

Monthly Indicators

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



October 2011

Quick Facts



+ 4.1% **+ 18.2%** **+ 8.3%** **- 45.5%**

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**.



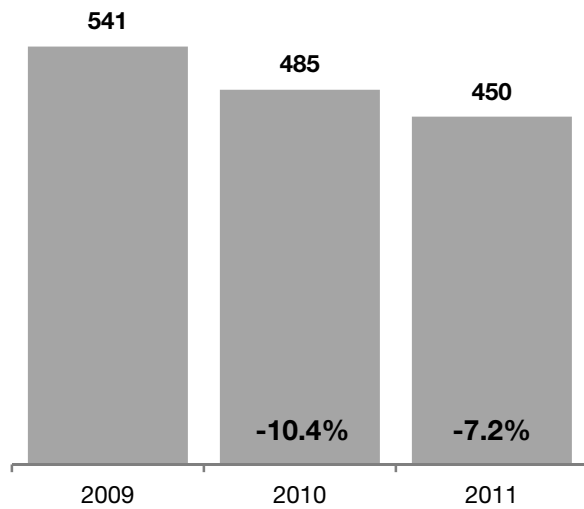
Key Metrics	Historical Sparklines	10-2010	10-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		485	450	- 7.2%	6,498	5,492	- 15.5%
Pending Sales		244	306	+ 25.4%	3,037	3,041	+ 0.1%
Closed Sales		245	255	+ 4.1%	2,976	2,803	- 5.8%
Days on Market Until Sale		113	110	- 3.0%	103	116	+ 11.8%
Median Sales Price		\$85,000	\$100,475	+ 18.2%	\$91,000	\$89,400	- 1.8%
Average Sales Price		\$107,844	\$106,624	- 1.1%	\$107,165	\$108,392	+ 1.1%
Percent of Original List Price Received		87.6%	88.8%	+ 1.3%	88.5%	88.6%	+ 0.1%
Housing Affordability Index		211	226	+ 6.8%	201	245	+ 21.6%
Inventory of Homes for Sale		2,686	2,191	- 18.4%	--	--	--
Months Supply of Homes for Sale		8.9	7.8	- 12.6%	--	--	--

New Listings

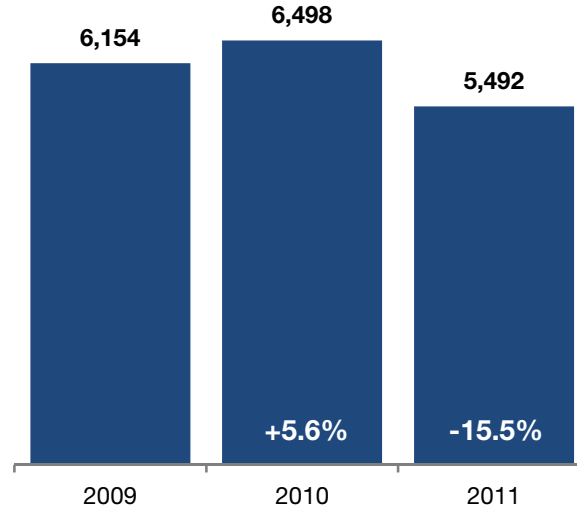
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



October



Year To Date



Month	Prior Year	Current Year	+ / -
November	438	437	-0.2%
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	578	-12.4%
September	594	464	-21.9%
October	485	450	-7.2%
12-Month Avg	615	528	-14.1%

Historical New Listing Activity

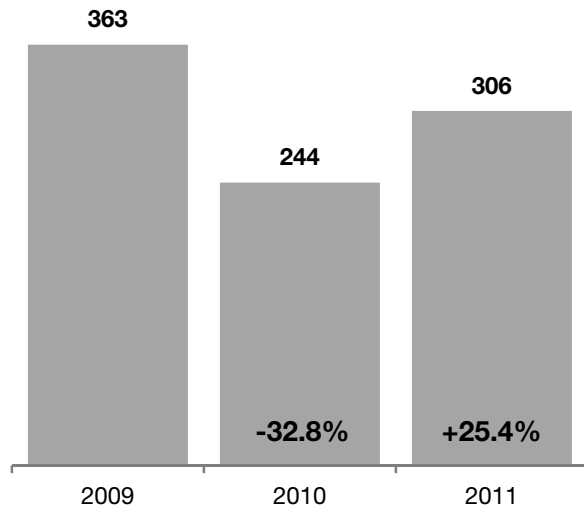


Pending Sales

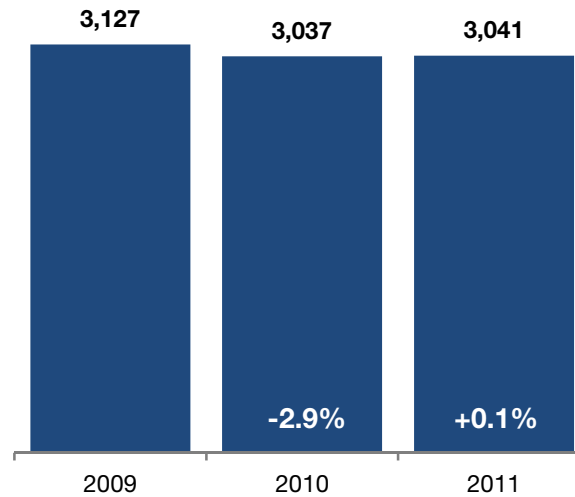
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



October

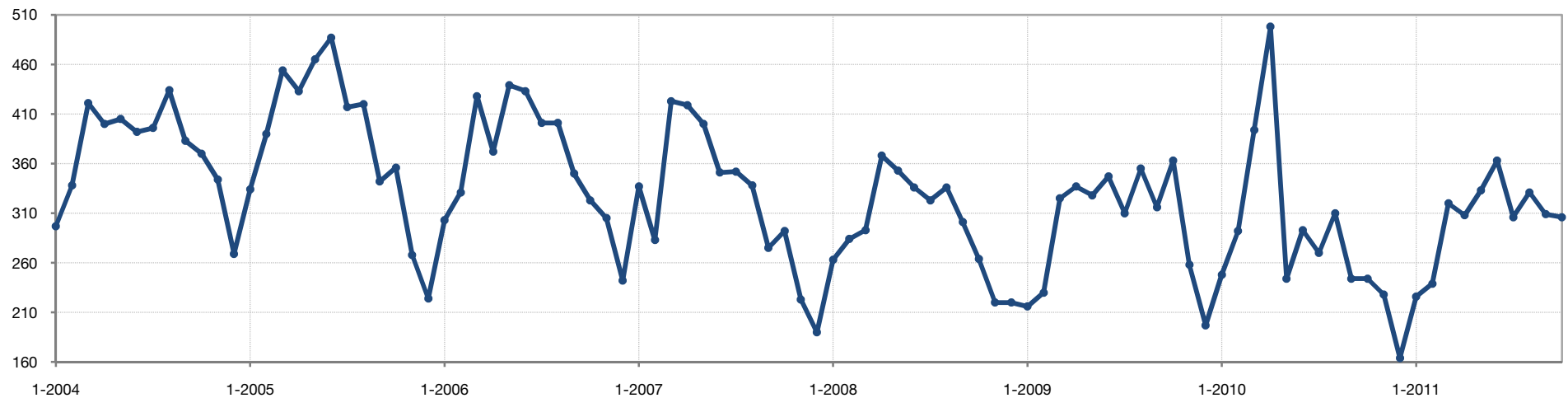


Year To Date



Month	Prior Year	Current Year	+ / -
November	258	228	-11.6%
December	197	164	-16.8%
January	248	226	-8.9%
February	292	239	-18.2%
March	394	320	-18.8%
April	498	308	-38.2%
May	244	333	+36.5%
June	293	363	+23.9%
July	270	306	+13.3%
August	310	331	+6.8%
September	244	309	+26.6%
October	244	306	+25.4%
12-Month Avg	291	286	-1.7%

Historical Pending Sales Activity

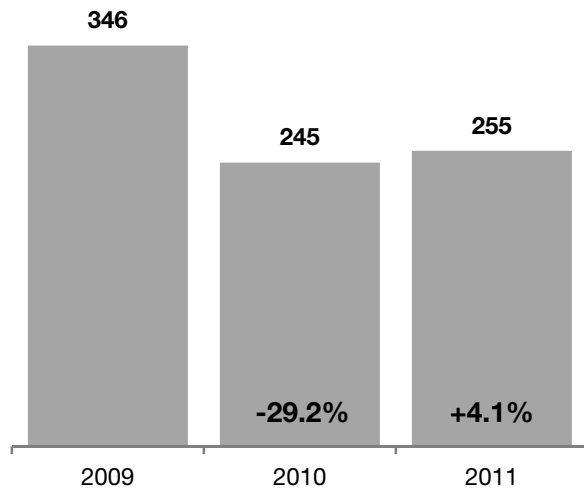


Closed Sales

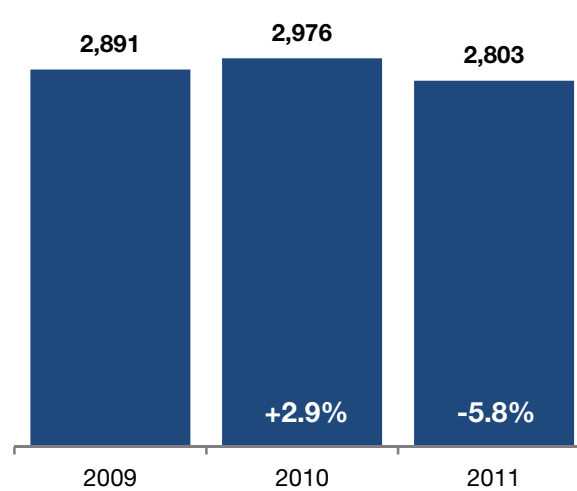
A count of the actual sales that have closed in a given month for **Stark County Only**.



