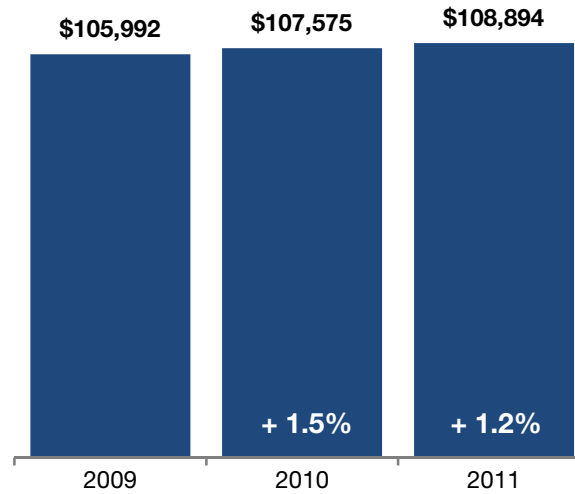
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
December	\$101,454	<b>\$109,594</b>	+8.0%
January	\$93,230	<b>\$87,940</b>	-5.7%
February	\$96,247	<b>\$96,178</b>	-0.1%
March	\$100,536	<b>\$103,954</b>	+3.4%
April	\$104,899	<b>\$109,265</b>	+4.2%
May	\$116,011	<b>\$107,631</b>	-7.2%
June	\$119,785	<b>\$114,156</b>	-4.7%
July	\$106,979	<b>\$123,935</b>	+15.9%
August	\$112,882	<b>\$117,051</b>	+3.7%
September	\$101,099	<b>\$101,141</b>	+0.0%
October	\$107,844	<b>\$105,293</b>	-2.4%
November	\$113,122	<b>\$115,801</b>	+2.4%
<b>12-Month Avg</b>	<b>\$107,045</b>	<b>\$108,945</b>	<b>+1.8%</b>

## Historical Average Sales Price

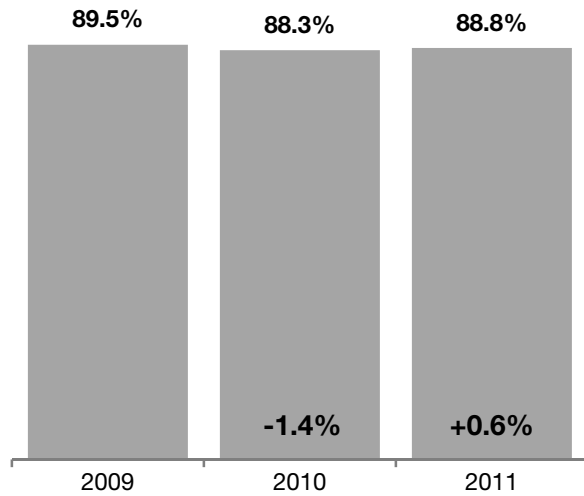


# Percent of Original List Price Received

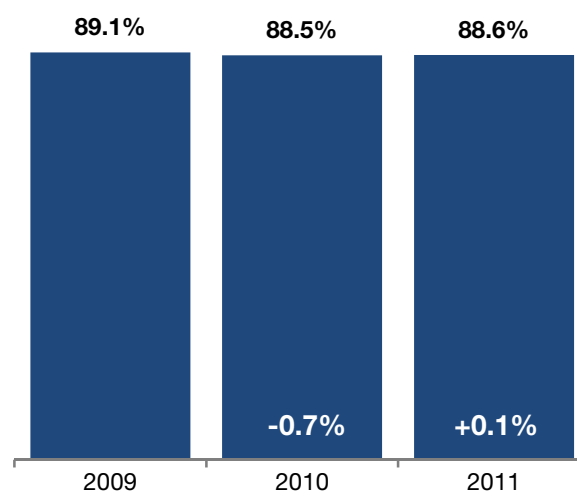


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

## November

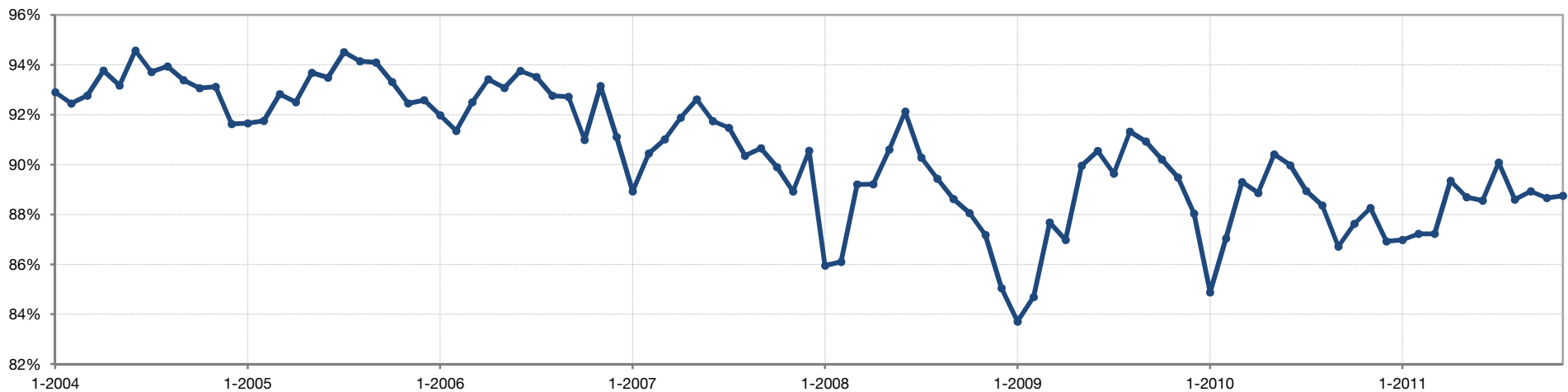


## Year To Date



Month	Prior Year	Current Year	+ / -
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%	88.6%	-1.6%
July	88.9%	90.1%	+1.3%
August	88.4%	88.6%	+0.3%
September	86.7%	88.9%	+2.6%
October	87.6%	88.7%	+1.2%
November	88.3%	88.8%	+0.6%
12-Month Avg	88.5%	88.4%	-0.0%

