

# Monthly Indicators



## August 2016

Closed sales began to cool for much of the country last month, and conventional wisdom indicates that year-over-year declines are going to be present for the remainder of the year, given the low inventory situation in most markets. Demand is certainly present and has created competitive situations that have kept prices up. Rental prices are also up, which may lure more toward homeownership.

New Listings were up 2.5 percent to 122 in Columbiana County while down 17.2 percent to 355 in Mahoning County. Pending Sales increased 40.8 percent to 107 in Columbiana County and increased 38.8 percent to 336 in Mahoning County. Inventory shrank 23.8 percent to 484 units in Columbiana County and shrank 30.5 percent to 1,224 units in Mahoning County.

Median Sales Price was up 1.2 percent to \$86,500 in Columbiana County and up 6.9 percent to \$89,500 in Mahoning County. Days on Market decreased 14.1 percent to 116 days in Columbiana County while increased 4.6 percent to 114 days in Mahoning County. Months Supply of Homes for Sale was down 31.6 percent to 6.5 months in Columbiana County and down 33.8 percent to 5.1 months in Mahoning County, indicating that demand increased relative to supply.

As inventory continues to drop, the contradictions of today's market are evident. Sellers should feel confident enough to list homes at fair prices and receive meaningful offers in a healthy residential real estate and overall economic environment. However, there may be lingering worry over the availability of move-in ready homes to replace what was sold. On a brighter note, building permits are trending upward. That news should be weighed against the fact that the highest level of activity is in multifamily rentals.

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## Quick Facts

<b>+ 9.2%</b>	<b>+ 1.2%</b>	<b>+ 7.0%</b>	<b>+ 6.9%</b>
One-Year Change in <b>Closed Sales</b> Columbiana	One-Year Change in <b>Median Sales Price</b> Columbiana	One-Year Change in <b>Closed Sales</b> Mahoning	One-Year Change in <b>Median Sales Price</b> Mahoning

This is a research tool provided by the Youngstown/Columbiana Association of REALTORS®. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.



# Market Overview – Columbiana County



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2015	8-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		119	<b>122</b>	+ 2.5%	1,031	<b>924</b>	- 10.4%
<b>Pending Sales</b>		76	<b>107</b>	+ 40.8%	548	<b>615</b>	+ 12.2%
<b>Closed Sales</b>		76	<b>83</b>	+ 9.2%	498	<b>546</b>	+ 9.6%
<b>Days on Market Until Sale</b>		135	<b>116</b>	- 14.1%	130	<b>141</b>	+ 8.5%
<b>Median Sales Price</b>		\$85,500	<b>\$86,500</b>	+ 1.2%	\$87,000	<b>\$90,000</b>	+ 3.4%
<b>Average Sales Price</b>		\$99,217	<b>\$109,779</b>	+ 10.6%	\$104,100	<b>\$109,397</b>	+ 5.1%
<b>Pct. of Orig. Price Received</b>		90.3%	<b>90.8%</b>	+ 0.6%	90.8%	<b>90.5%</b>	- 0.3%
<b>Housing Affordability Index</b>		336	<b>347</b>	+ 3.3%	330	<b>334</b>	+ 1.2%
<b>Inventory of Homes for Sale</b>		635	<b>484</b>	- 23.8%	--	--	--
<b>Months Supply of Homes for Sale</b>		9.5	<b>6.5</b>	- 31.6%	--	--	--

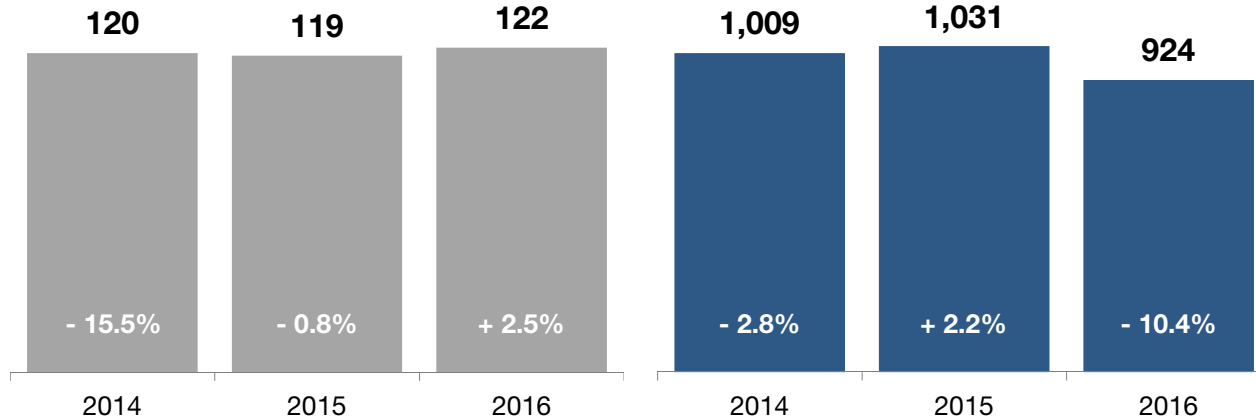
# New Listings – Columbiana County

A count of the properties that have been newly listed on the market in a given month.



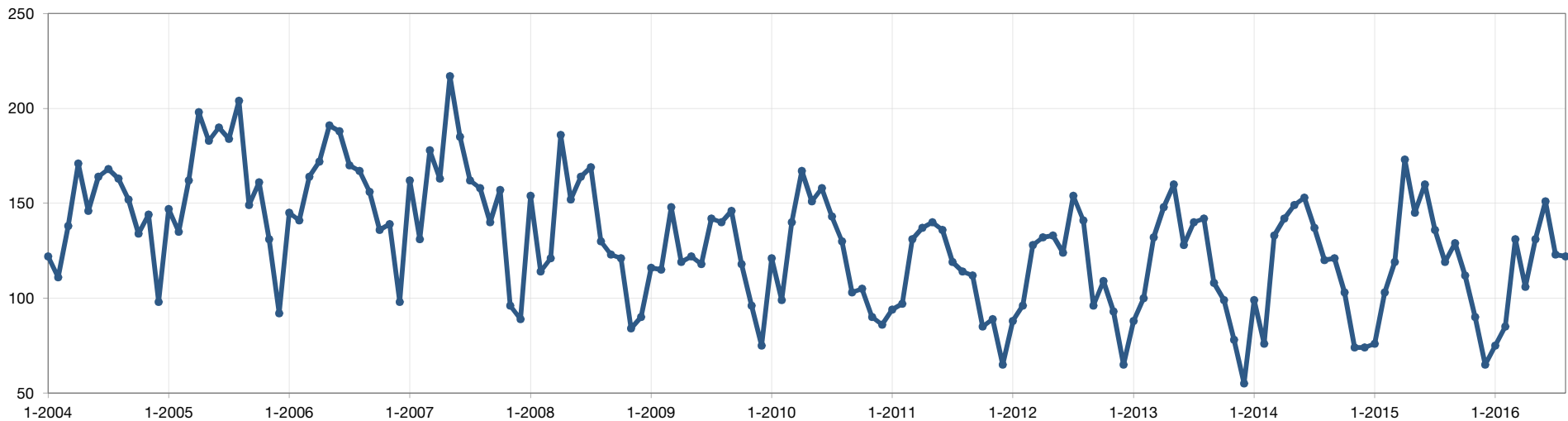
## August

## Year to Date



	New Listings	Prior Year	Percent Change
September 2015	129	121	+6.6%
October 2015	112	103	+8.7%
November 2015	90	74	+21.6%
December 2015	65	74	-12.2%
January 2016	75	76	-1.3%
February 2016	85	103	-17.5%
March 2016	131	119	+10.1%
April 2016	106	173	-38.7%
May 2016	131	145	-9.7%
June 2016	151	160	-5.6%
July 2016	123	136	-9.6%
<b>August 2016</b>	<b>122</b>	<b>119</b>	<b>+2.5%</b>
12-Month Avg	110	117	-6.0%

## Historical New Listings – Columbiana County by Month



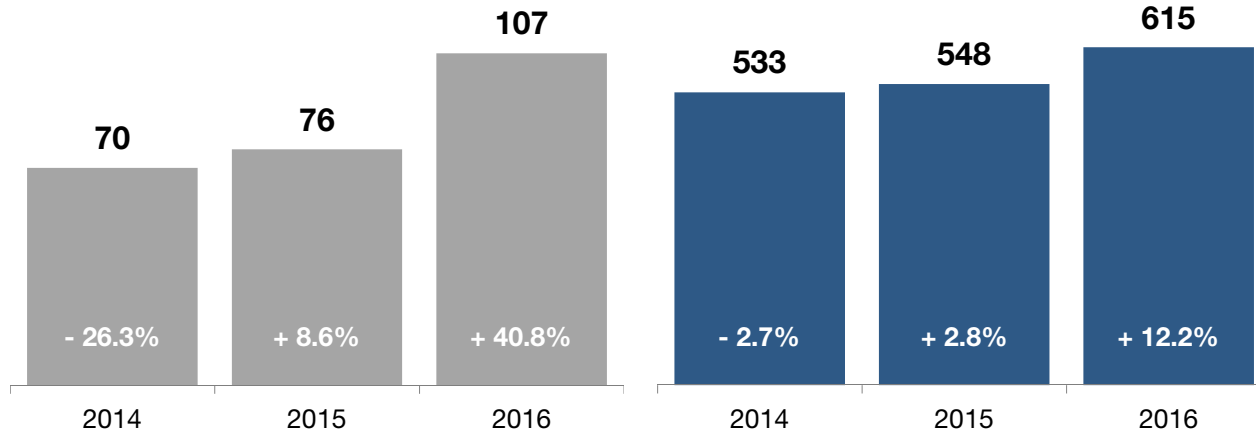
# Pending Sales – Columbiana County



A count of the properties on which offers have been accepted in a given month.

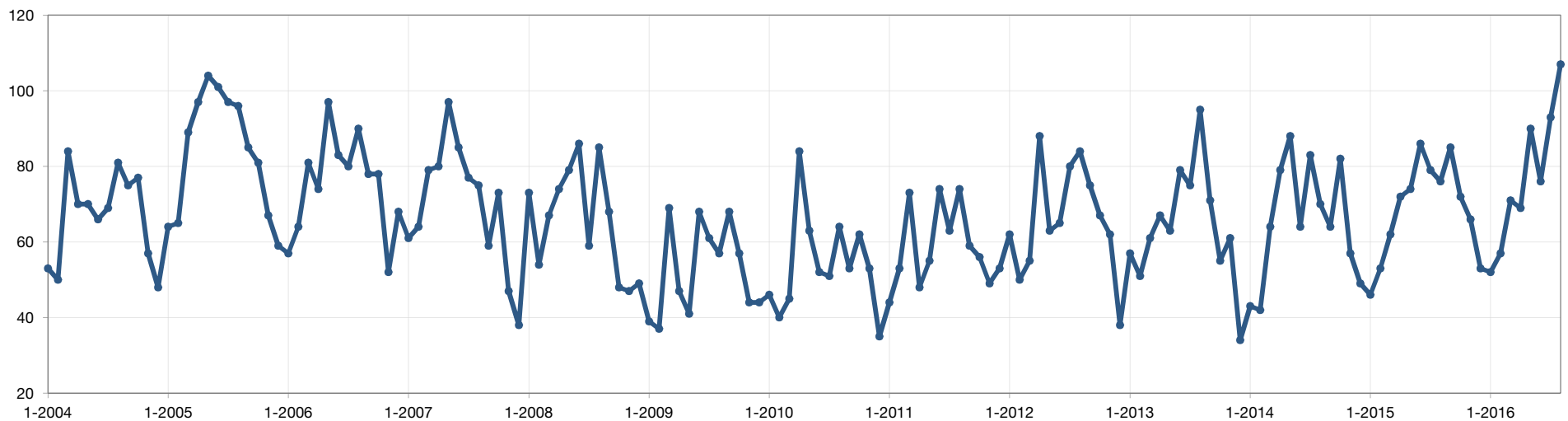
## August

## Year to Date



	Pending Sales	Prior Year	Percent Change
September 2015	85	64	+32.8%
October 2015	72	82	-12.2%
November 2015	66	57	+15.8%
December 2015	53	49	+8.2%
January 2016	52	46	+13.0%
February 2016	57	53	+7.5%
March 2016	71	62	+14.5%
April 2016	69	72	-4.2%
May 2016	90	74	+21.6%
June 2016	76	86	-11.6%
July 2016	93	79	+17.7%
<b>August 2016</b>	<b>107</b>	<b>76</b>	<b>+40.8%</b>
12-Month Avg	74	67	+10.4%

