

# Monthly Indicators



## December 2016

Most of 2016 offered the same monthly housing market highlights. The number of homes for sale was drastically down in year-over-year comparisons, along with days on market and months of supply. Meanwhile, sales and prices were up in most markets. Unemployment rates were low, wages improved and, as the year waned, we completed a contentious presidential election and saw mortgage rates increase, neither of which are expected to have a negative impact on real estate in 2017.

New Listings were down 10.8 percent to 58 in Columbiana County and down 12.5 percent to 189 in Mahoning County. Pending Sales increased 41.5 percent to 75 in Columbiana County and increased 23.6 percent to 220 in Mahoning County. Inventory shrank 20.5 percent to 396 units in Columbiana County and shrank 38.6 percent to 930 units in Mahoning County.

Median Sales Price was down 8.8 percent to \$82,500 in Columbiana County and up 2.3 percent to \$84,900 in Mahoning County. Days on Market increased 14.4 percent to 127 days in Columbiana County and increased 2.6 percent to 117 days in Mahoning County. Months Supply of Homes for Sale was down 24.7 percent to 5.5 months in Columbiana County and down 38.5 percent to 4.0 months in Mahoning County, indicating that demand increased relative to supply.

The overwhelming feeling about prospects in residential real estate for the immediate future is optimism. Real estate professionals across the nation are expressing that they are as busy as ever. There are certainly challenges in this market, like continued low inventory and higher competition for those fewer properties, but opportunities abound for creative and diligent people prepared to put in the necessary amount of work.

## Quick Facts

<b>+ 4.3%</b>	<b>- 8.8%</b>	<b>- 3.2%</b>	<b>+ 2.3%</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.

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# Market Overview – Columbiana County



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

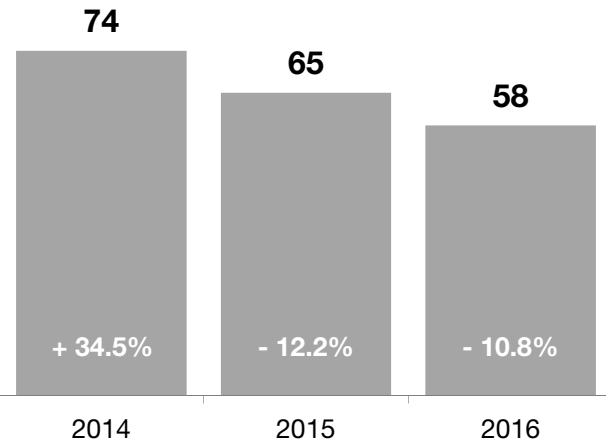
Key Metrics	Historical Sparkbars	12-2015	12-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		65	<b>58</b>	- 10.8%	1,427	<b>1,275</b>	- 10.7%
<b>Pending Sales</b>		53	<b>75</b>	+ 41.5%	824	<b>863</b>	+ 4.7%
<b>Closed Sales</b>		69	<b>72</b>	+ 4.3%	808	<b>845</b>	+ 4.6%
<b>Days on Market Until Sale</b>		111	<b>127</b>	+ 14.4%	128	<b>137</b>	+ 7.0%
<b>Median Sales Price</b>		\$90,500	<b>\$82,500</b>	- 8.8%	\$88,525	<b>\$91,000</b>	+ 2.8%
<b>Average Sales Price</b>		\$101,163	<b>\$84,122</b>	- 16.8%	\$102,102	<b>\$108,211</b>	+ 6.0%
<b>Pct. of Orig. Price Received</b>		92.5%	<b>89.6%</b>	- 3.1%	90.6%	<b>90.4%</b>	- 0.2%
<b>Housing Affordability Index</b>		319	<b>364</b>	+ 14.1%	326	<b>330</b>	+ 1.2%
<b>Inventory of Homes for Sale</b>		498	<b>396</b>	- 20.5%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		7.3	<b>5.5</b>	- 24.7%	--	<b>--</b>	--

# New Listings – Columbiana County

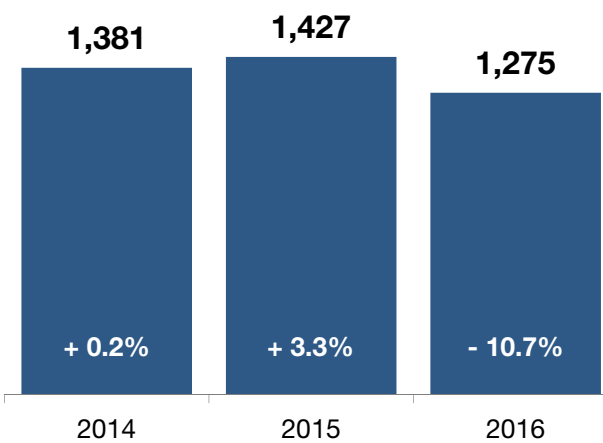


A count of the properties that have been newly listed on the market in a given month.

## December

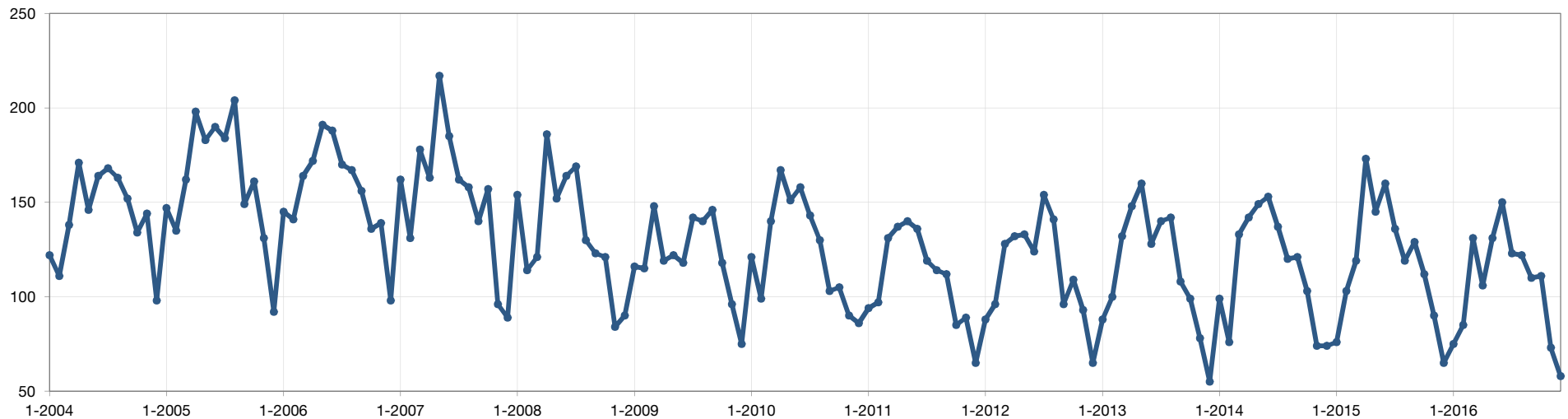


## Year to Date



	New Listings	Prior Year	Percent Change
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	150	160	-6.3%
July 2016	123	136	-9.6%
August 2016	122	119	+2.5%
September 2016	110	129	-14.7%
October 2016	111	112	-0.9%
November 2016	73	90	-18.9%
<b>December 2016</b>	<b>58</b>	<b>65</b>	<b>-10.8%</b>
12-Month Avg	106	119	-10.9%

## Historical New Listings – Columbiana County by Month

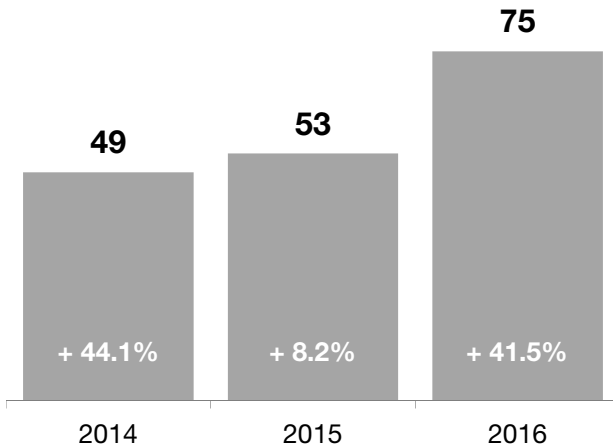


# Pending Sales – Columbiana County

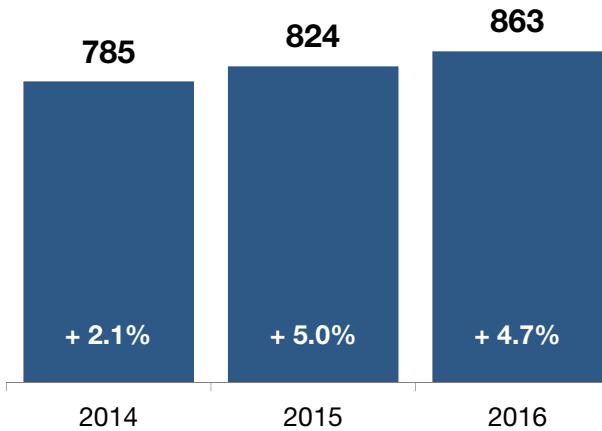


A count of the properties on which offers have been accepted in a given month.