## Historical Percent of Original List Price Received

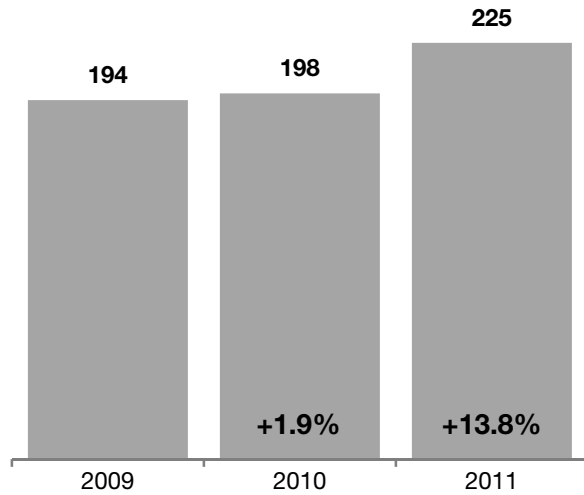


# Housing Affordability Index

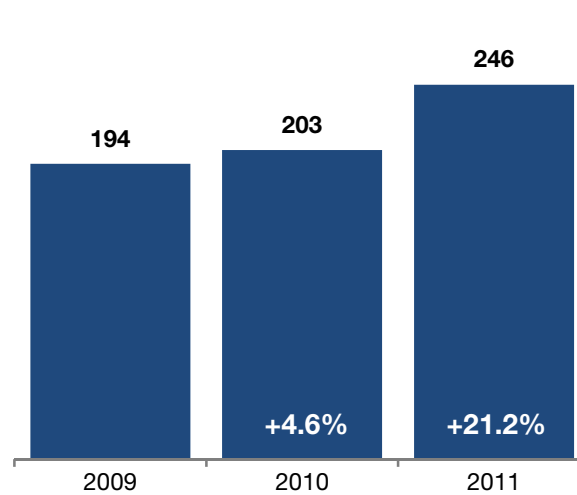


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+40.4%
July	208	220	+5.9%
August	199	234	+17.6%
September	211	256	+21.4%
October	211	228	+7.9%
November	198	225	+13.8%
<b>12-Month Avg</b>	<b>199</b>	<b>236</b>	<b>+19.2%</b>

## Historical Housing Affordability Index

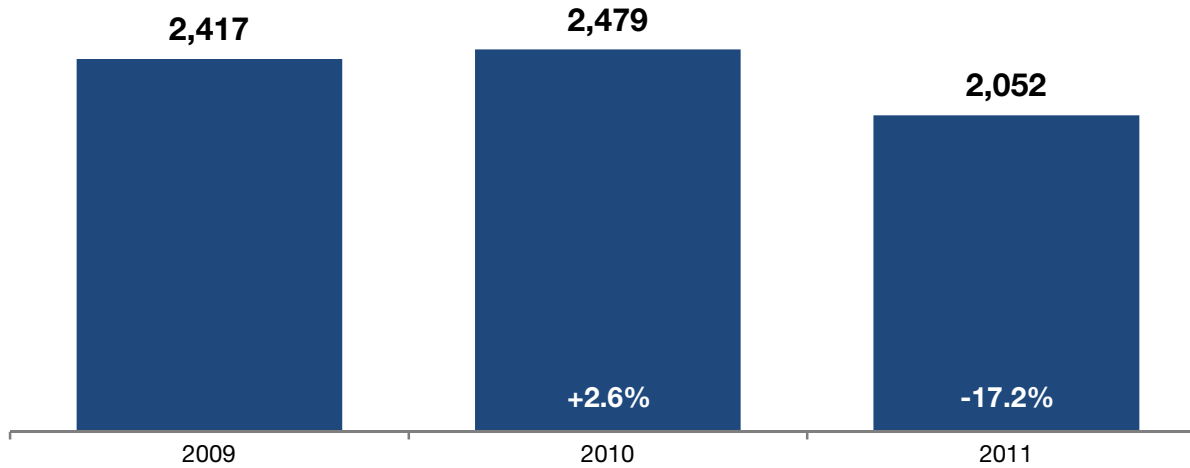


# Inventory of Homes for Sale

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

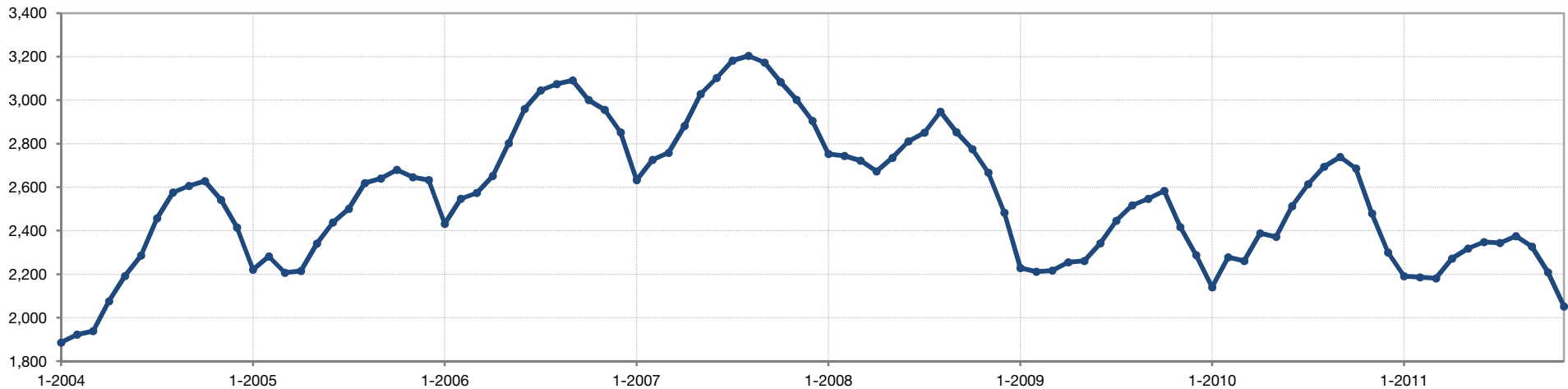


## November



Month	Prior Year	Current Year	+ / -
December	2,288	2,300	+0.5%
January	2,140	2,191	+2.4%
February	2,278	2,186	-4.0%
March	2,261	2,181	-3.5%
April	2,388	2,272	-4.9%
May	2,372	2,318	-2.3%
June	2,513	2,348	-6.6%
July	2,614	2,344	-10.3%
August	2,694	2,375	-11.8%
September	2,739	2,327	-15.0%
October	2,686	2,209	-17.8%
November	2,479	2,052	-17.2%
12-Month Avg	2,454	2,259	-7.5%