## Historical Pending Sales – Columbiana County by Month

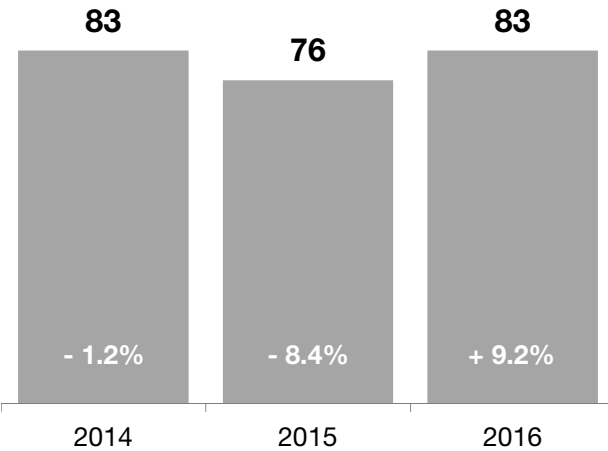


# Closed Sales – Columbiana County

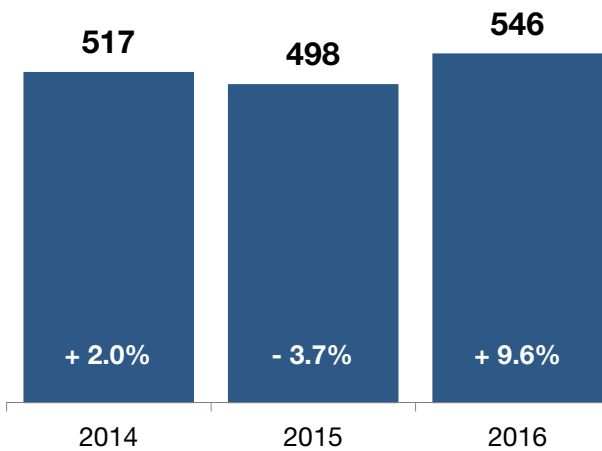
A count of the actual sales that closed in a given month.



## August

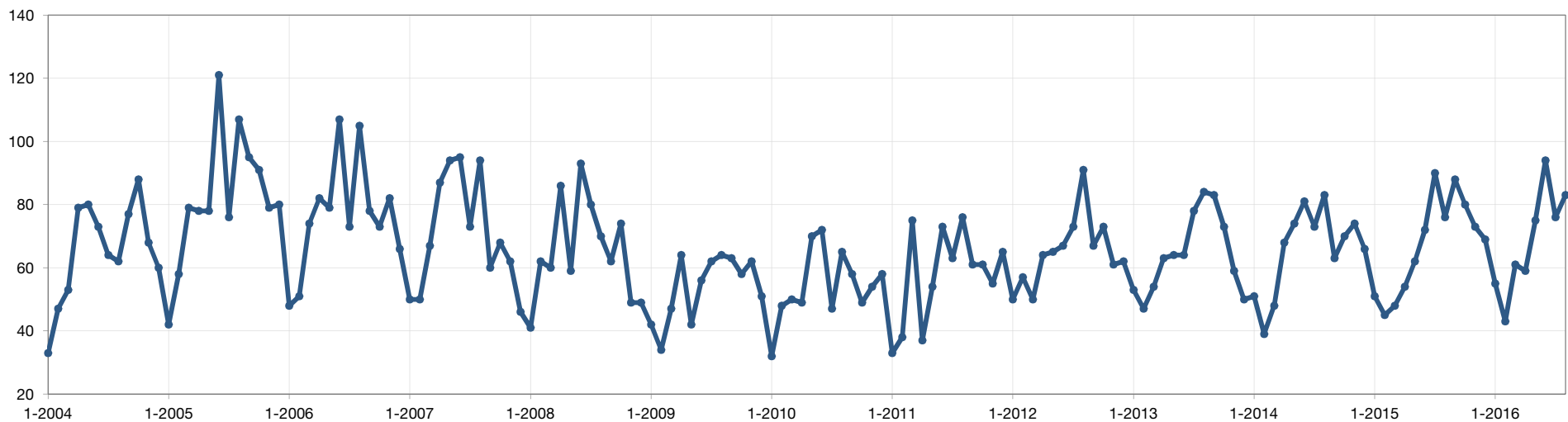


## Year to Date



	Closed Sales	Prior Year	Percent Change
September 2015	88	63	+39.7%
October 2015	80	70	+14.3%
November 2015	73	74	-1.4%
December 2015	69	66	+4.5%
January 2016	55	51	+7.8%
February 2016	43	45	-4.4%
March 2016	61	48	+27.1%
April 2016	59	54	+9.3%
May 2016	75	62	+21.0%
June 2016	94	72	+30.6%
July 2016	76	90	-15.6%
<b>August 2016</b>	<b>83</b>	<b>76</b>	<b>+9.2%</b>
12-Month Avg	71	64	+10.9%

## Historical Closed Sales – Columbiana County by Month



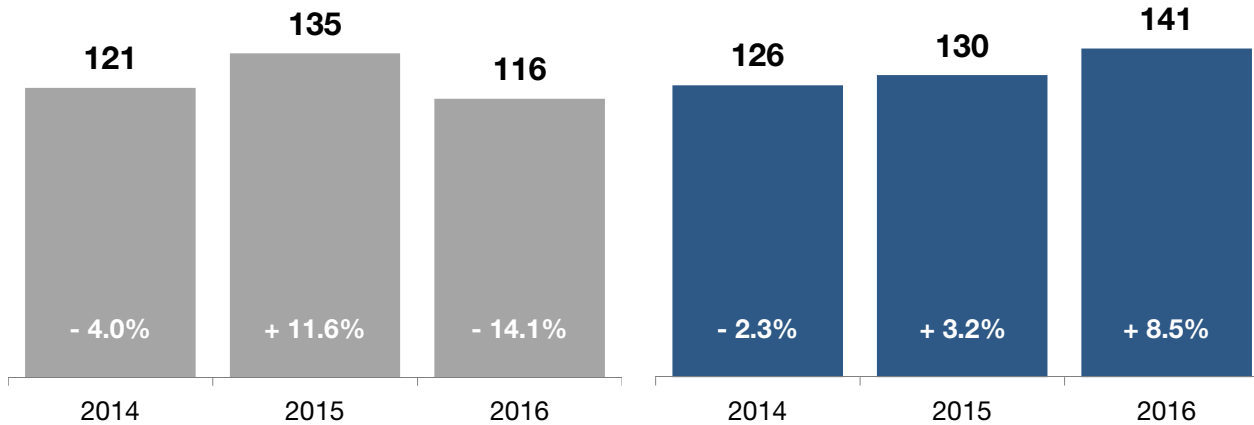
# Days on Market Until Sale – Columbiana County



Average number of days between when a property is listed and when an offer is accepted in a given month.

## August

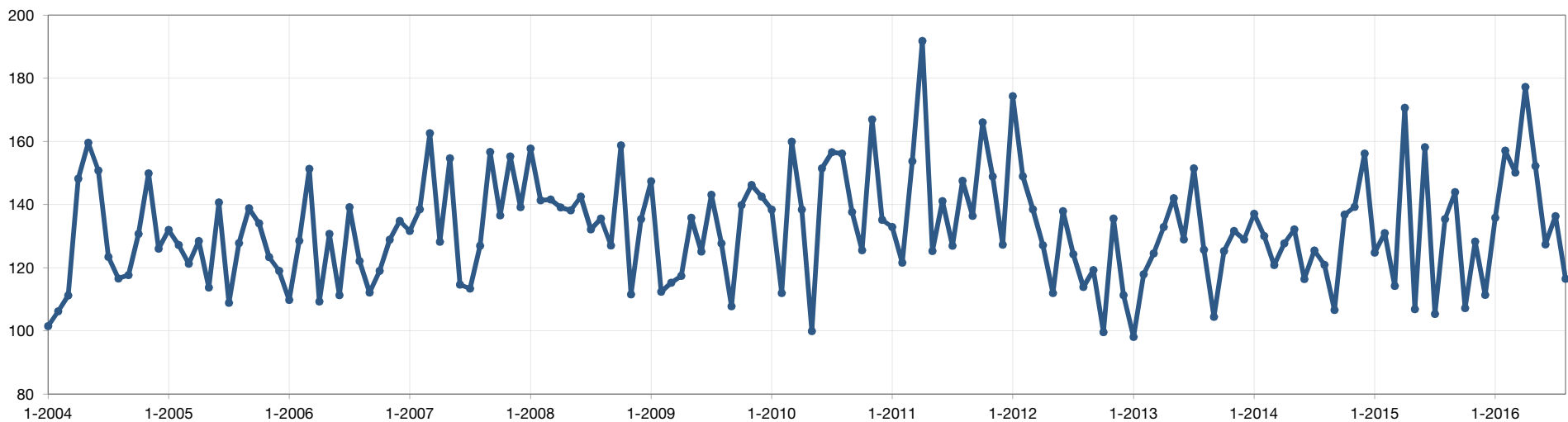
## Year to Date



	Days on Market	Prior Year	Percent Change
September 2015	144	107	+34.6%
October 2015	107	137	-21.9%
November 2015	128	139	-7.9%
December 2015	111	156	-28.8%
January 2016	136	125	+8.8%
February 2016	157	131	+19.8%
March 2016	150	114	+31.6%
April 2016	177	171	+3.5%
May 2016	152	107	+42.1%
June 2016	127	158	-19.6%
July 2016	136	105	+29.5%
<b>August 2016</b>	<b>116</b>	<b>135</b>	<b>-14.1%</b>
12-Month Avg*	135	132	+2.3%

\* Days on Market for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Days on Market Until Sale – Columbiana County by Month



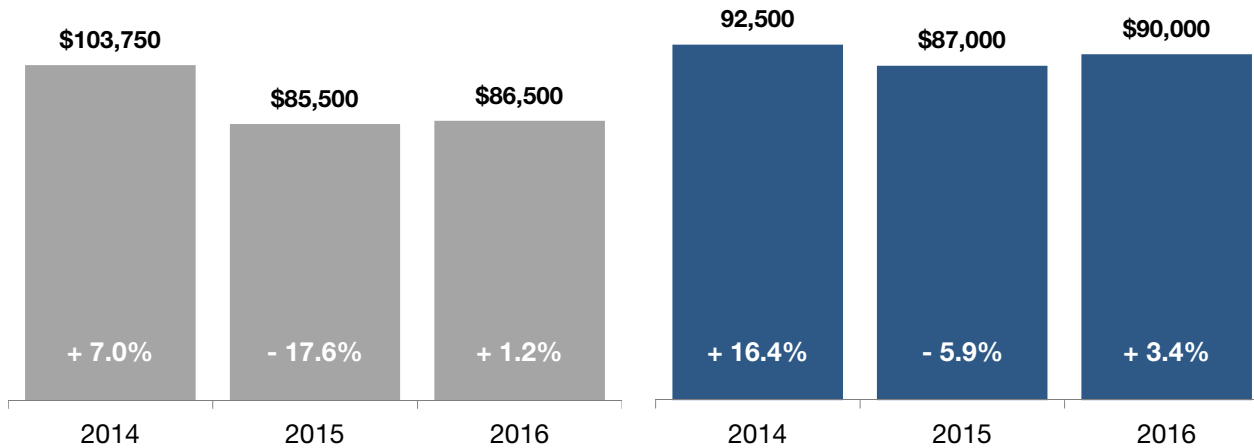
# Median Sales Price – Columbiana County



Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## August

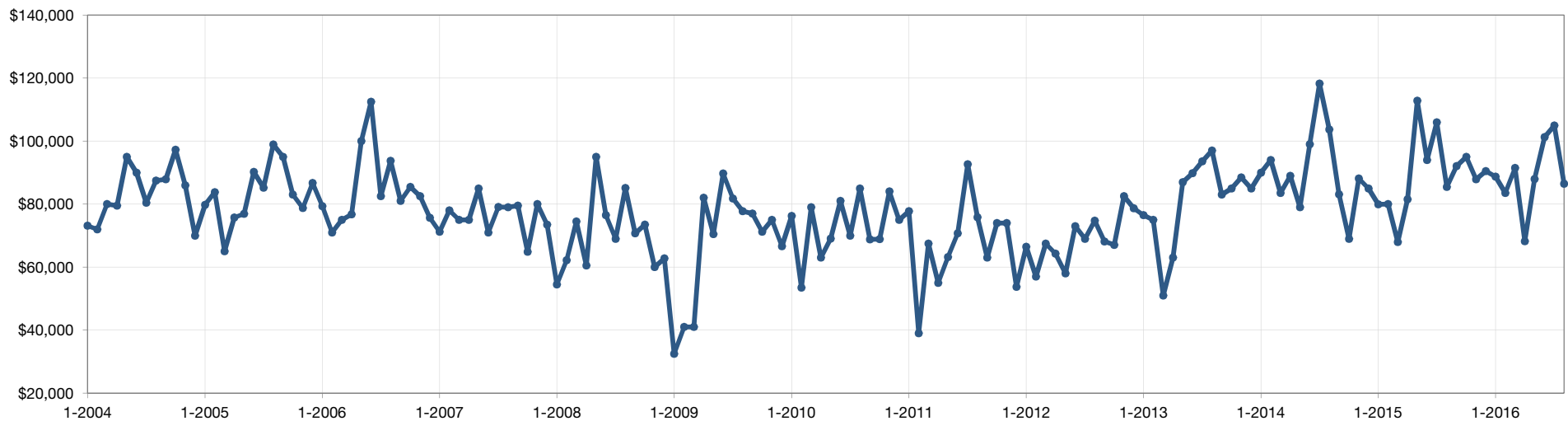
## Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2015	\$92,100	\$83,150	+10.8%
October 2015	\$95,000	\$69,000	+37.7%
November 2015	\$87,900	\$88,100	-0.2%
December 2015	\$90,500	\$85,000	+6.5%
January 2016	\$88,750	\$79,950	+11.0%
February 2016	\$83,500	\$80,000	+4.4%
March 2016	\$91,500	\$68,000	+34.6%
April 2016	\$68,251	\$81,500	-16.3%
May 2016	\$88,000	\$112,850	-22.0%
June 2016	\$101,250	\$94,000	+7.7%
July 2016	\$105,000	\$106,000	-0.9%
<b>August 2016</b>	<b>\$86,500</b>	<b>\$85,500</b>	<b>+1.2%</b>
12-Month Avg*	\$90,000	\$85,000	+5.9%

\* Median Sales Price for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Median Sales Price – Columbiana County by Month



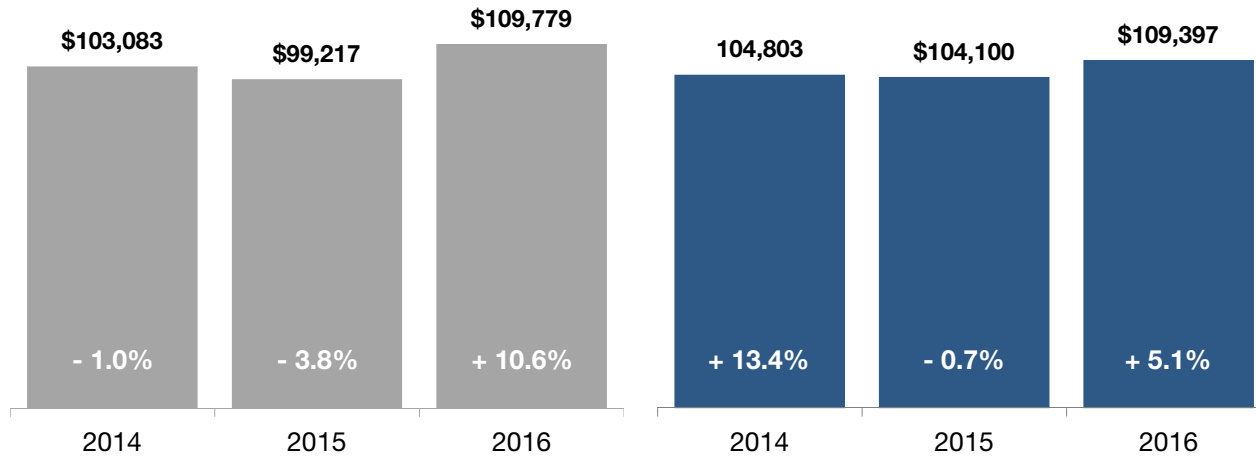
# Average Sales Price – Columbiana County



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

## August

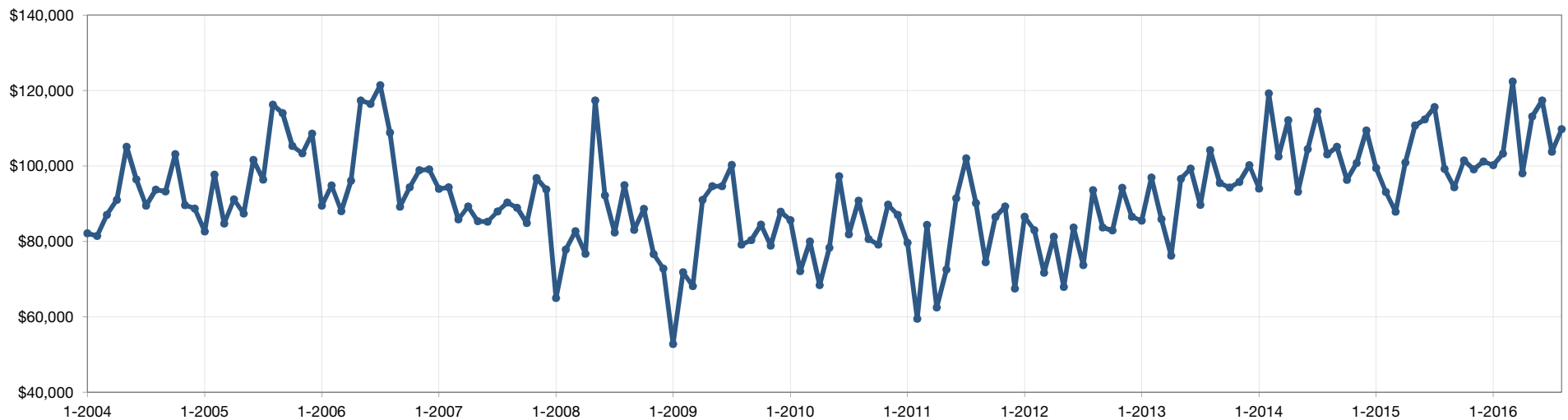
## Year to Date



	Average Sales Price	Prior Year	Percent Change
September 2015	\$94,372	\$105,062	-10.2%
October 2015	\$101,449	\$96,308	+5.3%
November 2015	\$99,110	\$100,768	-1.6%
December 2015	\$101,163	\$109,438	-7.6%
January 2016	\$100,194	\$99,468	+0.7%
February 2016	\$103,264	\$93,120	+10.9%
March 2016	\$122,364	\$87,843	+39.3%
April 2016	\$98,004	\$100,873	-2.8%
May 2016	\$113,073	\$110,717	+2.1%
June 2016	\$117,367	\$112,356	+4.5%
July 2016	\$103,763	\$115,603	-10.2%
<b>August 2016</b>	<b>\$109,779</b>	<b>\$99,217</b>	<b>+10.6%</b>
12-Month Avg*	\$105,677	\$103,603	+2.0%

\* Average Sales Price for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Average Sales Price – Columbiana County by Month





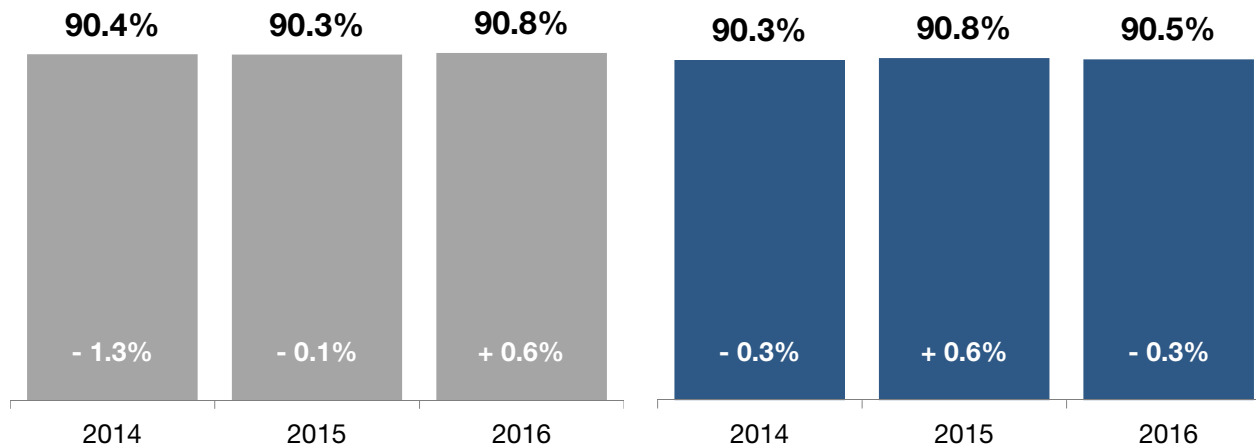
# Percent of Original List Price Received – Columbiana County



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.

## August

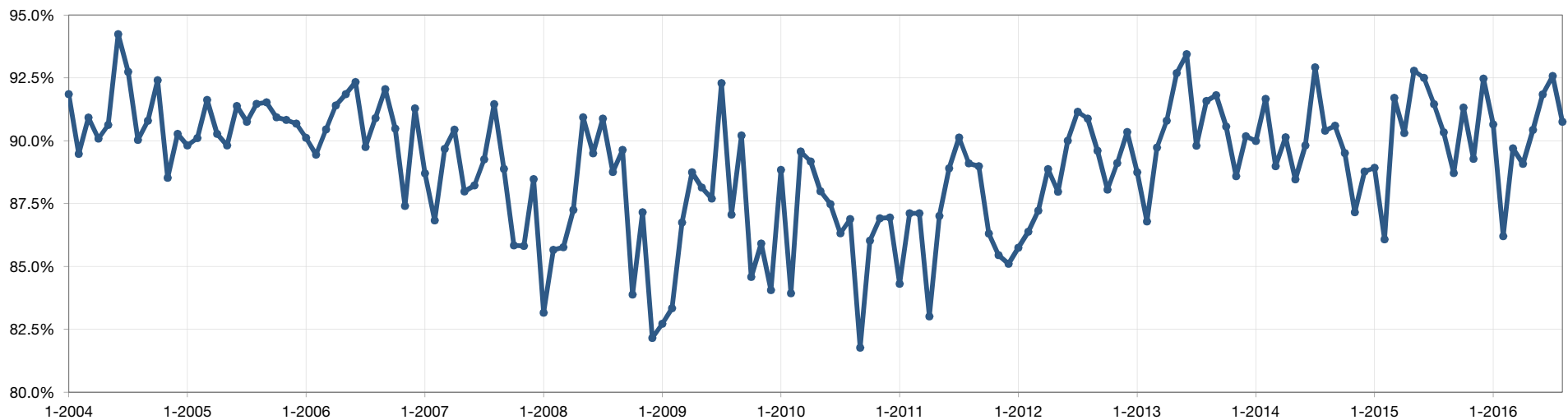
## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
September 2015	88.7%	90.6%	-2.1%
October 2015	91.3%	89.5%	+2.0%
November 2015	89.3%	87.2%	+2.4%
December 2015	92.5%	88.8%	+4.2%
January 2016	90.7%	88.9%	+2.0%
February 2016	86.2%	86.1%	+0.1%
March 2016	89.7%	91.7%	-2.2%
April 2016	89.1%	90.3%	-1.3%
May 2016	90.4%	92.8%	-2.6%
June 2016	91.8%	92.5%	-0.8%
July 2016	92.6%	91.5%	+1.2%
<b>August 2016</b>	<b>90.8%</b>	<b>90.3%</b>	<b>+0.6%</b>
12-Month Avg*	90.4%	90.2%	+0.2%