## December

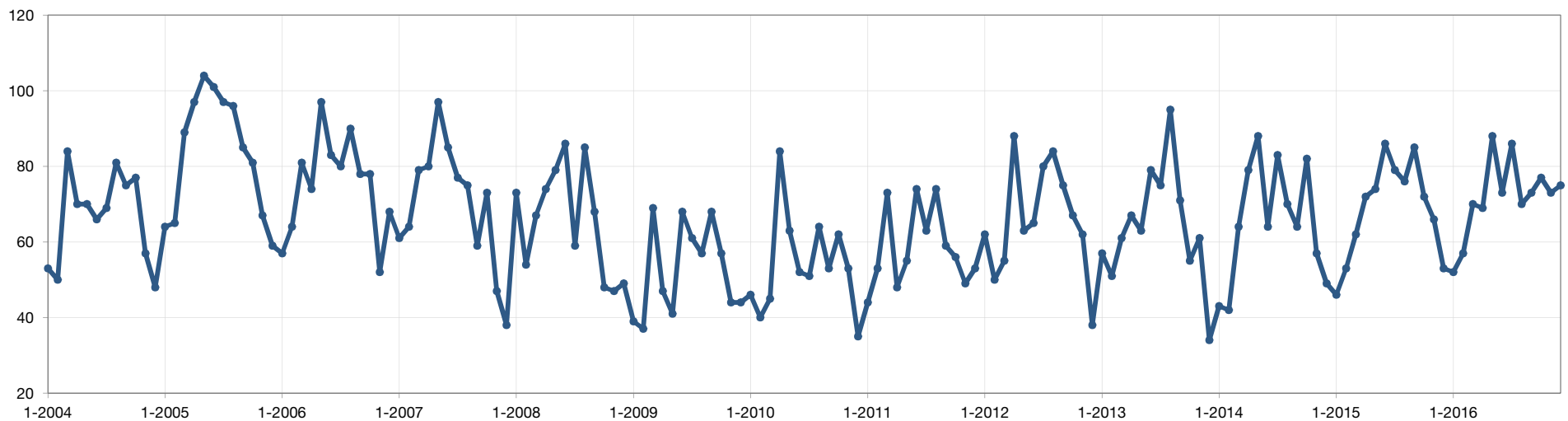


## Year to Date



Pending Sales	Prior Year	Percent Change
January 2016	46	+13.0%
February 2016	53	+7.5%
March 2016	62	+12.9%
April 2016	72	-4.2%
May 2016	74	+18.9%
June 2016	86	-15.1%
July 2016	79	+8.9%
August 2016	76	-7.9%
September 2016	85	-14.1%
October 2016	72	+6.9%
November 2016	66	+10.6%
<b>December 2016</b>	<b>53</b>	<b>+41.5%</b>
12-Month Avg	72	+4.3%

## Historical Pending Sales – Columbiana County by Month



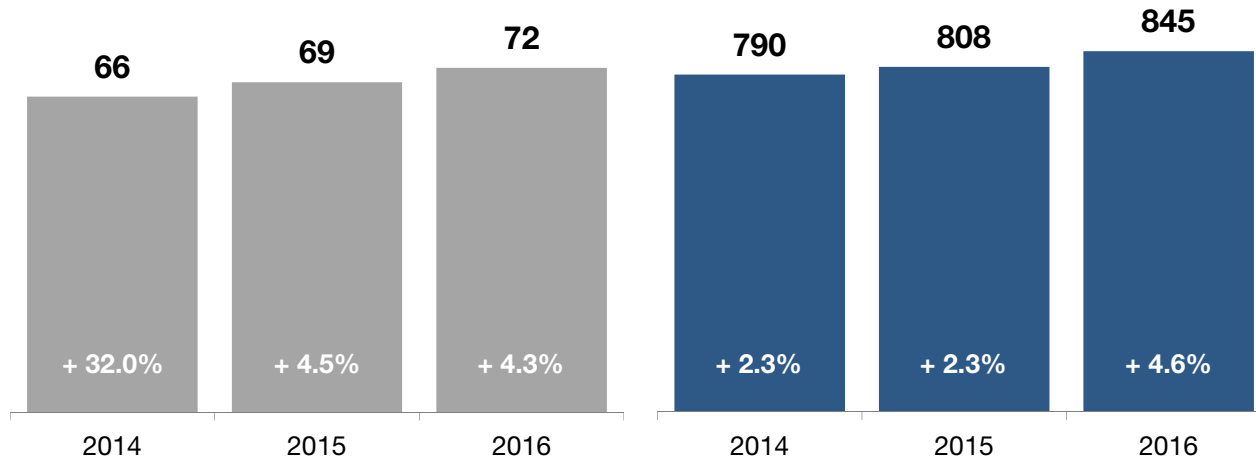
# Closed Sales – Columbiana County

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



## December

## Year to Date



	Closed Sales	Prior Year	Percent Change
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%
August 2016	84	76	+10.5%
September 2016	76	88	-13.6%
October 2016	70	80	-12.5%
November 2016	80	73	+9.6%
<b>December 2016</b>	<b>72</b>	<b>69</b>	<b>+4.3%</b>
12-Month Avg	70	67	+4.5%

## Historical Closed Sales – Columbiana County by Month



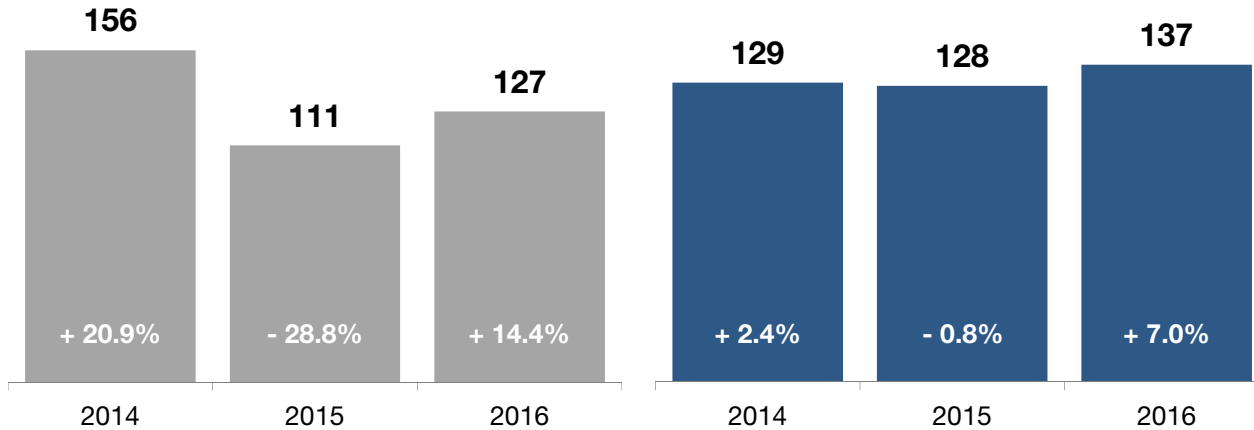
# Days on Market Until Sale – Columbiana County



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

## December

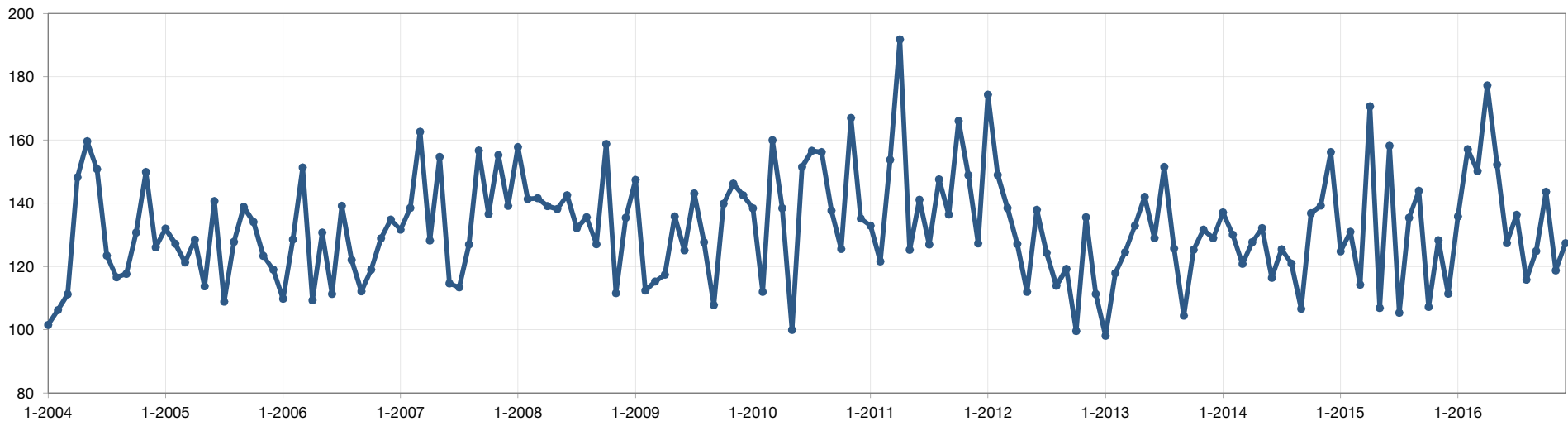
## Year to Date



	Days on Market	Prior Year	Percent Change
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%
August 2016	116	135	-14.1%
September 2016	125	144	-13.2%
October 2016	144	107	+34.6%
November 2016	119	128	-7.0%
<b>December 2016</b>	<b>127</b>	<b>111</b>	<b>+14.4%</b>
12-Month Avg*	137	128	+7.0%