## Historical Inventory of Homes for Sale

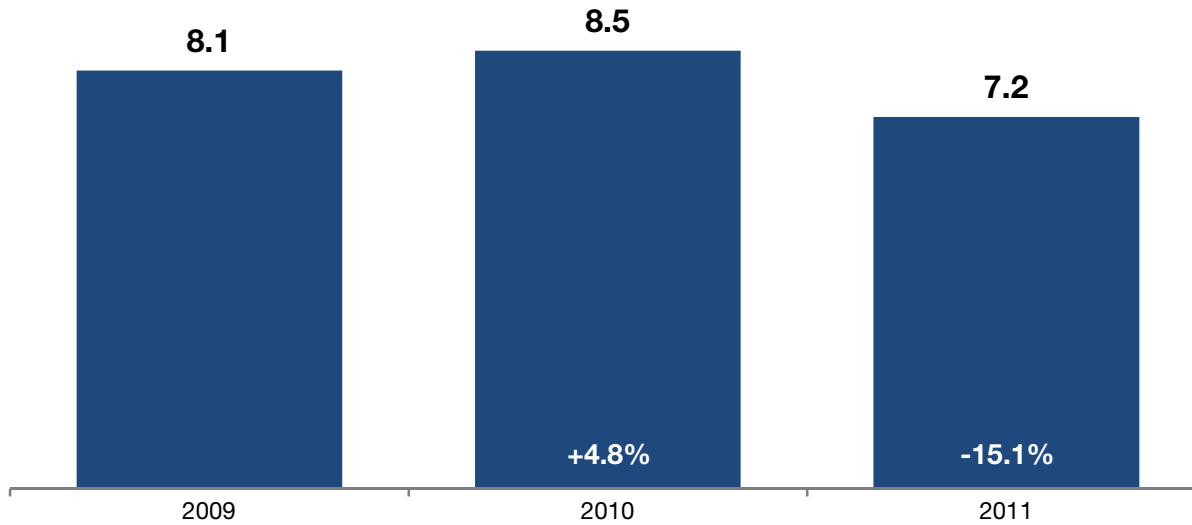


# Months Supply of Inventory



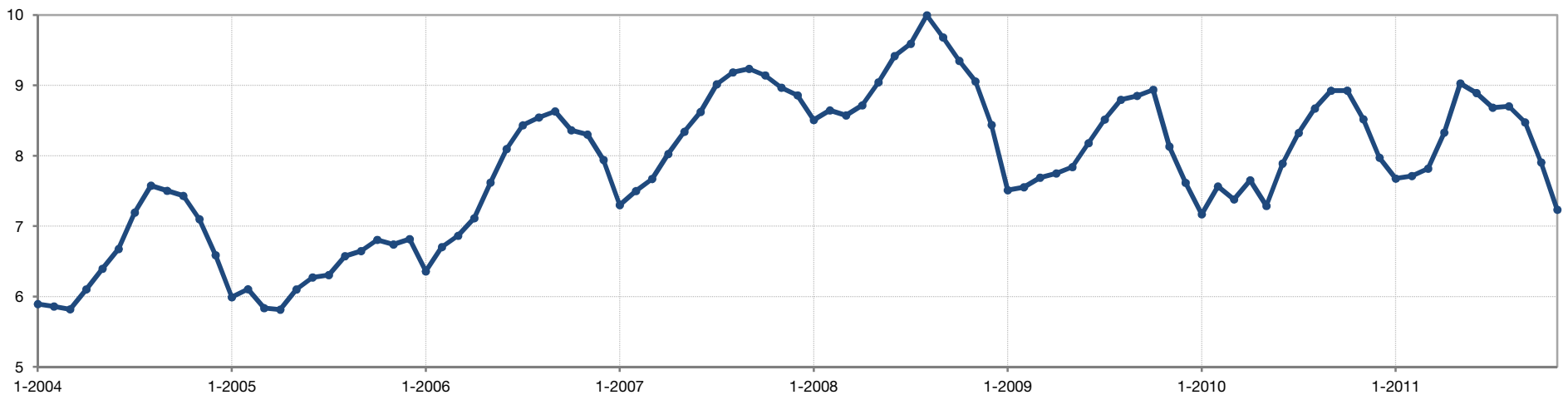
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

## November



Month	Prior Year	Current Year	+ / -
December	7.6	8.0	+4.7%
January	7.2	7.7	+7.1%
February	7.6	7.7	+2.0%
March	7.4	7.8	+5.9%
April	7.7	8.3	+8.9%
May	7.3	9.0	+23.9%
June	7.9	8.9	+12.7%
July	8.3	8.7	+4.3%
August	8.7	8.7	+0.4%
September	8.9	8.5	-5.0%
October	8.9	7.9	-11.4%
November	8.5	7.2	-15.1%
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**.



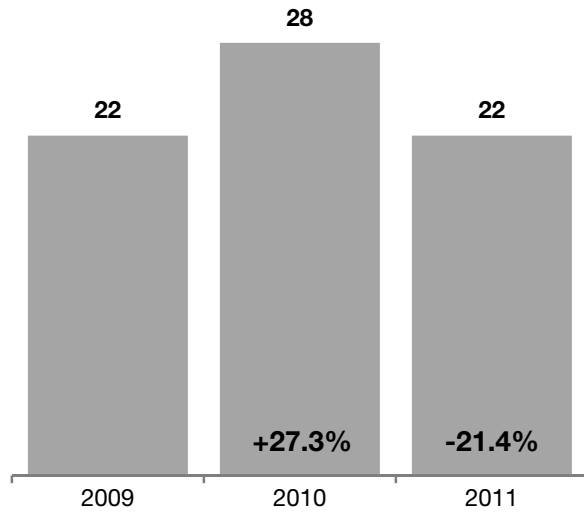
Key Metrics	Historical Sparklines	11-2010	11-2011	+ / -	YTD 2010	YTD 2011	+ / -
<b>New Listings</b>		28	<b>22</b>	- 21.4%	28	<b>22</b>	- 17.2%
<b>Pending Sales</b>		17	<b>16</b>	- 5.9%	172	<b>203</b>	+ 18.0%
<b>Closed Sales</b>		17	<b>15</b>	- 11.8%	154	<b>194</b>	+ 26.0%
<b>Days on Market Until Sale</b>		92	<b>156</b>	+ 69.0%	147	<b>150</b>	+ 1.8%
<b>Median Sales Price</b>		\$99,500	<b>\$77,500</b>	- 22.1%	\$100,000	<b>\$85,000</b>	- 15.0%
<b>Average Sales Price</b>		\$112,946	<b>\$93,445</b>	- 17.3%	\$123,903	<b>\$116,414</b>	- 6.0%
<b>Percent of Original List Price Received</b>		85.1%	<b>86.7%</b>	+ 1.9%	86.8%	<b>87.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		190	<b>272</b>	+ 42.8%	190	<b>256</b>	+ 34.7%
<b>Inventory of Homes for Sale</b>		205	<b>142</b>	- 30.7%	--	--	--
<b>Months Supply of Homes for Sale</b>		14.3	<b>7.6</b>	- 46.6%	--	--	--

# New Listings

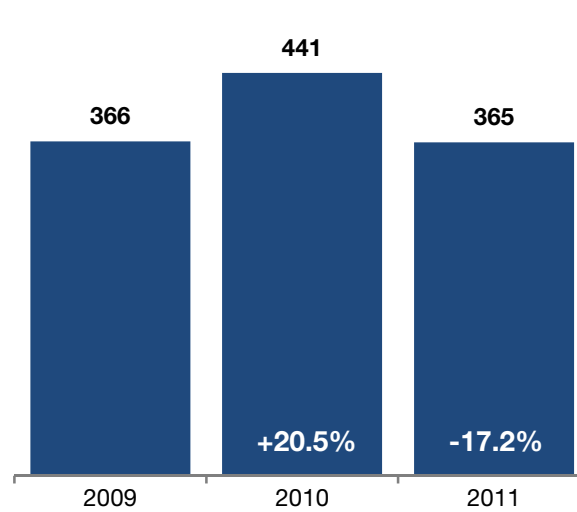
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	41	25	-39.0%
October	29	17	-41.4%
November	28	22	-21.4%
<b>12-Month Avg</b>	<b>39</b>	<b>32</b>	<b>-17.8%</b>