October

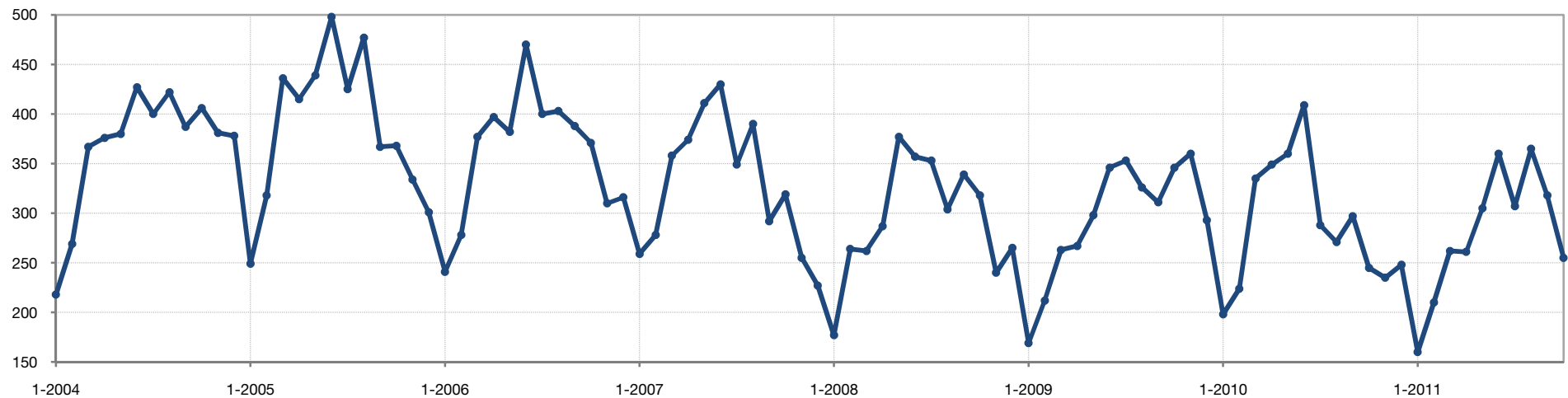


Year To Date



Month	Prior Year	Current Year	+ / -
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	360	-12.0%
July	288	307	+6.6%
August	271	365	+34.7%
September	297	318	+7.1%
October	245	255	+4.1%
12-Month Avg	302	274	-8.1%

Historical Closed Sales Activity

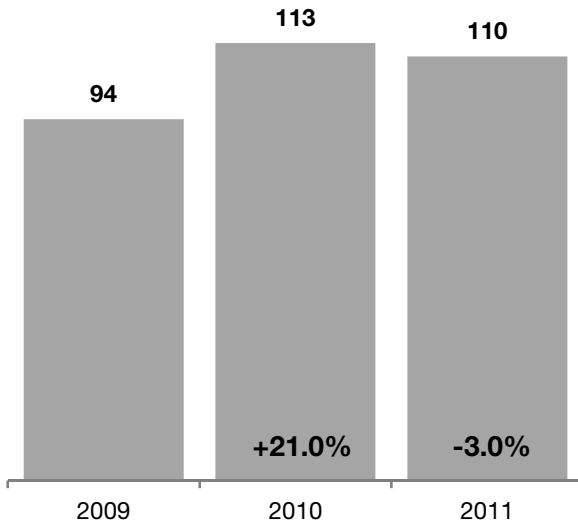


Days on Market Until Sale

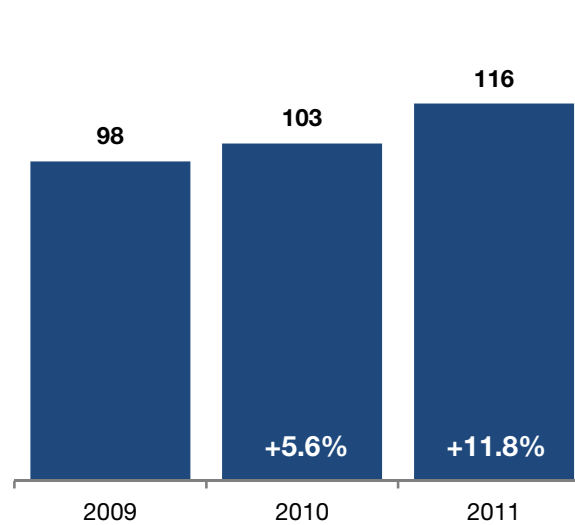
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



October

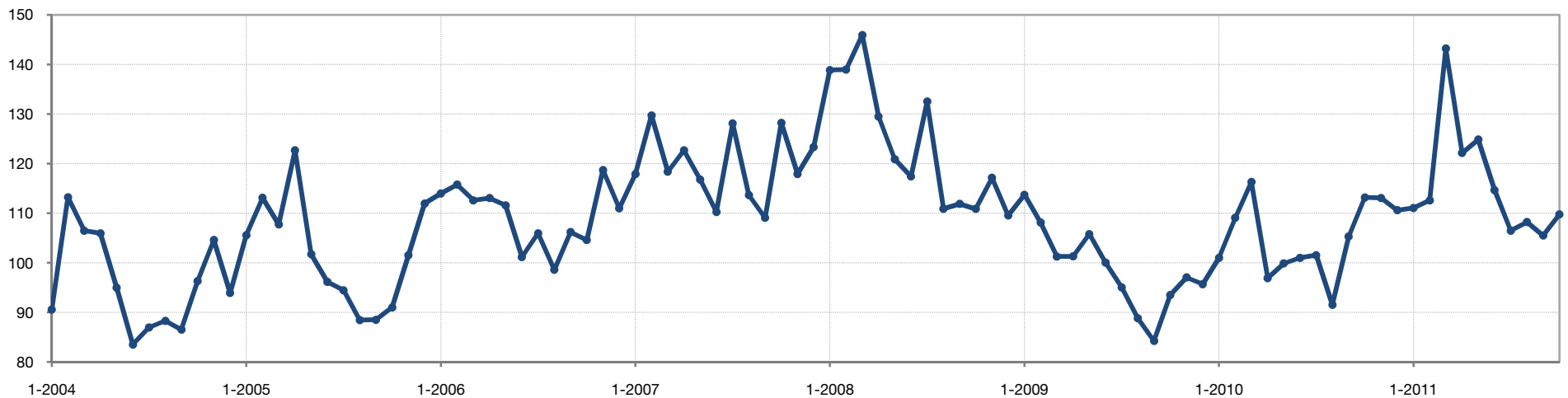


Year To Date



Month	Prior Year	Current Year	+ / -
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	+13.5%
July	102	106	+4.9%
August	92	108	+18.2%
September	105	106	+0.2%
October	113	110	-3.0%
12-Month Avg	76	85	+12.6%

Historical Days on Market Until Sale

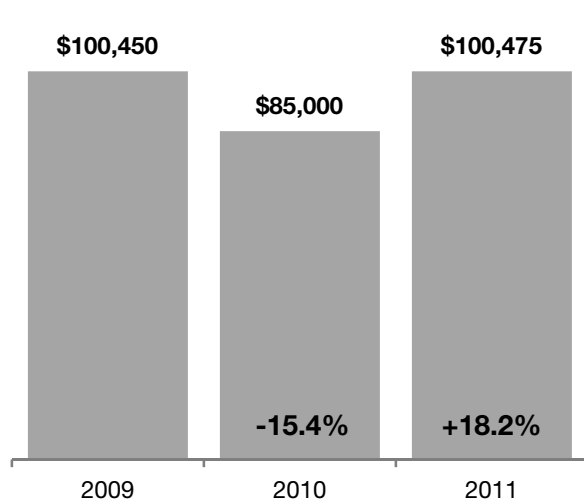


Median Sales Price

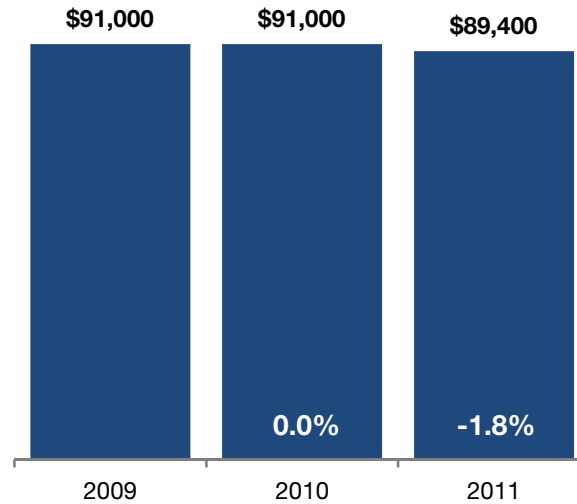
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



October

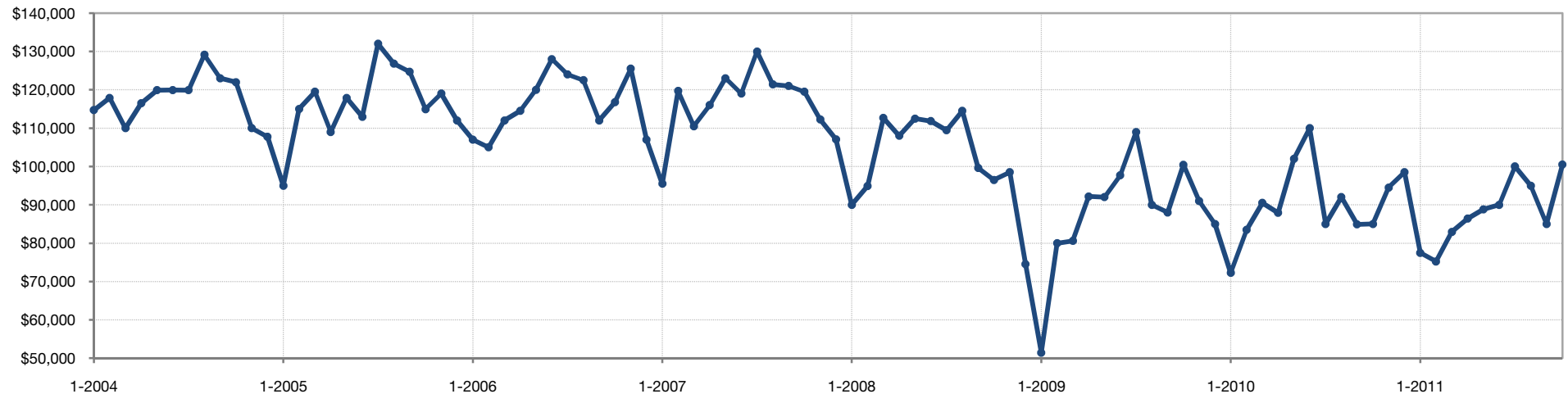


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$90,000	-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	\$100,475	+18.2%
12-Month Med	\$90,000	\$90,000	0.0%