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

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

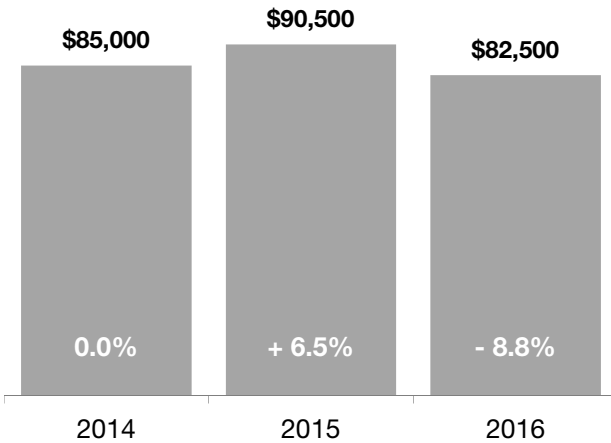


# Median Sales Price – Columbiana County

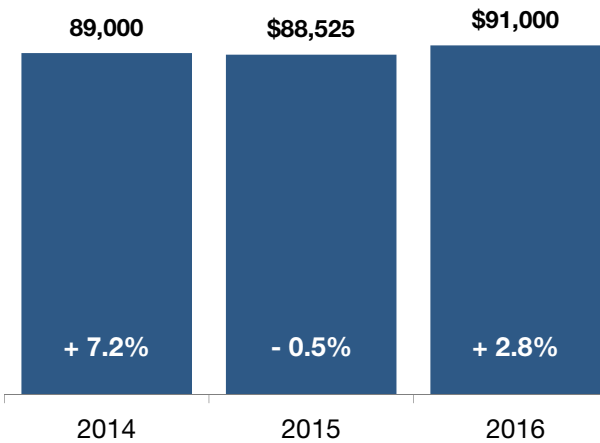


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## December



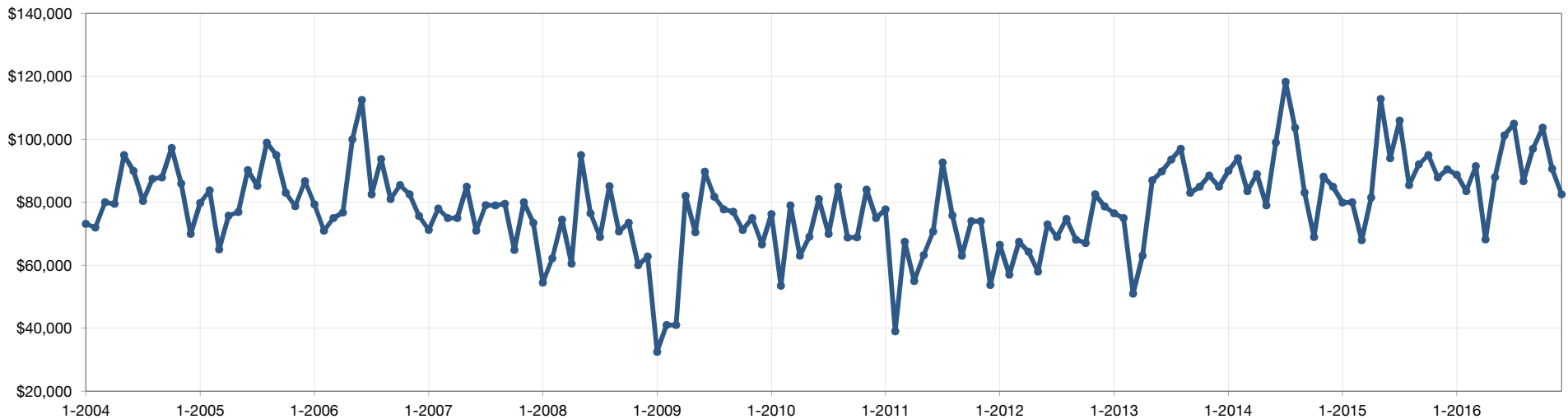
## Year to Date



	Median Sales Price	Prior Year	Percent Change
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%
August 2016	\$86,750	\$85,500	+1.5%
September 2016	\$97,000	\$92,100	+5.3%
October 2016	\$103,750	\$95,000	+9.2%
November 2016	\$90,650	\$87,900	+3.1%
<b>December 2016</b>	<b>\$82,500</b>	<b>\$90,500</b>	<b>-8.8%</b>
12-Month Avg*	\$91,000	\$88,525	+2.8%

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

## Historical Median Sales Price – Columbiana County by Month

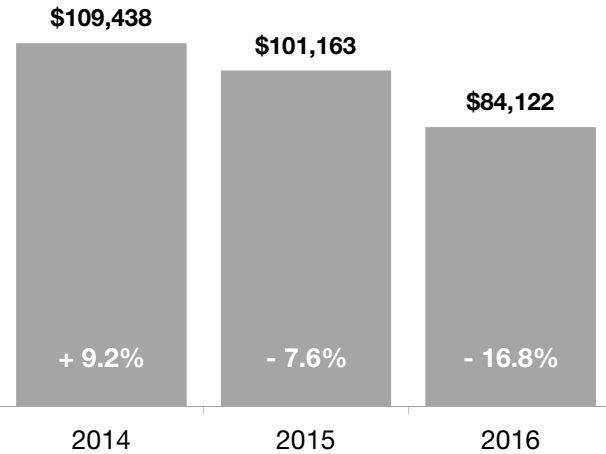


# Average Sales Price – Columbiana County

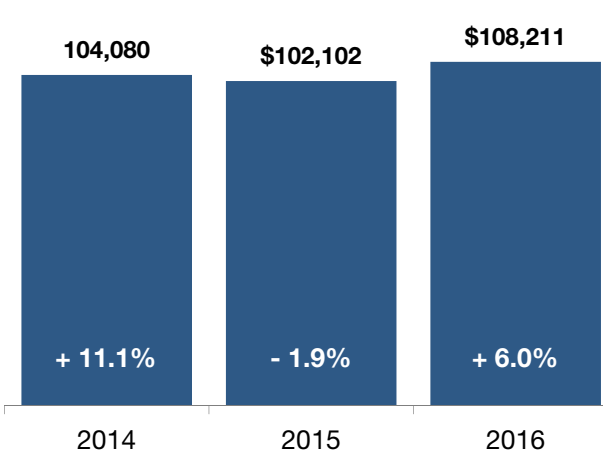


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## December



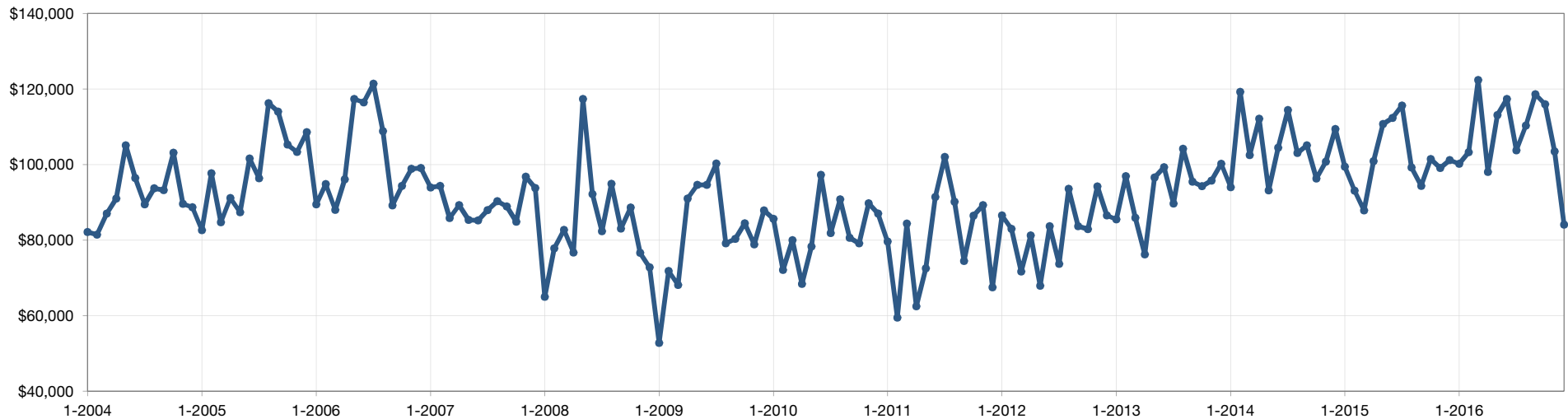
## Year to Date



	Average Sales Price	Prior Year	Percent Change
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%
August 2016	\$110,282	\$99,217	+11.2%
September 2016	\$118,589	\$94,372	+25.7%
October 2016	\$115,980	\$101,449	+14.3%
November 2016	\$103,451	\$99,110	+4.4%
<b>December 2016</b>	<b>\$84,122</b>	<b>\$101,163</b>	<b>-16.8%</b>
12-Month Avg*	\$108,211	\$102,102	+6.0%

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

## Historical Average Sales Price – Columbiana County by Month





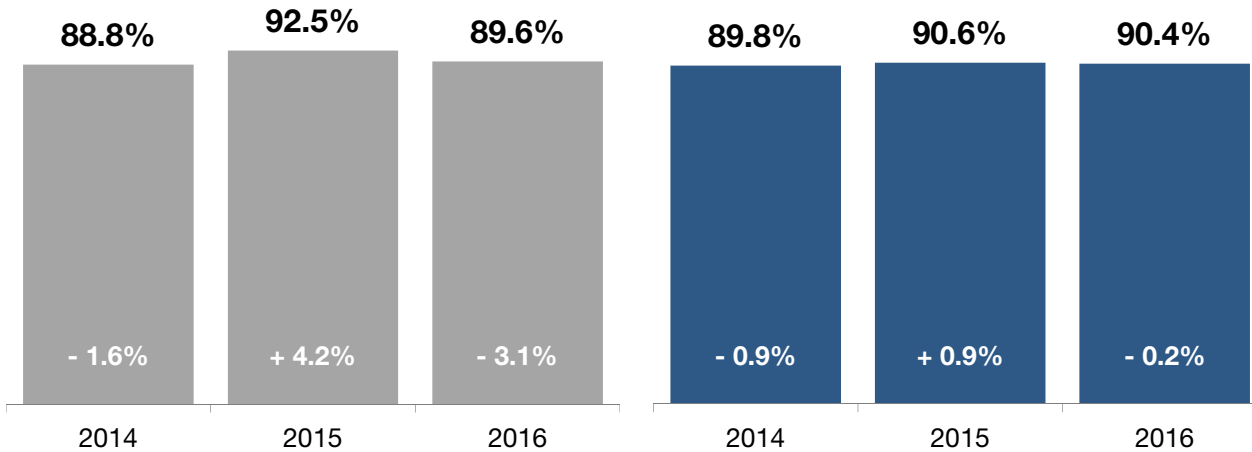
# Percent of Original List Price Received – Columbiana County



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.

## December

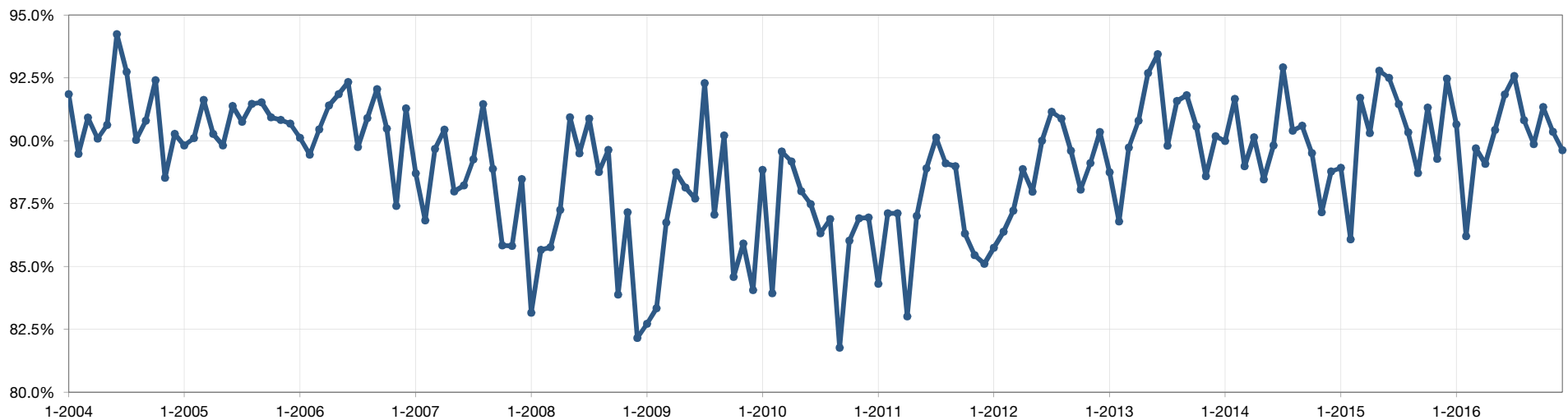
## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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%
August 2016	90.8%	90.3%	+0.6%
September 2016	89.9%	88.7%	+1.4%
October 2016	91.3%	91.3%	0.0%
November 2016	90.4%	89.3%	+1.2%
<b>December 2016</b>	<b>89.6%</b>	<b>92.5%</b>	<b>-3.1%</b>
12-Month Avg*	90.4%	90.6%	-0.2%