## Historical New Listing Activity

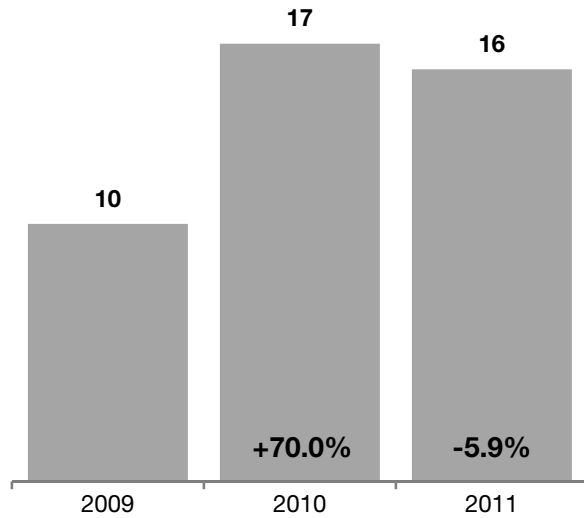


# Pending Sales

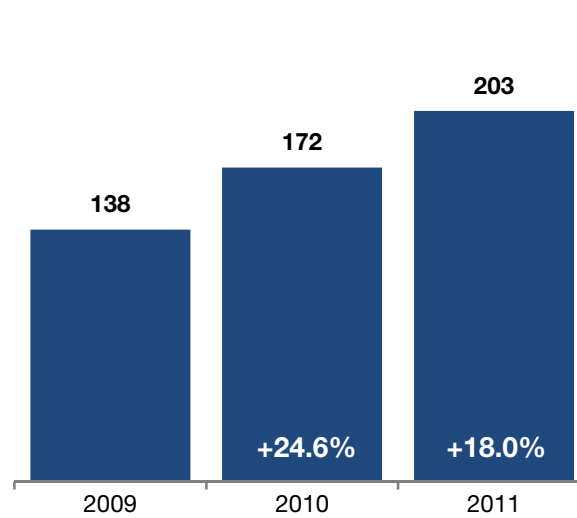
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## November

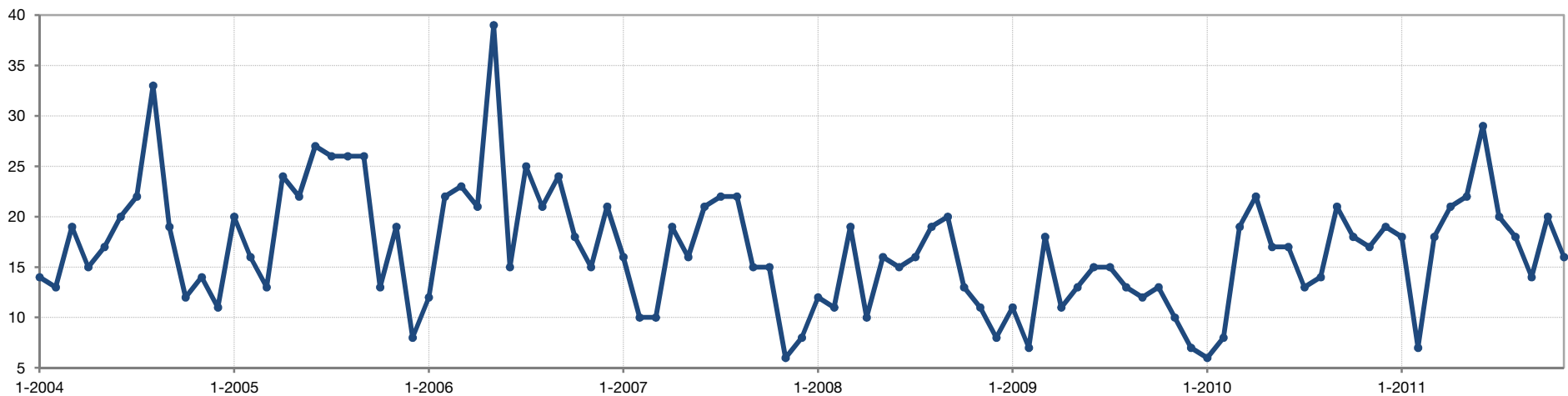


## Year To Date



Month	Prior Year	Current Year	+ / -
December	7	19	+171.4%
January	6	18	+200.0%
February	8	7	-12.5%
March	19	18	-5.3%
April	22	21	-4.5%
May	17	22	+29.4%
June	17	29	+70.6%
July	13	20	+53.8%
August	14	18	+28.6%
September	21	14	-33.3%
October	18	20	+11.1%
November	17	16	-5.9%
<b>12-Month Avg</b>	<b>15</b>	<b>19</b>	<b>+24.0%</b>

## Historical Pending Sales Activity

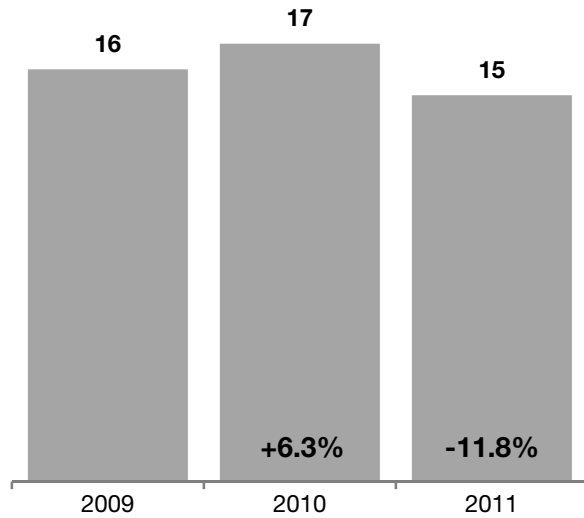


# Closed Sales

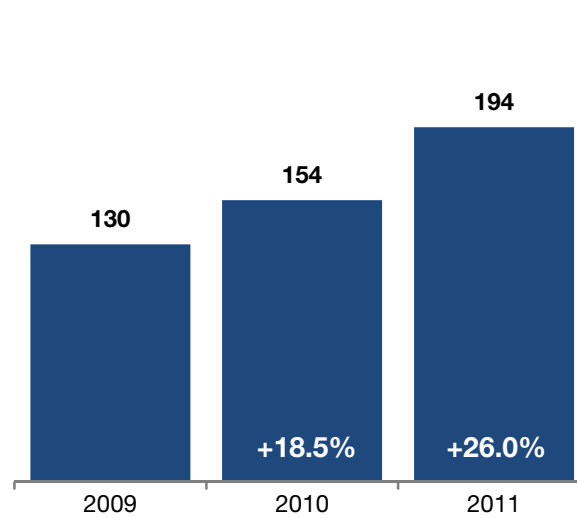
A count of the properties that have closed in a given month for **Carroll County Only**.