\* Pct. of Orig. Price Received for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received – Columbiana County by Month



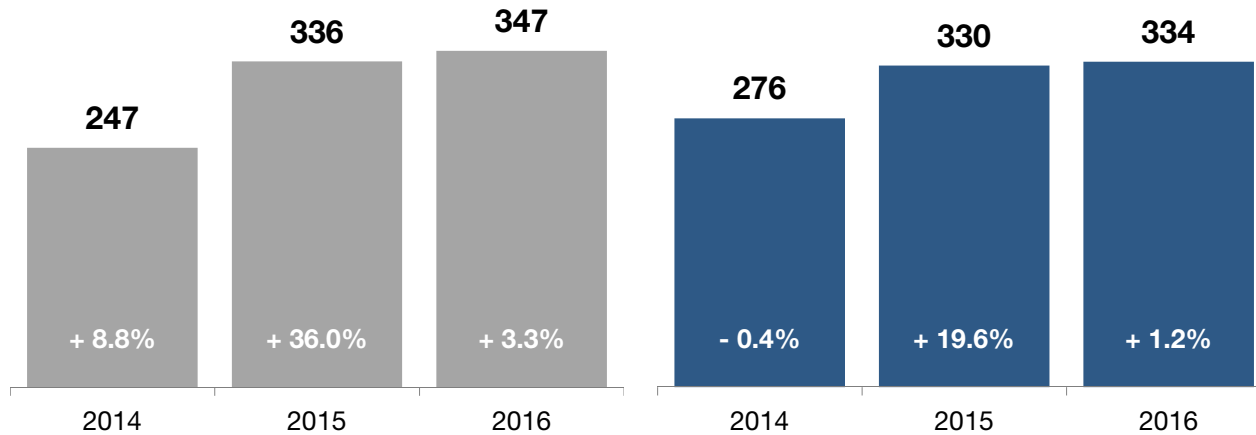
# Housing Affordability Index – Columbiana County



This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

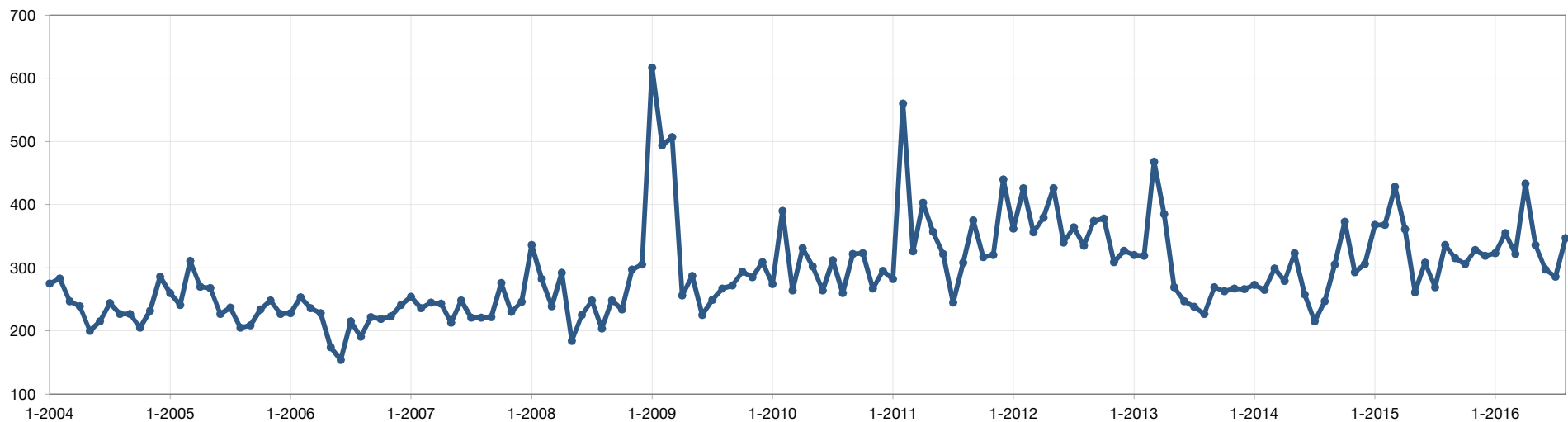
## August

## Year to Date



	Affordability Index	Prior Year	Percent Change
September 2015	315	305	+3.3%
October 2015	306	373	-18.0%
November 2015	328	293	+11.9%
December 2015	319	306	+4.2%
January 2016	323	368	-12.2%
February 2016	355	368	-3.5%
March 2016	322	428	-24.8%
April 2016	433	361	+19.9%
May 2016	336	261	+28.7%
June 2016	297	308	-3.6%
July 2016	286	269	+6.3%
<b>August 2016</b>	<b>347</b>	<b>336</b>	<b>+3.3%</b>
12-Month Avg	331	331	0.0%

## Historical Housing Affordability Index – Columbiana County by Month

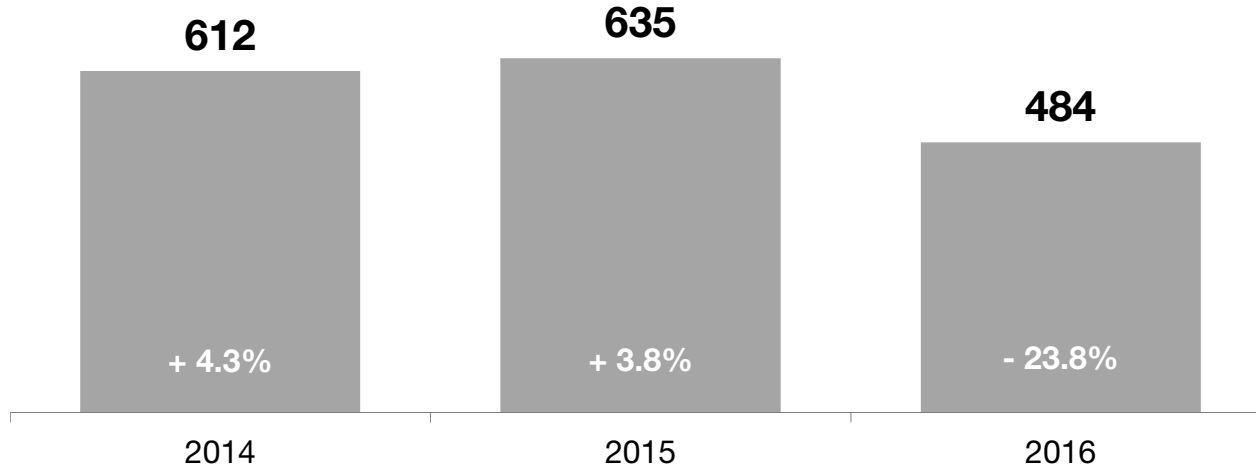


# Inventory of Homes for Sale – Columbiana County



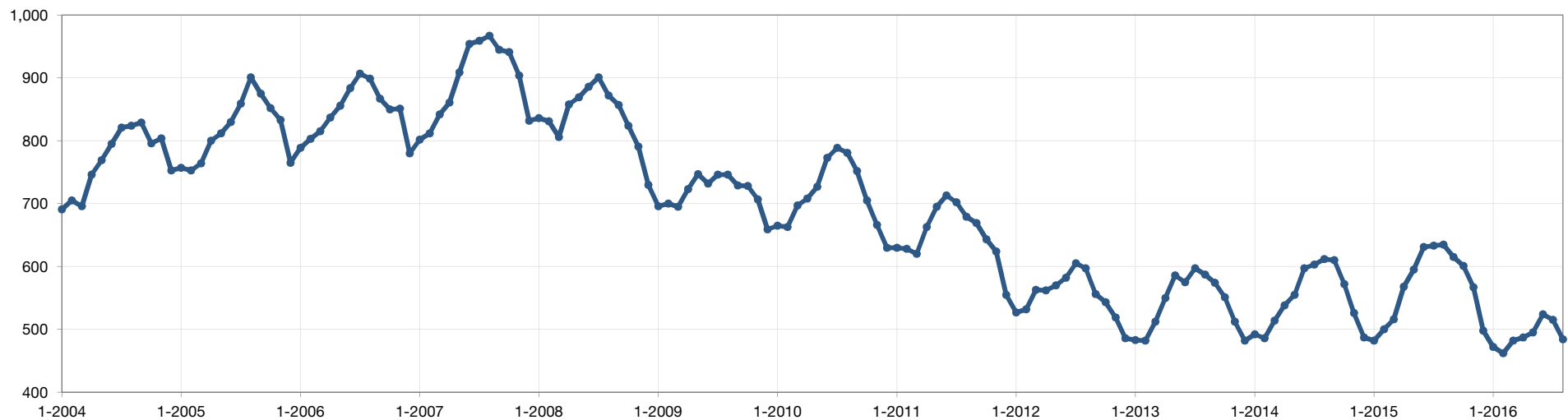
The number of properties available for sale in active status at the end of a given month.

## August



	Homes for Sale	Prior Year	Percent Change
September 2015	615	610	+0.8%
October 2015	601	572	+5.1%
November 2015	567	526	+7.8%
December 2015	498	487	+2.3%
January 2016	472	482	-2.1%
February 2016	462	500	-7.6%
March 2016	482	516	-6.6%
April 2016	487	568	-14.3%
May 2016	495	595	-16.8%
June 2016	524	631	-17.0%
July 2016	515	633	-18.6%
<b>August 2016</b>	<b>484</b>	<b>635</b>	<b>-23.8%</b>
12-Month Avg	517	563	-8.2%

## Historical Inventory of Homes for Sale – Columbiana County by Month

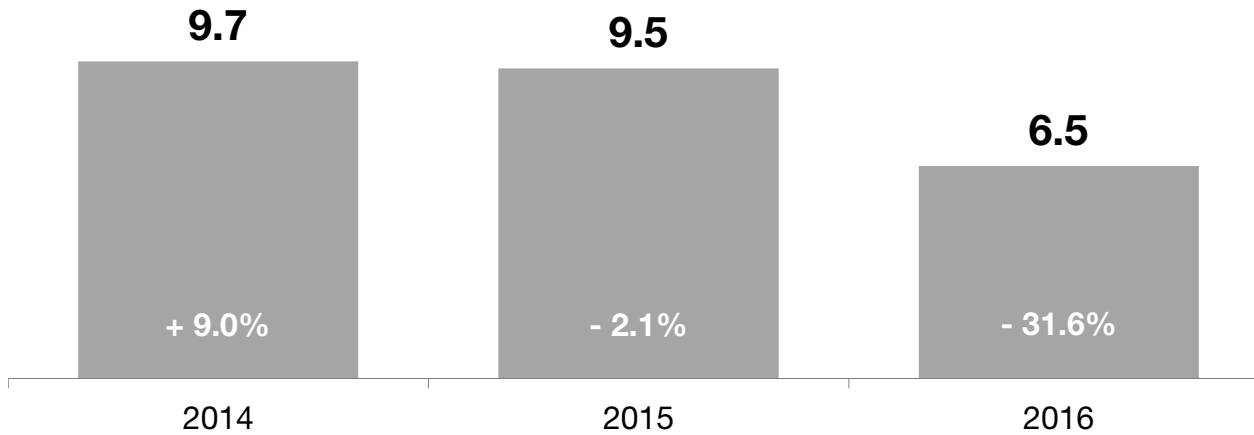


# Months Supply of Homes for Sale – Columbiana County



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.