Historical Median Sales Price

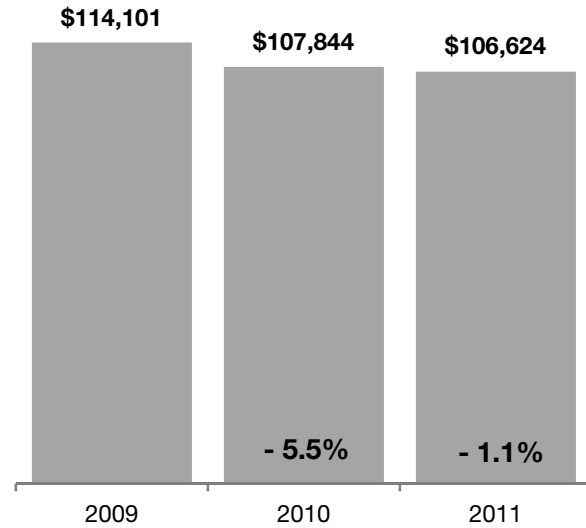


Average Sales Price

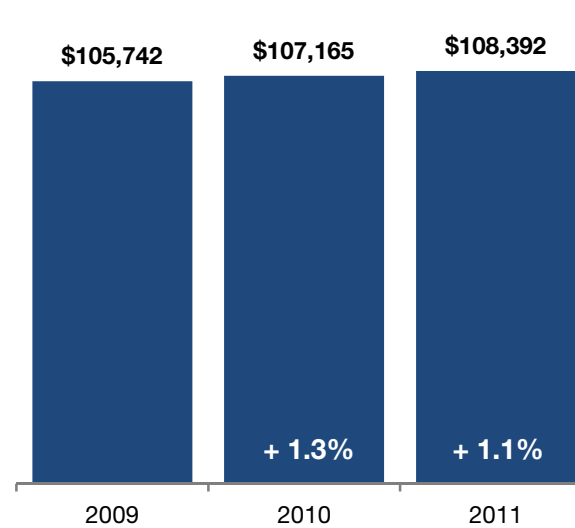
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



October

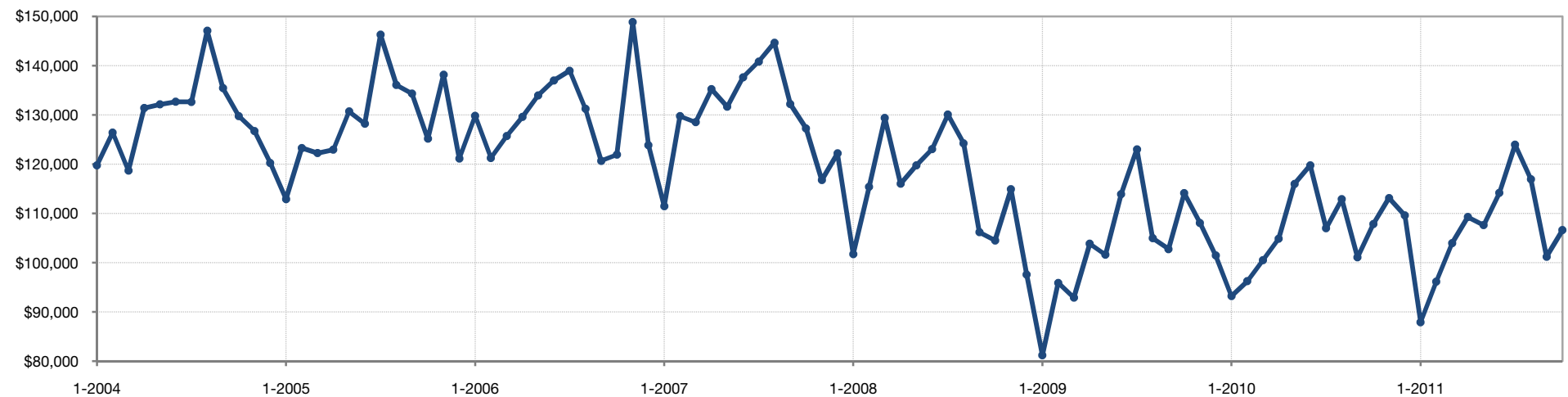


Year To Date



Month	Prior Year	Current Year	+ / -
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	\$114,156	-4.7%
July	\$106,979	\$123,935	+15.9%
August	\$112,882	\$116,951	+3.6%
September	\$101,099	\$101,231	+0.1%
October	\$107,844	\$106,624	-1.1%
12-Month Avg	\$106,776	\$108,801	+1.9%

Historical Average Sales Price

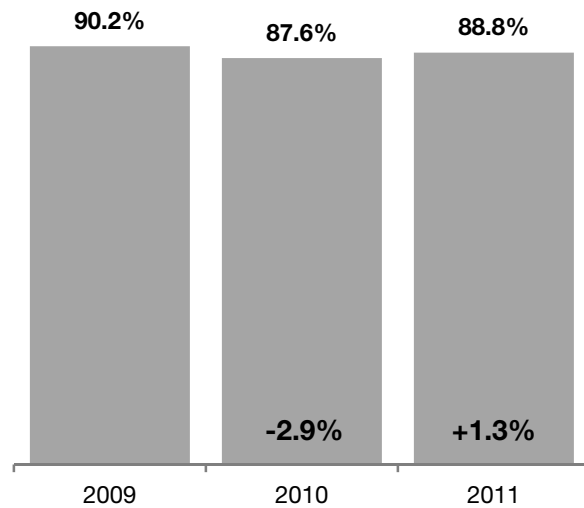


Percent of Original List Price Received

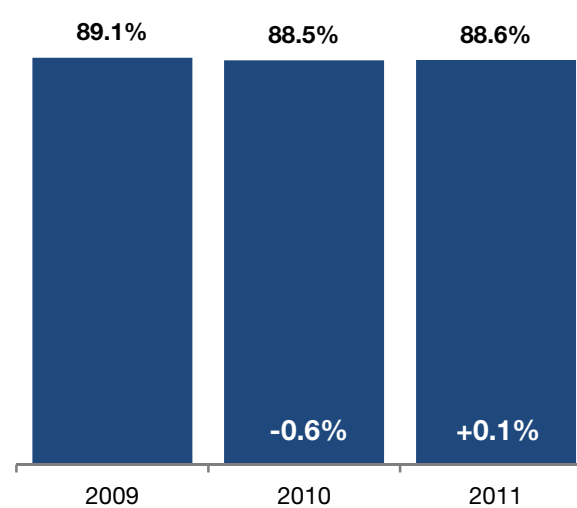


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

October

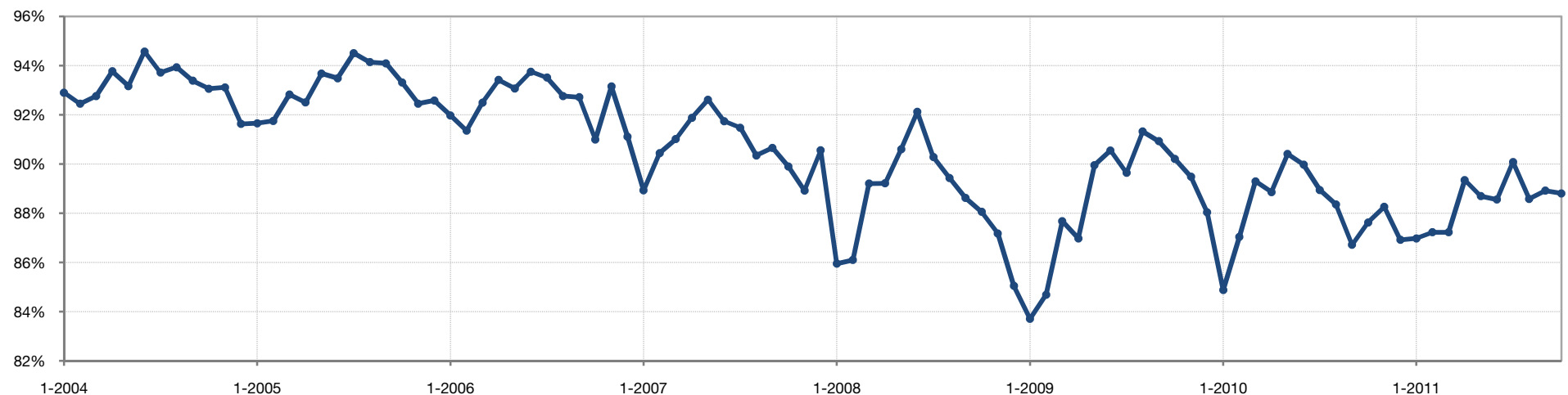


Year To Date



Month	Prior Year	Current Year	+ / -
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%	88.6%	-1.6%
July	88.9%	90.1%	+1.3%
August	88.4%	88.6%	+0.3%
September	86.7%	88.9%	+2.5%
October	87.6%	88.8%	+1.3%
12-Month Avg	88.6%	88.4%	-0.2%