## November



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	11	20	+81.8%
October	12	13	+8.3%
November	17	15	-11.8%
12-Month Avg	14	18	+47.7%

## Historical Closed Sales Activity

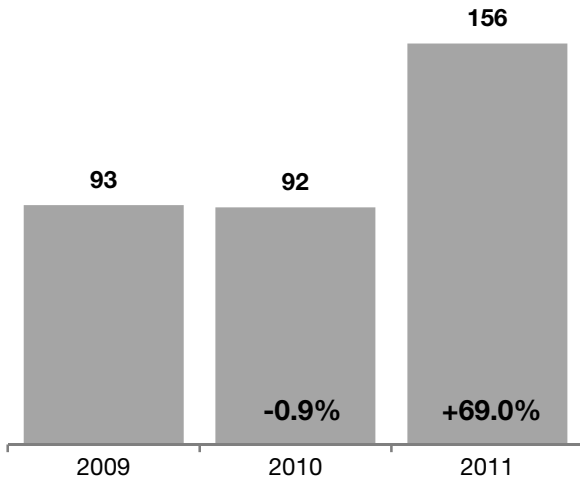


# Days on Market Until Sale

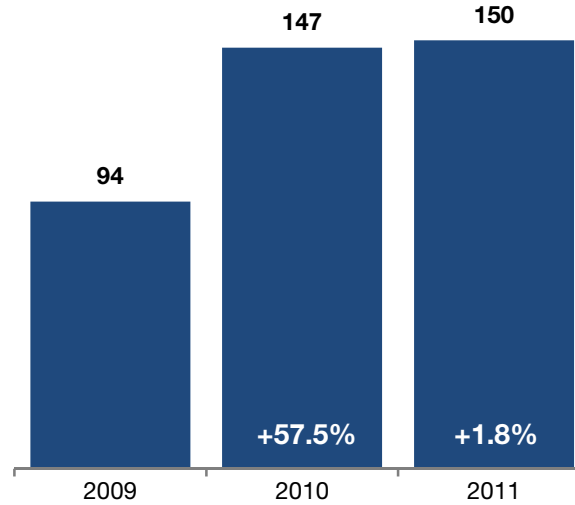
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## November

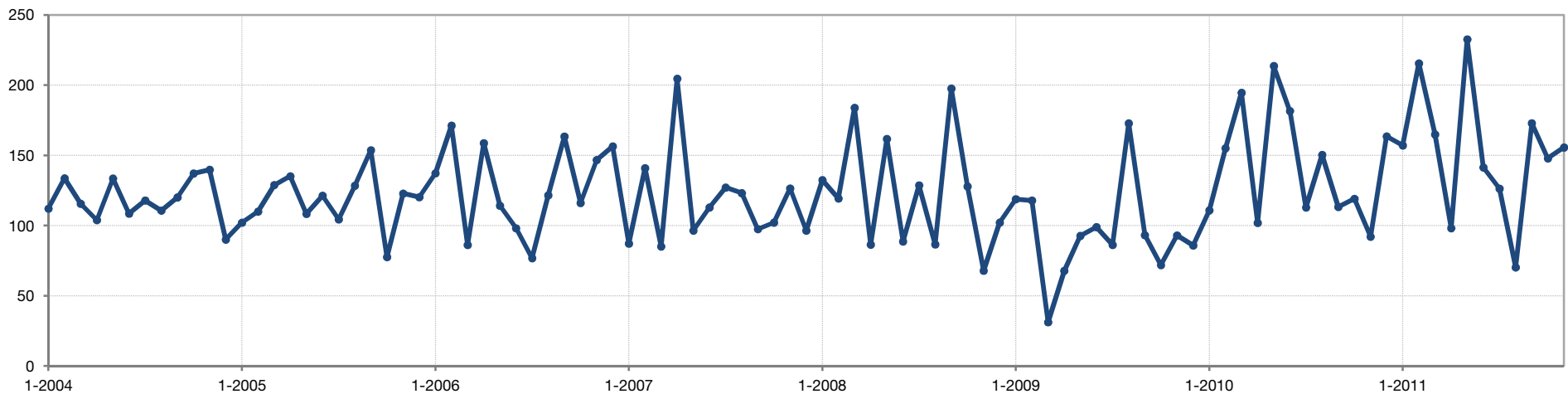


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	113	173	+52.6%
October	119	148	+24.2%
November	92	156	+69.0%
<b>12-Month Avg</b>	<b>113</b>	<b>119</b>	<b>+5.4%</b>

## Historical Days on Market Until Sale

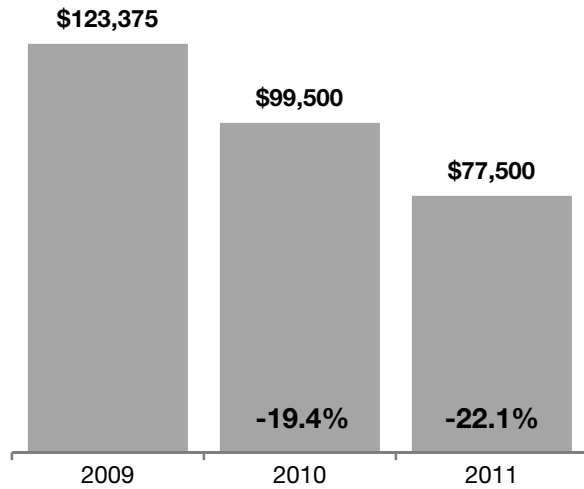


# Median Sales Price

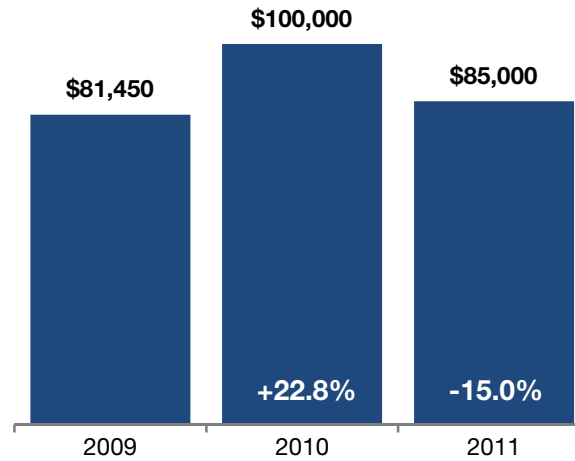
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## November