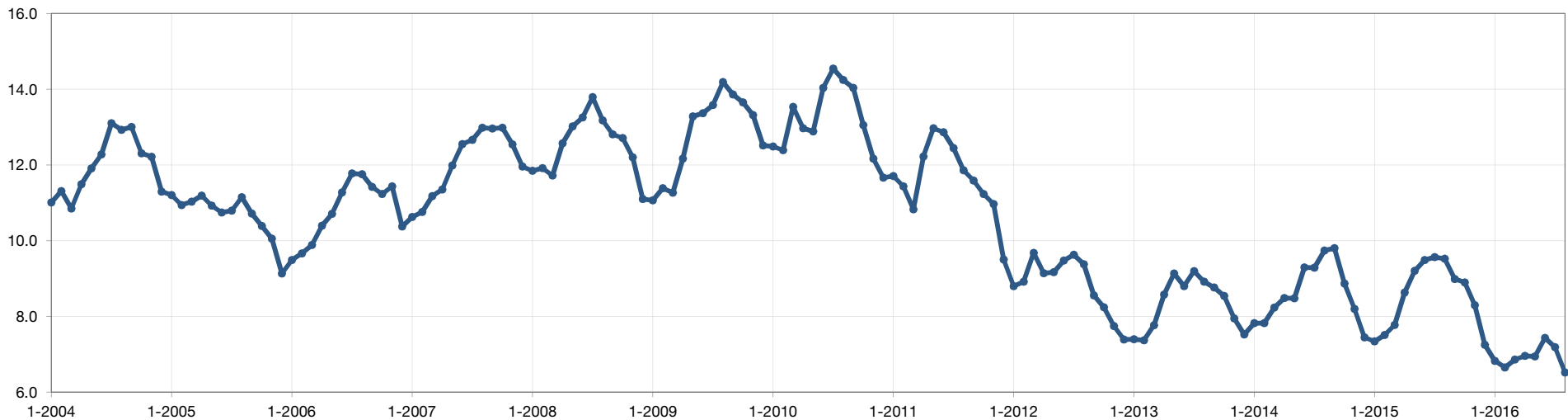
## August



Months Supply		Prior Year	Percent Change
September 2015	9.0	9.8	-8.2%
October 2015	8.9	8.9	0.0%
November 2015	8.3	8.2	+1.2%
December 2015	7.3	7.4	-1.4%
January 2016	6.8	7.3	-6.8%
February 2016	6.6	7.5	-12.0%
March 2016	6.9	7.8	-11.5%
April 2016	7.0	8.6	-18.6%
May 2016	6.9	9.2	-25.0%
June 2016	7.4	9.5	-22.1%
July 2016	7.2	9.6	-25.0%
<b>August 2016</b>	<b>6.5</b>	<b>9.5</b>	<b>-31.6%</b>
12-Month Avg*	7.4	8.6	-14.0%

\* Months Supply for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Months Supply of Homes for Sale – Columbiana County by Month



# Market Overview – Mahoning County



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2015	8-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		429	<b>355</b>	- 17.2%	3,236	<b>2,704</b>	- 16.4%
<b>Pending Sales</b>		242	<b>336</b>	+ 38.8%	1,967	<b>2,046</b>	+ 4.0%
<b>Closed Sales</b>		243	<b>260</b>	+ 7.0%	1,831	<b>1,857</b>	+ 1.4%
<b>Days on Market</b>		109	<b>114</b>	+ 4.6%	113	<b>122</b>	+ 8.0%
<b>Median Sales Price</b>		\$83,750	<b>\$89,500</b>	+ 6.9%	\$78,500	<b>\$85,000</b>	+ 8.3%
<b>Average Sales Price</b>		\$101,577	<b>\$124,275</b>	+ 22.3%	\$103,865	<b>\$110,552</b>	+ 6.4%
<b>Pct. of Orig. Price Received</b>		88.8%	<b>90.3%</b>	+ 1.7%	88.9%	<b>89.9%</b>	+ 1.1%
<b>Housing Affordability Index</b>		303	<b>297</b>	- 2.0%	324	<b>313</b>	- 3.4%
<b>Inventory of Homes for Sale</b>		1,760	<b>1,224</b>	- 30.5%	--	--	--
<b>Months Supply of Homes for Sale</b>		7.7	<b>5.1</b>	- 33.8%	--	--	--

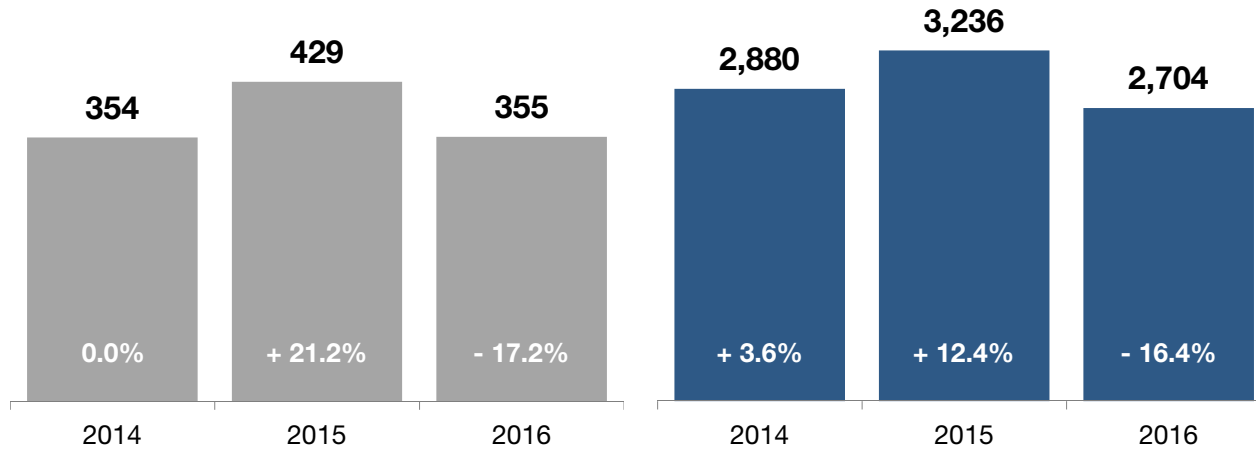
# New Listings – Mahoning County

A count of the properties that have been newly listed on the market in a given month.



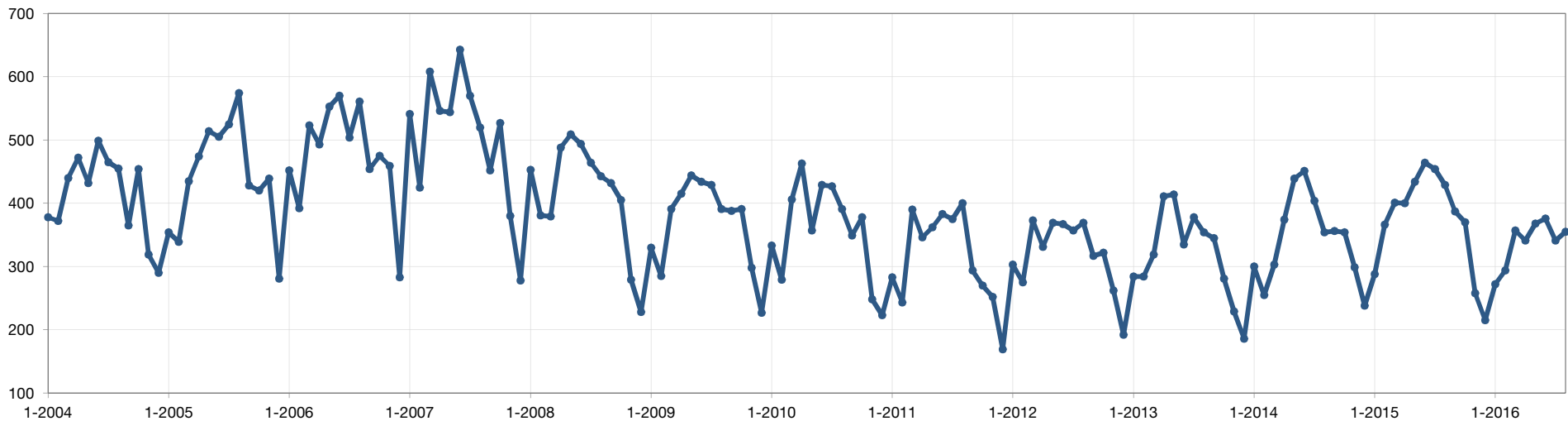
## August

## Year to Date



	New Listings	Prior Year	Percent Change
September 2015	387	356	+8.7%
October 2015	370	354	+4.5%
November 2015	258	299	-13.7%
December 2015	215	238	-9.7%
January 2016	272	288	-5.6%
February 2016	294	366	-19.7%
March 2016	357	401	-11.0%
April 2016	341	400	-14.8%
May 2016	368	434	-15.2%
June 2016	376	464	-19.0%
July 2016	341	454	-24.9%
<b>August 2016</b>	<b>355</b>	<b>429</b>	<b>-17.2%</b>
12-Month Avg	328	374	-12.3%

## Historical New Listings – Mahoning County by Month



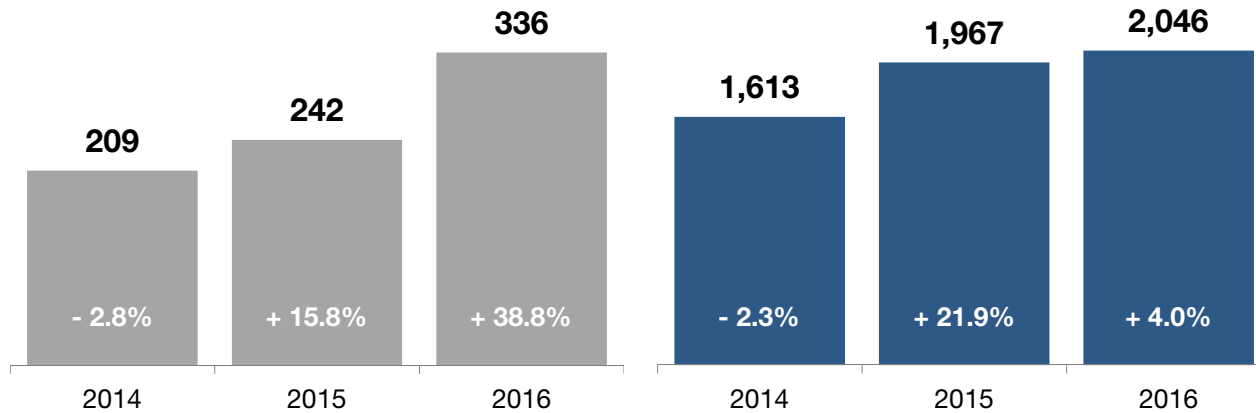
# Pending Sales – Mahoning County

A count of the properties on which offers have been accepted in a given month.