Historical Percent of Original List Price Received

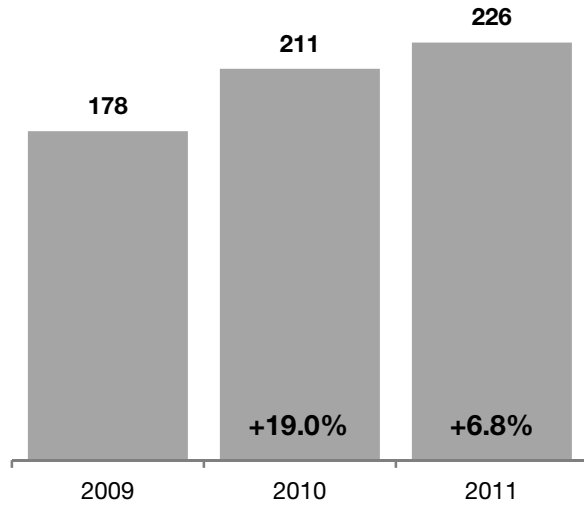


Housing Affordability Index

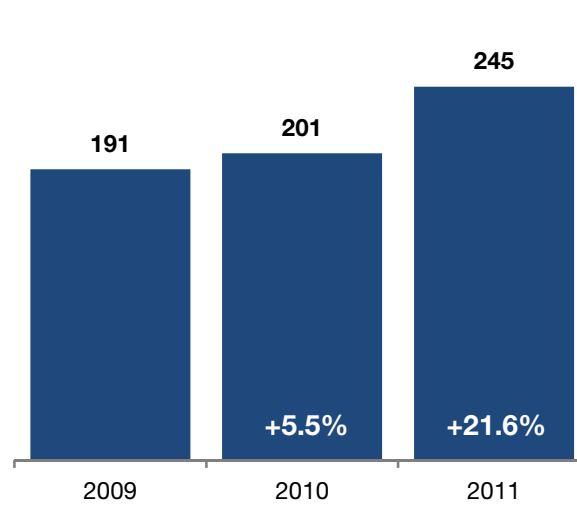


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

October

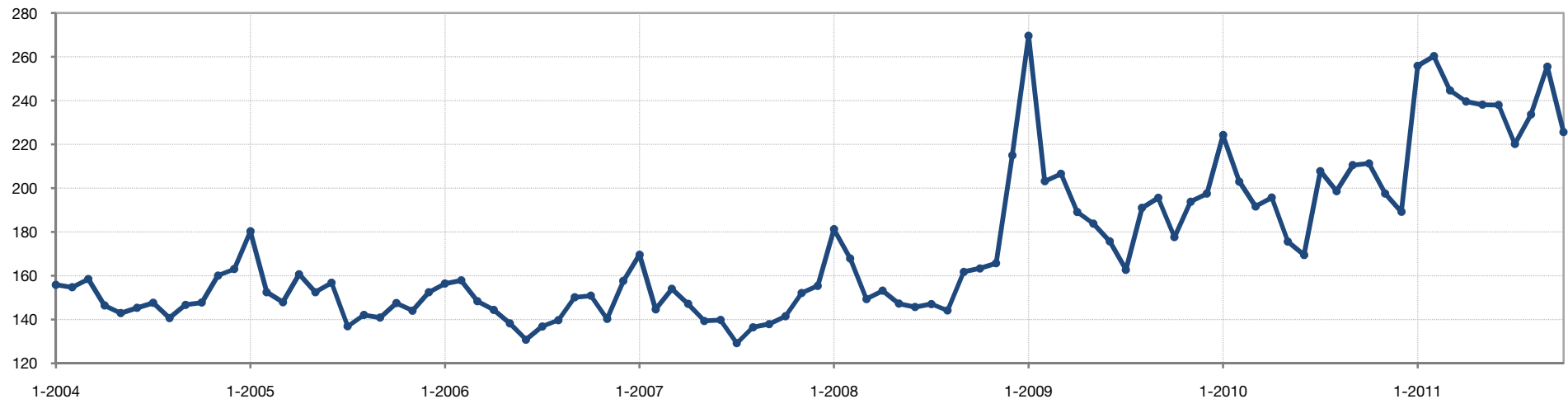


Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+40.4%
July	208	220	+5.9%
August	199	234	+17.6%
September	211	256	+21.4%
October	211	226	+6.8%
12-Month Avg	198	233	+18.1%

Historical Housing Affordability Index

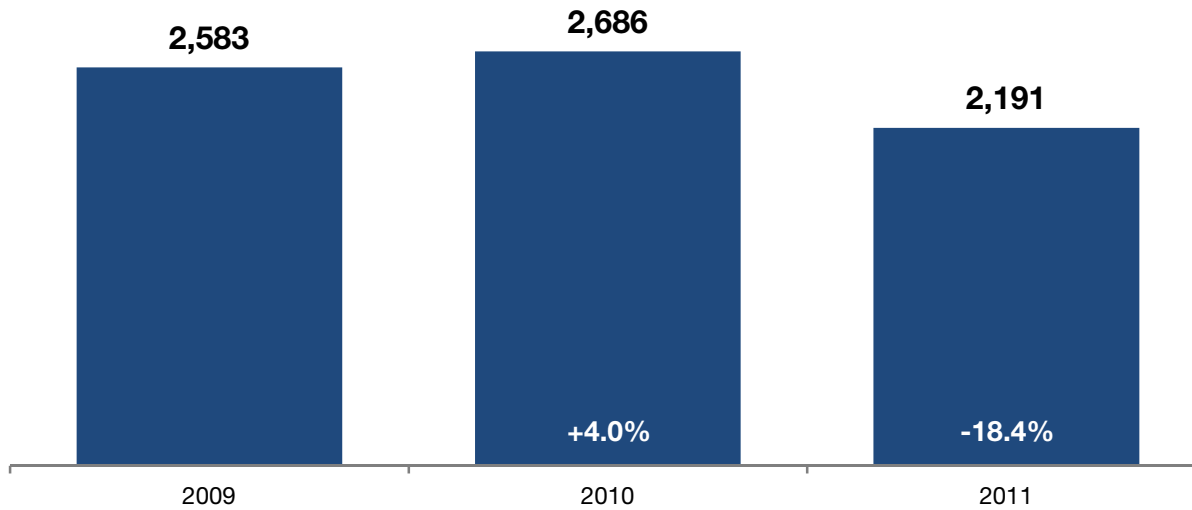


Inventory of Homes for Sale

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

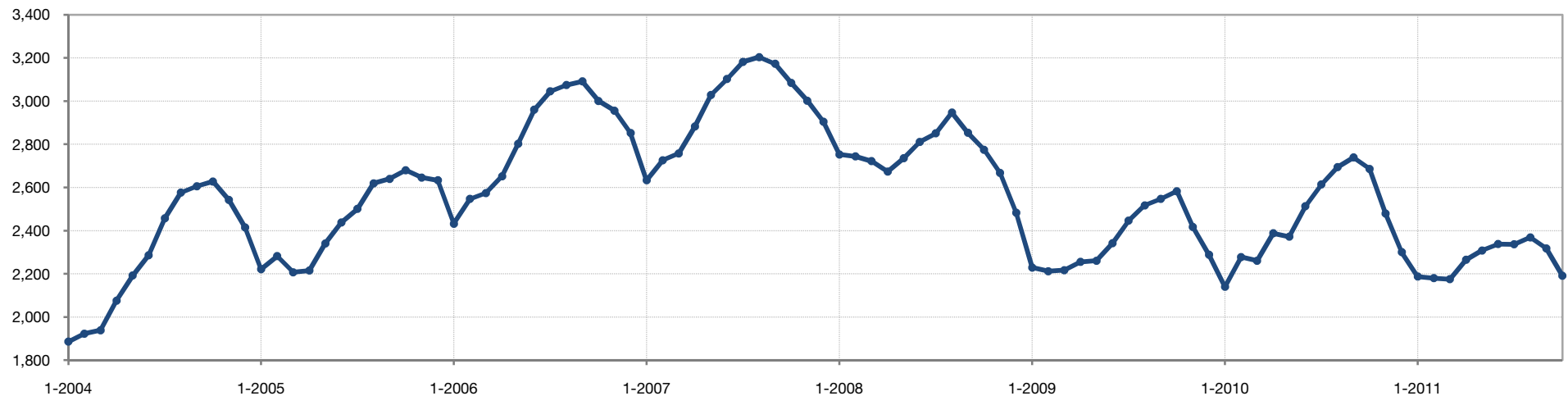


October



Month	Prior Year	Current Year	+ / -
November	2,417	2,479	+2.6%
December	2,288	2,300	+0.5%
January	2,140	2,187	+2.2%
February	2,278	2,180	-4.3%
March	2,261	2,175	-3.8%
April	2,388	2,265	-5.2%
May	2,372	2,308	-2.7%
June	2,513	2,338	-7.0%
July	2,614	2,337	-10.6%
August	2,694	2,369	-12.1%
September	2,739	2,318	-15.4%
October	2,686	2,191	-18.4%
12-Month Avg	2,449	2,287	-6.2%

Historical Inventory of Homes for Sale

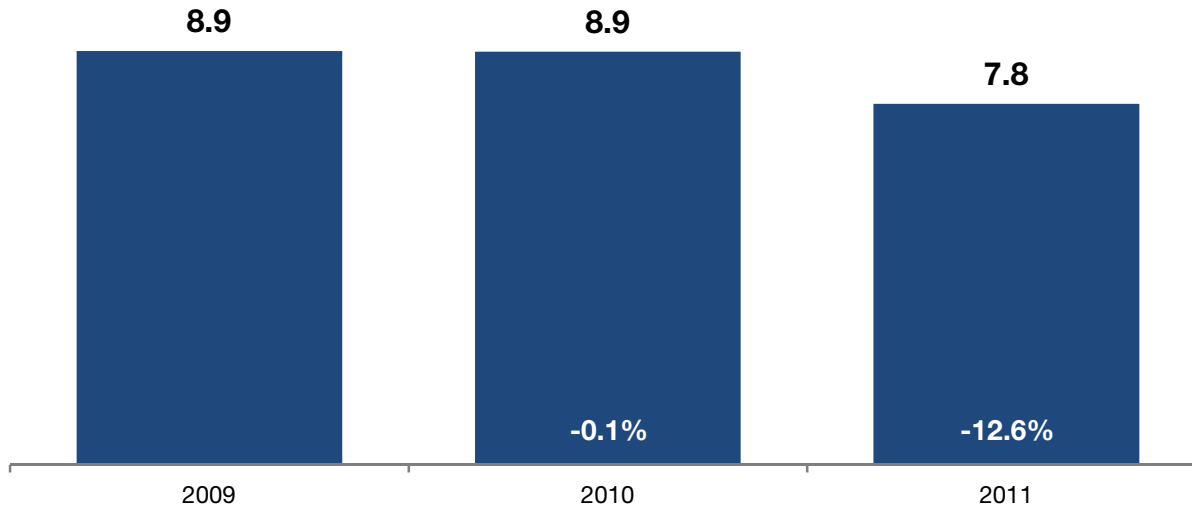


Months Supply of Inventory



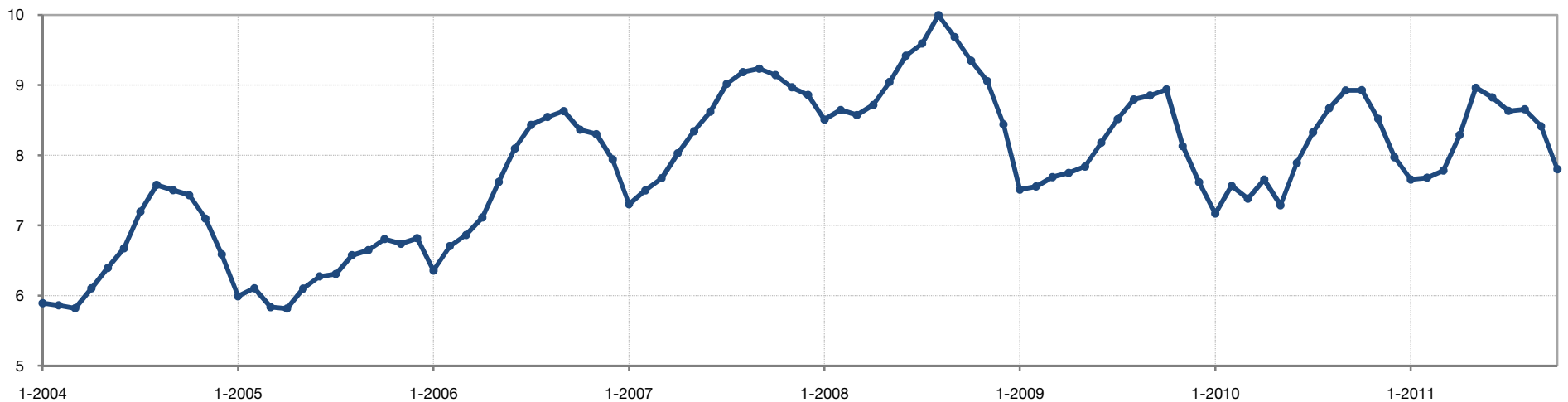
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