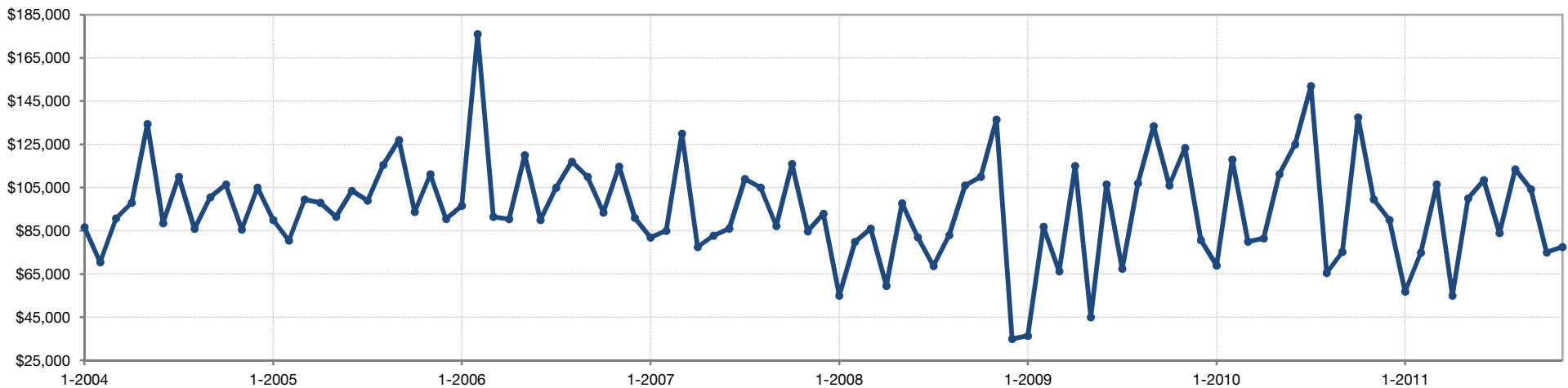


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	\$75,250	\$104,250	+38.5%
October	\$137,500	\$75,000	-45.5%
November	\$99,500	\$77,500	-22.1%
12-Month Med	\$95,000	\$85,000	-10.5%

## Historical Median Sales Price

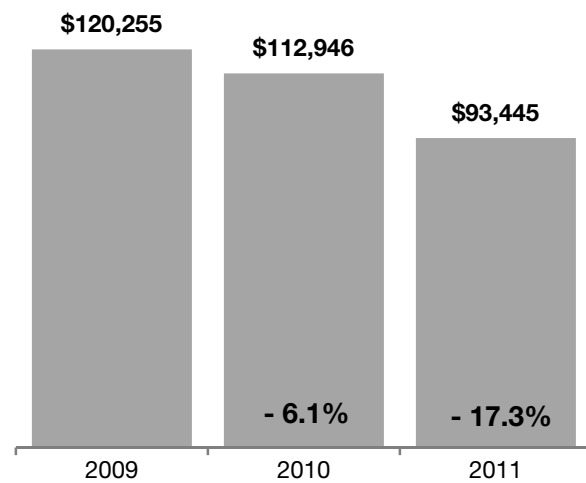


# Average Sales Price

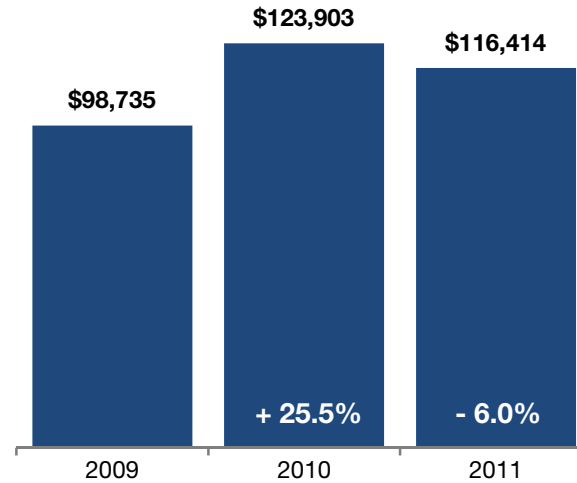
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## November

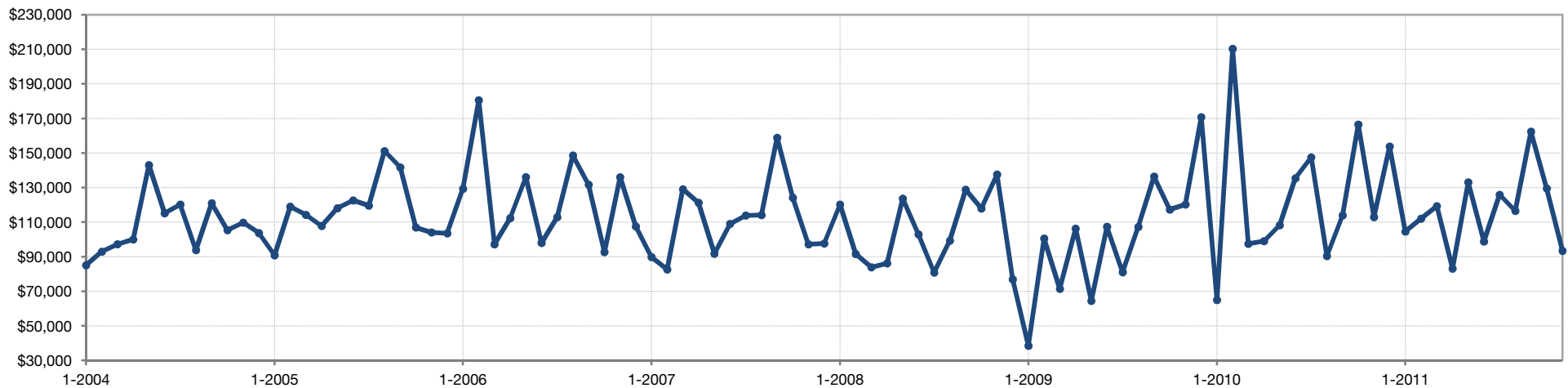


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	\$113,950	\$162,381	+42.5%
October	\$166,500	\$129,523	-22.2%
November	\$112,946	\$93,445	-17.3%
12-Month Avg	\$127,991	\$120,523	-5.8%