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

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



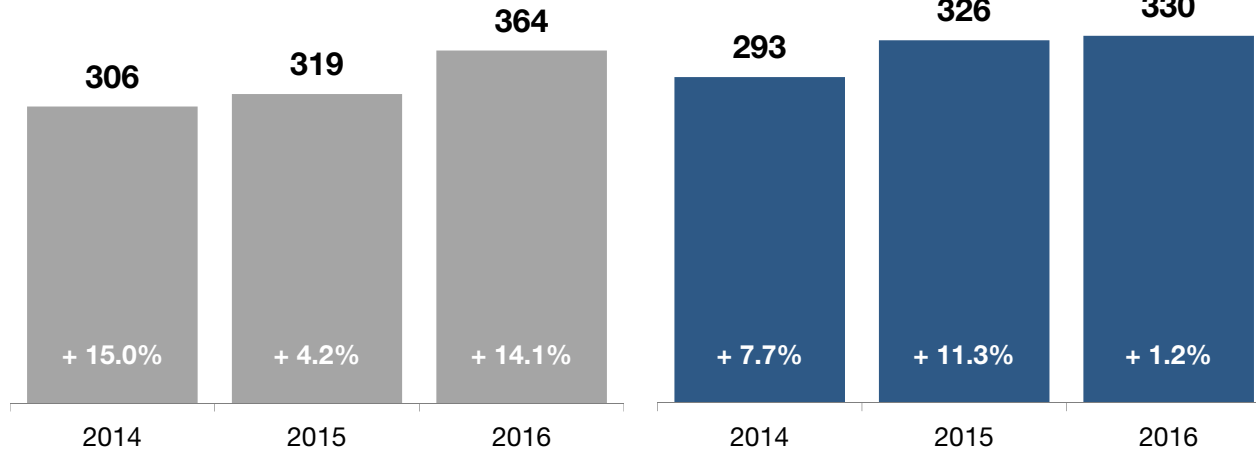
# Housing Affordability Index – Columbiana County



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.

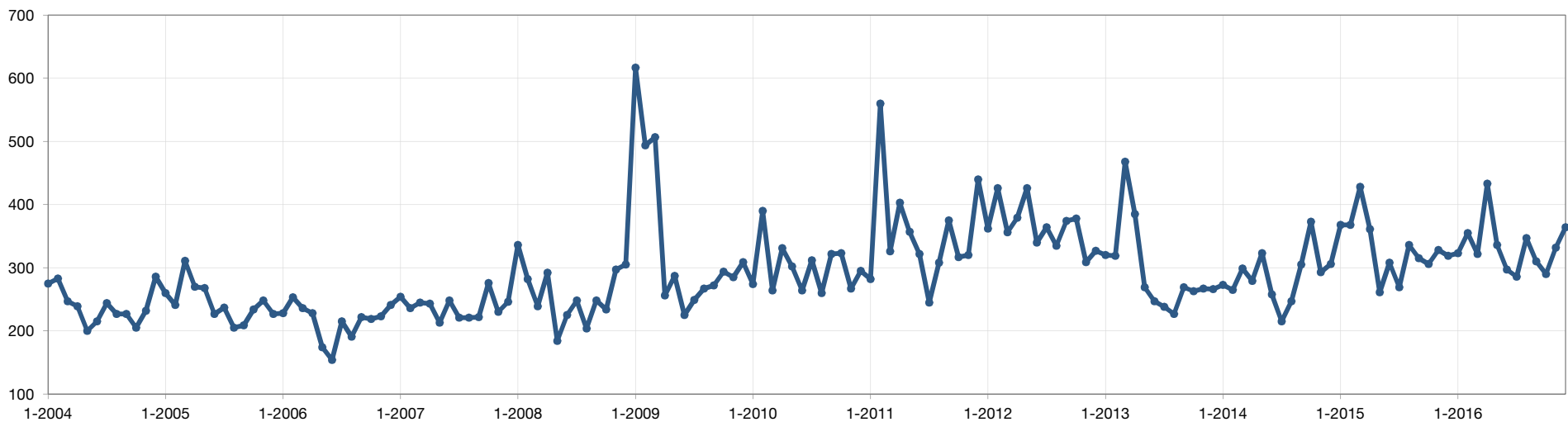
## December

## Year to Date



	Affordability Index	Prior Year	Percent Change
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%
August 2016	347	336	+3.3%
September 2016	310	315	-1.6%
October 2016	290	306	-5.2%
November 2016	332	328	+1.2%
<b>December 2016</b>	<b>364</b>	<b>319</b>	<b>+14.1%</b>
12-Month Avg	333	331	+0.6%

## Historical Housing Affordability Index – Columbiana County by Month

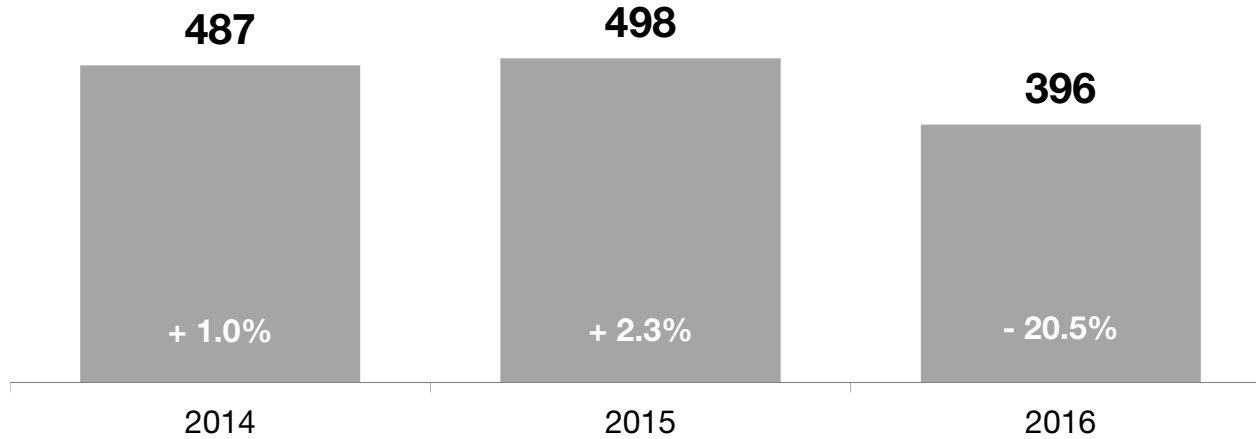


# Inventory of Homes for Sale – Columbiana County



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

## December



Homes for Sale		Prior Year	Percent Change
January 2016	472	482	-2.1%
February 2016	463	500	-7.4%
March 2016	484	516	-6.2%
April 2016	488	568	-14.1%
May 2016	499	595	-16.1%
June 2016	535	631	-15.2%
July 2016	534	633	-15.6%
August 2016	547	635	-13.9%
September 2016	528	615	-14.1%
October 2016	520	601	-13.5%
November 2016	469	567	-17.3%
<b>December 2016</b>	<b>396</b>	<b>498</b>	<b>-20.5%</b>
12-Month Avg	495	570	-13.2%

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

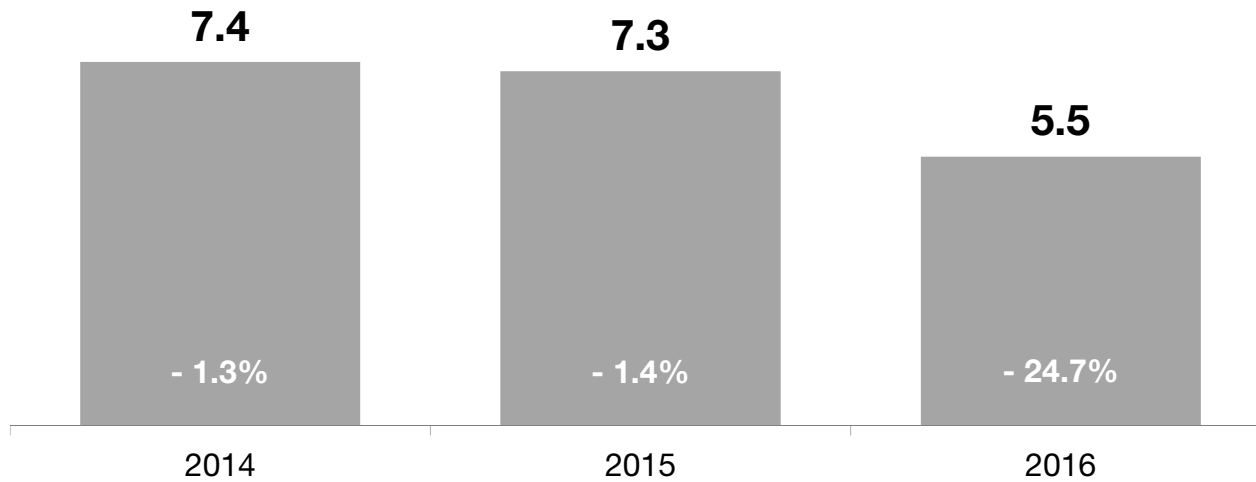


# Months Supply of Homes for Sale – Columbiana County



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.

## December



Months Supply		Prior Year	Percent Change
January 2016	6.8	7.3	-6.8%
February 2016	6.7	7.5	-10.7%
March 2016	6.9	7.8	-11.5%
April 2016	7.0	8.6	-18.6%
May 2016	7.0	9.2	-23.9%
June 2016	7.6	9.5	-20.0%
July 2016	7.6	9.6	-20.8%
August 2016	7.8	9.5	-17.9%
September 2016	7.6	9.0	-15.6%
October 2016	7.5	8.9	-15.7%
November 2016	6.7	8.3	-19.3%
<b>December 2016</b>	<b>5.5</b>	<b>7.3</b>	<b>-24.7%</b>
12-Month Avg*	7.1	8.5	-16.5%

\* Months Supply for all properties from January 2016 through December 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.