October



Month	Prior Year	Current Year	+ / -
November	8.1	8.5	+4.8%
December	7.6	8.0	+4.7%
January	7.2	7.7	+6.8%
February	7.6	7.7	+1.5%
March	7.4	7.8	+5.4%
April	7.7	8.3	+8.3%
May	7.3	9.0	+23.0%
June	7.9	8.8	+11.9%
July	8.3	8.6	+3.7%
August	8.7	8.7	-0.2%
September	8.9	8.4	-5.7%
October	8.9	7.8	-12.6%
12-Month Avg	8.0	8.3	+3.8%

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**.



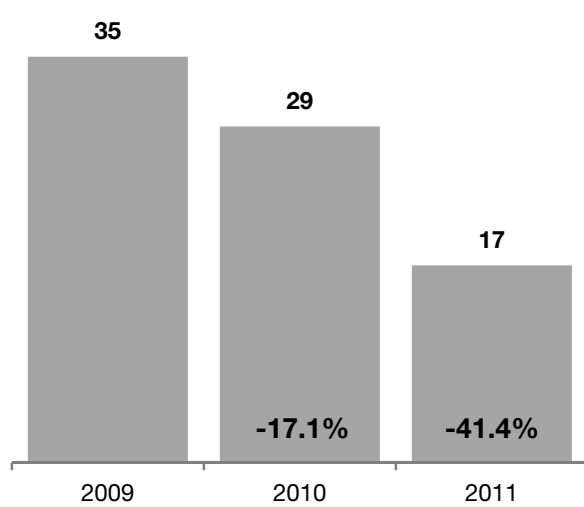
Key Metrics	Historical Sparklines	10-2010	10-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		29	17	- 41.4%	29	17	- 16.9%
Pending Sales		18	20	+ 11.1%	155	188	+ 21.3%
Closed Sales		12	13	+ 8.3%	137	179	+ 30.7%
Days on Market Until Sale		119	148	+ 24.2%	154	150	- 3.1%
Median Sales Price		\$137,500	\$75,000	- 45.5%	\$102,500	\$87,000	- 15.1%
Average Sales Price		\$166,500	\$129,523	- 22.2%	\$124,963	\$117,927	- 5.6%
Percent of Original List Price Received		89.9%	90.2%	+ 0.4%	86.9%	87.0%	+ 0.1%
Housing Affordability Index		148	276	+ 86.5%	185	250	+ 35.0%
Inventory of Homes for Sale		238	170	- 28.6%	--	--	--
Months Supply of Homes for Sale		17.1	9.2	- 46.3%	--	--	--

New Listings

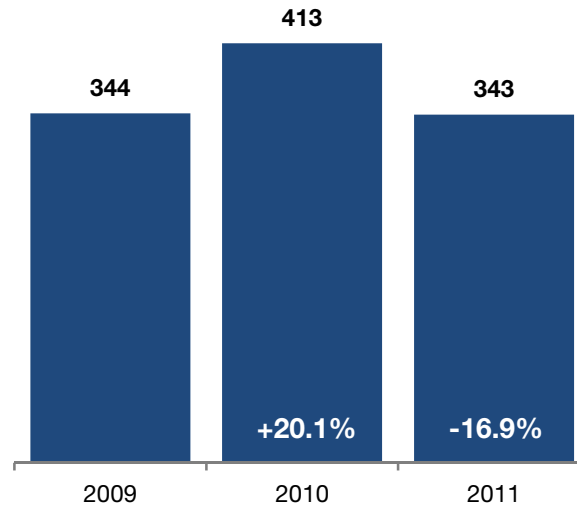
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



October



Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	41	25	-39.0%
October	29	17	-41.4%
12-Month Avg	38	32	-15.5%

Historical New Listing Activity

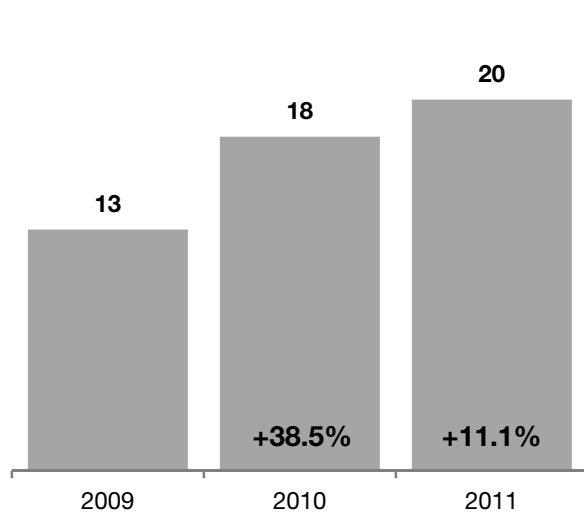


Pending Sales

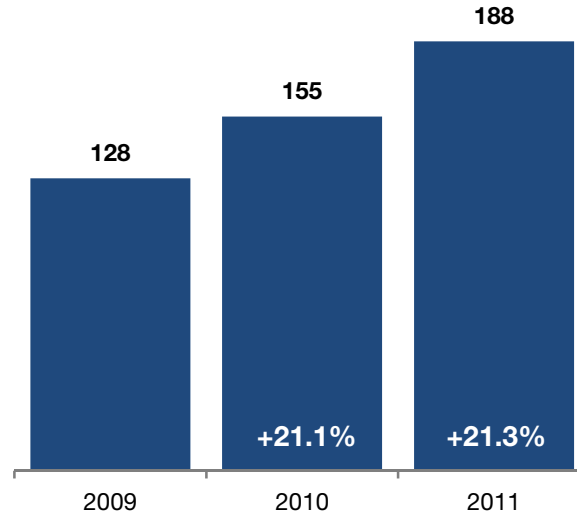
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



October

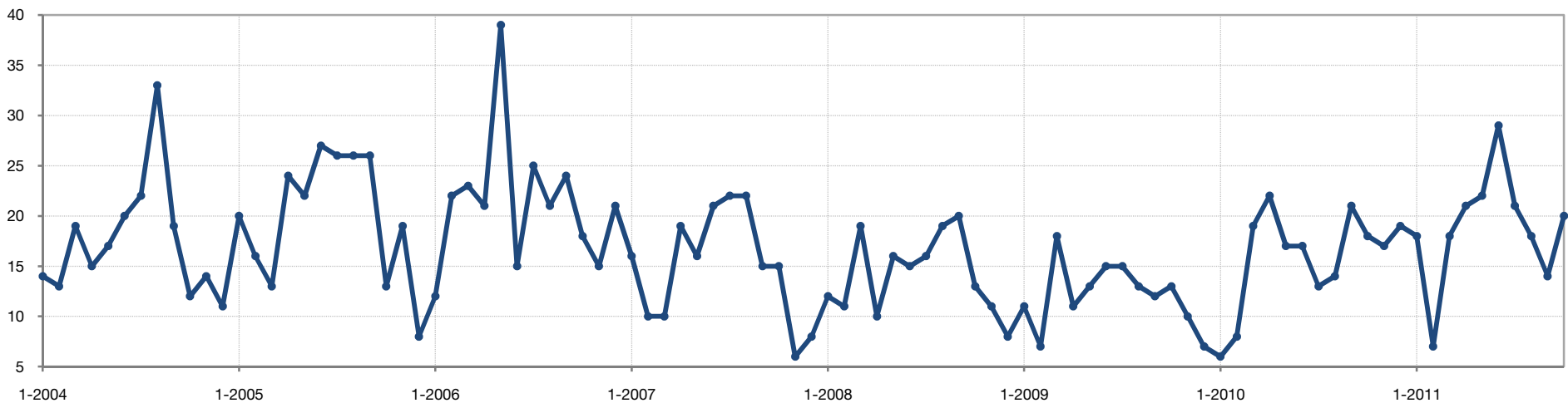


Year To Date



Month	Prior Year	Current Year	+ / -
November	10	17	+70.0%
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	21	+61.5%
August	14	18	+28.6%
September	21	14	-33.3%
October	18	20	+11.1%
12-Month Avg	14	19	+30.2%

Historical Pending Sales Activity

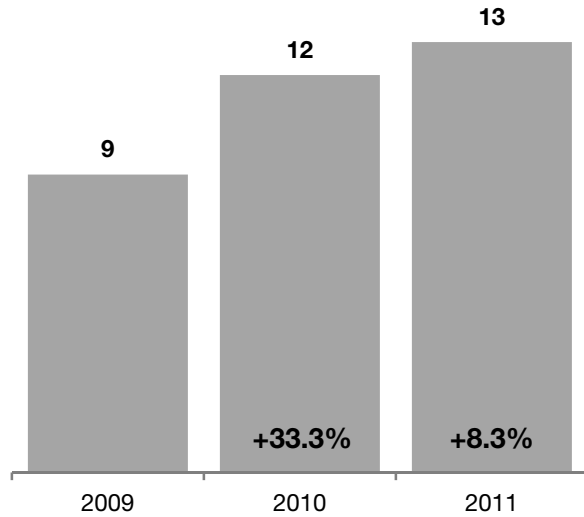


Closed Sales

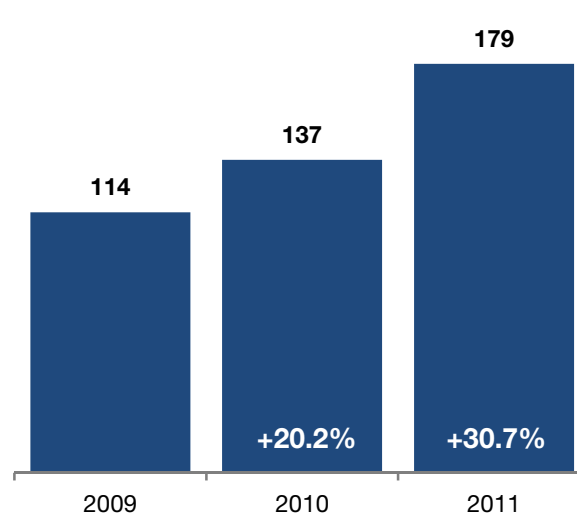
A count of the properties that have closed in a given month for **Carroll County Only**.