## Historical Average Sales Price

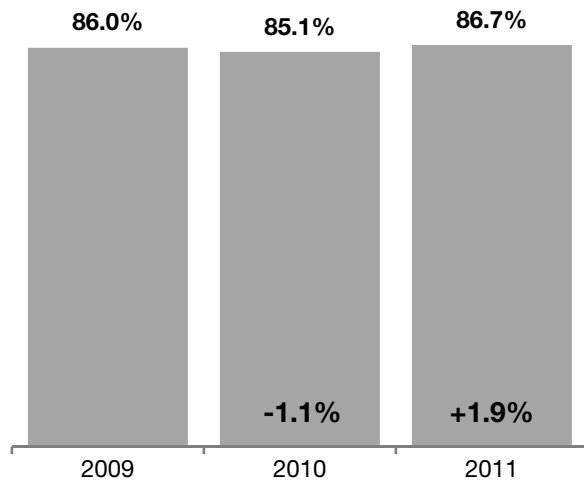


# Percent of Original List Price Received

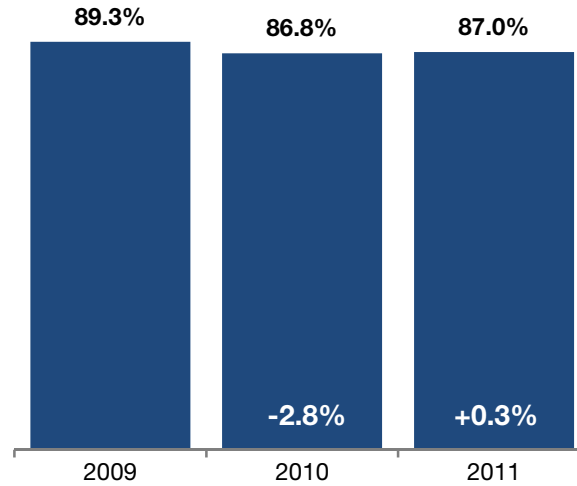


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

## November

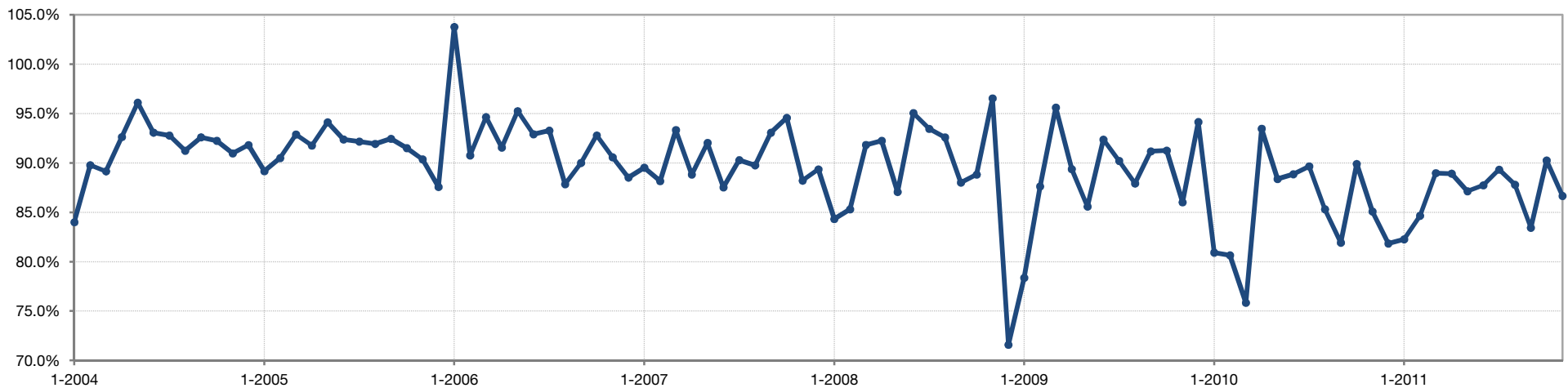


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	81.9%	83.4%	+1.8%
October	89.9%	90.2%	+0.4%
November	85.1%	86.7%	+1.9%
12-Month Avg	87.4%	86.5%	-1.1%

## Historical Percent of Original List Price Received

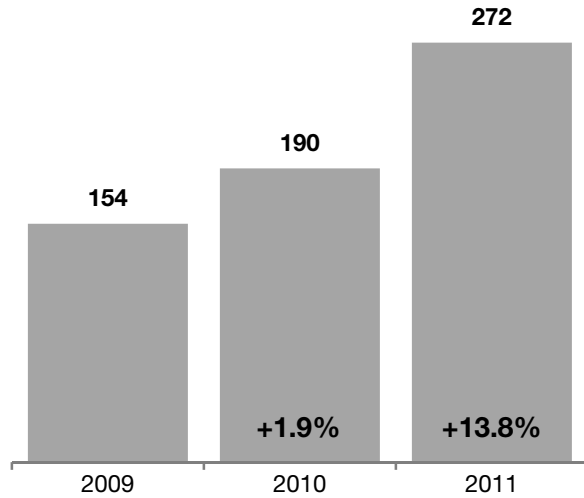


# Housing Affordability Index

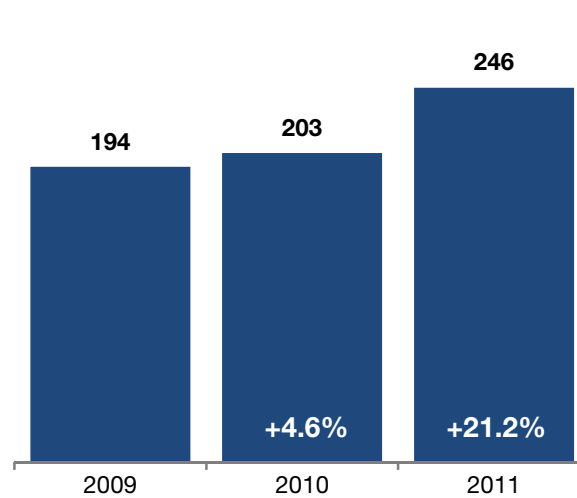


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

## November

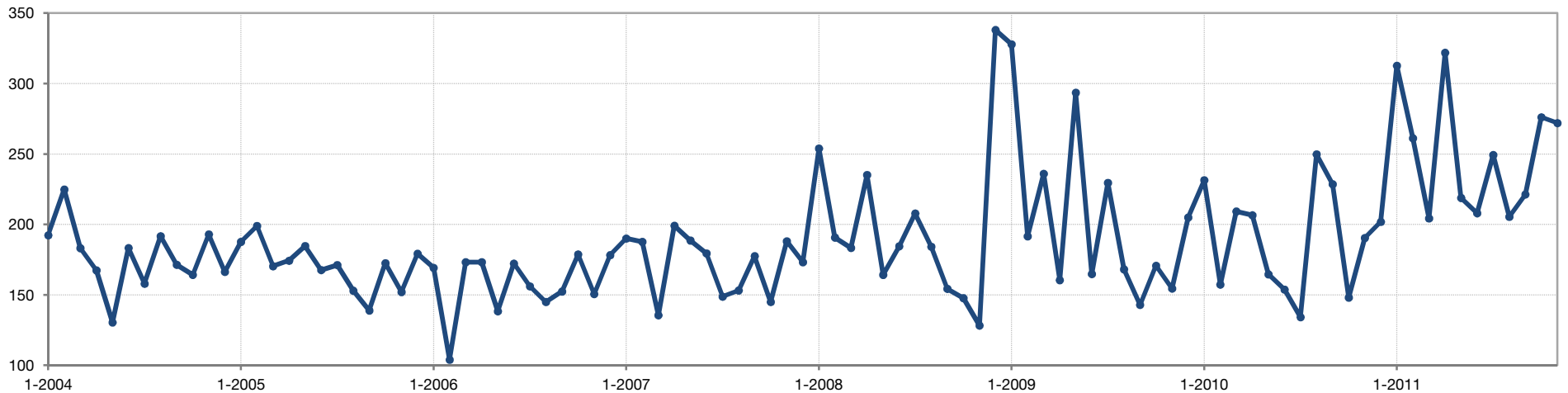


## Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+40.4%
July	208	220	+5.9%
August	199	234	+17.6%
September	211	256	+21.4%
October	211	228	+7.9%
November	198	225	+13.8%
<b>12-Month Avg</b>	<b>199</b>	<b>236</b>	<b>+19.2%</b>