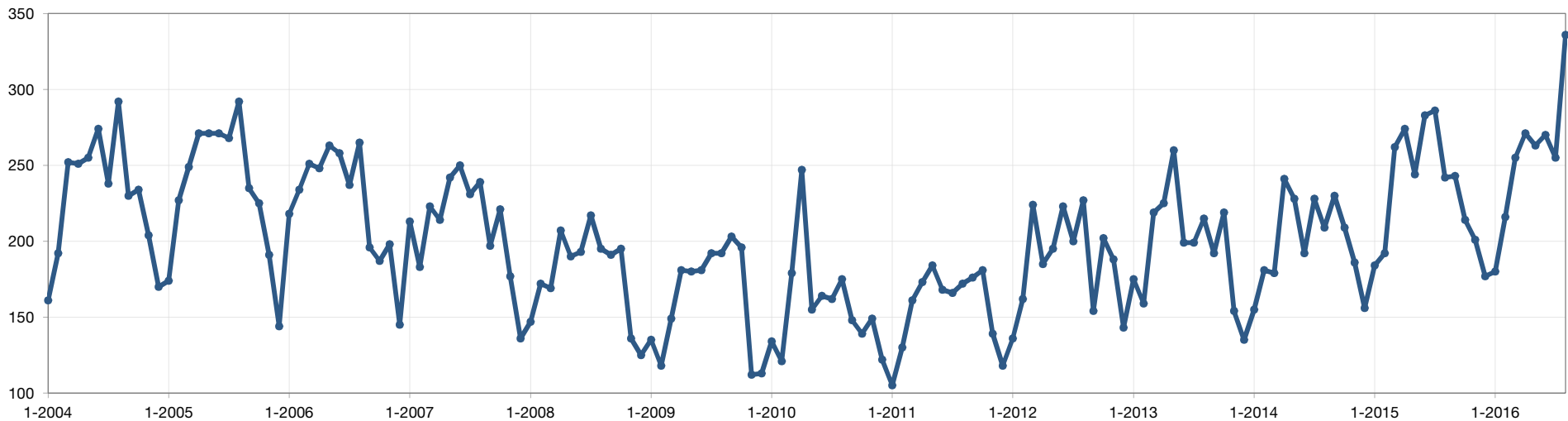
## August

## Year to Date



	Pending Sales	Prior Year	Percent Change
September 2015	243	230	+5.7%
October 2015	214	209	+2.4%
November 2015	201	186	+8.1%
December 2015	177	156	+13.5%
January 2016	180	184	-2.2%
February 2016	216	192	+12.5%
March 2016	255	262	-2.7%
April 2016	271	274	-1.1%
May 2016	263	244	+7.8%
June 2016	270	283	-4.6%
July 2016	255	286	-10.8%
<b>August 2016</b>	<b>336</b>	<b>242</b>	<b>+38.8%</b>
12-Month Avg	240	229	+4.8%

## Historical Pending Sales – Mahoning County by Month



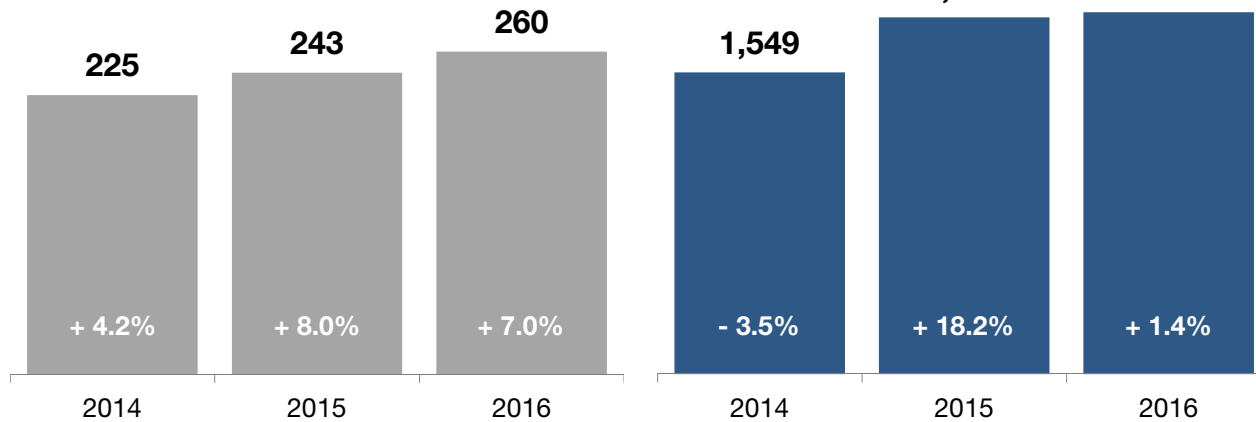
# Closed Sales – Mahoning County

A count of the actual sales that closed in a given month.



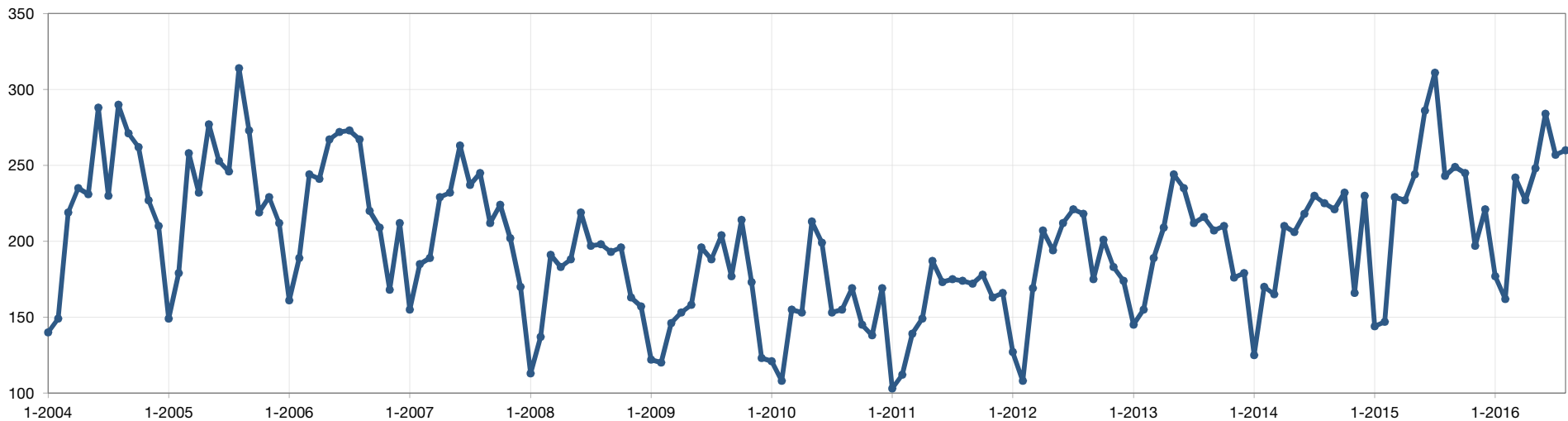
## August

## Year to Date



	Closed Sales	Prior Year	Percent Change
September 2015	249	221	+12.7%
October 2015	245	232	+5.6%
November 2015	197	166	+18.7%
December 2015	221	230	-3.9%
January 2016	177	144	+22.9%
February 2016	162	147	+10.2%
March 2016	242	229	+5.7%
April 2016	227	227	0.0%
May 2016	248	244	+1.6%
June 2016	284	286	-0.7%
July 2016	257	311	-17.4%
<b>August 2016</b>	<b>260</b>	<b>243</b>	<b>+7.0%</b>
12-Month Avg	231	223	+3.6%

## Historical Closed Sales – Mahoning County by Month



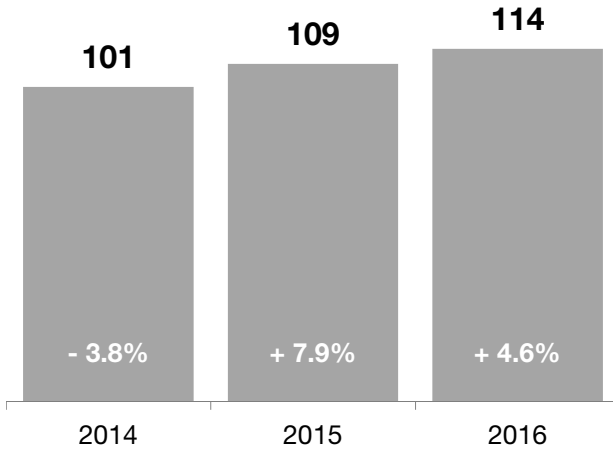


# Days on Market Until Sale – Mahoning County

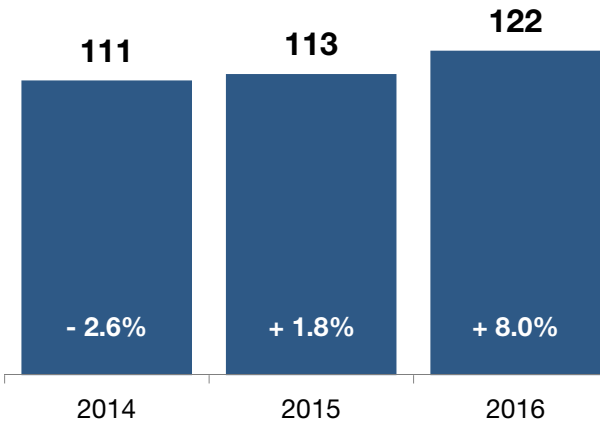


Average number of days between when a property is listed and when an offer is accepted in a given month.

## August



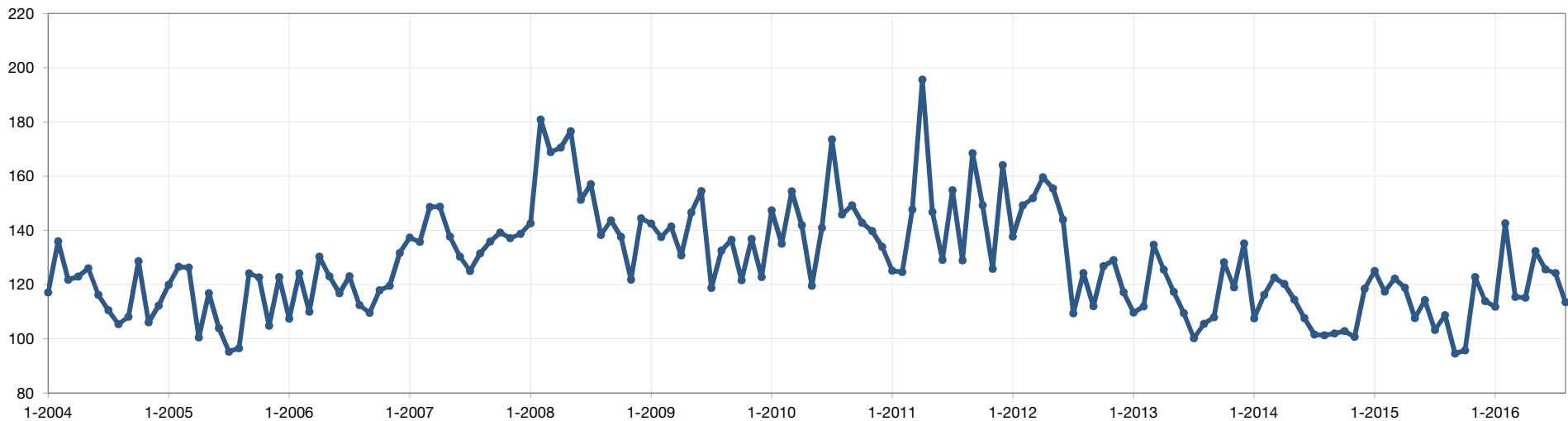
## Year to Date



	Days on Market	Prior Year	Percent Change
September 2015	95	102	-6.9%
October 2015	96	103	-6.8%
November 2015	123	101	+21.8%
December 2015	114	118	-3.4%
January 2016	112	125	-10.4%
February 2016	143	117	+22.2%
March 2016	115	122	-5.7%
April 2016	115	119	-3.4%
May 2016	132	108	+22.2%
June 2016	126	114	+10.5%
July 2016	124	103	+20.4%
<b>August 2016</b>	<b>114</b>	<b>109</b>	<b>+4.6%</b>
12-Month Avg*	135	132	+2.3%

\* Days on Market for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Days on Market Until Sale – Mahoning County by Month