October

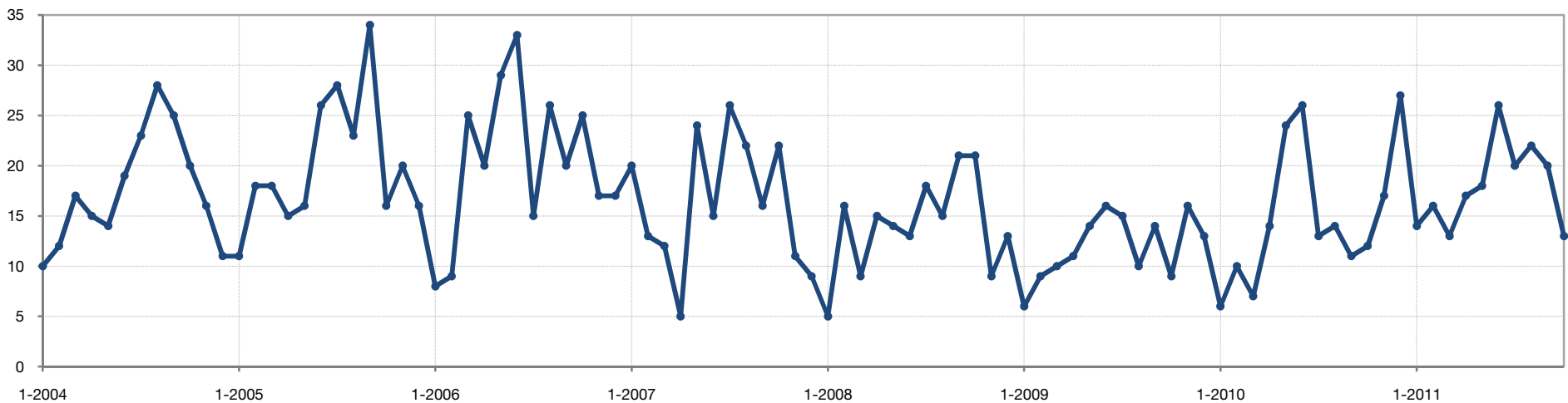


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	11	20	+81.8%
October	12	13	+8.3%
12-Month Avg	14	19	+49.2%

Historical Closed Sales Activity

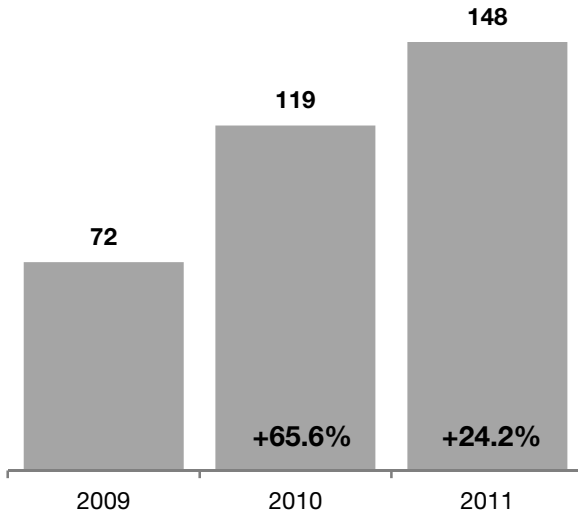


Days on Market Until Sale

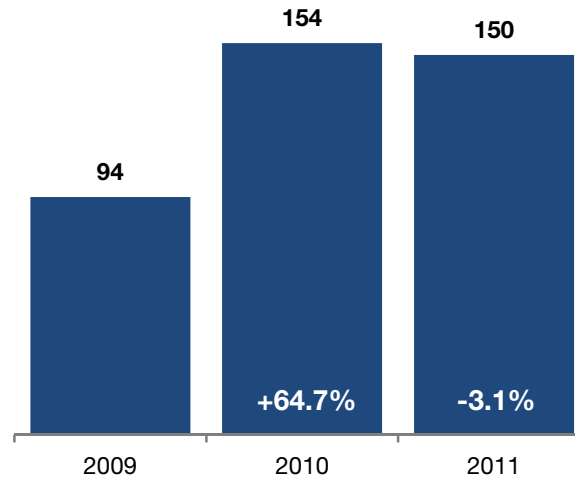


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

October

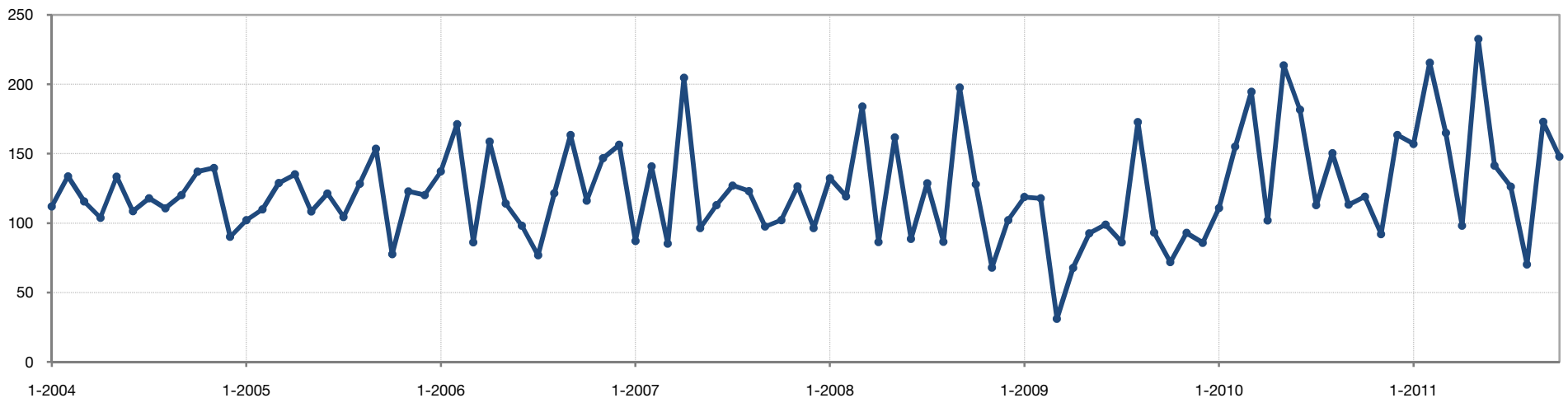


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	113	173	+52.6%
October	119	148	+24.2%
12-Month Avg	116	115	-0.7%

Historical Days on Market Until Sale

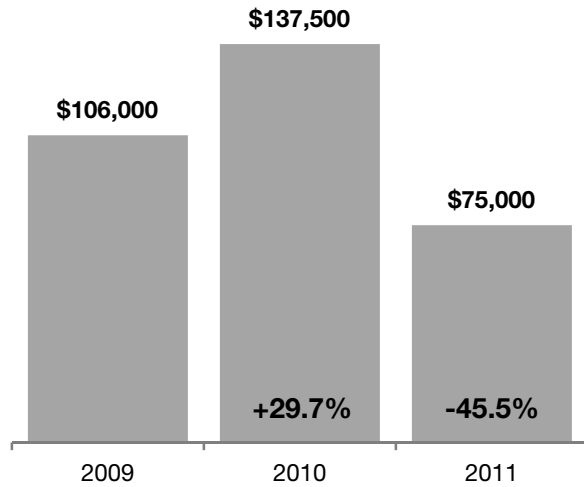


Median Sales Price

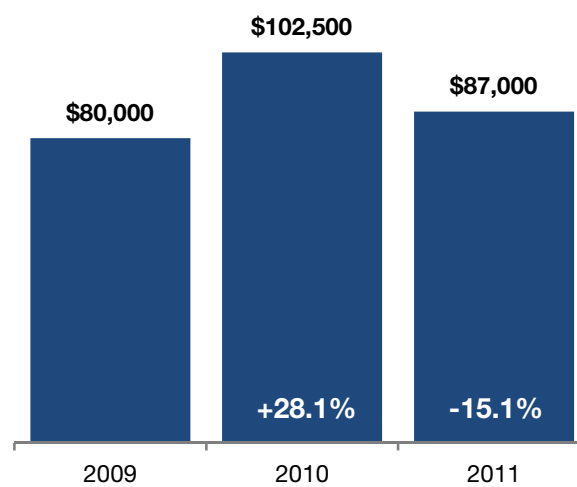
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



October

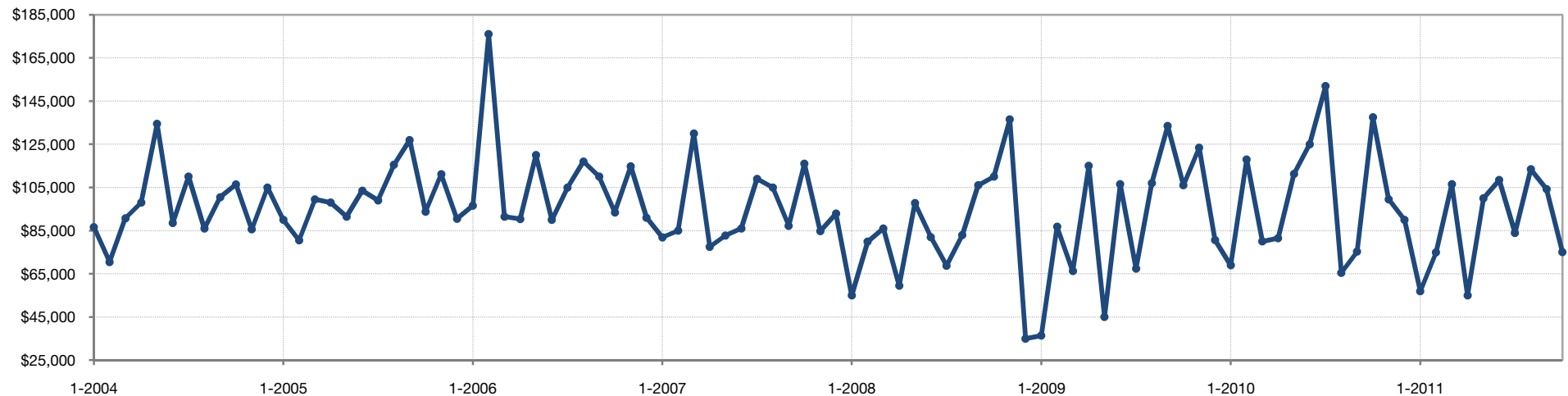


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	\$75,250	\$104,250	+38.5%
October	\$137,500	\$75,000	-45.5%
12-Month Med	\$95,000	\$90,000	-5.3%