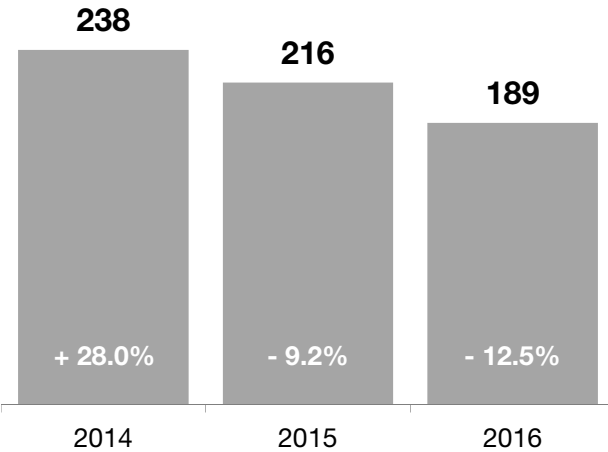
Key Metrics	Historical Sparkbars	12-2015	12-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		216	<b>189</b>	- 12.5%	4,467	<b>3,614</b>	- 19.1%
<b>Pending Sales</b>		178	<b>220</b>	+ 23.6%	2,802	<b>2,813</b>	+ 0.4%
<b>Closed Sales</b>		221	<b>214</b>	- 3.2%	2,743	<b>2,753</b>	+ 0.4%
<b>Days on Market</b>		114	<b>117</b>	+ 2.6%	111	<b>119</b>	+ 7.2%
<b>Median Sales Price</b>		\$83,000	<b>\$84,900</b>	+ 2.3%	\$79,900	<b>\$85,000</b>	+ 6.4%
<b>Average Sales Price</b>		\$110,538	<b>\$104,549</b>	- 5.4%	\$104,570	<b>\$110,734</b>	+ 5.9%
<b>Pct. of Orig. Price Received</b>		88.3%	<b>89.1%</b>	+ 0.9%	88.8%	<b>89.7%</b>	+ 1.0%
<b>Housing Affordability Index</b>		308	<b>313</b>	+ 1.6%	320	<b>313</b>	- 2.2%
<b>Inventory of Homes for Sale</b>		1,514	<b>930</b>	- 38.6%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		6.5	<b>4.0</b>	- 38.5%	--	<b>--</b>	--

# New Listings – Mahoning County

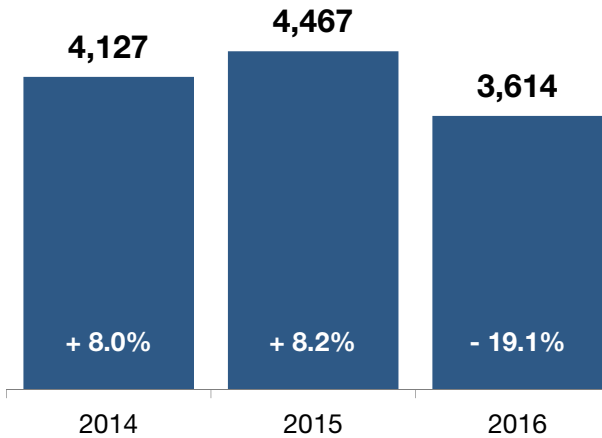
A count of the properties that have been newly listed on the market in a given month.



## December



## Year to Date



	New Listings	Prior Year	Percent Change
January 2016	271	288	-5.9%
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	378	464	-18.5%
July 2016	340	454	-25.1%
August 2016	356	429	-17.0%
September 2016	272	387	-29.7%
October 2016	259	370	-30.0%
November 2016	189	258	-26.7%
<b>December 2016</b>	<b>189</b>	<b>216</b>	<b>-12.5%</b>
12-Month Avg	301	372	-19.1%

## Historical New Listings – Mahoning County by Month



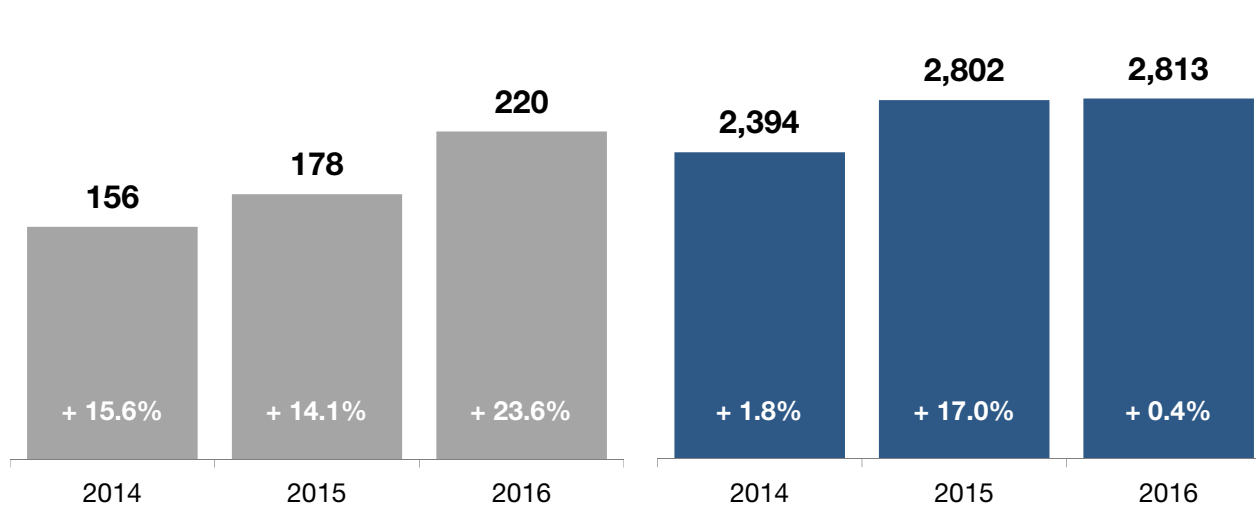
# Pending Sales – Mahoning County

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



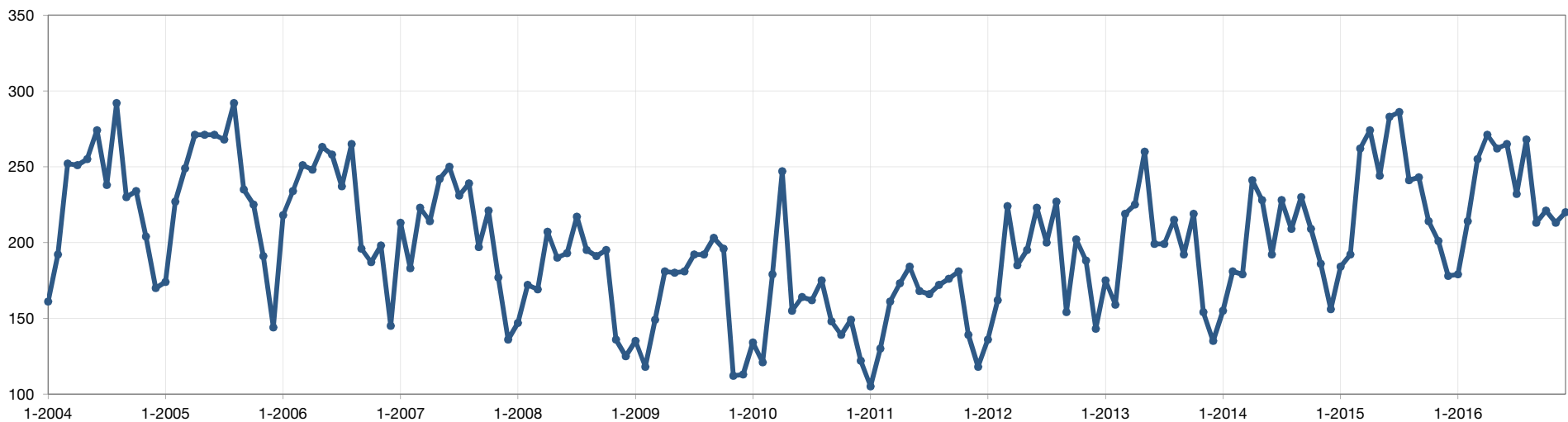
## December

## Year to Date



	Pending Sales	Prior Year	Percent Change
January 2016	179	184	-2.7%
February 2016	214	192	+11.5%
March 2016	255	262	-2.7%
April 2016	271	274	-1.1%
May 2016	262	244	+7.4%
June 2016	265	283	-6.4%
July 2016	232	286	-18.9%
August 2016	268	241	+11.2%
September 2016	213	243	-12.3%
October 2016	221	214	+3.3%
November 2016	213	201	+6.0%
<b>December 2016</b>	<b>220</b>	<b>178</b>	<b>+23.6%</b>
12-Month Avg	234	234	0.0%

## Historical Pending Sales – Mahoning County by Month

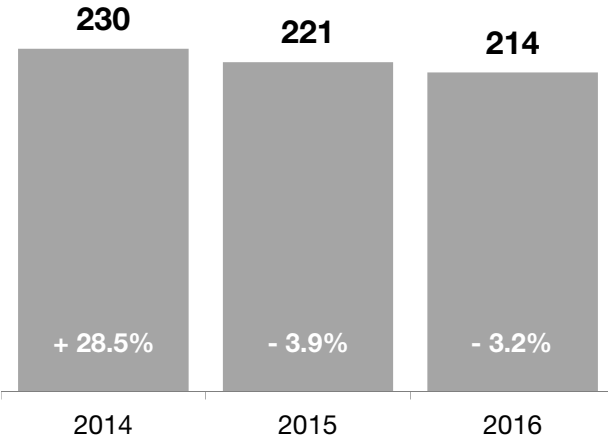


# Closed Sales – Mahoning County

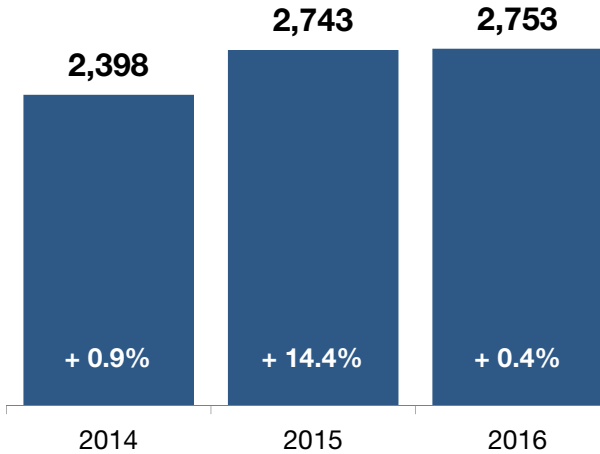
A count of the actual sales that closed in a given month.