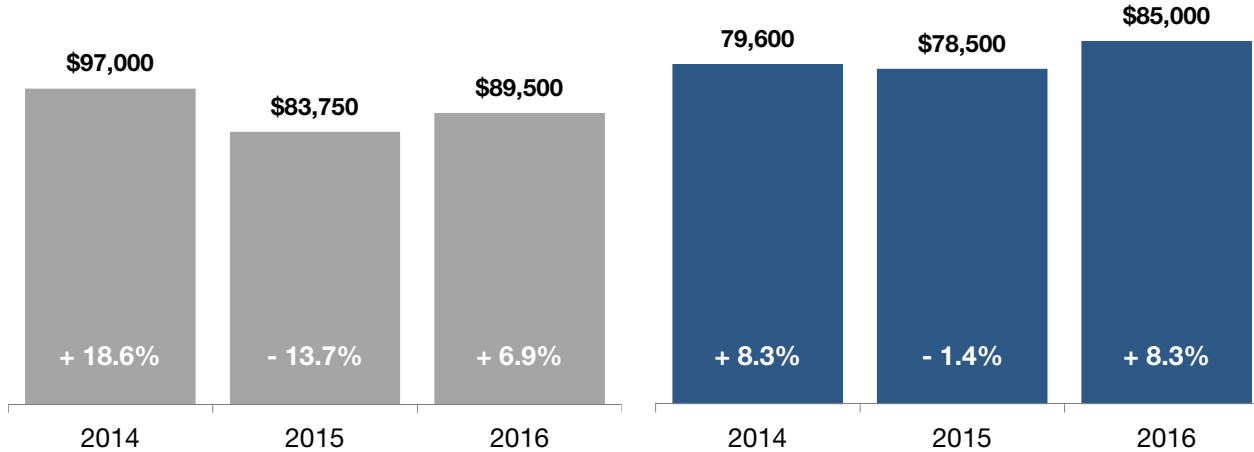
# Median Sales Price – Mahoning County



Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## August

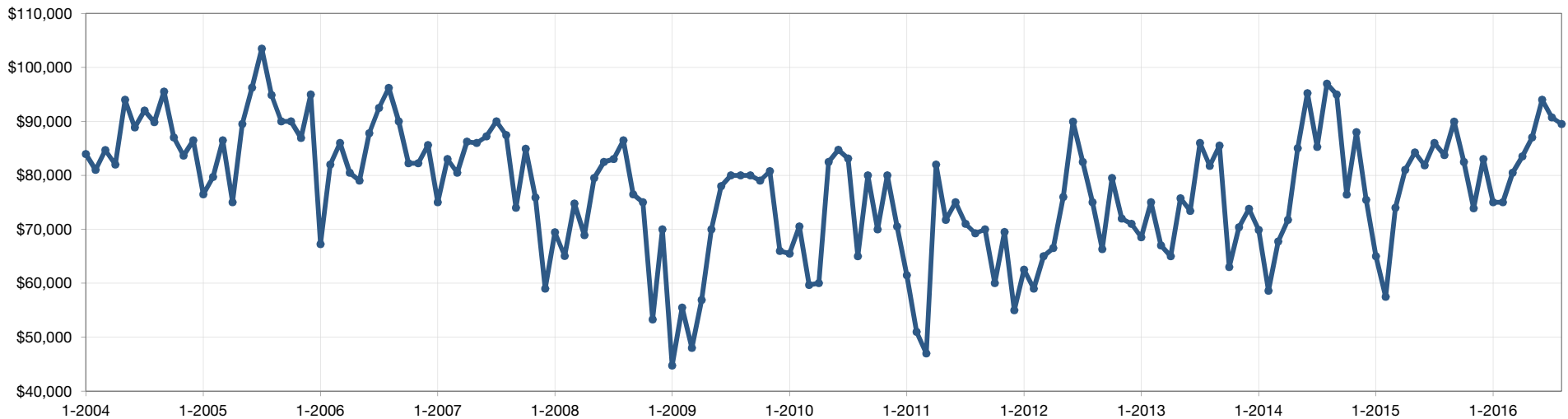
## Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2015	\$89,950	\$95,000	-5.3%
October 2015	\$82,500	\$76,450	+7.9%
November 2015	\$73,900	\$88,000	-16.0%
December 2015	\$83,000	\$75,450	+10.0%
January 2016	\$75,000	\$65,000	+15.4%
February 2016	\$75,000	\$57,500	+30.4%
March 2016	\$80,500	\$74,000	+8.8%
April 2016	\$83,500	\$81,000	+3.1%
May 2016	\$87,000	\$84,250	+3.3%
June 2016	\$94,000	\$81,861	+14.8%
July 2016	\$90,750	\$86,000	+5.5%
<b>August 2016</b>	<b>\$89,500</b>	<b>\$83,750</b>	<b>+6.9%</b>
12-Month Avg*	\$90,000	\$85,000	+5.9%

\* Median Sales Price for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Median Sales Price – Mahoning County by Month



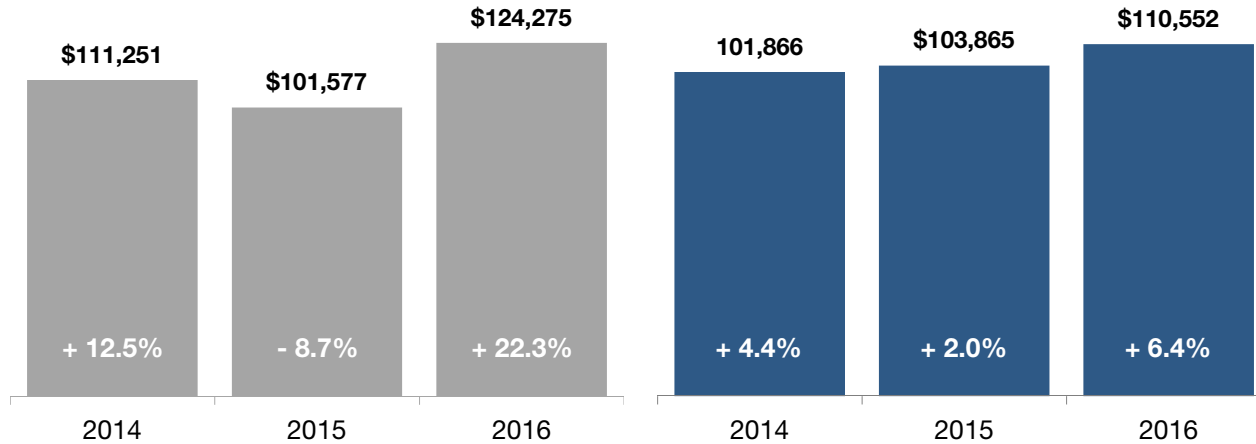
# Average Sales Price – Mahoning County



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

## August

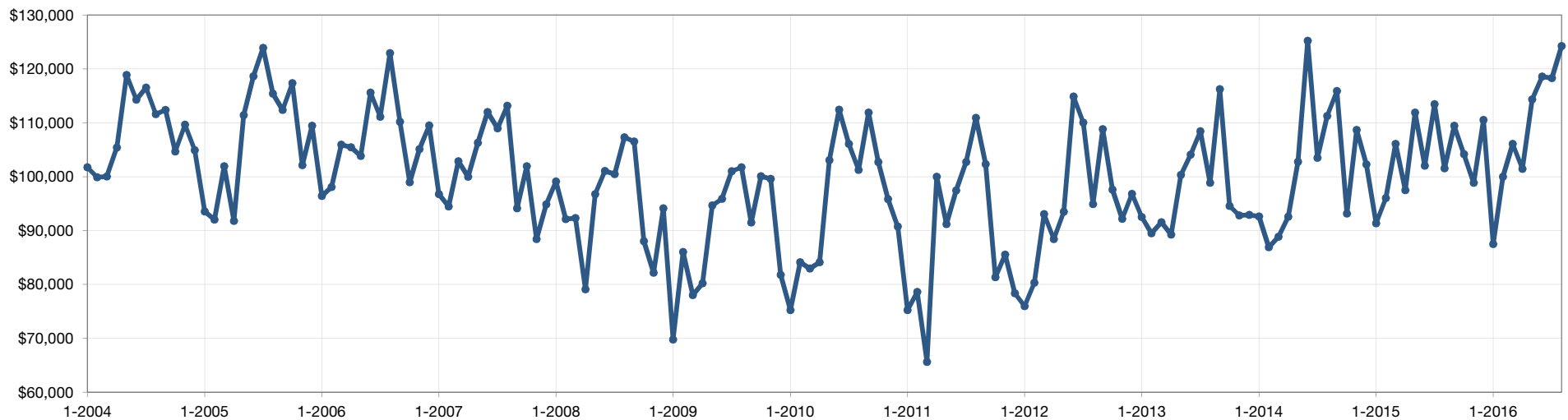
## Year to Date



	Average Sales Price	Prior Year	Percent Change
September 2015	\$109,482	\$115,904	-5.5%
October 2015	\$104,168	\$93,163	+11.8%
November 2015	\$98,857	\$108,669	-9.0%
December 2015	\$110,538	\$102,276	+8.1%
January 2016	\$87,496	\$91,371	-4.2%
February 2016	\$100,013	\$96,055	+4.1%
March 2016	\$106,107	\$106,113	-0.0%
April 2016	\$101,466	\$97,487	+4.1%
May 2016	\$114,346	\$111,906	+2.2%
June 2016	\$118,614	\$102,064	+16.2%
July 2016	\$118,299	\$113,485	+4.2%
<b>August 2016</b>	<b>\$124,275</b>	<b>\$101,577</b>	<b>+22.3%</b>
12-Month Avg*	\$105,677	\$103,603	+2.0%

\* Average Sales Price for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Average Sales Price – Mahoning County by Month



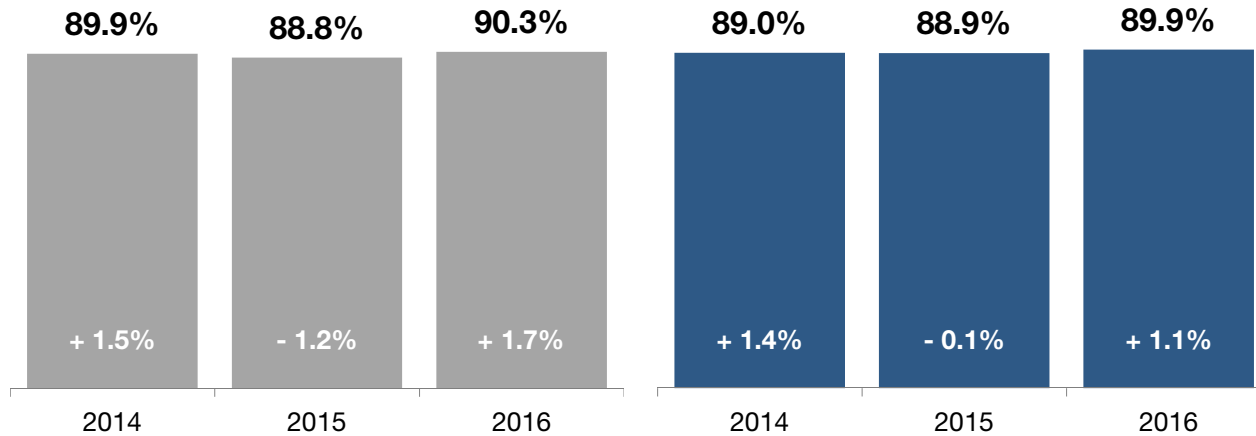
# Percent of Original List Price Received – Mahoning County



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.