Historical Median Sales Price

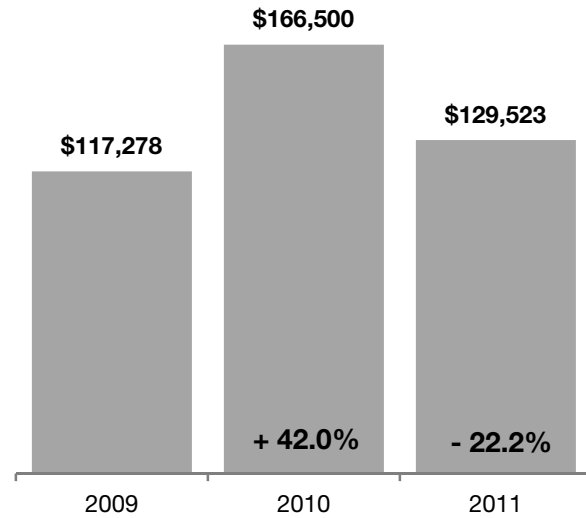


Average Sales Price

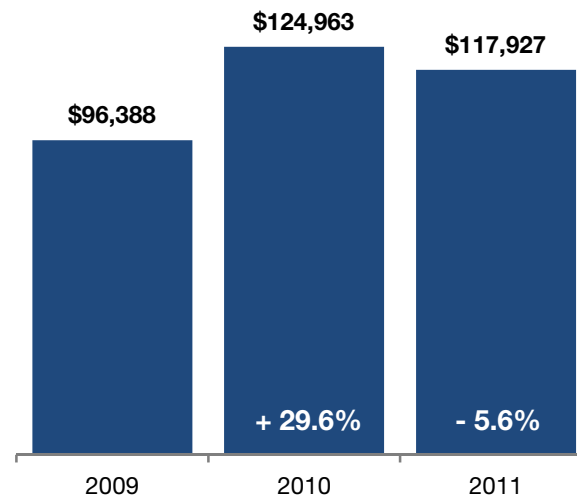
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



October

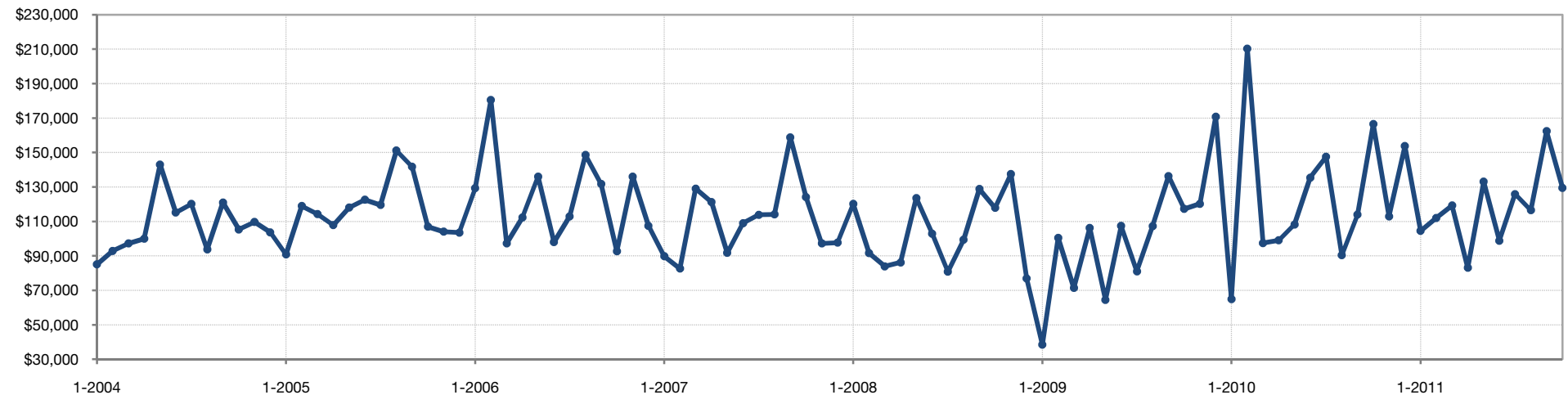


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	\$113,950	\$162,381	+42.5%
October	\$166,500	\$129,523	-22.2%
12-Month Avg	\$128,580	\$121,553	-5.5%

Historical Average Sales Price

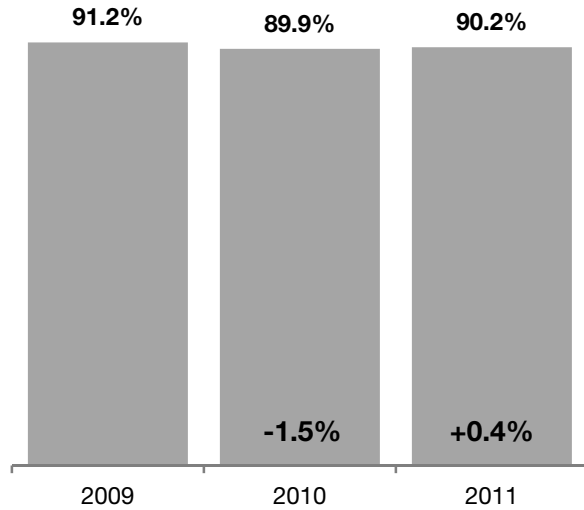


Percent of Original List Price Received

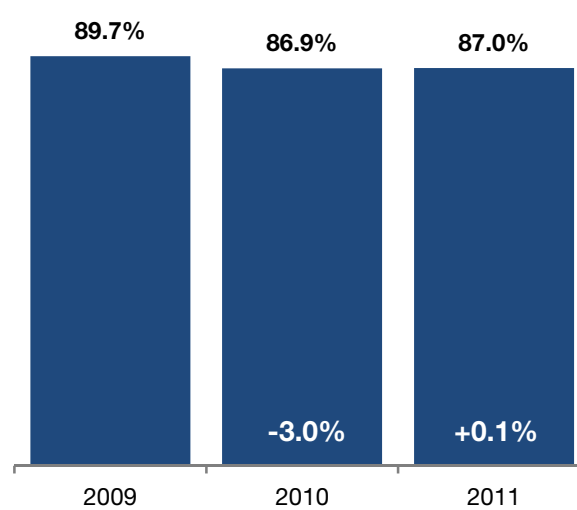


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

October

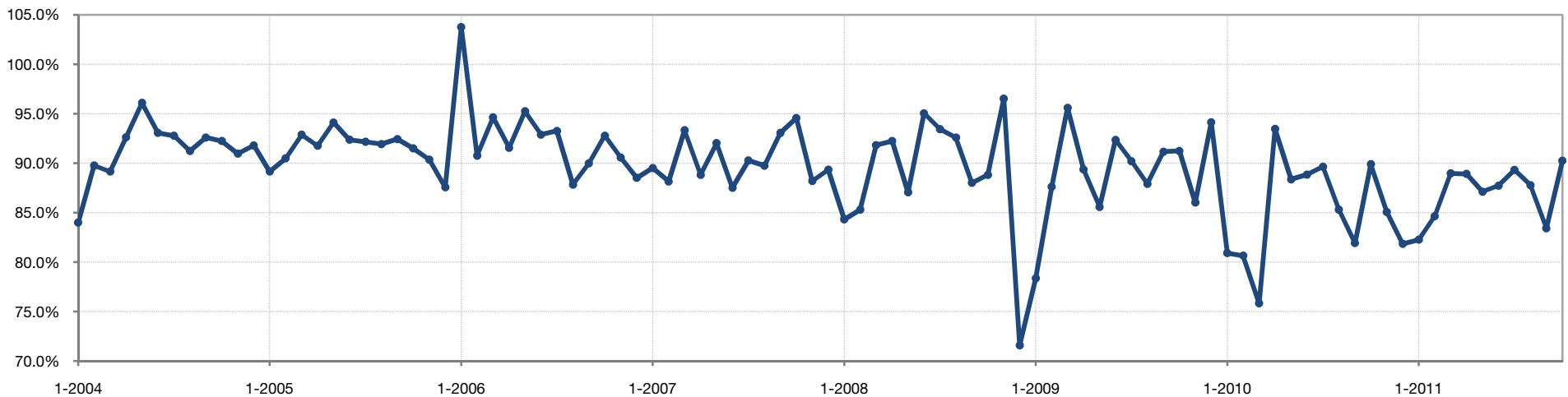


Year To Date



Month	Prior Year	Current Year	+ / -
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%
September	81.9%	83.4%	+1.8%
October	89.9%	90.2%	+0.4%
12-Month Avg	87.5%	86.4%	-1.3%