## December



## Year to Date



	Closed Sales	Prior Year	Percent Change
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	249	244	+2.0%
June 2016	284	286	-0.7%
July 2016	259	311	-16.7%
August 2016	267	243	+9.9%
September 2016	249	249	0.0%
October 2016	231	245	-5.7%
November 2016	192	197	-2.5%
<b>December 2016</b>	<b>214</b>	<b>221</b>	<b>-3.2%</b>
12-Month Avg	229	229	0.0%

## Historical Closed Sales – Mahoning County by Month





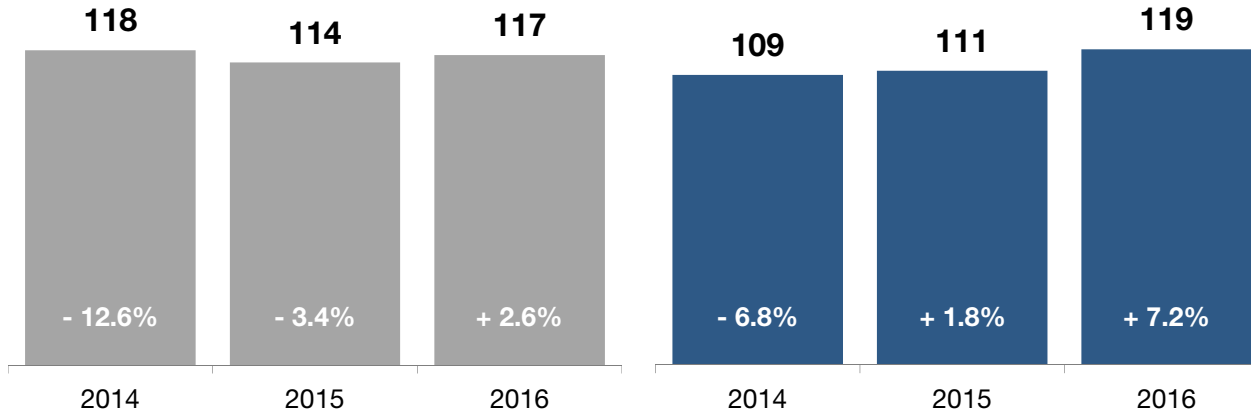
# Days on Market Until Sale – Mahoning County



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

## December

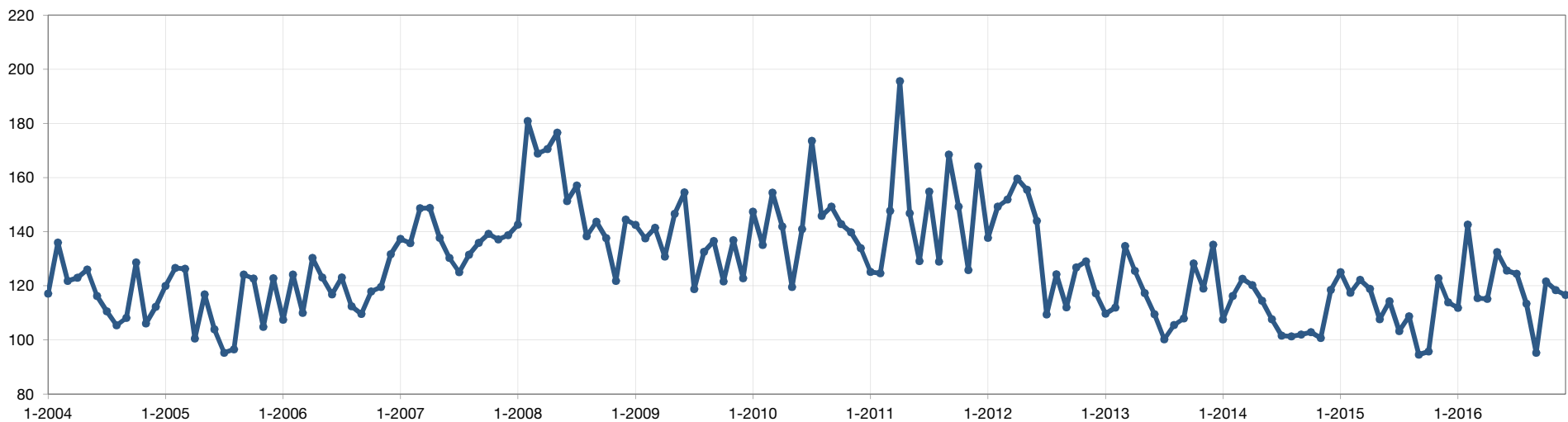
## Year to Date



Month	Days on Market	Prior Year	Percent Change
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%
August 2016	113	109	+3.7%
September 2016	95	95	0.0%
October 2016	122	96	+27.1%
November 2016	118	123	-4.1%
<b>December 2016</b>	<b>117</b>	<b>114</b>	<b>+2.6%</b>
12-Month Avg*	137	128	+7.0%

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

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

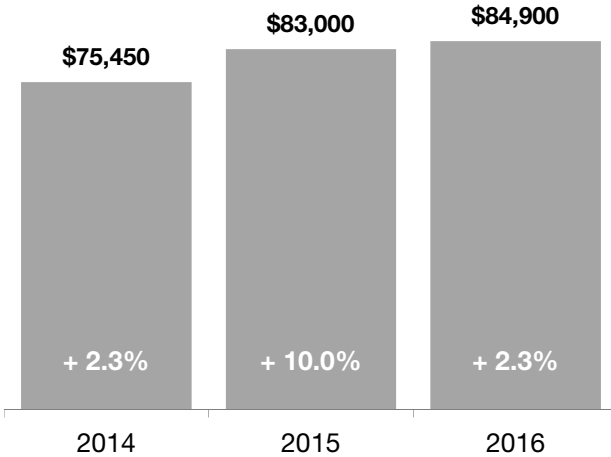


# Median Sales Price – Mahoning County

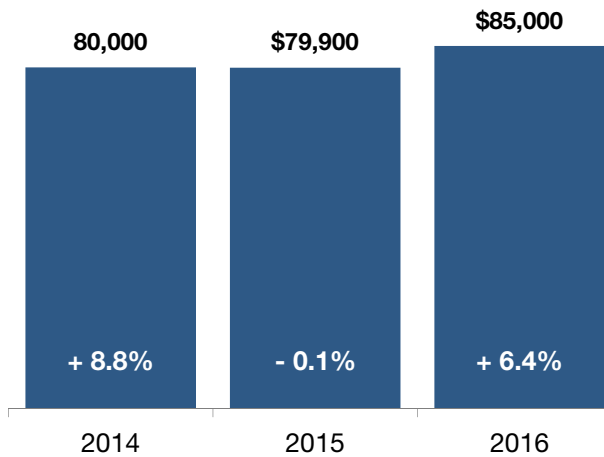


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## December



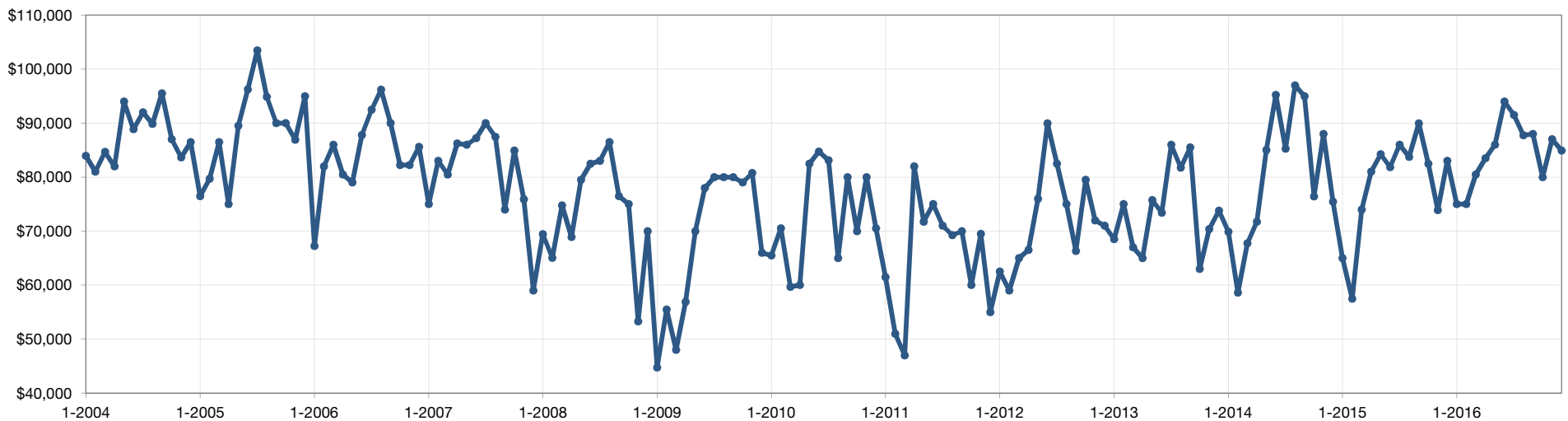
## Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$86,000	\$84,250	+2.1%
June 2016	\$94,000	\$81,861	+14.8%
July 2016	\$91,500	\$86,000	+6.4%
August 2016	\$87,750	\$83,750	+4.8%
September 2016	\$88,000	\$89,950	-2.2%
October 2016	\$80,000	\$82,500	-3.0%
November 2016	\$87,000	\$73,900	+17.7%
<b>December 2016</b>	<b>\$84,900</b>	<b>\$83,000</b>	<b>+2.3%</b>
12-Month Avg*	\$91,000	\$88,525	+2.8%