## August

## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
September 2015	89.8%	89.4%	+0.4%
October 2015	88.2%	86.6%	+1.8%
November 2015	88.1%	88.5%	-0.5%
December 2015	88.3%	86.1%	+2.6%
January 2016	86.4%	87.2%	-0.9%
February 2016	87.5%	85.8%	+2.0%
March 2016	88.3%	88.0%	+0.3%
April 2016	90.1%	87.5%	+3.0%
May 2016	91.3%	91.1%	+0.2%
June 2016	91.6%	89.9%	+1.9%
July 2016	91.1%	90.4%	+0.8%
<b>August 2016</b>	<b>90.3%</b>	<b>88.8%</b>	<b>+1.7%</b>
12-Month Avg*	90.4%	90.2%	+0.2%

\* Pct. of Orig. Price Received for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received – Mahoning County by Month

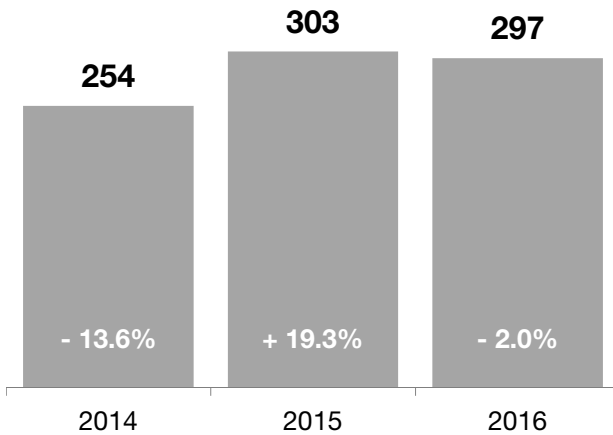


# Housing Affordability Index – Mahoning County

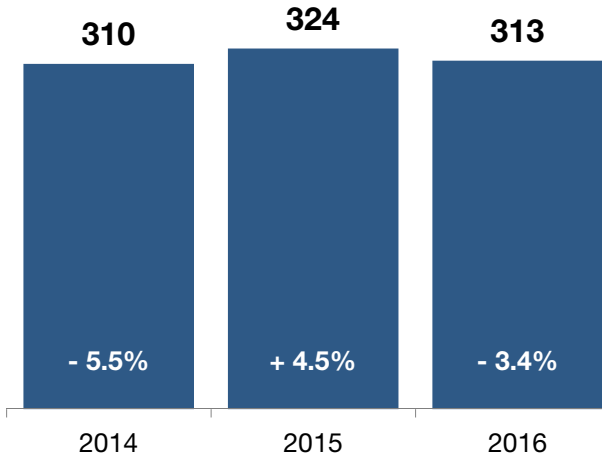


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## August

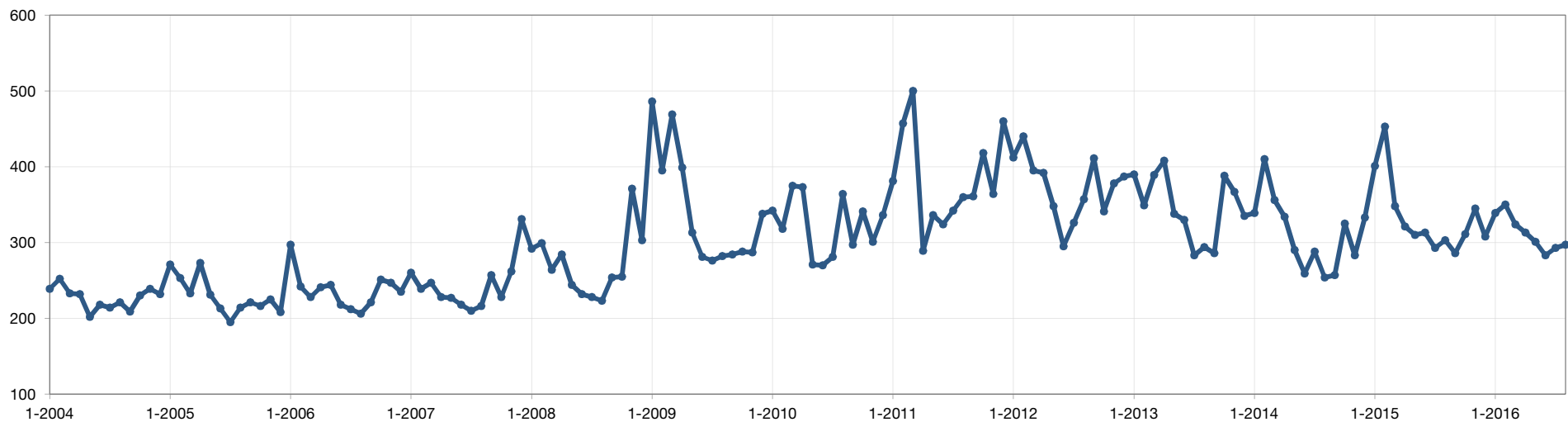


## Year to Date



	Affordability Index	Prior Year	Percent Change
September 2015	286	257	+11.3%
October 2015	311	325	-4.3%
November 2015	345	283	+21.9%
December 2015	308	333	-7.5%
January 2016	339	401	-15.5%
February 2016	350	453	-22.7%
March 2016	324	348	-6.9%
April 2016	313	321	-2.5%
May 2016	301	310	-2.9%
June 2016	283	313	-9.6%
July 2016	293	293	0.0%
<b>August 2016</b>	<b>297</b>	<b>303</b>	<b>-2.0%</b>
12-Month Avg	313	328	-4.6%

## Historical Housing Affordability Index – Mahoning County by Month

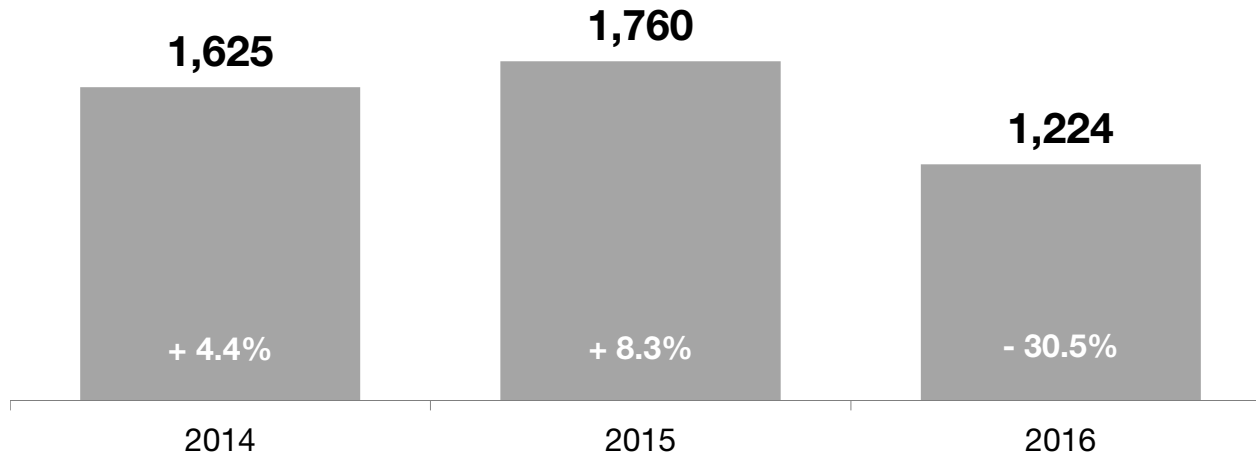


# Inventory of Homes for Sale – Mahoning County



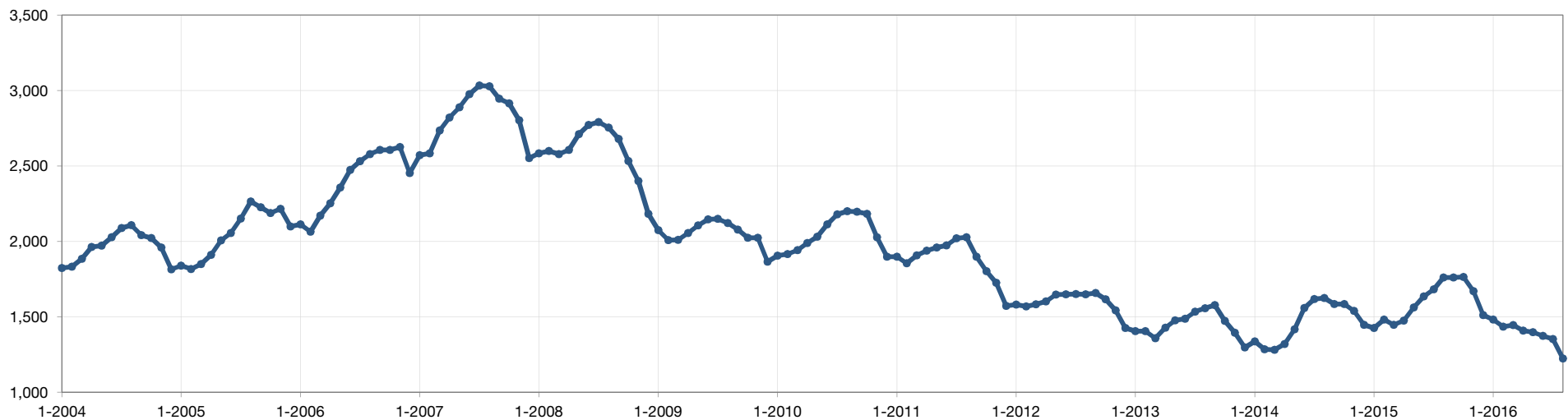
The number of properties available for sale in active status at the end of a given month.

## August



	Homes for Sale	Prior Year	Percent Change
September 2015	1,760	1,585	+11.0%
October 2015	1,764	1,585	+11.3%
November 2015	1,669	1,539	+8.4%
December 2015	1,511	1,447	+4.4%
January 2016	1,482	1,425	+4.0%
February 2016	1,434	1,482	-3.2%
March 2016	1,444	1,447	-0.2%
April 2016	1,408	1,474	-4.5%
May 2016	1,397	1,562	-10.6%
June 2016	1,374	1,634	-15.9%
July 2016	1,352	1,682	-19.6%
<b>August 2016</b>	<b>1,224</b>	<b>1,760</b>	<b>-30.5%</b>
12-Month Avg	1,485	1,552	-4.3%

## Historical Inventory of Homes for Sale – Mahoning County by Month

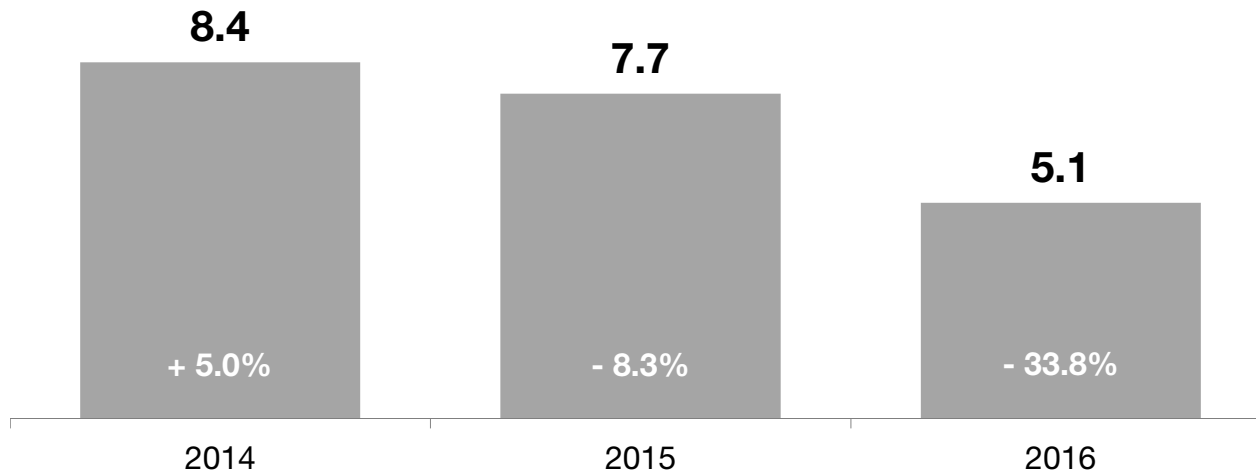


# Months Supply of Homes for Sale – Mahoning County



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.

## August



Months Supply		Prior Year	Percent Change
September 2015	7.6	8.1	-6.2%
October 2015	7.7	8.1	-4.9%
November 2015	7.2	7.8	-7.7%
December 2015	6.5	7.3	-11.0%
January 2016	6.4	7.1	-9.9%
February 2016	6.1	7.3	-16.4%
March 2016	6.2	6.9	-10.1%
April 2016	6.0	6.9	-13.0%
May 2016	5.9	7.3	-19.2%
June 2016	5.9	7.4	-20.3%
July 2016	5.8	7.4	-21.6%
<b>August 2016</b>	<b>5.1</b>	<b>7.7</b>	<b>-33.8%</b>
12-Month Avg*	7.4	8.6	-14.0%

\* Months Supply for all properties from September 2015 through August 2016. This is not the average of the individual figures above.

## Historical Months Supply of Homes for Sale – Mahoning County by Month