Historical Percent of Original List Price Received

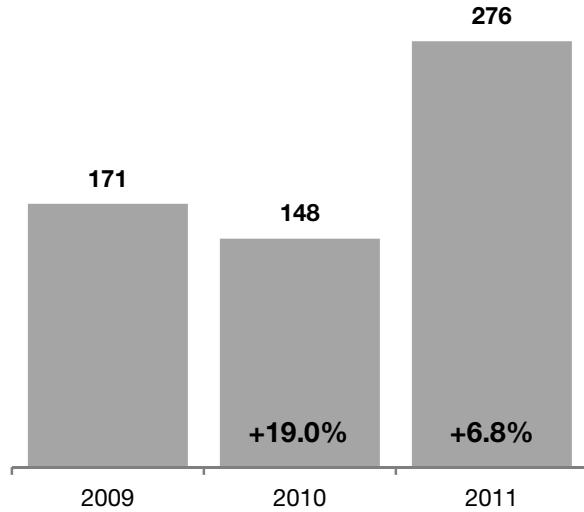


Housing Affordability Index

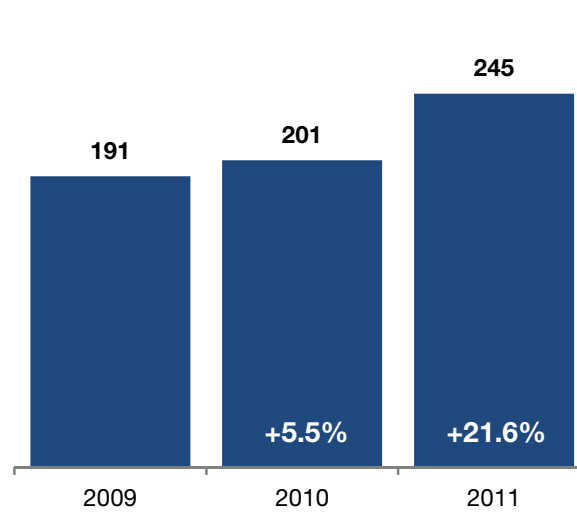


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

October

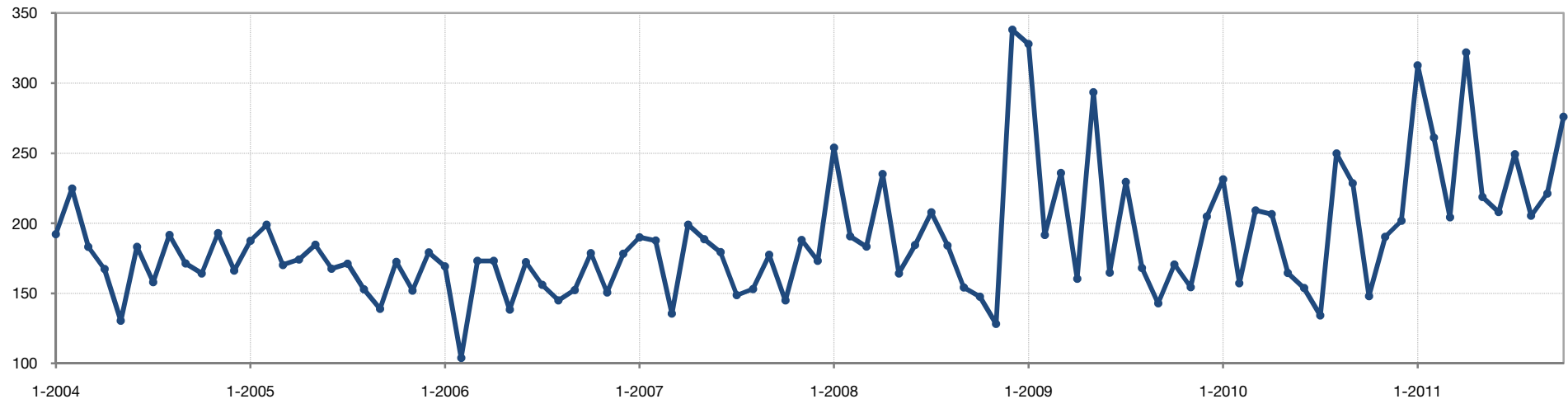


Year To Date



Month	Prior Year	Current Year	+ / -
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	238	+40.4%
July	208	220	+5.9%
August	199	234	+17.6%
September	211	256	+21.4%
October	211	226	+6.8%
12-Month Avg	198	233	+18.1%

Historical Housing Affordability Index

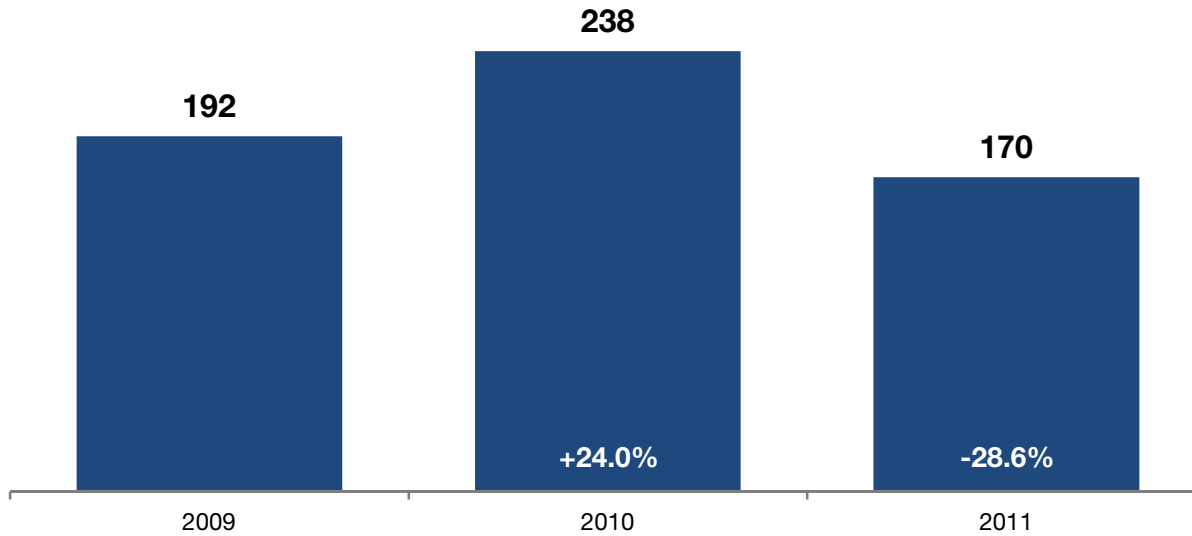


Inventory of Homes for Sale

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

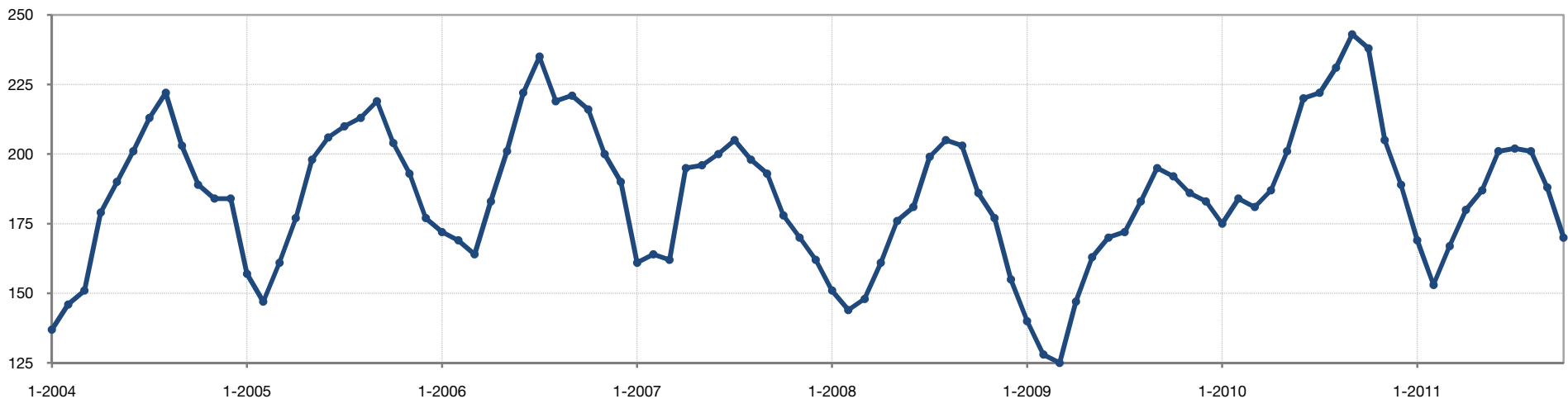


October



Month	Prior Year	Current Year	+ / -
November	186	205	+10.2%
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	201	-13.0%
September	243	188	-22.6%
October	238	170	-28.6%
12-Month Avg	204	184	-8.9%

Historical Inventory of Homes for Sale

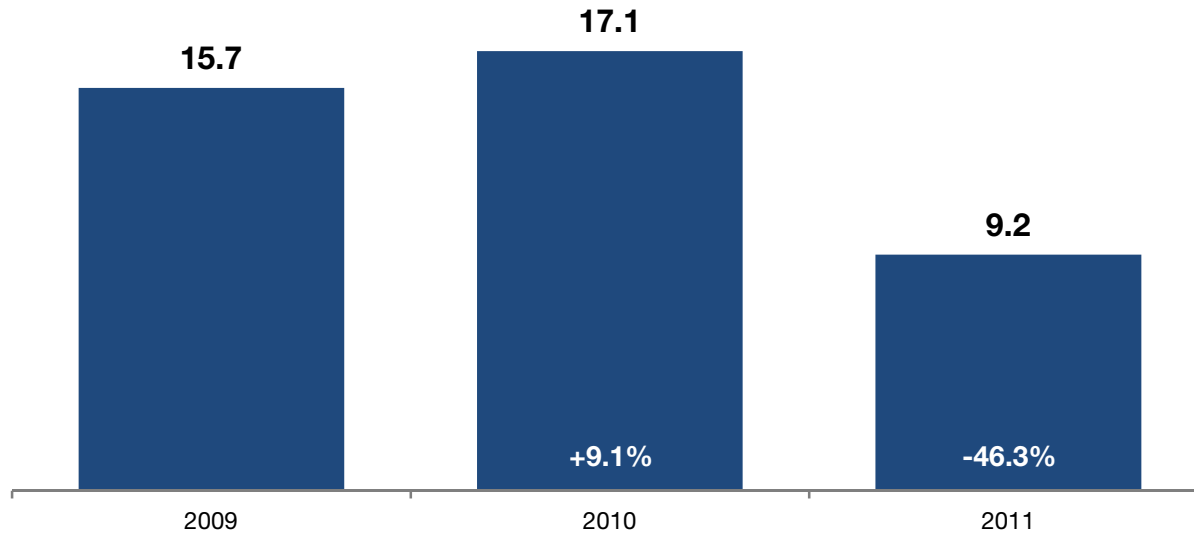


Months Supply of Inventory



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

October



Month	Prior Year	Current Year	+ / -
November	15.2	14.3	-5.8%
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	10.7	-39.3%
September	18.5	9.9	-46.6%
October	17.1	9.2	-46.3%
12-Month Avg	16.2	10.9	-32.4%

Historical Months Supply of Inventory