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

## Historical Median Sales Price – Mahoning County by Month

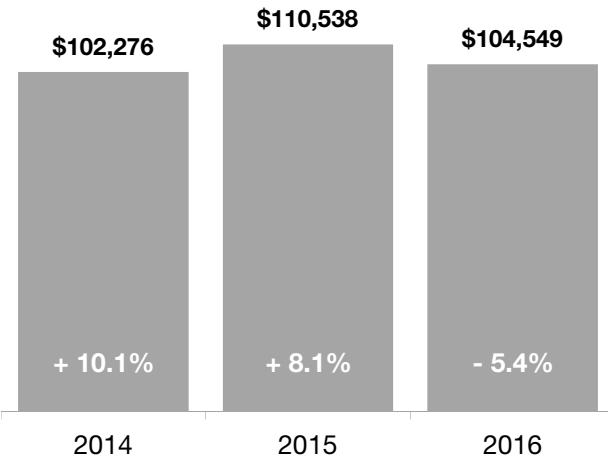


# Average Sales Price – Mahoning County

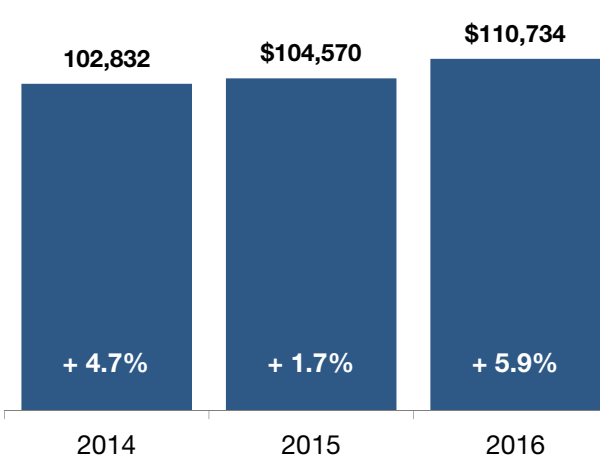


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## December



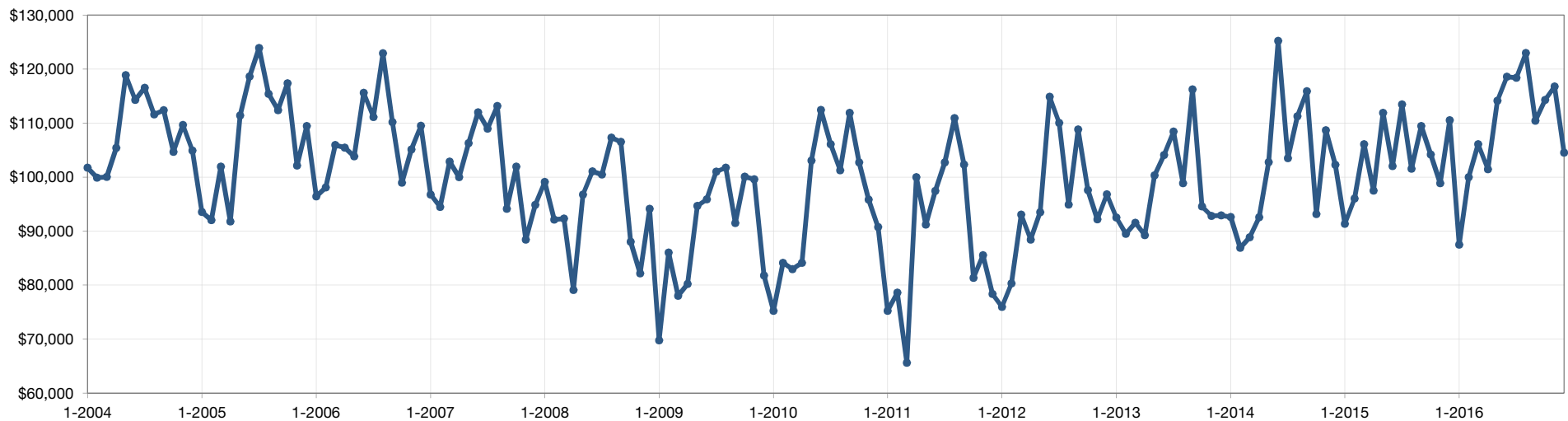
## Year to Date



	Average Sales Price	Prior Year	Percent Change
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	\$114,146	\$111,906	+2.0%
June 2016	\$118,614	\$102,064	+16.2%
July 2016	\$118,423	\$113,485	+4.4%
August 2016	\$122,971	\$101,577	+21.1%
September 2016	\$110,435	\$109,482	+0.9%
October 2016	\$114,305	\$104,168	+9.7%
November 2016	\$116,781	\$98,857	+18.1%
<b>December 2016</b>	<b>\$104,549</b>	<b>\$110,538</b>	<b>-5.4%</b>
12-Month Avg*	\$108,211	\$102,102	+6.0%

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

## Historical Average Sales Price – Mahoning County by Month



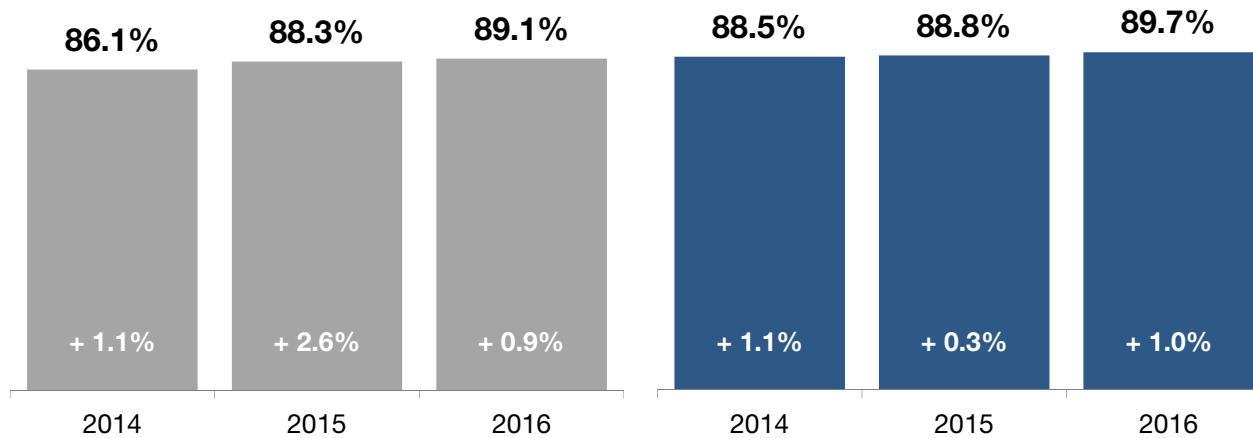
# Percent of Original List Price Received – Mahoning County



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.

## December

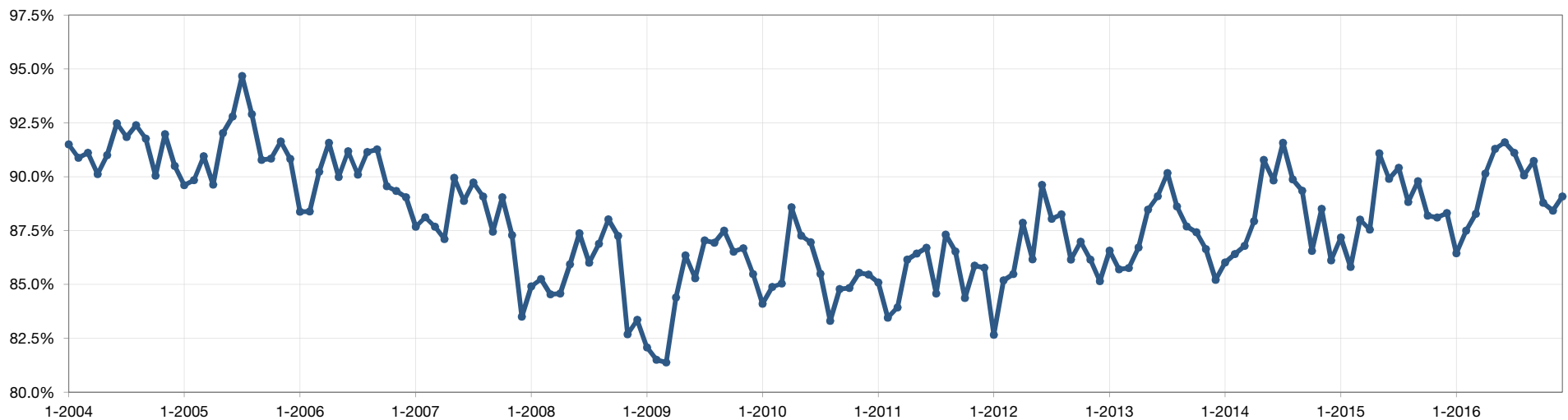
## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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%
August 2016	90.1%	88.8%	+1.5%
September 2016	90.7%	89.8%	+1.0%
October 2016	88.8%	88.2%	+0.7%
November 2016	88.4%	88.1%	+0.3%
<b>December 2016</b>	<b>89.1%</b>	<b>88.3%</b>	<b>+0.9%</b>
12-Month Avg*	90.4%	90.6%	-0.2%