## Historical Housing Affordability Index

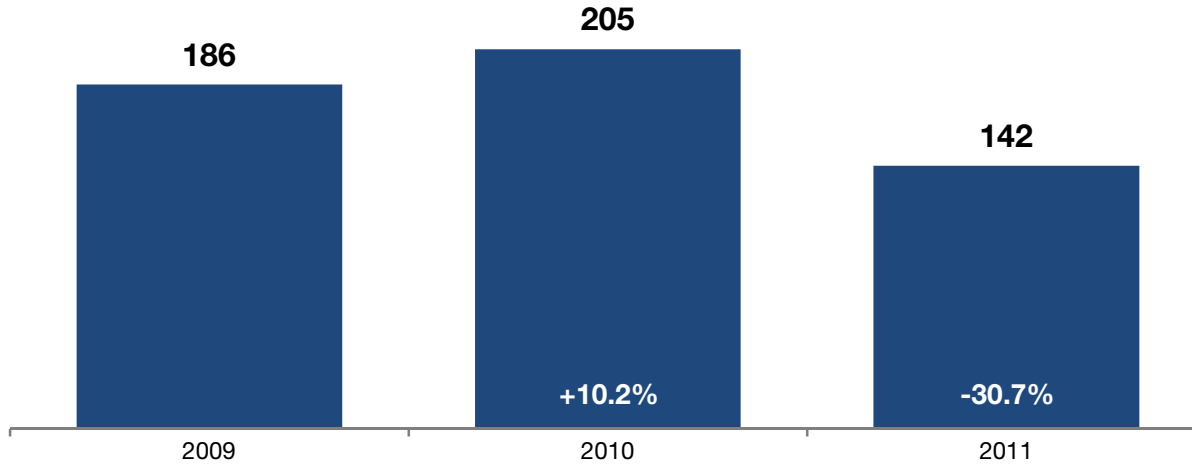


# Inventory of Homes for Sale

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

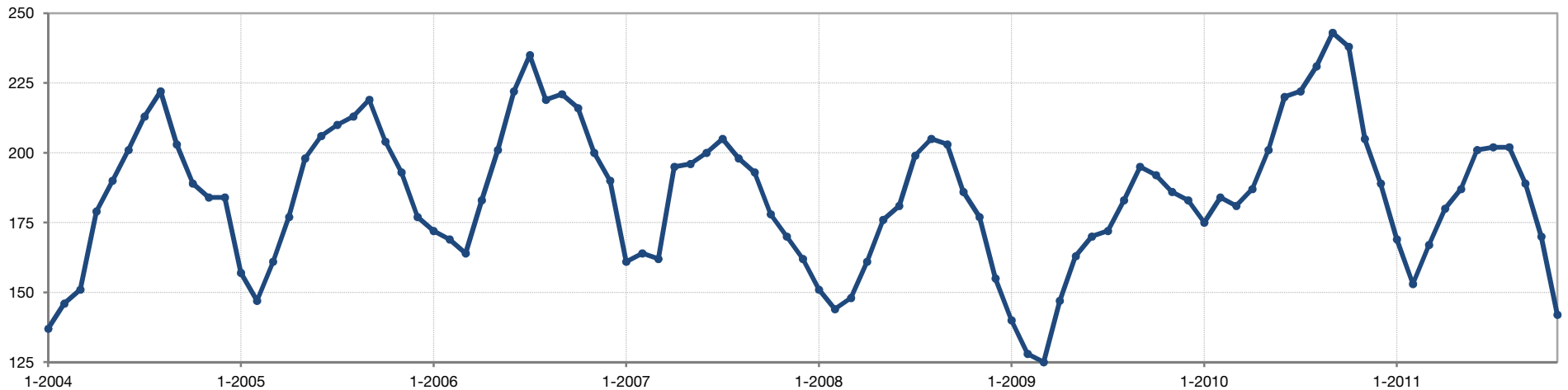


## November



Month	Prior Year	Current Year	+ / -
December	183	189	+3.3%
January	175	169	-3.4%
February	184	153	-16.8%
March	181	167	-7.7%
April	187	180	-3.7%
May	201	187	-7.0%
June	220	201	-8.6%
July	222	202	-9.0%
August	231	202	-12.6%
September	243	189	-22.2%
October	238	170	-28.6%
November	205	142	-30.7%
12-Month Avg	206	179	-12.3%

## Historical Inventory of Homes for Sale

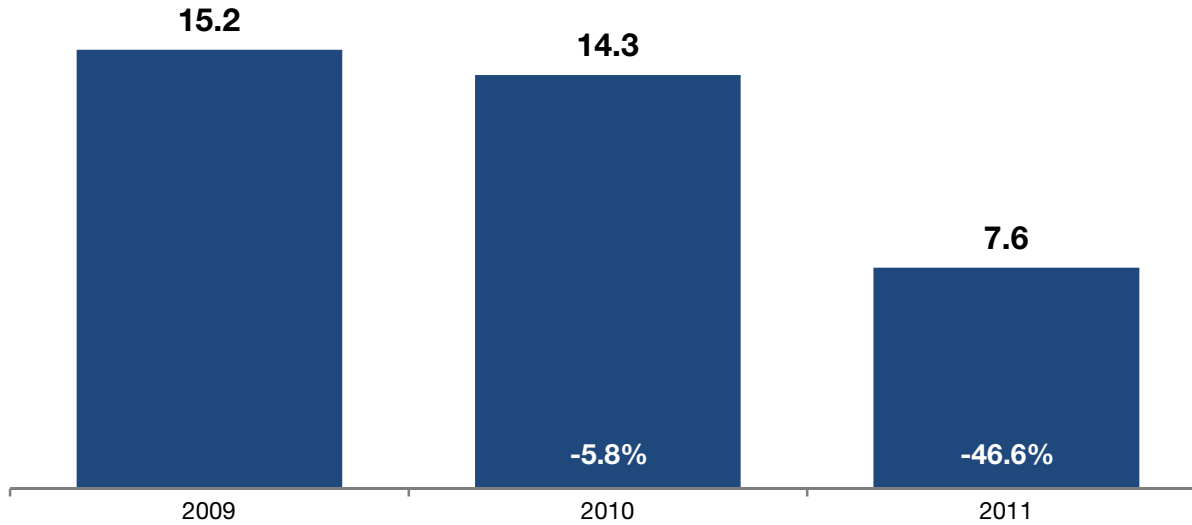


# Months Supply of Inventory



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**.

## November



Month	Prior Year	Current Year	+ / -
December	15.0	12.7	-15.8%
January	14.5	10.6	-26.7%
February	15.8	9.0	-42.7%
March	15.4	9.9	-35.6%
April	15.8	10.7	-32.0%
May	15.8	11.2	-28.8%
June	16.8	11.8	-30.0%
July	16.8	11.2	-33.3%
August	17.7	10.8	-38.7%
September	18.5	9.9	-46.1%
October	17.1	9.2	-46.0%
November	14.3	7.6	-46.6%
12-Month Avg	16.1	10.4	-35.5%

## Historical Months Supply of Inventory