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

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

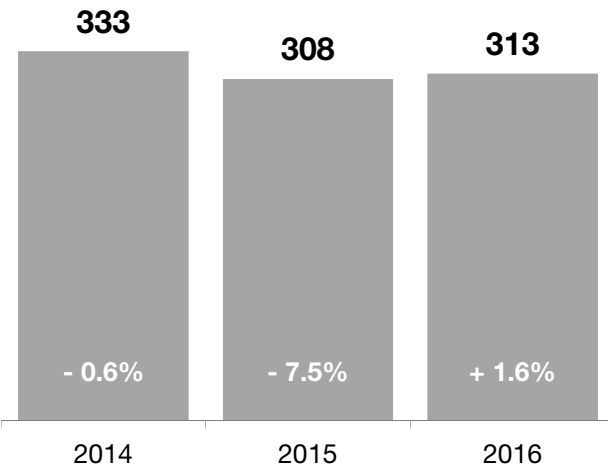


# Housing Affordability Index – Mahoning County

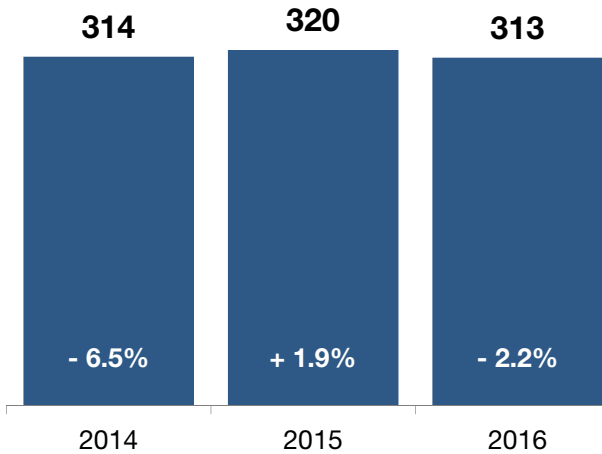


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## December

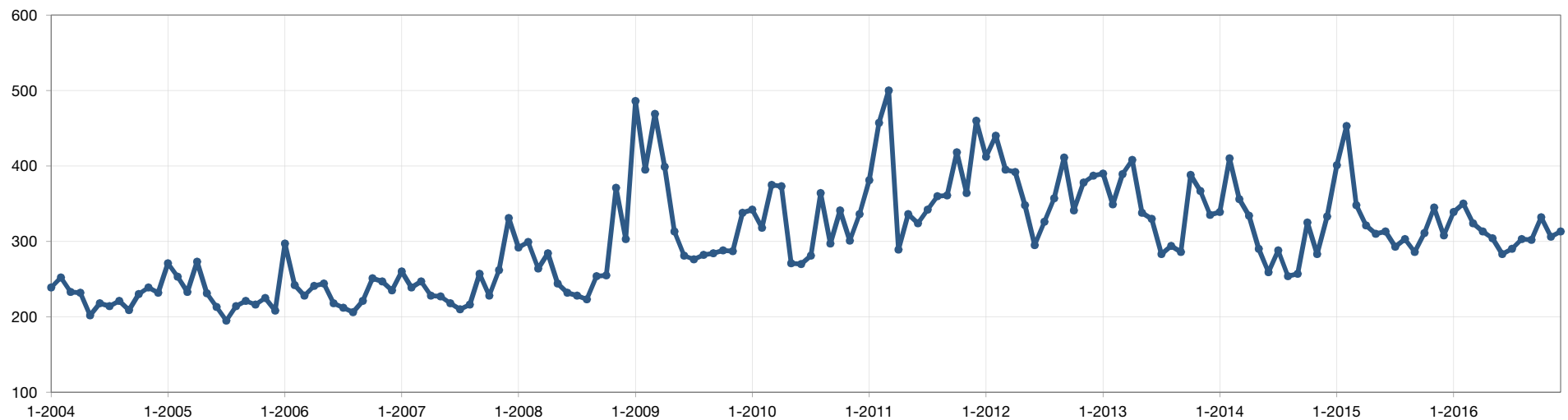


## Year to Date



	Affordability Index	Prior Year	Percent Change
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	304	310	-1.9%
June 2016	283	313	-9.6%
July 2016	290	293	-1.0%
August 2016	303	303	0.0%
September 2016	302	286	+5.6%
October 2016	332	311	+6.8%
November 2016	306	345	-11.3%
<b>December 2016</b>	<b>313</b>	<b>308</b>	<b>+1.6%</b>
12-Month Avg	313	333	-6.0%

## Historical Housing Affordability Index – Mahoning County by Month

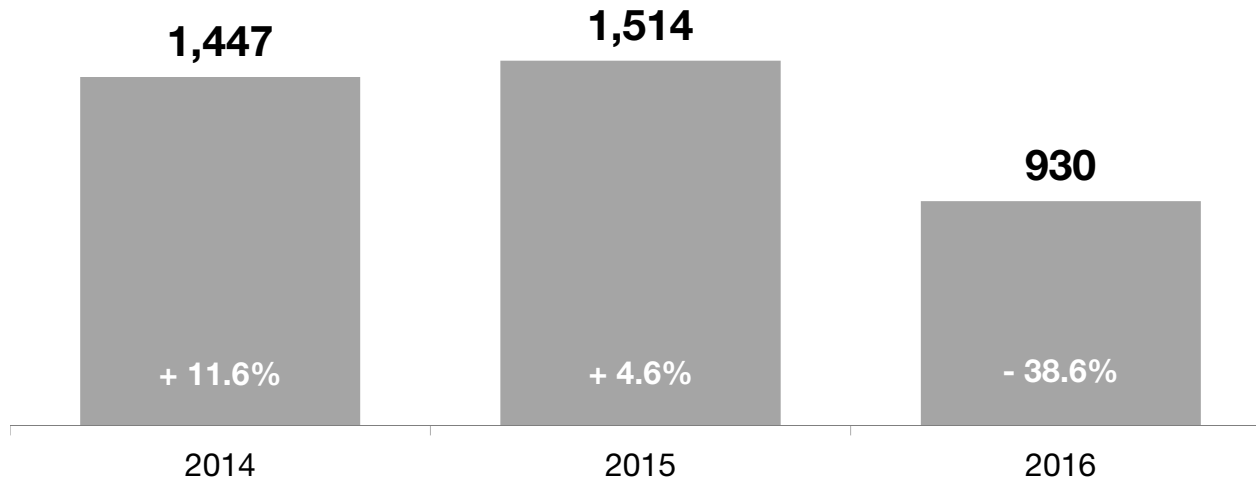


# Inventory of Homes for Sale – Mahoning County



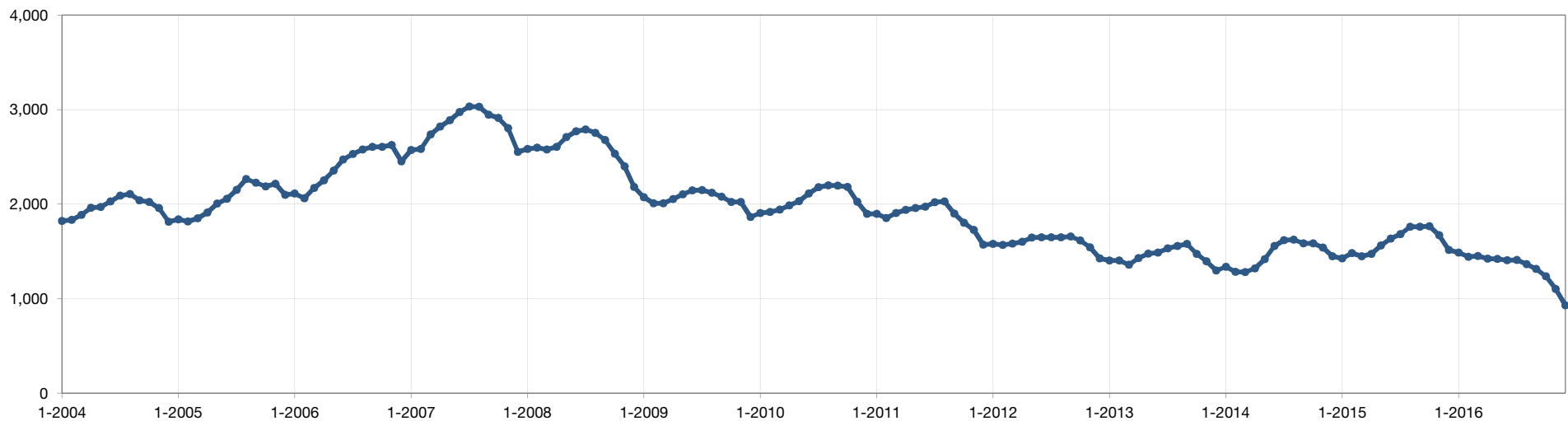
The number of properties available for sale in active status at the end of a given month.

## December



	Homes for Sale	Prior Year	Percent Change
January 2016	1,487	1,425	+4.4%
February 2016	1,442	1,482	-2.7%
March 2016	1,452	1,447	+0.3%
April 2016	1,422	1,474	-3.5%
May 2016	1,420	1,562	-9.1%
June 2016	1,406	1,634	-14.0%
July 2016	1,408	1,682	-16.3%
August 2016	1,365	1,761	-22.5%
September 2016	1,313	1,761	-25.4%
October 2016	1,237	1,765	-29.9%
November 2016	1,102	1,671	-34.1%
<b>December 2016</b>	<b>930</b>	<b>1,514</b>	<b>-38.6%</b>
12-Month Avg	1,332	1,598	-16.6%

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

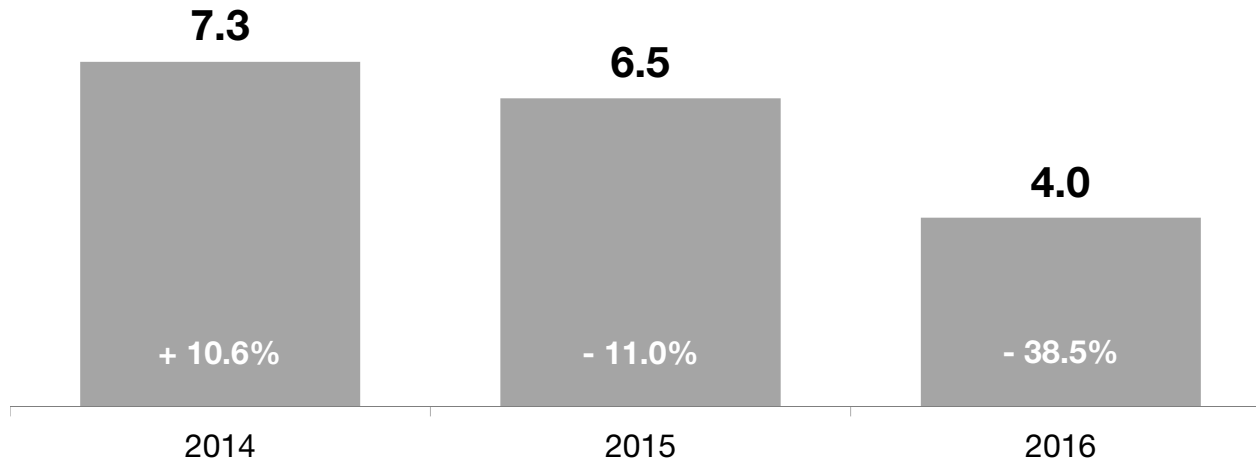


# Months Supply of Homes for Sale – Mahoning County



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.

## December



Months Supply		Prior Year	Percent Change
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	6.1	6.9	-11.6%
May 2016	6.0	7.3	-17.8%
June 2016	6.0	7.4	-18.9%
July 2016	6.1	7.4	-17.6%
August 2016	5.9	7.7	-23.4%
September 2016	5.7	7.7	-26.0%
October 2016	5.4	7.7	-29.9%
November 2016	4.8	7.2	-33.3%
<b>December 2016</b>	<b>4.0</b>	<b>6.5</b>	<b>-38.5%</b>
12-Month Avg*	7.1	8.5	-16.5%

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

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

